

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

**FEBRUARY 6, 2009
12:00 P.M.**

The Ramapo Local Development Corporation convened a special meeting of the corporation on Friday, February 6, 2009, at 120 Torne Valley Road, Hillburn, New York 10931.

Directors Present:

Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler
Michael Tauber
Bracha Gobioff
Leonard Jackson (via phone)
Paul Gdanski (via phone)
Edward Devine (via phone)

Directors Absent:

John Brunson

The meeting was called to order at 12:25 P.M.

Roll Call

Mr. St. Lawrence was selected to preside over the meeting.

Adoption of Minutes

A motion was made to adopt the minutes of the December 22, 2008 meeting.

Gross/St. Lawrence: Unanimous

A motion was made to adopt the minutes of the December 29, 2008 meeting.

Gross/St. Lawrence: Unanimous

Discussion Regarding the Town of Ramapo's Planning and Zoning Process in Relation to the Ramapo Commons Project

Mr. St. Lawrence noted that he spoke with John Brunson, who is still recovering from an illness, and updated him on the corporation's activities to date. In addition, he apprised him of the progress being made on the Ramapo Commons project. He stated that Mr.

Brunson was appreciative of receiving the minutes of the corporation's meetings and he looked forward to attending future meetings of the corporation.

Mr. St. Lawrence stated that the Town of Ramapo was in receipt of a SPDES General Permit for Storm Water Discharges from Construction Activity from the New York State Department of Environmental Conservation in relation to the Ramapo Commons project. Mr. Tauber and Mr. St. Lawrence both noted that all the requisite erosion control measures were in place, including a silt fence and hay bales. In addition, there is a construction fence being erected around the entire property which will keep the area safe and secure. Mr. Tauber also noted that the proper environmental gravel pad has been put in place near Elm Street, which is the primary point of access to the property.

Mr. St. Lawrence noted that the traffic study, water and sewer study, fire flow analysis, and drainage study were complete. He anticipated that the Ramapo Town Board would take up this matter at its February 11, 2009 meeting, and was hopeful that the board would declare itself lead agency at that time.

Discussion Regarding the Steps that Need to be Taken in the Coming Weeks to Ensure that the Ramapo Commons Project Progresses Properly

A motion was made to retain O'Sullivan Tree Care, Inc. of West Nyack, New York to provide tree clearing and removal services, and to supply recycled compaction materials for the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to retain National Construction Rentals to erect the requisite exterior fencing on the Ramapo Commons site.

Gross/St. Lawrence: Unanimous

A motion was made to retain Monsey Excavating of Suffern, New York to install erosion control measures; cleanup and remove debris; and for excavating and compacting equipment and trucking for the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to retain Advance Testing Company of Campbell Hall, New York to perform a soil study and investigation for the Ramapo Commons project.

St. Lawrence/Gross: Unanimous

Aaron Troodler stated that he spoke with Edward Devine, the Executive Director of the Rockland County Drainage Agency, and Salvatore Corallo, the Commissioner of the Rockland County Department of Planning, about the Ramapo Commons project, and

informed them that all the requisite environmental studies were being performed in conjunction with the project.

Mr. St. Lawrence stated that he too had spoken with Mr. Devine and informed him that he anticipated that there will be zero net runoff from the Ramapo Commons project. In addition, he told him that he would work with the County of Rockland on offsite drainage improvements in the vicinity of the property.

A motion was made to retain Bracha Gbioff of Monsey, New York to perform bookkeeping and record keeping duties for the Ramapo Local Development Corporation.

Gross/St. Lawrence: Unanimous

Paul Gdanski of the Town of Ramapo Department of Public Works joined the meeting via telephone and stated that he was working with the Rockland County Drainage Agency and the New York State Department of Environmental Conservation to ensure that all the necessary permit applications in relation to the project are properly submitted.

Edward Devine joined the meeting via telephone and stated that he has been in contact with Mr. Gdanski about the project and looked forward to receiving a copy of the plans for review.

Leonard Jackson joined the meeting via telephone and provided a status update on the drainage study that he is conducting.

Aaron Troodler provided an update regarding the First Home Club program that will be held in conjunction with the Rockland County Office of Community Development and HOGAR. There is a public information meeting scheduled for February 26, 2009, from 6:00 – 8:00 PM at the Rockland County Office of Community Development.

Adjournment

Motion to adjourn: 1:30 P.M.

Gross/St. Lawrence: Unanimous

Respectfully Submitted,

Aaron Troodler