

**MINUTES**

**RAMAPO LOCAL DEVELOPMENT CORPORATION**

**MARCH 23, 2009**

**9:30 A.M.**

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Monday, March 23, 2009, at 120 Torne Valley Road, Hillburn, New York 10931.

**Directors Present:**

Moses Gross  
Christopher P. St. Lawrence

**Others Present:**

Aaron Troodler  
Michael Tauber

**Directors Absent:**

John Brunson

The meeting was called to order at 10:40 A.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 February 6, 2009 meeting.**

***Gross/St. Lawrence: Unanimous***

**Progress Update**

Aaron Troodler gave a synopsis of what transpired at the March 17, 2009 public hearing concerning a determination of potential environmental impact pursuant to SEQRA and project site approval of the Ramapo Commons project. He noted that the project engineers, Leonard Jackson and Rhonda Smith of Leonard Jackson Associates, the project architect, Rob Bernstein of AB Design Studio gave presentations to the Ramapo Town Board at the hearing, as did Paul Gdanski of the Town of Ramapo Department of Public Works, the Town of Ramapo's planning consultant John Lange of Frederick P. Clarke Associates, the traffic engineer for this project, Michael Gallante of Frederick P. Clarke Associates, and Ramapo Assistant Town Attorney Aaron Troodler.

Mr. St. Lawrence noted that although several of the members of the public who spoke at the public hearing expressed some concern with regard to the project, their concerns were duly noted and would be addressed. With regard to the concerns regarding the project's potential drainage impacts, he noted that Leonard Jackson had affirmatively stated that the project would not in any way exacerbate the flooding problems associated with the Pascack Brook. Mr. St. Lawrence noted that Mr. Jackson offered to meet privately with any of the homeowners in the vicinity of the Ramapo Commons site and explain them in detail why this project will not contribute to any existing flooding issues.

Mr. St. Lawrence also stated that in response to concerns raised by the neighbors about the potential visual impacts of the project, steps will be taken to ensure that there is adequate tree and bush screening around the entire site, as well as a 6-foot high decorative fence that would help shield the view from the adjoining properties.

In addition, the issue of any potential traffic impacts from the project was discussed in great detail by Mr. Gallante, whose study and analysis concluded that the traffic impact from this project would be negligible. Mr. St. Lawrence noted that Bruce Levine, the Spring Valley Village Attorney, had asked that an additional traffic count be conducted at the intersection of Twin Avenue and Maple Avenue. He also noted that at a meeting with Mr. Levine and Spring Valley Mayor George Darden, they asked if the Town of Ramapo would improve Franka Place at the Town's expense. He said that their request is being considered.

Moses Gross stated that we need to examine where the school bus stops on the Ramapo Commons would be sited. He stressed the importance of ensuring that they are placed in a safe location in order to prevent any accidents.

Aaron Troodler stated that the proposed drainage plan for the Ramapo Commons project had been submitted to the New York State Department of Environmental Conservation for their review.

In addition, Mr. Troodler stated that AB Design Studio will be preparing structural plans and the sprinkler design. Michael Tauber explained the process and the projected timeline in greater detail.

### General Discussion

Aaron Troodler provided an update on the status of the construction loan with Provident Bank. Mr. St. Lawrence stated that we will pursue potential funding opportunities with other banks if there are obstacles to securing the funding through Provident Bank.

Mr. Troodler also stated that he was in the process of preparing a grant application for the New York State Affordable Housing Corporation's Affordable Home Ownership Development Program.

In addition, he noted that Commissioner Deborah VanAmerongen of the New York State Division of Housing and Community Renewal (DHCR) is scheduled to meet with Supervisor St. Lawrence about the Ramapo Commons on April 21, 2009.

Mr. Troodler also discussed the process involving the condominium offering plan and stated that he is gathering together the requisite materials for submission to the New York State Attorney General's office.

Further, Mr. Troodler stated that he was in the midst of securing a general liability insurance policy for the Ramapo Local Development Corporation.

Mr. St. Lawrence stated that he was interested in having the Ramapo Local Development Corporation perform offsite improvements to the neighborhood surrounding the Ramapo Commons site. He mentioned the need to improve the area on and around Elish Parkway in Monsey.

#### New Business

**A motion was made to terminate the Ramapo Local Development Corporation's relationship with Holland & Knight, LLP, of New York, New York, which had been acting as special legal counsel to the Ramapo Local Development Corporation and providing general legal services to the corporation.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to retain Pannone, Lopes, Devereaux & West, of New York, New York, to act as special legal counsel to the Ramapo Local Development Corporation and to provide general legal services to the corporation.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to retain Hadassah Backman of Spring Valley, New York to serve as an administrative assistant and perform clerical duties for the Ramapo Local Development Corporation at an amount of \$650 per week.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to retain Active Fire Protection, Inc. of Monroe, New York to provide fire sprinkler design services for the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to retain Brooker Engineering, PLLC of Suffern, New York to provide structural engineering services for the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to expend funds to conduct a market feasibility study in conjunction with the possible placement of a hotel in the Torne Valley.**

***Gross/St. Lawrence: Unanimous***

Adjournment

**Motion to adjourn: 11:50 A.M.**

***Gross/St. Lawrence: Unanimous***

Respectfully Submitted,

Aaron Troodler