

## MINUTES

### RAMAPO LOCAL DEVELOPMENT CORPORATION

DECEMBER 22, 2008

9:15 A.M.

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Monday, December 22, 2008, at Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

#### Directors Present:

Moses Gross  
Christopher P. St. Lawrence

#### Others Present:

Aaron Troodler  
Ed Moran  
Ted Dzurinko  
Michael Tauber  
Harold Peterson (via phone)  
Michael Klein (via phone)

#### Directors Absent:

John Brunson

The meeting was called to order at 9:45 AM.

Roll Call

1. Adoption of Minutes

**A motion was made to adopt the minutes of the December 8, 2008 meeting.**

*Gross/St. Lawrence: Unanimous*

2. General Discussion

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

Mr. St. Lawrence stated that in conjunction with the affordable housing project on the Elm Street property, we should be exploring the possibility of improving the drainage situation in the surrounding areas, including the Village of Spring Valley and the Village of Kaser. Ideally, we should implement measures that will result in not just a zero runoff from the property, but a negative runoff. He thanked Ted Dzurinko and Ed Moran of the Town of Ramapo's Department of Public Works (DPW) for their work on this property and for putting an end to the illegal flow that was emanating from one of the neighboring properties on Neil Road.

Ted Dzurinko said that there had been two dry wells in the neighbors' rear yard, which were discharging constantly. DPW contacted the homeowners and had it cleaned up.

Ed Moran said that they eliminated the dry wells and installed public improvements on Neil Road. The discharge from the houses on Neil Road now goes to the front of the property, not to the rear yard. DPW put catch basins on Neil Road, which now tie into the drainage system on Neil Road and ultimately goes into the Pascack Brook via Francis Place.

Mr. St. Lawrence said that the efforts of DPW helped put an end to the illegal discharge. He noted that at its last meeting, the Ramapo Local Development Corporation passed a motion to enlist the services of Leonard Jackson Associates to create a preliminary drainage improvement plan associated with the project, which would enhance the drainage in the entire area.

Mr. St. Lawrence asked that DPW speak to Leonard Jackson and work together to create a drainage plan. He noted that he had asked Mr. Jackson to take a look at the parallel pipe on Stonehouse Road and see if there is anything that could be done in relation to that pipe. He pointed out that Mr. Jackson informed him that there are "nationwide rights" relating to a public road that goes into a private road, which enable the property owner to access the property through that road. In this instance, Elm Street and Franca Place could both be used to access the Elm Street property.

Mr. St. Lawrence also noted that he has walked the property and that it is much drier now than it was when the Town acquired the property. There is debris on the property that needs to be removed.

Ted Dzurinko noted that he too observed debris when he had walked the property.

Mr. St. Lawrence asked Mr. Dzurinko what the best point of access to the property would be for the purposes of removing the existing debris. Mr. Dzurinko replied that the western-most roads would probably be the best way to access to the property for this purpose. Mr. St. Lawrence requested that DPW walk the property and make a determination as to how to remove the debris in the most efficient and effective manner possible.

Mr. St. Lawrence asked DPW to visit the property and to make an assessment as to the drainage. Mr. Dzurinko opined that bringing drainage to the north end of the property might be a good idea, but that DPW will visit the property and make a complete assessment.

Mr. St. Lawrence explained to Mr. Dzurinko and Mr. Moran that the plan is for the project to be constructed in three phases.

Mr. Dzurinko stated that the original wetlands delineation that had been done by Wilson Environmental Technologies has changed considerably, as much of the area is now completely dry.

**A motion was made to assign Paul Gdanski to serve as the Town's liaison for the Elm Street Project for sewer, drainage, SEQRA, site review, and environmental review.**

*Gross/St. Lawrence: Unanimous*

Mr. St. Lawrence asked DPW to provide the Directors of the Corporation and its Executive Director with a map of the Elm Street property which includes the surrounding area. Mr. Dzurinko assured them that he would provide them with the map.

Mr. St. Lawrence stated that working together with the professional staff at DPW will help ensure that this project moves in the right direction.

Aaron Troodler provided an update on some recent administrative actions that have recently been taken in relation to the Corporation. He informed the Directors that he obtained an Employer Identification Number for the Corporation from the IRS. In addition, he noted that he secured a Post Office Box in the Hillburn Post Office for use by the Corporation. Further, he stated that he completed an application for Directors and Officers Insurance and submitted it to the Lebaum Company.

Aaron Troodler also stated that he has been working with Joe Abate, the Director of the Rockland County Office of Community Development, on the details of the First Home Club program that will be offered through his office for applicants for the Elm Street Project.

Michael Tauber explained the construction process and discussed his projected timeline for the project. He also spoke about the SEQRA process, as well as the various permits and approvals that will be required prior to, and during, the construction phase. Mr. Tauber noted that he will soon begin clearing debris and any trees necessary. He also stated that there is an old vacant house on the property that is in disrepair, and which will have to be demolished.

Mr. St. Lawrence asked Mr. Tauber to meet with Paul Gdanski and walk the property with him.

Mr. Tauber said that he envisions constructing approximately 1,800 square foot units, with four bedrooms, two-and-a-half baths, a kitchen/dinette, a living room/dining room, a den/playroom, and a laundry room.

Harold Peterson, a Senior Vice President of Municipal Affairs and Not-for-Profits for Provident Bank, joined the meeting via telephone. He confirmed that the bank is ready to move forward on the construction loan for the Elm Street Project, at a rate of prime plus one, with a one point origination fee. He noted that the prime rate is currently 3.25%.

Moses Gross spoke about the importance of seeking grants for the Elm Street Project, which will make this endeavor more affordable.

3. New Business

Michael Klein joined the meeting via telephone and discussed the nature of the relationship between the Town of Ramapo and the Ramapo Local Development Corporation from a legal perspective. He discussed the possibility of the Corporation obtaining funding from the Town to help it embark on the Elm Street Project and enable the Corporation to meet any financial obligations that it incurs during its initial period of existence.

**A motion was made to petition the Town of Ramapo for access of up to, but not exceeding, 5% of the bond for use by the Ramapo Local Development Corporation for costs above the construction loan that will be taken out for the Elm Street Project and for repayment to the Town for in-kind services provided by the Town for this project; to transfer title of the Elm Street Property to the Ramapo Local Development Corporation for the purpose of facilitating this project; and to serve as the guarantor for the construction loan that will be taken out in conjunction with this project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to have the Ramapo Local Development Corporation supply the Town of Ramapo's Finance Department with a financial reconciliation and a full accounting of all costs incurred, and expenditures made, by the Corporation, on not less than a quarterly basis.**

*Gross/St. Lawrence: Unanimous*

4. Adjournment

**A motion was made to set the next meeting of the Ramapo Local Development Corporation on Monday, December 29, 2008, at 9:15 AM at Ramapo Town Hall.**

*Gross/St. Lawrence: Unanimous*

**Motion to adjourn: 12:40 PM**

*Gross/St. Lawrence: Unanimous*

Respectfully Submitted,

Aaron Troodler