



MINUTES
TOWN BOARD
TOWN OF OSSINING
IN PERSON AT
BIRDSALL-FAGAN POLICE/COURT FACILITY
86-88 SPRING STREET – OSSINING, NEW YORK
AND VIA VIDEO CONFERENCING

August 25, 2026

REGULAR MEETING

7:30 P.M.

SUPERVISOR
Elizabeth R. Feldman

COUNCILMEMBERS
Gregory G. Meyer Angelo A. Manicchio
Jennifer Fields-Tawil Matthew J. Weiss

I. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL

The Regular meeting of the Town Board of the Town of Ossining was held on August 25, 2026 at Birdsall-Fagan Police/Court Facility 86-88 Spring Street – Ossining, New York, 10562 and via video conference. The meeting was called to order at 7:35 PM by Supervisor Elizabeth Feldman, Members of the Board present were: Deputy Supervisor Gregory G. Meyer, Councilmember Angelo Manicchio, and Councilmember Matthew J. Weiss. Councilmember Jennifer Fields-Tawil was absent. Also present were Town Counsel Christie Tomm-Addona, Budget Officer Martha C. Quituisaca and Town Clerk Susanne Donnelly.

II. RECOGNITION OF FIRST RESPONDERS TO FIRE AT PARTH KNOLLS

Supervisor Feldman and the Councilmembers gave appreciation certificates to first responders to fire at Parth Knolls.

III. PUBLIC HEARINGS

- **Local Law 2026 – Regulating Drones in the Town**

Public Hearing opened at 8:00 PM

At 8:01 PM Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the Public Hearing be tabled.

- **2026 Cabaret License – Flames Bar and Grill LLC.**

Public Hearing opened at 8:02 PM

No comments.

At 8:03 PM Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the Public Hearing be closed.

IV. SPECIAL PRESENTATION

- **2025 Audit Presentation – Robert A. Daniele, CPA from PKF O'Connor Davies**

A special presentation was given on 2025 Audit Presentation by Robert A. Daniele, CPA from PKF O'Connor Davies

V. SUPERVISOR AND TOWN BOARD ANNOUNCEMENTS

Supervisor Feldman said the following:

Town Updates

- The Ossining RiverJam summer concert series finale is this Friday with another great evening of live music on the waterfront. This week's featured performer is The Barn Vultures, performing a mix of Classic Americana and Roots Rock. Food trucks will begin serving at 5:00 p.m., and the concert starts at 7:00 p.m. We hope you'll join us for another wonderful community event.
- The Louis Engel Spray Park remains open seven days a week from noon until 7:00 p.m. through Labor Day. Please remember that on Wednesdays the park is reserved for our summer camp until 3:00 p.m., after which it reopens to the public. During periods of extreme heat, the Town may extend operating hours. Any schedule changes will be announced on the Town website and Facebook page.
- Residents visiting the John Paul Rodrigues Ossining Operations Center at 101 Route 9A are reminded that the building is secured daily at 3:30 p.m. Appointments are available between 3:30 and 4:30 p.m. for Town applications and submissions by contacting the Building Department in advance at (914) 762-8419.
- We're also pleased to remind residents that the Haverstraw-Ossining Ferry is offering hourly weekend service on Saturdays and Sundays through October 31, making it easier than ever to connect with Metro-North trains and enjoy our scenic waterfront.

Community Events

- The NYSERDA Health and Wellness journey will be hosting a free guided meditation on Wednesday, August 26th at 5:30pm over at the Cedar Lane Arts Center. There will also be a wellness talk and additional giveaways.
- The Friends of the Old Croton Aqueduct are running an Invasive Plant Removal Extravaganza! On Saturday, August 29th from 10am -3pm learn from the expert crew leaders of the NY-NJ Trail Conference's Invasives Strike Force to manage invasive grass and bushes. No experience needed and tools will be provided. For more information, please visit aqueduct.org.
- The 7th Ossining Hispanic Festival is scheduled for Saturday, September 12th. Join us for a vibrant celebration of Hispanic culture. Enjoy live Latin music, folkloric dance and authentic food. The event also features arts, crafts, and family friendly activities. Presented by Ossining Padres Hispanos, the event will take place at Nelson Park from noon until 7pm.
- Up the River Blues Fest returns this year on Saturday, September 12th at the Louis Engel Waterfront Park. For more information, please visit uptheriverbluesfestival.com.

Community Resources

- Eligible moderate-income households may qualify for monthly utility bill discounts through New York State's Expanded Energy Affordability Program. To learn more, please visit NYEEAP.com/program.
- Jazz at the Lodge continues every Thursday evening. Visit JazzAtTheLodge.com for the performance schedule and additional details.
- Sustainable Westchester reminds residents that its free Grid Rewards program allows participants to earn incentives by reducing electricity use during periods of peak demand. Additional information is available at SustainableWestchester.org.
- Neighbors Link continues to provide valuable services and trusted resources for our immigrant community, including Know Your Rights webinars offered in both English and Spanish. Residents can also find information for trusted local professionals by visiting NeighborsLink.org and selecting the Resources page.
- The Ossining Public Library continues to offer outstanding educational, cultural, and family programming throughout the year. For the latest

calendar of events, please visit the library's website or follow its official Facebook page.

- The LOFT LGBTQ+ Community Center offers a wide range of programs, support groups, educational opportunities, and community resources for LGBTQ+ individuals and families. More information is available at LoftGayCenter.org.

Closing

- As always, there are many more exciting events taking place throughout our community than we have time to mention this evening. I encourage everyone to visit the weekly Supervisor's Update on the Supervisor's webpage to stay informed about upcoming events, programs, and opportunities throughout the Town of Ossining.
- Thank you for your attention, and with that, we'll move on to tonight's agenda.

VI. PUBLIC COMMENT ON AGENDA ITEMS

Visitors shall be accorded one (1) four (4) minute opportunity to address the Board on any of the resolutions on the agenda.

VII. BOARD RESOLUTIONS

A. Approval of Minutes—Regular Meeting – August 11, 2026

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the August 11, 2026 minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

B. Approval of Voucher Detail Report

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated August 25, 2026 in the amount of \$ 588,586.48

Motion Carried: Unanimously

C. Personnel—Appointment—Highway Seasonal Laborer

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining appoints Jonathan Ayora, Ossining, to the seasonal position of Laborer in the Town Highway Department at an hourly rate of \$17, effective August 17, 2026.

Motion Carried: Unanimously

D. Personnel—Appointment—Highway Seasonal Laborer

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining appoints Darien Blalock, Ossining, to the seasonal position of Laborer in the Town Highway Department at an hourly rate of \$17, effective August 17, 2026.

Motion Carried: Unanimously

E. New York State Liquor Authority Special Event Permit – Up the River Blues Fest

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign a Landlord Authorization Form for the New York State Liquor Authority Special Event Permit Application for each of the following vendors:

- 6° Or Less Brewery
- Wanna Sip

for the craft beverage corral at the Up the River Blues Fest event on September 12, 2026 at Louis Engel Park; and

Be it further resolved, that each applicant will provide proof of insurance and the letter of indemnity to the Town in a form acceptable to Counsel to the Town.

Motion Carried: Unanimously

F. Finance- 2026 Capital Project #2026-5271 – 2026 Chappaqua and Gordon Stream Slope Reinforcement -Highway

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining authorizes opening a 2026 Capital Project #2026-5271, entitled “2026 Chappaqua and Gordon Stream Slope Reinforcement” for the Town Highway Department, with a project budget of \$70,000.00. The project will be funded from a transfer from the Highway fund balance of \$70,000.00.

Increase Capital Projects Fund Appropriations:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
370 5110.200.5271	2026 Chappaqua and Gordon Stream Slope Reinforcement	<u>\$ 70,000.00</u>

Total Increases to Capital Projects Fund Appropriations \$ 70,000.00

Increase Capital Projects Fund Estimated Revenues:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
370 0500.503131.5271	Interfund Transfer-Highway	<u>\$ 70,000.00</u>

Total Increase to Capital Projects Fund Estimated Revenues \$ 70,000.00

Increase Highway Fund Appropriations:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
310 9901.905	Interfund Transfer-Capital	<u>\$ 70,000.00</u>

Total Increases to Highway Fund Appropriations \$ 70,000.00

Increase Highway Fund Revenues:

<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
310 0600.4795	Highway-Appropriated Fund Balance	<u>\$ 70,000.00</u>

Total Adjustment to Highway Fund Revenues \$ 70,000.00

Motion Carried: Unanimously

G. Resolution – Parth Knolls LLC – Amendment to Affordability Declaration

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

WHEREAS, due to a fire in Building 1 of the two-building, multi-family residential rental property located at 87 Hawkes Avenue (tax lot 80.20-1-15) known as “Parth Knolls,” residents from Building 1 have been displaced; and

WHEREAS, the owner of the property, Parth Knolls LLC, has requested that the Town temporarily authorize modification of the owner’s Declaration of Restrictive Covenants for Affordable Housing dated December 2, 2021 to allow displaced residents of Building 1 to reside in two of the designated Below Market Rate (“BMR”) units that are currently vacant in Building 2; and

WHEREAS, while the Town Board recognizes the need for affordable housing, given the BMR units are vacant and there are Ossining residents that currently have nowhere to live, the Town Board believes these unprecedented and time-sensitive circumstances warrant temporarily allowing these two units to be used for the displaced market-rate residents of Building 1, provided there is a plan in place for the owner to reestablish the BMR units within a reasonable period of time and that the third vacant BMR unit in Building 2 be rented to the former occupant of the Building 1 BMR unit; and

NOW THEREFORE,

BE IT RESOLVED, the Town Board hereby authorizes the Supervisor to enter into the Agreement Amending Declaration of Restrictive Covenants for Affordable Housing effective August 18, 2026.

Motion Carried: Unanimously

H. Resolution – Tax Certiorari Settlement – 139 Scarborough LLC.

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

BE IT RESOLVED, at the recommendation of the Town Assessor and the Town Counsel and finding it to be in the best interest of the Town, the Town Board approves the settlement of the tax certiorari proceedings pending as 139 Scarborough LLC v. Town of Ossining et al. (Westchester County Supreme Court Index No. 71702/2025) for the property located at 139 Scarborough Road, Village of Briarcliff Manor and Town of Ossining (tax lot 98.13-1-5) as set forth in the proposed consent judgment for assessment year 2025 with an estimated total Town refund of \$1,224.33 and the 2026 final assessment roll to value the subject property at \$2,000,000; and

BE IT FURTHER RESOLVED, the Town Supervisor, Town Assessor, Town Receiver of Taxes, Town Comptroller, Town Counsel and other relevant staff are authorized to take the necessary and appropriate actions to execute, file, process and make payment of the aforementioned settlement.

Motion Carried: Unanimously

I. Resolution – Tax Certiorari Settlement – M&M Realty Corp.

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following resolution be approved.

BE IT RESOLVED, at the recommendation of the Town Assessor and the Town Counsel and finding it to be in the best interest of the Town, the Town Board approves the settlement of the tax certiorari proceedings pending as **M&M Realty Corp. v. Town of Ossining et al.** (Westchester County Supreme Court Index Nos. 62903/2021, 65094/2022, 67451/2023, 71428/2024, 72047/2025) for the property located at 520 North State Road, Town of Ossining (tax lots 90.19-2-19, 90.19-2-20 and 90.19-2-21) as set forth in the proposed consent judgment for assessment year 2025 with an estimated total Town refund of \$2,005.28 and the 2026 final assessment roll to reflect the aggregate value the subject parcels at \$704,000; and

BE IT FURTHER RESOLVED, the Town Supervisor, Town Assessor, Town Receiver of Taxes, Town Comptroller, Town Counsel and other relevant staff are authorized to take the necessary and appropriate actions to execute, file, process and make payment of the aforementioned settlement.

Motion Carried: Unanimously

VIII. MONTHLY REPORTS

Councilmember Meyer moved and it was seconded by Councilmember Manicchio that the following monthly reports be accepted.

Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the month of July 2026:

- Dale Cemetery
- Highway Department

Motion Carried: Unanimously

IX. VISITOR RECOGNITION

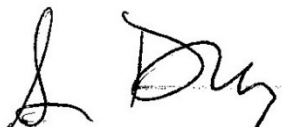
Visitors shall be accorded one (1) four (4) minute opportunity to speak

X. ADJOURNMENT

At 8:47 P.M., Councilmember Meyer motioned to adjourn the Regular Meeting and Councilmember Manicchio seconded.

Motion Carried: Unanimously

Approved:



Susanne Donnelly, Town Clerk