

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

November 25, 2025

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 , November 25, 2025 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 7:30 PM by Supervisor Elizabeth Feldman, Members of the Board present were: Deputy Supervisor Gregory G. Meyer, Councilmembers Angelo Manicchio, Councilmember Jennifer Fields-Tawil and Matthew J. Weiss. Also present were Town Counsel Christie Tomm-Addona, Budget Officer Martha C. Quituisaca and Deputy Town Clerk Jeaneth V. Guinansaca.

II. PUBLIC HEARING

- **2025 Preliminary Town Budget**

Public Hearing opened at 7:31 PM.

At 7:32 PM Councilmember Meyer moved and it was seconded by Councilmember Fields-Tawil that the Public Hearing be closed.

- **Approval of Cable Television Franchise Renewal Agreement between the Town of Ossining and Cablevision of Ossining, L.P.**

Public Hearing opened at 7:32 PM.

At 7:32 PM Councilmember Meyer moved and it was seconded by Councilmember Fields-Tawil that the Public Hearing be adjourned to December 23, 2025.

III. DEPARTMENTAL REPORT

- **Tax Receiver Holly Perlowitz**

Tax receiver Holly Perlowitz said the following:

It is amazing that 2025 is winding down – but the Tax Office has collected 99.2% of the 2025 Town and County tax warrant and 97.7 % of the 1st half School tax warrant. The 2nd half is due by 1-31-2026 – and we have already collected 4.7% and expected that number to grow in December as many choose to pay 2nd half in the same calendar year!

We received judgments on two properties – 56 Stormytown Rd, and 11 Brandreth. Apparently, there is a pending sale on 56 Stormytown Rd. – so we expect those taxes to be paid off soon – that would amount to approximately 345K in taxes - \$280K of which were liens – so you can see the impact a property redeeming can have on the \$2 mill in liens! We hope this resolves before year end.

A seemingly silly issue to share as a result of the demise of the penny – you will hear later that the tax office which used to provide change on cash transactions – is not going to have to provide change on cash transactions – is not going to have to require exact change as banks are no longer providing “pennies” to be use for change. I am keeping my ear open to hear if other electronic solutions will be considered – like rounding bills to the nearest nickel – I will keep you posted!!!

In conclusion

The tax office is operating smoothly -thanks to my wonderful team and their skills and the right attitude. I appreciate their efforts and by the feedback I often get- so do our taxpayers!

I am happy to answer any questions or address any concerns you have!

Happy and healthy Thanksgiving to you and yours!!!

IV. SUPERVISOR AND TOWN BOARD ANNOUNCEMENTS

Supervisor Feldman said the following:

- **The new federal eligibility requirements have taken effect for the SNAP program. Please reach out to the Department of Social Services by calling 914-995-3333 for any assistance you may require when navigating these new regulations.**
- **Sustainable Westchester has informed us that the Westchester Power renewable energy program will be discontinued at the end of this year. Starting with this December’s utility bill, customers who take no action will be returned to Con Edison as their default supplier of electricity. For questions about the Westchester Power program or to learn more about Sustainable Westchester’s wide-ranging services, please email info@sustainablewestchester.org or call 914-242-4725 extension 128.**
- **Ossining Community Thanksgiving Dinner will be held on Thursday, November 27th at noon in the First Presbyterian Church, 34 S. Highland Ave. No charge meals delivered or eat in. For delivery, please call 914-941-0540 to reserve your meal.**
- **The Northeast Etsy Artists Collective will be hosting their Winter Market at the Ossining Public library. Shop handcrafted goods from local artists and makers on November 29th from 10am-4pm.**
- **The Town and Village joint senior holiday lunch is scheduled for Tuesday December 2nd at noon located in the Cortlandt colonial manor. There will be great food, DJ and raffles!**
- **Thursday, December 4th from 6-8pm, District Legislator Emiljana Ulaj is hosting a small business resource workshop. Located at the Ossining public library, join to learn about MWBE certification, contracting opportunities, resources and more.**
- **The market square tree lighting ceremony will be held on Friday, December 5th at 6pm. Enjoy live entertainment and sweet treats!**
- **Breakfast with Santa returns to the community center on December 6th with two sessions. Please register as soon as possible at the recreation office.**
- **Windrose on Hudson will be hosting the Hops on Hudson Holiday Market on December 13th and 14th from 11am – 5pm. Visit hopsonhudson.com for more information.**
- **The Market Square Menorah Lighting will be happening on Wednesday, December 17th at 6pm.**
- **The Village recreation department will be hosting the Special Needs Kids Holiday Night out on December 17th from 6:30-8:00 pm. This program will give our special needs population and their caretakers the opportunity to participate in holiday activities. Please register at villageofossining.org.**
- **DOROT’s Aging Alone Together is coming to the Ossining Community Center on Thursday December 18th at 10am. This info session is designed for individuals to build community as they learn, discuss and reflect on the social**

and logistical challenges of aging with independence. For more information visit dorotusa.org.

- Please remember Neighbors Link is a great source for information and community resources for our immigrant population. Please visit their website www.neighborslink.org and click Resources to register to attend informational webinars about Knowing Your Rights in English and in Spanish and to find contact information for trusted professionals.
- As always, our Ossining Public Library will be hosting many events including movies, craft events, meditation, tutoring, yoga, book clubs and more. Please see their website at ossininglibrary.org for more information.
- The Loft LGBTQ+ Community Center has everything from events and programs to resources and presentations all dedicated to providing support to everyone who is a part of the LGBTQ+ Community, including many virtual and in person support groups and clubs for a multitude of different topics. Please check out their website at loftgaycenter.org for more information.
- There are many fun and interesting events being held locally, and you can look at the weekly Supervisor’s Update on the Supervisor’s webpage to see them.

TOWN TAX OFFICE COLLECTIONS OUTSTANDING TAXES AS OF 11/25/2025				
	TOTAL WARRANT	OUTSTANDING TAX RECEIVABLES	COLLECTIONS	% OF WARRANT COLLECTED
2025 TOWN AND COUNTY	\$ 35,753,760.52	\$ 300,197.24	\$ 35,453,563.28	99.2%
2025/2026 SCHOOL/LIBRARY TAX WARRANT				
1st INSTALLMENT	\$ 62,322,494.71	\$ 1,450,020.45	\$ 60,872,474.26	97.7%
2nd INSTALLMENT	62,322,427.21	59,403,145.01	2,919,282.20	4.7%
TOTAL SCHOOL/LIBRARY TAX	\$ 124,644,921.92	\$ 60,853,165.46	\$ 63,791,756.46	51.2%
TOTAL 2025 WARRANTS *	\$ 160,398,682.44	\$ 61,153,362.70	\$ 99,245,319.74	61.9%
DELINQUENT TAX LIENS				
2017		2,738.30	1 PROPERTY	TITLE ISSUE BEING ADDRESSED BY THE TOWN/VILLAGE
2019		369.35	2 PROPERTIES	1 ON A PAYMENT PLAN - WILL FINISH IN JANUARY AND ONE PARCEL THAT OWNER WANTS TO FORFEIT
2020		52,426.09	4 PROPERTIES	1 BEING FORFEITED, 1 ON A PAYMENT PLAN AND WE A JUDGEMENT TO FORECLOSURE ON 56 STORMYTOWN RD AND 11 BRANDRETH ST. 56 STORMYTOWN RD LOOKS CLOSE TO SELLING
2021		139,562.04	12 PROPERTIES	1 BEING FORFEITED, 1 ON A PAYMENT PLAN
2022		195,524.94	21 PROPERTIES	1 BEING FORFEITED
2023		297,454.73	29 PROPERTIES	DOWN FROM 96 SINCE FILING LIEN ON 7/1/2023- 75 HAVE REDEEMED
2024		505,372.65	43 PROPERTIES	DOWN FROM 111 SINCE FILING LIEN ON 7/1/2024- 68 HAVE REDEEMED
2025		818,917.93	76 PROPERTIES	DOWN FROM 103 SINCE FILING LIEN ON 8/1/2025- 27 HAVE REDEEMED
TOTAL DELINQUENT TAX LIENS		2,012,366.03		
TOTAL OUTSTANDING TAXES		\$ 63,165,728.73		

V. LIAISON REPORT

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 – October 28, 2025

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the October 28, 2025 minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

B. Approval of Minutes – November 12, 2025

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the November 12, 2025 minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

C. Approval of Voucher Detail Report

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated November 25, 2025 in the amount of \$779,625.72.

Motion Carried: Unanimously

D. Call for Public Hearing – The Briarcliff Manor Restaurant Cabaret License 2026

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, December 9, 2025 at 7:30 PM at the Birdsall-Fagan Police/Court Facility, 86-88 Spring Street, Ossining, NY 10562 and via Zoom videoconferencing (which information will be available at www.townofossiningny.gov), in the matter of the 2026 Cabaret License for the Briarcliff Manor Restaurant, 25 Studio Hill RD, Briarcliff Manor, NY, 10510.

Motion Carried: Unanimously

E. Call for Public Hearing – Crotonville Owner LLC Cabaret License 2026

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, December 9, 2025 at 7:30 PM at the Birdsall-Fagan Police/Court Facility, 86-88 Spring Street, Ossining, NY 10562 and via Zoom videoconferencing (which information will be available at www.townofossiningny.gov), in the matter of the 2026 Cabaret License for Crotonville Owner LLC, 1 Old Albany Post RD, Ossining, NY, 10510.

Motion Carried: Unanimously

F. Personnel – Resignation – Town Clerk’s Office

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining accepts, with regret, the resignation of Gloria K. Cifuentes from the position of part-time Intermediate Clerk in the Town Clerk’s Office, effective October 31, 2025.

Motion Carried: Unanimously

G. Personnel – Resignation – Park’s Department

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining accepts, with regret, the resignation of Rafael Batista Ribeiro, from the position of Park

Groundskeeper in the Town Park’s Department, effective November 20, 2025.

Motion Carried: Unanimously

H. Authorize Request for Proposals – Solar Panels at the Cedar Lane Arts Center

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby authorizes the issuance of a request for proposals for Solar Panels at the Cedar Lane Arts Center in 2026.

Motion Carried: Unanimously

I. Distribution of Surplus Proceeds for 38-40 Lincoln Place

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

WHEREAS, pursuant to Article 11 of the Real Property Tax Law, a judgment was issued by the Westchester County Supreme Court on February 7, 2023 authorizing the Town to convey the property at 38-40 Lincoln Place (tax lot number 97.7-6-54) to itself to recover years of unpaid real property taxes; and

WHEREAS, after holding a publicly-noticed online auction, the Town sold 38-40 Lincoln Place on February 28, 2025 and after paying all outstanding municipal taxes and charges and closing costs, there was a surplus of \$312,759.25; and

WHEREAS, under controlling law, the former owner of 38-40 Lincoln Place is entitled to the surplus proceeds less certain nominal statutory amounts or those authorized by the Court; and

WHEREAS, in response to a motion made by the Town regarding the distribution of the surplus proceeds, the Court held a conference with the parties’ respective attorneys on November 12, 2025; and

NOW THEREFORE,

BE IT RESOLVED, the Town Board hereby authorizes Counsel to the Town to enter into a Stipulation with the attorney for the former owner of 38-40 Lincoln Place whereby the Town will retain \$15,000 of the surplus proceeds for administrative costs associated with the conveyance and distribution of the property and the former owner of 38-40 Lincoln Place will receive the remainder of the surplus proceeds, provided he complies with certain procedural requirements for the Town to ensure the surplus proceeds are being provided to the proper person; and

BE IT FURTHER RESOLVED, the Town Board authorizes Counsel to the Town to submit the fully-executed Stipulation to the Westchester County Supreme Court to be so-ordered.

Motion Carried: Unanimously

J. Real Property Tax Payments in Cash

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

WHEREAS, among other methods, the Town Receiver of Taxes accepts payment of real property taxes in cash if the payment is made in person at Town Hall; and

WHEREAS, the Town Receiver of Taxes cannot accept less than full payment of the tax bill; and

WHEREAS, real property tax bills are rarely whole numbers and often have cents associated with the amount; and

WHEREAS, the Federal Government has stopped minting pennies, meaning eventually pennies will no longer be available and the Town will not be able to provide exact change to those property owners paying in cash; and

NOW THEREFORE,

BE IT RESOLVED, anyone paying their real property taxes in cash must pay the exact amount of the tax bill to the one-hundredth of a dollar and the Town Receiver of Taxes shall not accept a different amount.

Motion Carried: Unanimously

K. Resolution – Tax Certiorari Settlement – Kemeys Cove of Scarborough Condominium

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil 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 Board of Managers of Kemeys Cove of Scarborough Condominium v. Town of Ossining et al. (Westchester County Supreme Court Index Nos. 61530/2020, 65080/2021, 66570/2022, 69112/2023, 73335/2024 and 73668/2025) for the property located at Revolutionary Road a/k/a Kemeys Cove (Section 97.19-1-4 (with respective suffixes)) as set forth in the proposed consent judgment covering the assessment years 2020 through 2025 and fixing the 2026 assessment at \$24,071,700, with a total Town refund of \$7,115.39; 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

L. Resolution – Tax Certiorari Settlement – Terraces on the Hudson

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil 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 Terraces on the Hudson v. The Assessor, the Board of Assessors and the Board of Assessment Review of the Town of Ossining et al. (Westchester County Supreme Court Index Nos. 64990/2022, 66975/2023, 72790/2024 and 72436/2025) for the property located at 217 North Highland Avenue (Section 89.10-1-2.1) as set forth in the proposed consent judgment covering the assessment years 2022 through 2025 and fixing the 2026 assessment at \$64,600,000, with a total Town refund of \$3,588.63; 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

M. Small Business Saturday – November 29, 2025

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following resolution be approved.

WHEREAS, the Town of Ossining celebrates our local small businesses and the contributions they make to our economy and community by creating jobs, boosting our local economy, and preserving our communities; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday; and

WHEREAS, Small Business Saturday was created to encourage residents across the nation to support local small businesses, and has become an annual tradition that fosters community engagement and local economic growth; and

WHEREAS, the Town of Ossining proudly joins communities nationwide in celebrating Small Business Saturday;

NOW, THEREFORE, the Town of Ossining hereby proclaims, November 29, 2025, as SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday – celebrating its 16th year in 2025 – and Shop Small throughout the year.

Motion Carried: Unanimously

VIII. CORRESPONDENCE TO BE RECEIVED & FILED:

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil that the following correspondence be received and filled.

Resolved, that the Town Board of the Town of Ossining hereby accepts the following correspondence:

- Windrose Helicopter Reports
- Planning Board Minutes – 10/15/2025

Motion Carried: Unanimously

IX. MONTHLY REPORTS:

Councilmember Meyer moved and it was seconded by Councilmember Field-Tawil 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 October 2025:

- Dale Cemetery
- Highway Department
- Supervisor's Office
- Tax Receiver
- Town Building Department
- Town Clerk

Motion Carried: Unanimously

X. VISITOR RECOGNITION

Visitors shall be accorded one (1) four (4) minute opportunity to address the Board on issues not relating to the agenda, but of relevance to the common good of the Town.

XI. ADJOURNMENT

At 8:00 P.M., Councilmember Meyer motioned to adjourn the Regular Meeting and Councilmember Fields-Tawil seconded.

Motion Carried: Unanimously

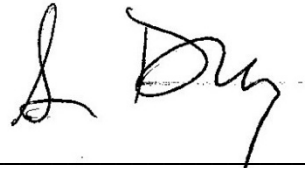
At 8:00 P.M., Councilmember Meyer motioned to adjourn to Executive Session for Advice of Counsel, and Personnel and Councilmember Fields-Tawil seconded.

Motion Carried: Unanimously

At 8:22 P.M., Councilmember Meyer motioned to leave Executive Session and Councilmember Manicchio seconded.

Motion Carried: Unanimously

Approved:

A handwritten signature in black ink, appearing to read 'S. Donnelly', written over a horizontal line.

Susanne Donnelly, Town Clerk