

MINUTES
TOWN BOARD
TOWN OF OSSINING
IN PERSON AT THE
MUNICIPAL BUILDING
1st FLOOR CONFERENCE ROOM
16 CROTON AVE – OSSINING, NEW YORK
AND VIA VIDEO CONFERENCING

December 17, 2024

SPECIAL 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 Special meeting of the Town Board of the Town of Ossining was held on December 17, 2024 at the Municipal Building, 1st Floor, Conference Room, 16 Croton Ave. – Ossining, New York, 10562 and via video conference. The meeting was called to order at 7:30 PM by Supervisor Elizabeth R. Feldman. Members of the Board present were: Councilmembers Gregory G. Meyer, Jennifer Fields-Tawil, Angelo A. Manicchio and Matthew J. Weiss. Also present were Town Counsel Christie Tomm-Addona, and Budget Officer Martha C. Quituisaca.

II. DEPARTMENTAL REPORT

- **Town Clerk Susanne Donnelly**
Departmental Report was given by Town/Village Clerk Susanne Donnelly.
- **Tax Receiver Holly Perlowitz**
Departmental Report was given by Tax Receiver Holly Perlowitz.

III. SUPERVISOR AND TOWN BOARD ANNOUNCEMENTS

- **The Project Mover E-Bike program is now on its Winter Pause. The E-Bikes will return after the winter season. The program has been extremely successful so far and has plans on expanding to the surrounding communities.**
- **The Ossining Recreation Department will be hosting the Special Needs Kids Holiday Night Out on December 18th at 6:30 in the Community Center. This program will give our special needs population and their caretakers the opportunity to participate in Holiday activities. Please register at www.villageofossining.org.**
- **Beginning on Sunday, December 22nd, at 9:00 AM, Santa will be traveling throughout the Village and Town of Ossining on an Ossining Fire Departments fire truck for our annual Candy Cane Run! As always, Santa will be handing out candy canes and stopping for pictures. Be sure to check the Candy Cane Run Route over on the Village of Ossining Website or on the Facebook page.**
- **The Menorah Lighting will also be held at Market Square; however, this event will begin running at 6PM on Thursday, December 26th.**
- **The Ossining Boat & Canoe Club is running a Holiday Toy Drive. They are many available locations that are participating in this event, please check their Facebook page for a detailed list of locations and more information.**
- **The 109th Baker-Collyer Christmas Cheer Fund is currently underway. The Fund is an all-volunteer organization that packs and delivers food to families**

in our community who are in need of assistance. Please visit their website at www.thebakercollyerchristmascheerfund.com for more information.

- The Village of Ossining train station parking permit renewal has begun for next year. Permits are currently open to those on the waitlist. Please check the Village of Ossining website or Facebook page for more information.
- Hudson Compost is a new company that will pick up compost at your door! New customers can join for free through 2024! For more information, please visit their website at Hudsoncompost.com
- Westchester Collaborative Theater is presenting the world premiere of the musical “Gladys Day”! For showing information, please visit their website at wetheater.org.
- Hudson Valley Books for Humanity is running many great events these upcoming weeks. For more information, please visit their website at hvbooksforhumanity.com
- Bethany Artists Community is opening up their early registration for the 2025 Kids Create Camp. For more information about this fun and creative summer camp please check out their website at bethanyarts.org
- Please don’t forget to apply for the Home Energy Assistance Program (HEAP), to help cover your heating costs. For assistance, contact the Westchester County Department of Social Service at 914-995-3333.
- 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.

IV. 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.

V. BOARD RESOLUTIONS

A. Environmental Advisory Board – Re-Appointment – Marilyn Owens

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

Resolved, that the Town Board re-appoints Marilyn Owens to the Town Environmental Advisory Committee for a five-year term set to expire on December 31, 2029.

Motion Carried: Unanimously

B. Town Planning Board/Architectural Review Board – Re-Appointment – Jim Bossinas

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

Resolved, that the Town Board re-appoints Jim Bossinas to the Town Planning Board for a five-year term set to expire on December 31, 2029.

Motion Carried: Unanimously

C. Town Zoning Board of Appeals – Re-Appointment (Alternate Position) – William Boyd

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

Resolved, that the Town Board hereby re-appoints William Boyd, Ossining, to a one-year term to the Alternate Position on the Town Zoning Board of Appeals, retroactive to August 1st, 2024 and set to expire on July 31st, 2025.

Motion Carried: Unanimously

D. Approval of Renewal Agreement – CAI Technologies

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

Resolved, that the Town Board of the Town of Ossining authorizes the Supervisor to sign a renewal agreement for 2025 with CAI Technologies, Littleton, NH 03561 for GIS Internet Services, at an annual cost of \$8,500.

Motion Carried: Unanimously

E. Agreement – Additional Services – Municipality

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

Resolved, that the Town Board of the Town of Ossining authorizes the Supervisor to sign an additional services agreement with ICC Community Community Development Solutions, LLC, under their Municipality platform, for Scheduled Parcel Updater Integration with Municipality (RPS) at a total cost for the three years not to exceed \$4,833.

Motion Carried: Unanimously

F. Agreement – Briarcliff Manor

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

BE IT RESOLVED, the Town Board hereby authorizes the Supervisor to execute an agreement with the Village of Briarcliff Manor for the Village to acquire, through real property tax foreclosure proceedings, the property known as 64 Old Sleepy Hollow Road, where upon judgment issued by the Court the Village will reimburse the Town for all outstanding taxes owed and future taxes due in 2025 and the Town will list the property as tax-exempt on the 2025 assessment roll.

Motion Carried: Unanimously

G. Reimbursement -- 52 Calam Avenue

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

BE IT RESOLVED, the Town Board hereby authorizes reimbursement to Louis and Mary Mazzacone, 52 Calam Avenue, in the amount of \$148.01 based upon the RP-556 filed by the Town Assessor and approved by the County.

Motion Carried: Unanimously

H. Resolution – Tax Certiorari Settlement – CWBP Section No. 2 LLC

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

BE IT RESOLVED, at the recommendation of the Town Assessor and the Town Special 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 CWBP Section No. 2 LLC v. Assessor of the Town of Ossining et al. (Westchester County Supreme Court Nos. 66644/2019, 61828/2020, 64198/2021, 68944/2023, and 71723/2024) for the property located at 600 Executive BLVD (Section 80.19, Block 2, Lot 34) as set forth in the proposed consent judgment with a refund issued by the Town in the amount of \$567.38; and

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

CWBP SECTION NO 2 LLC								
600 EXECUTIVE BLVD								
554289 80.19-BLOCK 2-LOT 34								
Index numbers: 66644/2019;61828/2020;64198/2021;68944/2023;71723/2024								
Town General Tax/Unincorporated Tax								
		Town General			Unincorporated			
Assessment Year	Tax Year	Original Assessment	Reduced Assessment	Reduction	Rate	Refund	Rate	Refund
2023	2024	1,277,400	1,200,000	77,400	0.683974	52.94	4.865326	376.58
					Total	52.94		376.58
Special Districts								
		Townwide Water			Refuse Fire Lighting		Ossining Ambulance	
Assessment Year	Tax Year	Reduction	Rate	Refund	Rate	Refund	Rate	Refund
2023	2024	77,400	0.024626	1.91	1.321874	102.31	0.175986	13.62
		Total	1.91	Total	102.31	Total	13.62	
Townwide Sewer								
Assessment Year	Tax Year	Reduction	Rate	Refund				
2023	2024	77,400	0.258732	20.03				
		Total	20.03					
Town General Fund Refund					\$ 52.94			
Unincorporated Town Tax Refund					376.58			
Townwide Water Refund					1.91			
Refuse Fire Lighting District Refunds					102.31			
Ossining Ambulance District Refund					13.62			
Townwide Sewer					20.03			
Total Town Refund					\$ 567.38			

Motion Carried: Unanimously

I. Resolution – Tax Certiorari Settlement – Yellow Brick Road Apts., INC

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

BE IT RESOLVED, at the recommendation of the Town Assessor and the Town Special 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 Yellow Brick Road Apts., INC v. Assessor of the Town of Ossining et al. (Westchester County Supreme Court Nos. 65183/2019, 60647/2020, 65121/2021, 66575/2022, 69116/2023, and 73339/2024) for the property located at 149 Central DR (Section 98.9, Block 1, Lot 44) as set forth in the proposed consent judgment with a refund issued by the Town in the amount of \$421.01; and

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

YELLOW BRICK ROAD APTS INC						
149 CENTRAL DR						
Index Nos. 65183-19;60647-20;65121-21;66575-22;69116-23;73339-24						
Muni 554201			Section 98.9-1-44			
Assessment Year	Tax Year	Original Assessment	Reduced Assessment	Reduction	Town Gen'l Rate	Town Refund
2019	2020	748,600	650,000	98,600	0.759922	74.93
2022	2021	773,800	670,000	103,800	0.756408	78.52
2021	2022	799,600	680,000	119,600	0.781235	93.44
2022	2023	841,600	730,000	111,600	0.729879	81.45
2023	2024	915,500	780,000	135,500	0.683974	92.68
2024	2025	944,000	820,000	124,000		0.00
Assuming 2024 Assessment year will be updated before 2025 bill is issued						
					Total:	421.01
		Town General Fund Refund				\$ 421.01
		Total Town Refund				\$ 421.01

Motion Carried: Unanimously

J. Resolution – Tax Certiorari Settlement – 537 Commons LLC, ET AL

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

BE IT RESOLVED, at the recommendation of the Town Assessor and the Town Special 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 537 Commons LLC ET AL v. Assessor of the Town of Ossining et al. (Westchester County Supreme Court Nos. 65053/2016, 66643/2017, 67138/2018, 66297/2019, and 62153/2020) for the properties located at 539 North State RD (Section 90.15, Block 1, Lot 38.2) and 510 North State RD (Section 90.19, Block 2, Lot 14) and as set forth in the proposed consent judgment with a refund issued by the Town in the amount of \$1,865.76; and

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

537 COMMONS LLC ET AL										
539 NORTH STATE RD										
Property One -Muni 554289 90.15-1-38.2										
Town General Tax/Unincorporated Tax										
	Assessment	Tax	Original	Reduced	Reduction	Town General		Unincorporated		
	Year	Year	Assessment	Assessment		Rate	Refund	Rate	Refund	
	2016	2017	526,700	480,000	46,700	0.743101	34.70	5.441842	254.13	
	2017	2018	526,700	480,000	46,700	0.753713	35.20	5.419862	253.10	
	2018	2019	450,000	450,000	0	0.754045	0.00	5.442518	0.00	
	2019	2020	490,000	490,000	0	0.759922	0.00	5.442916	0.00	
						Total	69.90	Total	507.23	
Special Districts										
	Assessment	Tax	Reduction	Townwide Water		Refuse Fire Lighting		Ossining Ambulance Dist.		
	Year	Year		Rate	Refund	Rate	Refund	Rate	Refund	
	2016	2017	46,700	0.052176	2.44	1.440868	67.29	0.210851	9.85	
	2017	2018	46,700	0.054863	2.56	1.499771	70.04	0.209801	9.80	
	2018	2019	0	0.031149	-	1.503281	0.00	0.208062	0.00	
	2019	2020	0	0.031102	-	1.518174	0.00	0.210429	0.00	
				Total	5.00		137.33		19.64	
						Town General Fund Refund	\$ 69.90			
						Unincorporated Town Tax Refund	\$ 507.23			
						Townwide Water Refund	\$ 5.00			
						Refuse Fire Lighting District Refund	\$ 137.33			
						Ossining Ambulance Dist	\$ 19.64			
						Total Town Refund	\$ 739.10			
Property Two -Muni 554289 90.19-2-14										
510 NORTH STATE RD										
Town General Tax/Unincorporated Tax										
	Assessment	Tax	Original	Reduced	Reduction	Town General		Unincorporated		
	Year	Year	Assessment	Assessment		Rate	Refund	Rate	Refund	
	2016	2017	945,800	905,000	40,800	0.743101	30.32	5.441842	222.03	
	2017	2018	945,800	915,000	30,800	0.753710	23.21	5.419860	166.93	
	2018	2019	970,200	940,000	30,200	0.754050	22.77	5.442520	164.36	
	2019	2020	970,200	950,000	20,200	0.759922	15.35	5.442916	109.95	
	2020	2021	970,200	950,000	20,200	0.758408	15.28	5.396952	109.02	
						Total	106.93	Total	772.28	
Special Districts										
	Assessment	Tax	Reduction	Townwide Water		Refuse Fire Lighting		Ossining Ambulance Dist.		
	Year	Year		Rate	Refund	Rate	Refund	Rate	Refund	
	2016	2017	40,800	0.052176	2.13	1.440868	58.79	0.210851	8.80	
	2017	2018	30,800	0.054860	1.69	1.499770	46.19	0.209800	6.46	
	2018	2019	30,200	0.031150	0.94	1.503280	45.40	0.208060	6.28	
	2019	2020	20,200	0.031102	0.63	1.518174	30.67	0.210429	4.25	
	2020	2021	20,200	0.030316	0.61	1.517776	30.66	0.205132	4.14	
				Total	6.00		211.71		29.74	
						Town General Fund Refund	\$ 106.93			
						Unincorporated Town Tax Refund	\$ 772.28			
						Townwide Water Refund	\$ 6.00			
						Refuse Fire Lighting District Refund	\$ 211.71			
						Ossining Ambulance Dist	\$ 29.74			
						Total Town Refund	\$ 1,126.66			

Motion Carried: Unanimously

VI. 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.

VII. ADJOURNMENT TO TOWN HALL

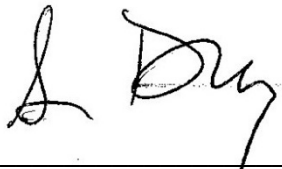
At 7:53 P.M., Councilmember Meyer motioned to adjourn to the Town Hall and Councilmember Weiss seconded.

Motion Carried: Unanimously

At 8:08 P.M., Councilmember Meyer motioned to adjourn the Town Hall and Councilmember Weiss seconded.

Motion Carried: Unanimously

Approved:



Susanne Donnelly, Town Clerk