



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

Members of the public can view the meeting via computer or mobile app:
<https://us02web.zoom.us/j/82600870826>

Members of the public can listen to the meeting by dialing in via phone: +1 929 205 6099

Meeting ID: 826 0087 0826

**Please note that by dialing in, your phone number will be visible to the host, participants,
and attendees of the meeting.**

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
- II. RECOGNITION OF FIRST RESPONDERS TO FIRE AT PARTH KNOLLS
- III. PUBLIC HEARINGS
 - Local Law 2026 – Regulating Drones in the Town
 - 2026 Cabaret License – Flames Bar and Grill LLC
- IV. SPECIAL PRESENTATION
 - 2025 Audit Presentation – Robert A. Daniele, CPA from PKF O'Connor Davies
- V. SUPERVISOR AND TOWN BOARD ANNOUNCEMENTS
- 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

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

B. Approval of Voucher Detail Report

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

C. Personnel—Appointment—Highway Seasonal Laborer

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.

D. Personnel—Appointment—Highway Seasonal Laborer

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.

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

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.

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

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.

<u>Increase Capital Projects Fund Appropriations:</u>		
<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
<u>Increase Capital Projects Fund Estimated Revenues:</u>		
<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
<u>Increase Highway Fund Appropriations:</u>		
<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
<u>Increase Highway Fund Revenues:</u>		
<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

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

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.

H. Resolution – Tax Certiorari Settlement – Briarcliff Commons

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.

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

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.

VIII. MONTHLY REPORTS:

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

IX. VISITOR RECOGNITION

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

X. ADJOURNMENT