



AGENDA
TOWN BOARD
TOWN OF OSSINING
86-88 SPRING STREET
BIRDSALL-FAGAN POLICE COURT FACILITY
OSSINING, NEW YORK

SEPTEMBER 13, 2016
7:30 P.M.

SUPERVISOR
Dana Levenberg

COUNCILMEMBERS
Karen M. D'Attore Elizabeth R. Feldman
Kim L. Jeffrey Northern Wilcher, Jr.

- I. CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL**
- II. ANNOUNCEMENTS**
- III. LIAISON REPORTS**
- IV. DEPARTMENTAL REPORTS**
 - **Reports Senior Nutrition Program- Kathy Asaro**
- V. PUBLIC COMMENT ON AGENDA ITEMS**
- VI. BOARD RESOLUTIONS**

A. Approval of Minutes

Resolved, that the Town Board of the Town of Ossining hereby approves the August 23, 2016, 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 September 13, 2016 in the amount of \$561,684.68.

C. Acceptance of High Bid- 27 Secor Road

Whereas, pursuant to a judgment of foreclosure for unpaid taxes, entered by the Supreme Court of The State of New York, Westchester County, the Town of Ossining conducted an auction of foreclosed properties at 16 Croton Avenue at 1PM on August 10th, 2016, in order to sell off properties with delinquent taxes owed to the Town of Ossining, one of which was 27 Secor Road, Tax ID# 97.7-1-41; and

Whereas, all present had the opportunity to register and become “Qualified Bidders” to bid on the three properties for sale, under the condition that the party offering the highest purchase price would be awarded the property, subject to a resolution approving such sale by the Town Board of the Town of Ossining; and,

Whereas, Mr. Pedro Silva of I & P Realty Corp, Ossining, NY, was the successful bidder at a bid price of \$159,000; and

Now therefore, be it Resolved that the Town accepts the high bid of \$159,000 for the property at 27 Secor Road, submitted by Mr. Pedro Silva, the Town is authorized to accept a deed for the property from the Receiver of Taxes in a form approved by

Counsel to the Town and The Town Supervisor is authorized to execute a deed as well as all required transfer documents in forms acceptable to Counsel to the Town, effectuating the sale of the premises to the high bidder upon receipt by the Town of the bid price.

Furthermore, upon conveyance of the property to the high bidder, the bidder will pay all real property taxes for the property, as adjusted from the date of conveyance, with all additional accrued interest and/or penalties that may have accrued against the property for unpaid taxes through the day of conveyance being hereby waived.

D. Acceptance of High Bid- Hunter Street Lot

Whereas, pursuant to a judgment of foreclosure for unpaid taxes, entered by the Supreme Court of The State of New York, Westchester County, the Town of Ossining conducted an auction of foreclosed properties at 16 Croton Avenue at 1PM on August 10th, 2016, in order to sell off properties with delinquent taxes owed to the Town of Ossining, one of which was a vacant lot on Hunter Street, Tax ID# 97.7-2-70; and

Whereas, all present had the opportunity to register and become “Qualified Bidders” to bid on the three properties for sale, under the condition that the party offering the highest purchase price would be awarded the property, subject to a resolution approving such sale by the Town Board of the Town of Ossining; and,

Whereas, Mr. Karl Dibble of KWD Realty Inc, Irvington, NY, was the successful bidder at a bid price of \$51,000; and

Now therefore, be it Resolved that the Town accepts the high bid of \$51,000 for the property at Hunter Street, submitted by Mr. Karl Dibble, the Town is authorized to accept a deed for the property from the Receiver of Taxes in a form approved by Counsel to the Town and The Town Supervisor is authorized to execute a deed as well as all required transfer documents in forms acceptable to Counsel to the Town, effectuating the sale of the premises to the high bidder upon receipt by the Town of the bid price.

Furthermore, upon conveyance of the property to the high bidder, the bidder will pay all real property taxes for the property, as adjusted from the date of conveyance, with all additional accrued interest and/or penalties that may have accrued against the property for unpaid taxes through the day of conveyance being hereby waived.

E. Acceptance of High Bid- 35 Yale Avenue

Whereas, pursuant to a judgment of foreclosure for unpaid taxes, entered by the Supreme Court of The State of New York, Westchester County, the Town of Ossining conducted an auction of foreclosed properties at 16 Croton Avenue at 1PM on August 10th, 2016, in order to sell off properties with delinquent taxes owed to the Town of Ossining, one of which was 35 Yale Avenue, Tax ID# 89.15-2-59; and

Whereas, all present had the opportunity to register and become “Qualified Bidders” to bid on the three properties for sale, under the condition that the party offering the highest purchase price would be awarded the property, subject to a resolution approving such sale by the Town Board of the Town of Ossining; and,

Whereas, Ms. Juanna M. Correa Braun, Ossining, NY, was the successful bidder at a bid price of \$148,000; and

Now therefore, be it Resolved that the Town accepts the high bid of \$148,000 for the property at 35 Yale Avenue, submitted by Ms. Juanna M. Correa Braun, the Town is authorized to accept a deed for the property from the Receiver of Taxes in a

form approved by Counsel to the Town and The Town Supervisor is authorized to execute a deed as well as all required transfer documents in forms acceptable to Counsel to the Town, effectuating the sale of the premises to the high bidder upon receipt by the Town of the bid price.

Furthermore, upon conveyance of the property to the high bidder, the bidder will pay all real property taxes for the property, as adjusted from the date of conveyance, with all additional accrued interest and/or penalties that may have accrued against the property for unpaid taxes through the day of conveyance being hereby waived.

F. Acceptance of High Bid- 18 Sarah Street

Whereas, pursuant to a judgment of foreclosure for unpaid taxes, entered by the Supreme Court of The State of New York, Westchester County, the Town of Ossining conducted an auction of foreclosed properties at 16 Croton Avenue at 1PM on August 10th, 2016, in order to sell off properties with delinquent taxes owed to the Town of Ossining, one of which was 18 Sarah Street, Tax ID# 89.15-4-50; and

Whereas, all present had the opportunity to register and become “Qualified Bidders” to bid on the three properties for sale, under the condition that the party offering the highest purchase price would be awarded the property, subject to a resolution approving such sale by the Town Board of the Town of Ossining; and,

Whereas, Mr. Willman A. Morocho, Ossining, NY, was the successful bidder at a bid price of \$70,000; and

Now therefore, be it Resolved that the Town accepts the high bid of \$70,000 for the property at 18 Sarah Street, submitted by Mr. Willman A. Morocho, the Town is authorized to accept a deed for the property from the Receiver of Taxes in a form approved by Counsel to the Town and The Town Supervisor is authorized to execute a deed as well as all required transfer documents in forms acceptable to Counsel to the Town, effectuating the sale of the premises to the high bidder upon receipt by the Town of the bid price.

Furthermore, upon conveyance of the property to the high bidder, the bidder will pay all real property taxes for the property, as adjusted from the date of conveyance, with all additional accrued interest and/or penalties that may have accrued against the property for unpaid taxes through the day of conveyance being hereby waived.

G. Tax Payment Plan- 47 Yale Avenue

Whereas, the Town of Ossining is required to collect Town, County and School taxes for the municipality, with the onus on the Town to make whole the County and School District for any uncollected taxes; and

Whereas, the Receiver of Taxes has been approached by a property owner requesting a short-term payment plan for the owner occupied property at 47 Yale Avenue, Tax Parcel Designation 89.15-2-56; and

Whereas, the Town Board, pursuant to Article 5 of the Ossining Town Code, as authorized by section 1184 of the New York Real Property Tax Law, before entry of a final judgment, may withdraw a parcel for which payment of real property taxes is delinquent, from a foreclosure proceeding and enter into an installment plan for payment of all delinquent taxes, as well as interest and penalties, and does occasionally grant such a plan and has the discretion to accept or reject any proposal by a residential or commercial property owner, providing the owner meets the eligibility requirements set forth in section 180-17 of the Town Code and the payment plan conforms to the requirements for such a repayment plan set forth in section 180-18 of the Town Code;

Now, therefore be it Resolved, that the Town Board of the Town of Ossining hereby grants the aforementioned payment plan, which terms comply with the Town Code, to grant this property owner, who has been determined to be eligible, with the understanding that this sets no precedent going forward for this or any other property in the future.

H. Contract- Affordable Care Act Reporting

RESOLVED, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to enter into a contract with Corporate Plans, Inc., doing business as CPI-HR, PO Box 293, Syracuse, NY 13214 and with corporate offices at 6830 Cochran Road, Solon, OH 44139, subject to approval by Counsel to the Town, for consulting services in connection with employee benefits administration under the Affordable Care Act, effective April 1, 2016 through March 31, 2017, at a fee not to exceed \$8,075.

I. Contract- Michael Haberman Associates, Inc. Equitable Small Claims Software

Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign an agreement with Michael Haberman Associates, Inc. of 125 Front Street, Mineola, New York, to furnish Equitable Small Claims software to the Town of Ossining for the purposes of preparing court-ready appraisals to defend property values, in accordance with their proposal dated August 30th, 2016 at an amount not to exceed \$12,000 for the initial year and \$3,000 for each additional year; and

Be it further Resolved, that this contract is subject to approval by Counsel to the Town.

J. Agreement - Call a Cab

Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign an agreement with Aguila Taxi at 25 Yates Avenue in Ossining and Mommy's Taxi at 7 Fuller Road in Ossining, NY ending December 31, 2016, with all coupons to be reimbursed at the rate of \$4.75 each.

VIII. CORRESPONDENCE TO BE RECEIVED AND FILED

Resolved, that the Town Board of the Town of Ossining hereby accepts the following to be received and filed:

- Schneider Resolution of Subdivision Plat Approval from the Town Planning Department dated September 7, 2016.
- Town Planning Board meeting minutes dated July 20, 2016

IX. MONTHLY REPORTS

Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the month of August 2016:

- Town Supervisor's Office
- Town Clerk's Office
- G.E. Helicopter Report

X. ADJOURNMENT