



**AGENDA**  
**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**

Members of the public can view the meeting via computer or mobile app:  
<https://us02web.zoom.us/j/89997039966>

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

Meeting ID: 899 9703 9966

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

September 24, 2024

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. PUBLIC HEARINGS
  - Zoning Petition for BE Zoning District.
- III. DEPARTMENTAL REPORT
  - Tax Receiver Holly Perlowitz
  - Town Highway Superintendent Peter Connolly
  - Cemetery Superintendent Peter Connolly
- IV. SUPERVISOR AND TOWN BOARD ANNOUNCEMENTS
- V. LIAISON REPORTS
- 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 – September 10, 2024**

**Resolved, that the Town Board of the Town of Ossining hereby approves the September 10, 2024 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 24, 2024 in the amount of \$483,796.63.

**C. Resolution – Crotonville Owner LLC, 1 Albany Post Road, SEQRA Determination**

WHEREAS, Crotonville Owner LLC (“Applicant”), the owner of 1 Albany Post Road in the unincorporated Town of Ossining (the “Property”), submitted a Zoning Petition and a Full Environmental Assessment Form, Part 1 to the Town Board proposing certain zone text amendments to the BE (Business Education) zoning district in which the Property is located; and

WHEREAS, the Applicant is not proposing any changes to the bulk regulations in the BE District, but only to introduce the potential for additional uses already conducive to the Property as developed; and

WHEREAS, the Applicant submitted a site plan application to the Planning Board to repurpose the Property to accommodate a conference center, event venue and hotel, but is not proposing any physical changes to the Property; and

WHEREAS, the Town Board has served as lead agency for a coordinated review pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Town Board opened a public hearing at its July 9, 2024 meeting and continued the public hearing to multiple subsequent meetings; and

WHEREAS, the Planning Board reviewed the application under SEQRA and submitted a memorandum to the Town Board dated July 22, 2024; and

WHEREAS, the Town Board adopted an EAF, Part 2 at its August 13, 2024 meeting; and

WHEREAS, the Applicant has responded to the EAF Part 2 by identifying mitigation measures, specifically related to parking management; and

NOW THEREFORE,

BE IT RESOLVED, the Town Board hereby adopts the SEQRA negative declaration dated September 24, 2024 for the reasons set forth therein.

**D. Resolution – Local Law # 3 of 2024 – Zone Text Amendments to BE District**

WHEREAS, Crotonville Owner LLC (“Applicant”), the owner of 1 Albany Post Road in the unincorporated Town of Ossining (the “Property”), submitted a Zoning Petition and a Full Environmental Assessment Form, Part 1 to the Town Board proposing certain zone text amendments to the BE (Business Education) zoning district in which the Property is located; and

WHEREAS, the Applicant is not proposing any changes to the bulk regulations in the BE District, but only to introduce the potential for additional uses already conducive to the Property as developed; and

WHEREAS, the Applicant submitted a site plan application to the Planning Board to repurpose the Property to accommodate a conference center, event venue and hotel, but is not proposing any physical changes to the Property; and

**WHEREAS, the Town Board has served as lead agency for a coordinated review pursuant to the State Environmental Quality Review Act (“SEQRA”); and**

**WHEREAS, the Town Board opened a public hearing at its July 9, 2024 meeting and continued the public hearing to multiple subsequent meetings, and members of the public having the opportunity to attend and be heard, the public hearing was closed on September 24, 2024; and**

**WHEREAS, the Planning Board reviewed the application as it relates to the zone text amendments and submitted a memorandum to the Town Board dated July 22, 2024, which the Applicant adequately responded to; and**

**WHEREAS, the Town Board adopted a SEQRA negative declaration at its September 24, 2024 meeting ending the SEQRA process; and**

**WHEREAS, given this Property is already fully-developed in pristine condition for the uses proposed by the Applicant and the Applicant has demonstrated the Property can sufficiently accommodate those uses as developed, the Town Board believes this proposal is the least impactful to the community, as opposed to a potential redevelopment of the Property that could result in more impervious coverage, more traffic and intrusion into the watershed; and**

**WHEREAS, while the zone text amendment incorporates the potential for senior housing and assisted living, the Applicant is not proposing those uses at this time and if they are proposed in the future they would require additional SEQRA and site plan review; and**

**WHEREAS, the Town Board believes a hotel would be beneficial to the community in bringing visitors to the area where they can frequent local establishments and help support small business in Ossining; and**

**WHEREAS, the Town Board believes it is important to keep this Property on the tax roll as, for one property, it constitutes a relatively large portion of the unincorporated Town’s tax base and having it come off the tax roll would negatively impact all of the other smaller residential and commercial property owners; and**

**NOW THEREFORE,**

**BE IT RESOLVED, the Town Board, after due deliberation, finds that in the furtherance of the safety, health and well-being of the persons and property in the Town, it is in the best interest of the Town to adopt said local law, and the Town Board hereby adopts Local Law # 3 of 2024; and**

**BE IT FURTHER RESOLVED, as a condition of this approval the Applicant must continue to provide monthly reports to the Town (by the 15th of every month) of any helicopter activity and must comply with all laws related to such use; and**

**BE IT FURTHER RESOLVED, any additional development of the Property or change of use to incorporate uses not included in the zoning petition, negative declaration and site plan shall be submitted to the Town in advance for the appropriate review; and**

**BE IT FURTHER RESOLVED, the Town Clerk is directed to enter said local law in the minutes of this meeting into the local law book for the Town of Ossining; to publish said minutes in a newspaper published in the town, if any, or in such newspaper published in the county in which such town may be located having a circulation in such town, and affidavits of said**

publication shall be filed with the Town Clerk; and to file a copy of said local law with the Secretary of State of New York.

**E. Acceptance of Donation – Ossining Arts Council, INC**

**BE IT RESOLVED**, the Town Board hereby accepts the donation by the Ossining Arts Council, Inc. for two mobile clay water recycling systems and eight roller blinds for the theater room windows.

**F. Personnel—Appointment—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 September 30, 2024.

**G. Resolution – Contract to Hold Foreclosure Auction**

**WHEREAS**, by Judgment dated and filed with the County Clerk on February 7, 2023, the Supreme Court (Hon. Joan B. Lefkowitz, J.S.C.) authorized the Town Receiver of Taxes to convey all right title and interest in the property known as 38-40 Lincoln Place (97.7-6-54) (the “Property”) to the Town as a result of significant outstanding real property tax liens; and

**WHEREAS**, the Town afforded the owner, the tenant and their respective representatives ample time and opportunity to resolve the outstanding tax liens, but without success; and

**WHEREAS**, the Town held an auction facilitated by Maltz Auctions, Inc. d/b/a Maltz Auctions and the bidding closed on September 18, 2024 with the high bid being \$481,000 by Anton Rukaj, 1020 Fifth Avenue, New York, NY 10028; and

**WHEREAS**, the Town Board desires to accept this bid and facilitate the sale to Mr. Rukaj; and

**NOW THEREFORE**,

**BE IT RESOLVED**, the Town Board hereby accepts the bid by Anton Rukaj for \$481,000 to purchase the property known as 38-40 Lincoln Place; and

**BE IT FURTHER RESOLVED**, the Town Board authorizes the Town Supervisor, Town Receiver of Taxes, Town Counsel and any other relevant Town officials or employees to execute any documentation reasonably necessary to convey the property to the Town, convey the property to Mr. Rukaj and facilitate this transaction.

**VIII. MONTHLY REPORTS**

**Resolved**, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the month of August 2024:

- Dale Cemetery

**IX. 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.*

**X. ADJOURNMENT**