



## **SPECIAL MEETING**

**TOWN BOARD  
TOWN OF OSSINING  
MUNICIPAL BUILDING  
16 CROTON AVE. 1ST FLOOR  
OSSINING, NY 10562  
AUGUST 4, 2015  
7:30 P.M.  
SUPERVISOR  
Susanne Donnelly**

### **COUNCILMEMBERS**

**Geoffrey Harter    Eric P. Blaha  
Kim L. Jeffrey    Northern Wilcher**

#### **I.    CALL TO ORDER – PLEDGE OF ALLEGIANCE – ROLL CALL**

The Special Meeting of the Town Board of the Town of Ossining was held on April 7, 2015 in the Municipal Building, 16 Croton Avenue, 1<sup>st</sup> Floor Board Room in Ossining. The meeting was called to order at 7:30 p.m. by Supervisor Susanne Donnelly. Members of the Board present were: Councilmembers Northern Wilcher, Eric Blaha, Kim Jeffrey and Geoffrey Harter. Also present were Town Attorney Wayne Spector, Budget Officer Madeline Zachacz and Deputy Town Clerk Ann Marie Rocco.

#### **II.    ANNOUNCEMENTS**

Supervisor Donnelly read the following statement:

Tonight we will be voting to ratify the memorandum of Understanding with the Teamsters Local 456. We are very proud of the team effort between the Teamsters and the Town of Ossining. This contract will begin in January 2016 and run for 4 years. As we enter into our budget time it is beneficial to all to have these negotiations completed and with this vote tonight we will have two current up to date contracts with the Teamsters and the CSEA our two unions.

Some highlights of the MOU:

**1 Wage increases**

**2016 – 2%**

**2017 – 2%**

**2018 - 2.25%**

**2019 - 2.25%**

**Health Insurance contributions will be 3% of salary for all Teamsters hired before 2012 as of January 1, 2016 which is approximately 11% of the premium.**

**For those hired after 2012 which is about 23% of our staff will pay 15% of premium. These contributions are fair and equitable and we applaud both sides. Teamsters will be eligible for retiree health insurance if they have completed 17 years of service to the Town of Ossining and of course are of eligible age. We clarified language in the contract so there will not be misunderstanding. I want to thank everyone who participated in the negotiations, many hours of discussion went into this agreement and every person on both sides of the table stayed with it until we were done.**

**The other three agenda items have to do with tax payments and foreclose properties. The first is a payment plan that the tax Receiver has worked out with a tax payer and is recommending that the Board approves. While this does not remove or stop penalties or interest it gives the property owner a little breathing space to catch up**

with their taxes. They are responsible to keep current with all taxes as well as make the payments agreed upon with the Tax receiver

The second is to forgive taxes on the Priestly Street property. The property was sold for less than the monies owed at auction and it is good to see the property come off the foreclosure list which it has been on for many years.

The final resolution is to authorize the Town attorney to sell 94 State St to a corporation rather than an individual. This property has a tremendous amount of damage from a fire and we are happy to see someone take care of it not only because it will make a lovely home but for the neighborhood who has been very patient while we worked on closing this auction item one year later.

### **III. PUBLIC COMMENT ON AGENDA ITEMS**

Resident of Stormytown Road commented on resolution A-Contracts-Teamsters Local 456, 2016 through 2019. She was shocked that any contract could be made with any civil servant with a pension before putting in at least 30 years of service.

### **IV. RESOLUTIONS**

#### **A. Contracts- Teamsters Local 456, 2016 through 2019**

Councilmember Blaha moved and it was seconded by Councilmember Wilcher that the following be approved:

**BE IT SO RESOLVED**, that upon the recommendation of the Town Supervisor, the Town Board hereby approves the Memorandum of Agreement between the Town of Ossining and Local 456 International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America, AFL-CIO , covering the period January 1, 2016 - December 31, 2019 and authorizes the expenditure of funds consistent therewith; and

**BE IT FURTHER RESOLVED**, that the Town Supervisor is authorized to execute a collective bargaining agreement covering the period from January 1, 2016 through December 31, 2019 that is consistent with the terms of the Memorandum of Agreement.

**Motion Carried: Unanimously**

#### **B. Tax Payment Plan- 58 Campwoods Road**

Councilmember Harter moved and it was seconded by Councilmember Wilcher that the following be approved:

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 property at 58 Campwoods Road; Tax Parcel Designation 90.09-2-55; 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.

Motion Carried: Unanimously

**C. Waiver of Unpaid Tax following Auction- Priestly Street Lots**

Councilmember Blaha moved and it was seconded by Councilmember Wilcher that the following be approved:

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 13<sup>th</sup>, 2014, in order to sell off properties with delinquent taxes owed to the Town of Ossining, one of which was two vacant lots on Priestly Street, Tax ID#s 97.15-2-4 and 97.15-2-5; 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. Karen Lau was the successful bidder at a bid price of \$12,000.00, and

Whereas, The Town accepted the high bid of \$12,000 for the properties at Priestly Street, submitted by Ms. Karen Lau, Ossining, New York, the Town accepted a deed for the property from the Receiver of Taxes and The Town Supervisor executed a deed as well as all required transfer documents in forms thereby effectuating the sale of the premises to the high bidder after receipt by the Town of the bid price, receipt of which is acknowledged, and

Whereas, by resolution, upon conveyance of the property to the high bidder, the bidder became responsible to 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 waived.

Now Therefore be it Resolved, that the Town hereby acknowledges that the unpaid base taxes for the premises, accrued through the date of conveyance, October 24<sup>th</sup>, 2014, in the amount of \$5356.67 for Tax ID #97.15-2-4 and \$4775.85 for Tax ID# 97.15-2-5, for a total of \$10,132.52, have been waived and written off by the Town.

Owner: TOWN OF OSSINING				Id: 554203 97.015-0002-004				
				Loc: PRIESTLY ST				
Acct#:								
Yr	Seq	Bill No	Inst	Due Date	Principal	Penalty	Total Amount	Cumulative
						To 08/31/15	Due	Due
10	*LIEN	153	1	06/30/10	874.91	542.44	1417.35	1417.35
-2010	09	TOTAL-			\$874.91	\$542.44	\$1417.35	
11	*LIEN	58	1	06/30/11	905.40	452.70	1358.10	2775.45
-2011	09	TOTAL-			\$905.40	\$452.70	\$1358.10	
12	*LIEN	161	1	06/30/12	2368.09	213.13	2581.22	5356.67
-2012	09	TOTAL-			\$2368.09	\$213.13	\$2581.22	
*** Grand Totals					\$4148.40	\$1208.27	\$5356.67	\$5356.67

Owner: TOWN OF OSSINING				Id: 554203 97.015-0002-005				
Acct#:				Loc:PRIESTLY ST				
Yr	Seq	Bill No	Inst	Due Date	Principal	Penalty	Total Amount	Cumulative
						To 07/31/15	Due	Due
10	*LIEN	154	1	06/30/10	501.77	306.08	807.85	807.85
-2010	09	TOTAL-			\$501.77	\$306.08	\$807.85	
11	*LIEN	59	1	06/30/11	518.93	254.28	773.21	1581.06
-2011	09	TOTAL-			\$518.93	\$254.28	\$773.21	
12	*LIEN	162	1	06/30/12	2958.14	236.65	3194.79	4775.85
-2012	09	TOTAL-			\$2958.14	\$236.65	\$3194.79	
*** Grand Totals					\$3978.84	\$797.01	\$4775.85	\$4775.85

Motion Carried: Unanimously

**D. Resolution amending July 7, 2015 resolution authorizing sale of 94 State Street**

Councilmember Jeffrey moved and it was seconded by Councilmember Harter that the following be approved:

WHEREAS, the Town, on July 7, 2015 approved a resolution authorizing the sale of property foreclosed on for lack of payment of taxes located at 94 State Street, Ossining New York, to Darwin R. Yunga, the previous successful bidder at an auction of foreclosed properties, an

WHEREAS, Mr. Yunga, through his attorney, has requested that the property be conveyed to a Corporation of which he is a principal,

Now, Be It Resolved, that upon verification by the Town Attorney, of an assignment of bidder rights by Mr. Yunga to MI CASA CONTRACTOR CORP., the resolution approved July 7, 2015 authorizing the sale of the property to Mr. Yunga is amended to authorize sale of the property to MI CASA CONTACTOR CORP. instead.

Motion Carried: Unanimously

**V. ADJOURNMENT-WORK SESSION**

At 7:56 P.M., Councilmember Jeffrey moved and it was seconded by Councilmember Harter that the Special Meeting be adjourned.

Motion Carried: Unanimously

Approved:

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Mary Ann Roberts Village Clerk