



**TOWN BOARD
TOWN OF OSSINING
OSSINING PUBLIC LIBRARY-BUDARZ THEATER
53 CROTON AVENUE – OSSINING, NEW YORK
JUNE 13, 2018
REGULAR MEETING
6:30 P.M.**

**SUPERVISOR
Dana A. Levenberg**

**COUNCILMEMBERS
Karen M. D’Attore Elizabeth R. Feldman
Jackie G. Shaw Northern Wilcher, Jr.**

I. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL

The Regular Meeting of the Town Board of the Town of Ossining was held on June 13, 2018 in the Ossining Public Library/Budarz Theater, 16 Croton Avenue in Ossining. The meeting was called to order at 6:30 p.m. by Supervisor Dana A. Levenberg. Members of the Board present were: Councilmembers Elizabeth R. Feldman, Northern Wilcher Jr., Jackie G. Shaw and Karen D’Attore Also present were, Budget Officer Madeline Zachacz and Deputy Town Clerk Ann Marie Rocco. Town Counsel Christie Tomm Addona was absent.

II. ANNOUNCEMENTS

Supervisor Levenberg announced the following:

This Saturday, June 16th, roots & folk trio Low Lily will be performing at Westchester Collaborative Theater—be sure to stop in for some classic American sounds with a modern twist. The show begins at 7:30PM, doors open at 7. Visit wctheater.org to get your tickets to check out this great group as they continue with this leg of their North American tour. You can also visit www.lowlily.com for a sample of their music.

On Thursday June 21st, will be Make Music Day in Ossining & Briarcliff, which the Mike Risko Music School helps us to celebrate each year on the Summer Solstice, or the longest day of the year. Visit mikeriskomusicschool.com to learn more about the lineup and where you can catch live music all around Ossining between 10AM and 10PM on this special day. Between 4 and 5PM, participate in the Drum Circle and Bucket Jam at Mike Risko Music at 144 Croton Avenue and make some music of your own! All ages are welcome, but you will need to bring your own bucket or rhythm instruments. RSVP at makemusicossining@gmail.com-- if you are one of the first 25 to RSVP, you will get a free pair of drumsticks upon arrival!

This Saturday, the Ossining Portuguese Center will host Portugal Day at Market Square on Main and Spring Streets in the Village of Ossining. The fair starts at noon and goes through 10pm. Come join the fun all day and all night.

Sunday is Father’s Day! Happy Father’s Day to Councilman Wilcher, and all the wonderful Ossining Fathers out there! If you want to get in your steps for a great cause, you can participate in the 5k Father’s Day fun run in the Village of Briarcliff. Check the Village’s website for more details. I believe it starts at 9am and raises money for the Ron Jankowski Scholarship fund.

Through next week, the OCAA (Ossining Cultural Arts Advocates, a volunteer group working with the Ossining Union Free School District) will be collecting shoes to raise money for teacher grants and student scholarships. Help them to collect 2500 pairs of new, used and gently-worn shoes by the last day of school. There is a collection box in each OUFSD school, and also one at Theater O on State Street. They aren't too picky when it comes to style-- bring your shoes from last

season, those outgrown by your kids, galoshes, cleats, crocks, clogs, platform shoes, even swim flippers!

Mark your calendars for Saturday, June 23rd, when the Ossining Historic Cemeteries Conservancy will be hosting a gravestone cleaning at Sparta Cemetery at 187 Revolutionary Road in Briarcliff, between 9AM and noon. No experience necessary and supplies will be provided. Follow the yellow arrows from the Cemetery entrance to meet up with the OHCC and they will take it from there!

Finally, it has come to our attention that there is some misinformation circulating with regards to the Reuben House, as the building is sometimes known, on the property of Cedar Lane Park, formerly the Kress Estate. This property has been in a state of disrepair for many years, and has been the subject of our attention as to how we could potentially restore it structurally and bring it back to its former beauty, with plans for a modern use. Unfortunately, we have been advised by multiple restoration and building experts, as well as our own engineers and building inspector, that it is beyond saving, although it may be possible to save specific elements of it, such as the stone foundation, the stonework on the fireplace and chimney, and other salvageable building materials that may have antique value. We have also had the building tested for hazardous materials, the final phase of which was conducted earlier this year, and we are in the process of removing some of those materials as phase one of the overall remediation that needs to take place. The work that is currently being done is to remove asbestos and debris from the house and property. We had also considered the possibility of offering the site to the Fire Department to use for training purposes, if it was in fact deemed by them to be safe, once the asbestos and debris was removed. However, we have been advised by hazardous material specialists that this is not advisable at this stage. We will continue to keep the building boarded up, as it has been for many years per the Town's building inspector, until such time as we can move towards phase two. The Town has, and will continue to be, vigilant to ensure that any work done on the site or to the structure is done in accordance with all applicable laws, rules and regulations and to ensure the health and safety of the community and our staff.

III. LIAISON REPORTS

IV. DEPARTMENTAL REPORTS

V. PUBLIC COMMENT ON AGENDA ITEMS

VI. BOARD RESOLUTIONS

A. Approval of Minutes-Regular Meeting

Councilmember D'Attore moved and it was seconded by Councilmember Shaw that the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby approves the May 22, 2018 minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

B. Approval of Minutes-Special Meeting

Councilmember D'Attore moved and it was seconded by Councilmember Feldman that the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby approves the June 5, 2018 minutes of the Special Meeting as presented.

Motion Carried: 4-0-2
Ayes: Shaw, Feldman, D'Attore & Levenberg
Abstain: Wilcher

C. Approval of Voucher Detail Report

Councilmember D'Attore moved and it was seconded by Councilmember Shaw that the following be approved:

Resolved, that the Town Board hereby approves the Voucher Detail Report dated June 13, 2018 in the amount of \$715,765.34

Motion Carried: Unanimously

D. Firework's Approval – St. Augustine's Church

Councilmember D'Attore moved and it was seconded by Councilmember Shaw that the following be approved:

Whereas, the Church of St. Augustine, by letter dated June 4, 2018 has requested a permit from the Town of Ossining for a fireworks display to be held on the evenings of Wednesday, July 18, 2018 (rain date Thursday, July 19, 2018).

Whereas, the Church has submitted the information required by Section 101-5 of the Code of the Town of Ossining and Section 405(2) of the Penal Law of the State of New York; and

Whereas, the bond/insurance coverage submitted by the Church has been found by the Town Counsel to comply with the requirements of Section 101-6 of the Ossining Code and Section 405 of the State Penal Law; and

Whereas, the Fire Chief has made an inspection of the premises where the fireworks display will be held and reported that such display will not be hazardous to persons or property;

Now, Therefore, Be It Resolved, that the application of the Church of St. Augustine's for a fireworks display on Wednesday, July 18, 2018 at 9:15 p.m. (rain date Thursday, July 19, 2018), is approved subject to the following conditions pursuant to Section 405(3) of the Penal Law:

1. The actual point at which the fireworks are to be fired shall be at least 200 feet from the nearest permanent building, public highway or railroad or other means of travel and at least 50 feet from the nearest above-ground telephone or telegraph line, tree or other overhead obstruction;
2. The audience at such display shall be restrained behind lines at least 150 feet from the point at which the fireworks are discharged and only persons in active charge of the display shall be allowed inside these lines;
3. All fireworks that fire a projectile shall be so set up that the projectile will go into the air as nearly as possible in a vertical direction, unless such fireworks are to be fired from the shore or a lake or other large body of water, in which case they may be directed in such manner that the falling residue from the deflagration will fall into such lake or body of water;
4. Any fireworks that remain unfired after the display is concluded shall be immediately disposed of in a way safe for the particular type of fireworks remaining;
5. No fireworks display shall be held during any wind storm in

- which the wind reaches a velocity of more than 30 miles per hour;
- 6. All persons in actual charge of firing the fireworks shall be over the age of 18 years, competent and physically fit for the task;
- 7. There shall be at least 2 such operators consistently on duty during the discharge; and
- 8. At least 2 soda acid or other approved type fire extinguishers of at least 2 and one-half gallons capacity each shall be kept at as widely separated points as possible within the actual area of the display; and it is further

Resolved, that a copy of this Resolution duly certified by the Town Clerk of the Town of Ossining shall constitute a Permit, meeting the requirements of the Code of the Town of Ossining and the Penal Law of the State of New York.

Motion Carried: Unanimously

E. Calling for a Public Hearing in the matter of the 2018 Cabaret License for Flames Bar & Grill LLC

Councilmember D’Attore moved and it was seconded by Councilmember Shaw that the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, June 26th, 2018 the at 7:30 p.m. at the Birdsall/Fagan Police Court Facility 86-88 Spring Street Ossining NY 10562, in the matter of the 2018 Cabaret License for Flames Bar & Grill LLC. located at 533 North State Rad, Road Briarcliff Manor, N.Y. 10510.

Motion Carried: Unanimously

F. Calling for a Public Hearing in the matter of CDBG Grant Applications, 2019-2021

Councilmember D’Attore moved and it was seconded by Councilmember Feldman that the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, June 19th, 2018 the at 7:30 p.m. at the Ossining Public Library-Budarz Theater, 53 Croton Avenue Ossining NY 10562, in the matter of the submissions for the 2019-2021 CDBG grant program through the Westchester Urban County Consortium.

Supervisor Levenberg stated that even though we are participating along with the Village of Ossining in tonight’s Community Meeting regarding the CDBG applications, it has come to the Board’s attention that a Public Hearing may be required. In an abundance of caution and to ensure full compliance with all rules and regulations, the Town noticed the call for a Public Hearing, giving the proper notice required by law, to happen on Tuesday, June 19th, 2018. With this resolution, the Town Board will be authorizing the holding of said Public Hearing next week.

Motion Carried: Unanimously

G. Contract- Mold Remediation at Ryder Park Caretaker’s Cottage

Councilmember D’Attore moved and it was seconded by Councilmember Feldman that the following be TABLED:

Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign an agreement with Naturally Green, LLC. of Garrison, NY, as per their proposal dated May 15th, 2018 for mold remediation services for the

Town-owned property at 42 Morningside Drive, Ossining, subject to the approval of Counsel to the Town as to form.

Supervisor Levenberg stated that as you may know, we have a Town staff member who lives at the Ryder Park caretaker's cottage, and we are beginning to do some work on the property. Taking care of the mold we discovered is the first step. However, Counsel to the Town has advised us that some adjustments must be made to the contract wording, and I would like to ask for a motion to table this resolution until our next meeting, at which time we hopefully will be prepared to continue.

Motion Carried: TABLED

H.Resolution Authorizing Building Inspector To Proceed In Accordance With Town Code Chapter 60 To Remove Hazardous Condition On 9 Downey Road

Councilmember D'Attore moved and it was seconded by Councilmember Feldman that the following be approved as amended:

WHEREAS, the Town Board has been advised by the Building Inspector that the property located at 9 Downey Road and shown on the Tax Map as Section 90.05, Block 2, Lot 15 (the "Property") is overgrown with weeds and grass in excess of ten inches in height that are growing right up to the house on the Property and is creating a potential health and safety hazard as this condition could cause a brush fire that could spread to the house on the Property and other nearby structures, and

WHEREAS, the Building Inspector issued the Property's owner a Notice of and Order to Remedy Violation for this hazard on May 21, 2018, but the owner did not remedy the condition within 15 days as required by the Notice and to date the hazard remains on the Property; and

WHEREAS, there continues to exist on the Property a hazardous condition that is only increasing and becoming more dangerous with time and as the weather becomes hotter and dryer; and

NOW THEREFORE,

BE IT RESOLVED, the Town Board authorizes the Building Inspector to send a notice to the property owner in accordance with Town Code § 60-2 to clean and remove the weeds and grass on the Property within 15 days of the mailing of the notice and a copy of this Resolution shall be included with the notice; and

BE IT FURTHER RESOLVED, in the event the Property's owner does not cure the hazardous conditions within 15 days of the mailing of the notice by the Building Inspector, the Town Highway Department and/or an independent contractor, as determined to be appropriate and necessary by the Building Inspector, is hereby authorized to clean and remove the hazardous condition in accordance with Town Code § 60-3; and

BE IT FURTHER RESOLVED, the reasonable cost of doing the work necessary to remove the hazardous condition on the Property shall be charged to the Property, which cost shall be assessed and shall constitute a lien and charge on the Property in accordance with Town Code § 60-3.

Motion Carried: Unanimously

VII.CORRESPONDENCE TO BE RECEIVED AND FILED

Councilmember D'Attore moved and it was seconded by Councilmember Shaw hat the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby accepts the following meeting minutes from the Town Planning Board dated:

- April 18, 2018
- May 16, 2018

Motion Carried: Unanimously

VIII. MONTHLY REPORTS

Councilmember Wilcher moved and it was seconded by Councilmember D’Attore hat the following be approved:

Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the months of April & May 2018 from:

- G.E. Helicopter Report (April 2018)
- Town Building Department (April 2018 & May 2018)
- Town Clerk’s Office
- Town Tax Receiver
- Town Supervisor’s Office

Motion Carried: Unanimously

IX. VISITOR RECOGNITION

X. ADJOURNMENT-WORK SESSION

At 6:50 P.M., Councilmember D’Attore moved and it was seconded by Councilmember Feldman that the meeting be adjourned to Joint CDBG Meeting with Village of Ossining.

Motion Carried: Unanimously

Members of the Village Board present were: Mayor Victoria Gearity, Trustees Omar Herrera, John Codman III, Quantel Bazemore and Rika Levin. Also present were: Village Manager Deborah McDonnell, Corporation Counsel Stuart Kahan, Community Development Advisory Group Representative Katherine Quizhpi, Executive Assistant Jaimie Hoffman. Also present was Deputy Village Clerk Ann Marie Rocco.

Members of the Town Board present were: Supervisor Dana Levenberg, Councilmembers Jackie Shaw, Elizabeth Feldman, Northern Wilcher and Karen D'Attore Also present were: Budget Officer Madeline Zachacz, Community Development Advisory Group Representative Richard Wishnie,, Deputy Town Clerk Ann Marie Rocco and Confidential Secretary Victoria Cafarelli

Mayor Gearity explained that this evening we will be learning a lot about the CDBG program and how the process will work and we will speak about the proposals that the non-for-profit organizations will be applying for. At the June 20th Village Board meeting beginning at 7:30 p.m. we will be having a public hearing on the Community Meeting Regarding New York State Community Development Block Grant (CDBG) Program.

XI. Community Meeting Regarding New York State Community Development Block Grant (CDBG) Program

About the NYS CDBG Program

The Office of Community Renewal administers the Community Development Block Grant (CDBG) program for the State of New York. The NYS CDBG program provides financial assistance to eligible cities, towns, and villages with populations under 50,000 and counties with an area population under 200,000, in order to develop viable communities by providing decent, affordable housing, and suitable living environments, as well as expanding economic opportunities, principally for persons of low and moderate income.

The state must ensure that no less than 70% of its CDBG funds are used for activities that benefit low- and moderate-income persons. The program objectives are achieved by supporting activities or projects that: benefit low- and moderate-income families; create job opportunities for low- and moderate-income persons; prevent or eliminate slums and blight; or address a community development need that poses a serious and imminent threat to the community's health or welfare. Project selection shall take into consideration the recommendation of the relevant regional economic development council or the Commissioner's determination that the proposed project aligns with the regional strategic priorities of the respective region.

XII. Village Presentation

Village Manager Deborah McDonnell provided a brief overview of CDBG program and reviewed the presentation. Ms. McDonnell explained that we are now part of the Westchester County Consortium. The following will be presenting:

- Town of Ossining**
- IFCA**
- Sing Sing Prison Museum**
- Open Door**
- Ossining Children's Center**

Ms. McDonnell presented the following:

Agenda:

- Review of CDBG Program**
 - National Objectives**
 - LMI Classification**
 - Use of Funds**
 - Eligible Activities**
 - Westchester Country Priorities**
 - Application Process**

- Citizen Participation
- Suggested Project Overview
 - Village of Ossining
 - Town of Ossining
 - Ossining Children’s Center
 - IFCA
 - Sing Sing Prison Museum
 - Open Door Medical Centers
- Citizen Open Forum

Visitors shall be accorded one (1) three (3) minute opportunity to address all entities

What is the CDBG Program?

The CDBG is a federal grant program of the U.S. Department of Housing and Urban Development (HUD) that provides funds to communities for neighborhood revitalization and improvement.

Primary goal: Develop and strengthen viable urban communities by providing decent housing and suitable living environments principally for low and moderate income persons.

Objectives:

National

- Benefit low/moderate income (LMI) persons
- Eliminate or prevent slums and blight
- Meet an urgent need of recent origin

Westchester County

- Fair and Affordable Housing
 - Rehabilitation
 - New Construction
 - Housing Services
- Infrastructure Improvements
 - Energy conservation (including “energy star” & green technology)
 - Storm water management
 - Pedestrian friendly
- Opportunities for Youth
 - Programs that will prevent and reduce gang involvement & teen pregnancy
 - Services for growing number of grandfamilies
 - Services to young people with mental health issues
 - Expanding day-care opportunities

Low/Moderate Income Persons/Household

LMI: A member of a household having an annual income equal to or less than 80% of the Area Median Income (AMI) as defined by HUD.

Income limits as of April 14, 2017 for Westchester County are based on the Westchester County Area Median Income of \$111,400 for a 4-person household.

Non-Low/Moderate income = 81% and above of median (\$90,234)

Low/Moderate Income = 51 – 80% of median (\$56,814 - \$89,100)

Very Low Income = 31 - 50% of median (\$34,534 - \$55,700)

Extremely Low Income = 0 – 30% of median (\$33,400)

Requirements: Income Limits

Incomes (updated 7/18/17)	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
120% AMI	\$93,600	\$107,000	\$120,300	\$133,700	\$144,350
100% AMI	\$78,000	\$89,100	\$100,250	\$111,400	\$120,300
80% AMI ¹	\$62,400	\$71,300	\$80,200	\$89,100	\$96,250
MTSP2 60% AMI	\$46,800	\$53,520	\$60,180	\$66,840	\$72,240
MTSP2 50% AMI	\$39,000	\$44,600	\$50,150	\$55,700	\$60,200
30% AMI	\$23,400	\$26,750	\$30,100	\$33,400	\$36,100
1 2017 80% HUD uncapped incomes published by HUD.					
2 Multi-family Tax Subsidy Projects Income Limits: Westchester County, NY Statutory Exception Area was subject to HUD's Hold Harmless Policy in 2007. Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for MTS projects after calendar year 2008. Based on HUD's estimate of Median Family Income for FY2014, this "hold-harmless" policy was invoked for FY2014 MTSP Income Limits in Westchester County, NY Statutory Exception Area.					

Allowable AMI

HUD establishes the AMI for each metro statistical area

- The base AMI is reflective of income for an average family of 4 people
- Current AMI represents 100% for a family of 4 people
- Percentages change based upon the number of persons per household (a number of persons less than 4 reduces the percentage/a number higher than 4 increases the percentage)

# Person	1	2	3	4	5	6	7	8
Adjustment	70%	80%	90%	100%	108%	116%	124%	132%

Requirements: Use of Funds-Activity Categories

Use of Funds

- At least 51% of all people benefiting from a particular CDBG activity *must* be in the low/moderate income category
- 70% of all funds spent annually *must* LMI

Activities benefiting low/moderate persons

- **Area Benefit**
- **Limited Clientele Benefit**
- **Housing Benefit**
- **Job Creation or Retention**

Eligible Activities:

- **Acquisition of Real Property**
- **Disposition**
- **Public Facilities & Improvements**
- **Privately-owned Utilities**
- **Clearance**
- **Public Services**
- **Interim Assistance Public Facilities & Improvements**
- **Relocation**
- **Loss of Rental Income**
- **Housing Rehabilitation**
- **New Housing Construction**
- **Code Enforcement**
- **Historic Preservation**
- **Commercial or Industrial Rehabilitation**
- **Special Economic Development**
- **Special Activities by Sub-Recipients**
- **Planning & Capacity Building**
- **Program Administration**
- **Payment of Non-Federal Share**
- **Urban Renewal Completion**

Ineligible Activities:

- **Buildings Used for the General Conduct of Government**
- **General Government Expenses**
- **Political Activities**
- **Purchase of Equipment**
- **Operation & Maintenance Expenses**
- **New Housing Construction**
- **Income Payments**

Application Process:

The Westchester County Department of Planning solicits applications for the Urban County Community Development Block Grant program once every three years.

The next round of funding will cover fiscal years

2019, 2020, and 2021

Citizen Participation Responsibilities:

The Citizen Participation Plan

- **Access to information regarding proposed and actual use of CDBG funds**

- **Technical assistance to groups representing LMI persons**
- **Non-English speaking needs**
- **Public hearings in locations that are accessible to disabled persons**
- **Organized citizen participation centers around the activities of the Community Development Advisory Group**

If you have any questions, please feel free to contact:

Debbie McDonnell

Village of Ossining

914-941-3554

villagemanager@villageofossining.org

Village of Ossining Proposal 1 & 2 (2019-2020) Sidewalks & Code Enforcement:

Project	Cost
Sidewalk/Egress	\$300,000
Code Enforcement Officer	\$100,000
Total Budget	\$400,000
CDBG Ask	\$200,000

Village of Ossining Proposal 2 (2020)

Community Center Safety Improvements :

Project	Cost
Lighting (Pool)	\$75,000
Pool Resurfacing	\$100,000
Roof Repairs/Solar	\$700,000
Total Budget	\$875,000
CDBG Ask	\$250,000

Village of Ossining Proposal 3 (2021)

James Street & Hunter Street Connection:

Project	Cost
ADA Compliant Walkway	\$500,000
Total Budget	\$500,000

XIII. Town Presentation

Town Supervisor Dana Levenberg presented the following:

Dana Levenberg, Town Supervisor, 914-762-6000, dlevenberg@townofossining.org

Town of Ossining CDBG Applications:

In order of priority-

1. **Kitchen Renovations for Senior Nutrition Program**
2. **Bus for Senior Nutrition Program**
3. **Louis Engel Park Performance Space & Comfort Station Relocation & Improvements**
4. **Louis Engel Park Beach & Playground Improvements**

Kitchen Renovations for Senior Nutrition Program:

- **Year 2 request: FY 2020**
- **Corresponds with Village renovations of Community Center**
- **Renovate kitchen to better accommodate modern standards and needs of the Senior Nutrition Program**
 - **Prepare and assemble hot and cold meals for clients of Senior Nutrition Program, serving on average 80 seniors per day**
- **Possible relocation of kitchen to accommodate new layout of Community Center**
- **Budget: Total Cost \$240,000**
 - **CDBG Request: \$120,000**
 - **Town Match: \$120,000**

Bus for Senior Nutrition Program:

- **Year 1 request: FY 2019**
- **Fully electric, 16 passenger van**
- **Needed for daily transport to Senior Center, weekly trips to Shop Rite, medical appointments, and special events**
- **Budget: Total cost \$140,000**
 - **CDBG Request: \$70,000**
 - **ZEV Rebate (NYS): \$5,000**
 - **Town Match: \$65,000**

Louis Engel Park Performance Space & Comfort Station Relocations & Improvements:

- **Year 3 request: FY 2021**
- **Relocate and replace existing performance space (rain or shine band shell) and comfort station to better utilize the landscape of Louis Engel Park**
- **Budget: Total Cost \$558,000**
 - **CDBG Request: \$250,000**
 - **Town Match: \$308,000**

Louis Engel Park Beach & Playground Improvements

- **Year 3 request: FY 2021**
- **Improvements to Louis Engel Park Beach to make it a usable and enjoyable access point to the Hudson River**

- New playground equipment and surface that is ADA accessible and includes outdoor fitness equipment for adults
- Other improvements: added parking spaces, new kayak storage, rental kiosk, and widened sidewalks
- Budget: Total Cost \$620,000
 - CDBG Request: \$250,000
 - Town Match: \$370,000

XIV. NON-PROFITS PRESENTATION

OSSINING CHILDREN’S CENTER

Howard Milbert 914-941-0230, ext. 13, www.ossiningchildrenscenter.org presented the following:

Who we are:

- A fixture in the Ossining community since 1895
- A high-quality child care center serving children from *infants through 6th grade*
- An important partner of Ossining’s public schools
- Identified as a top child care center in New York State:

Ossining’s only Four Star ★★★★★ rating by the independent “Quality Stars NY” child care rating and improvement program

What we offer to the Ossining Community- Support for working families:

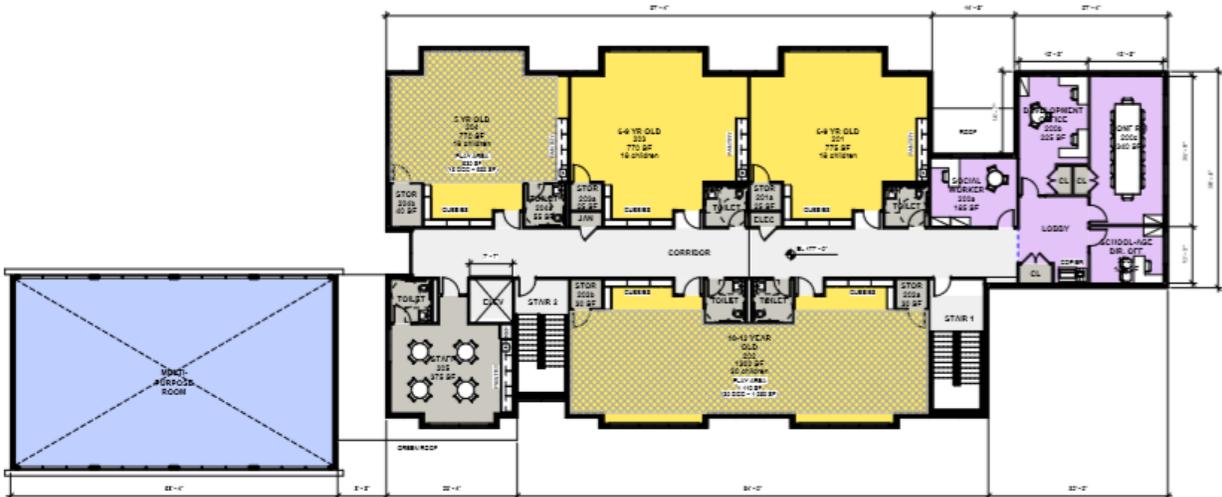
- Full-day infant care (we have a two-year waiting list)
- NYS full-day prekindergarten program
- Before- & after-school enrichment programs for grade school students
- Summertime enrichment programs for all ages
- A place where a diverse mix of children play and learn together
- A generous tuition assistance program...

...keeping high-quality child care affordable for all working families

Our current project move to a new and better building:

- OCC has been given a gift of centrally located property
- 32 State Street
- Existing condemned building has been removed
- KG&D Architects are creating a new and better facility
- Funds are being raised for building the new structure
- Significant donations already in place

What we will look like:



Why now?

- OCC engaged Philip Rosenbloom of Tarn Consulting
- Strategic financial analysis/business planning consultant for non-profits
- Tarn's conclusion: major change in OCC's business model required
- Continuing in the current buildings is not sustainable
- Small size prevents cost-effective staff-to-child ratio
- Larger classrooms are needed to accommodate OUFSD's needs
- Government funding unreliable
- *Organizational survival beyond 5-7 years under current set-up unlikely*

OCC's Exciting Future:

- All programs under one roof
- Bigger classrooms = larger enrollment
- Larger enrollment = lower cost per child
- More room to expand our partnership with Ossining public schools to help accommodate increasing Pre-K enrollment
- Better facility reflecting the high quality education inside will attract more families
- More full-paying families will help us reach a balance of economic diversity among our students, proven to benefit all students

Benefits of our current project to Ossining:

- Childcare centrally located, bringing families to downtown Ossining, thereby increasing economic activity in the area
- Reliable childcare means local employers will have a reliable workforce
- Childcare available to all income levels in the community enabling parents to maintain steady employment
- Parking available to the community during evening/weekend hours
- A high-profile childcare center attractive to parents from the wider community
- More parents + families = more business for Ossining
- New jobs for Ossining residents
- *A GREAT START IN LIFE FOR SO MANY CHILDREN*
- Strong children = a strong community

IFCA

Karen D'Attore, IFCA Executive Director, 914-941-5252, info@ifcany.org presented the following:

IFCA CDBG Proposal 1, 138-141 Spring Street & 14-16 Broad Avenue:

This building is in need of:

- New roof
- New windows
- New siding
- Requesting \$60,000 for repairs

IFCA CDBG Proposal 2

40 James Street

This building is in need of:

- New Window
- Parking Lot needs to be repaved
- Electrical System will need to be upgraded
- Requesting approximately \$75,000 for repairs

IFCA CDBG Proposal 3

65 Hunter Street & 2 James Street

This building is in need of:

- **New Roofs**
- **Stone retaining wall that needs to be repaired**
- **Requesting approximately \$50,000**

IFCA CDBG Proposal 4

8 Broad Avenue

This building is in need of:

- **New windows**
- **New Boiler**
- **Insulation**

SING SING PRISON MUSEUM

Bob Elliot Sing Sing Prison Museum, 914-236-5407 singsingprisonmuseum@gmail.com

presented the following:

The Museum Mission:

The Sing Sing Prison Museum will inspire, inform and reflect on the history of punishment and rehabilitation in the American penal system through the lens of the Sing Sing Correctional Facility.

Through its exhibitions, collections and programs, the Museum will provide a forum for the examination of the historic and contemporary issues in the criminal justice system, and their social, political and cultural impact.

Four goals for the museum:

- **To become the best prison museum in the United States**
- **To become a leader in the national conversation about criminal justice**
- **To have a positive impact on the local and regional economy through tourism**

To have a positive impact on prisoners, prison workers, victims and their families

Would like to build a first-rate educational museum using the original 1825 cellblock.

Sing Sing Prison Museum Key Economic Benefits:

One time construction benefits:

- **Between 320 – 431 direct and indirect person years of employment**
- **Construction outlays between \$66.5 - \$89.7 million dollars**
- **Construction wages between \$24.5 - \$33 million dollars**
- **NYS Personal Income tax between \$1.6 - \$2.1 million dollars**

Average annual benefits:

- **New jobs created in Westchester between 135- 147**
- **Total on & off site visitor spending in Westchester between**
 - **\$15.3 - \$20.1 million dollars**
- **Total on & off site visitor spending in NYS between**
 - **\$26.4 - \$31.1 million dollars**
- **NYS Personal Income tax between \$1.2 - \$1.3 million dollars**

Source: Urbanomics; Economic Impact Report on the SSPM; April 2017

Based on the Lord Cultural resource report estimating 130,000 visitors annually

OPEN DOOR

Village Manager Deborah McDonnell presented for Open Door Family Medical Centers

914-502-1471 mbaez@odfmc.org

Expanding free mental health services for youth and

replacing aging infrastructure for energy conservation and emergency preparedness

Open Door at a glance:

Health Center Sites: 15 in Westchester & Putnam

Total Patients: 53,896 per year (of whom over 20,000 are from Ossining)

Total Visits: 281,996 per year (of which over 100,000 are from Ossining)

About 9 out of 10 patients live at or below 200% of the federal poverty level

Uninsured Patients: 43%

Medicaid/CHIP Patients: 40%

Open Door proposes three applications to fulfill CDBG goals and ultimately serve low-income and otherwise vulnerable Ossining residents with high quality care.

1) Green and Energy Efficient Upgrades to Public Site Infrastructure - \$105,500 total requested in CDBG funds

At 165 Main Street, Ossining Open Door is open to the general public, but houses aging energy infrastructure pieces that are over 20 years old and at the useful life limit. The proposed project to address this includes:

- a) New energy saving HVAC system including rooftop units, ductwork, curbs, exhaust ventilation, and updated power requirements at a \$37,500 request**
- b) Upgrade all lighting to energy saving LED at a \$18,000 request**
- c) Solar energy rooftop system at a \$50,000 request**

2) Public Site Infrastructure Flood and Emergency Preparedness – \$87,500 total requested in CDBG funds

At 165 Main Street, in addition to an array of essential medical, dental, and behavioral/mental health care and human services, Open Door houses medication and vaccines that need to be refrigerated. The proposed project to ensure that flood, natural disaster, or other emergencies that would cut external power to the site, would not compromise the vaccines and medications, or the site itself. The proposed project would accomplish this through the addition of a in-house power generator at a \$87,500 request.

3) Expanding access to mental health services for youth – \$47,500 total requested in CDBG funds

At 165 Main Street, Open Door offers essential behavioral and mental health care, which is often a first line of defense against mental health issues for the community, particularly among the low income. The proposed project will expand access to behavioral health care for youth through the support of evidence-based screening tools that will “map” to our existing electronic health records (EHR) system, eClinicalWorks. Youth will have free access to these screening tools, administered by licensed clinicians, with the results feeding directly in real time to the EHR, informing and supporting not just the behavioral health staff, but the pediatric teams and other relevant providers as well. The proposed project would cover such screening tools as the Infant Development Inventory, Child Development Review, Ages and Stages Questionnaires for both social and emotional components, and Pediatric Symptom Checklists, at a \$47,500 request.

Citizen Participations:

Richard Wishnie questioned if there was still time for other organizations to come forward with applications?

Village Manager Deborah McDonnell advised that she believes that there is still time. The organization would have to have a presentation at either the Town or Village meeting in order to talk about the projects. The applications are due on the June 29, 2018

Mr. Wishnie questioned how do we notify the outside groups? Has there been press about it? Invitations? How can we get some more applications in?

Ms. McDonnell said that Westchester County has reached out to organizations and suggests that if there is an agency that is interested, they should contact Westchester County. There will be a link on our website to the application.

Mr. Wishnie advised that this Village has benefited from the CDBG program for many years.

Resident questioned what if any tax impact for people who own single family homes will be?

Ms. McDonnell explained that we are asking for money to fund projects that we are all looking to do any way but we can do more with the help of this funding source and does not believe that there is any impact on taxes.

Mayor Gearity explained that we are talking more about capital projects that we would deem to be necessary and we would bond for the expenses regularly.

Supervisor Levenberg stated that these are federal funds had been designated for this purpose.

Mayor Gearity explained that this funding is available to municipalities larger than ours so

joining this consortium lets us gain access to this funding. It is time for the monies to start coming back to our community.

Supervisor Levenberg stated that the Town projects are in the parameters of the Village.

Village Historian, Dana White stated that she also sits on the Sing Sing Prison Museum board spoke about the powerhouse rehabilitation work. By doing this preliminary work on the powerhouse will let us see how this museum is going to work. We are hoping we get the assistance to make this happen.

Trustee Bazemore questioned if a resident at a public hearing that disagrees with this direction and would like to go in another direction will we consider that and change the primary project.

Ms. McDonnell advised yes, this is about the public's desire and we can change the priority.

Ms. McDonnell stated that

No more than four (4) applications can be submitted by each applicant and projects cannot exceed \$250k each

Due to the County at 4 PM on Friday, June 29th, 2018

Preliminary notification of recommended funding allocations will be made in January 2019

Public Hearings:

Village of Ossining

7:30 PM on Wednesday, June 20th, 2018

Birdsall-Fagan Police Court Facility

Town of Ossining

7:30 PM on Tuesday, June 19th, 2018

Ossining Public Library

Trustee Levin questioned how interrelated are these four requests?

Ms. McDonnell advised they are interrelated projects and unfortunately, we are all competing against each other so it's important on how we present to the County.

Supervisor Levenberg advised that the County advised that we itemized the projects

XV. TOWN OF OSSINING ADJOURNMENT-EXECUTIVE SESSION

At 8:15 P.M., Councilmember Feldman moved and it was seconded by Councilmember Wilcher that the Work Session Meeting be adjourned to Executive Session.

Motion Carried: Unanimously

Approved:

Ann Marie Rocco Deputy Village Clerk