



**MINUTES**  
**TOWN BOARD**  
**TOWN OF OSSINING**  
**BIRDSALL-FAGAN POLICE/COURT FACILITY**  
**86-88 SPRING STREET – OSSINING, NEW YORK**  
**OCTOBER 22, 2019**  
**REGULAR MEETING**  
**7:30 P.M.**

**SUPERVISOR**  
**Dana A. Levenberg**

**COUNCILMEMBERS**  
**Elizabeth R. Feldman      Gregory G. Meyer**  
**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 October 22, 2019 in the Birdsall-Fagan Police/Court Facility, 86-88 Spring Street in Ossining. The meeting was called to order at 7:30 p.m. by Supervisor Dana A. Levenberg. Members of the Board present were: Councilmembers Northern Wilcher Jr., Jackie G. Shaw, Elizabeth R. Feldman and Gregory G. Meyer. Also present were Town Counsel Christie Tomm-Addona, and Confidential Secretary Victoria Cafarelli. Budget Officer Madeline Zachacz was absent.

**II. PUBLIC HEARINGS IN THE MATTER OF**

At 7:31 p.m., the Public Hearing opened.

- **Local Law #7 of 2019 – Amendments to Chapter 74 of the Town Code entitled “Dogs” to Regulate Registration for and Use of the Town’s Dog Parks.**

Supervisor Levenberg said the following: We have kept this public hearing open while we waited to hear from the Villages of Briarcliff and Ossining regarding the changes to our dog licensing process proposed in this local law, specifically to bring all dog licenses to the same annual expiration date of May 31st and providing colored annual tags for admittance to the dog parks at Cedar Lane and Ryder Parks. It seems as if the Village of Ossining will be adopting a resolution very soon to officially turn over the administration of dog licenses to the Town – as had been practice for nearly a decade but never officially codified. Although we continue to wait for substantive feedback from Briarcliff, we hope whatever they decide in terms of following our dog licensing timetable, their clerk’s office will distribute dog park tags to all Town residents in accordance with this proposed legislation.

At 7:33 p.m., Councilmember Feldman moved and it was seconded by Councilmember Shaw that the Public Hearing be adjourned to November 11, 2019.

At 7:33 p.m., the Public Hearing opened.

- **Local Law # 8 of 2019 – Amendments to Chapter 180 of the Town Code entitled “Taxation” to Implement the Solar Energy System PILOT Law of the Town of Ossining, New York.**

Supervisor Levenberg said the following: The Solar PILOT LAW will give us the availability to collect payment in lieu of taxes on properties that were developed by solar developers. We have received a lot of feedback from NYSERDA.

At 7:36 p.m., Councilmember Wilcher moved and it was seconded by Councilmember Shaw that the Public Hearing be closed.

### III. ANNOUNCEMENTS

Supervisor Levenberg announced the following:

Before I get started with announcements, I wanted to give you an update on Cornell's Climate-adaptive Design Studio in Ossining. They are seeking input from Ossining community members about ideas for the waterfront. A mapping activity has been designed to gain a better understanding of how people currently use the waterfront, what they would like to see happen there in the future, and what concerns they may have about flooding and sea level rise. This activity invites people to place colored dots on a map of the Ossining waterfront to indicate different activities they would like to have available (such as sports, arts and culture, or water access). Space on the map is provided for community members to write ideas, and more detailed responses can be shared in a comment box. The mapping activity is provided in English and Spanish, and will be available in the Ossining Public Library (53 Croton Avenue), Ossining Village and Town Hall (16 Croton Avenue) and Joseph G. Caputo Community Center (95 Broadway) from Friday, October 25 until Wednesday, October 30. Feedback gathered through this activity will be incorporated into the proposals of students in the Climate-adaptive Design Studio. As you might remember, the Climate-adaptive Design (CaD) Studio links Cornell Landscape Architecture students with Hudson Riverfront communities faced with flooding and sea-level rise to explore design alternatives for more climate resilient and connected waterfront areas. This effort is made possible by a partnership between the Cornell University Department of Landscape Architecture, the NYS DEC Hudson River Estuary Program, the NYS Water Resources Institute, Engaged Cornell, and host communities in the Hudson Valley. We are so excited Ossining was selected to participate in this innovative program this semester, and look forward to seeing their suggestions, with your input. Save the date Monday, December 16th for when students will be presenting their designs to the public at the Ossining Public Library – more details to come on this event!

The Haunting at Cedar Lane continues this week on Friday, October 25th and Saturday, October 26th with lots of Halloween fun, including the infamous Haunted House and Trail of Horror, as well as field games for the whole family added this weekend. I had the opportunity to see it from the inside out last weekend, and believe me, it is phenomenal! (And also scary!) There will be tasty treats for sale courtesy of some local vendors – Road Grub, Sloppie Joe's, Homestyle Bakery, Salsa Fresca, and Sing Sing Kill Brewery. Huge shout out to the mostly volunteer team that puts on this excellent event, led by our very own Fern Quezada. It truly is the product of a lot of hard work plus some creative and zany mind! This year, all proceeds above and beyond the costs to run the event will go to the SPCA of Westchester, so don't miss the opportunity to support a local non-profit while enjoying a spooky October evening out with family and friends at Cedar Lane Park.

This Thursday, October 24th from 10am to 12noon, Westchester County Legislator Catherine Borgia is hosting a senior forum at the Ossining Community Center. With topics like Preventing Scams, Child Victims Act Claims, Seniors and the Census, with a yoga break in the middle, it is sure to be an informative day.

New York Presbyterian Hospital is holding a Health & Wellness series in partnership with the Ossining Public Library this Thursday, October 24th from 1pm to 2pm. The topic is "Sitting is the new Smoking" led by Dr. Nicole Belkin, a Columbia University Medical Center orthopedic surgeon, with offices locally in Croton and Cortlandt. This is great for anyone who works here in Ossining to just stop by during their lunch hour -- snacks will be provided. New York Presbyterian Hospital has been a great community partner, and is a big

**supporter of the Forest O' Fears Haunted Attraction this year. They are looking for RSVPs so please do let them know if you are able to stop by – contact James Trapasso at the library at [jtrapasso@wlsmail.org](mailto:jtrapasso@wlsmail.org) or (914) 941-2416 ext. 327.**

**The Chamber of Commerce will be hosting a Meet the Candidates Forum on Thursday, October 24th at the library starting at 7pm. I just learned that the portion of the forum relating to uncontested candidates has been cancelled. Instead, the forum will focus on the race for Westchester County Legislator between incumbent Catherine Borgia and Robert Outhouse. I hope you will attend to learn more about this important race for our representation to the Westchester County Board of Legislators.**

**On Friday, October 25th, Good Choice Kitchen is holding a Local Farmers Spotlight dinner featuring Scott and Stormie O'Rourke of Deep Roots Farm, seating is at 6:30pm with dinner and music from 1pm to 9pm. Stormie has been at the Ossining Farmers Market every week selling their amazing produce, even if you can't make the dinner, I strongly encourage you to check out their organic fruits, veggies, honey and hot sauce at the Farmers Market before the growing season is over!**

**Speaking of the Farmers Market, the Ossining Farmers Market is hosting a Family Fun Halloween celebration on Saturday, October 26th from 10am to 1pm with pumpkin painting and trick or treating with the vendors – come in your costumes!**

**The Halloween fun continues with the Howloween kids and pets parade on Saturday at 11am starting at the Elks Lodge and ending at Mike Risko Music.**

**Get your tickets now for Sparta Speaks 2019 – Banjo, Fiddle, and the Hudson Highlands concert by Tim Rowell and Ambrose Verdibello, on Saturday, October 26th with two shows at 3pm and 7pm. This annual event typically sells out fast – so be sure to reserve your seats by contacting [events@jugtavern.org](mailto:events@jugtavern.org) or calling (914) 941-1699.**

**We do not have a meeting scheduled next Tuesday as it is a 5th Tuesday this month. I hope to see you at Trunk or Treat on Main Street on Thursday, October 31st from 6pm to 8pm to round out a lot of fun fall events scheduled around town these next few days.**

**Finally, early voting starts this weekend! This year, you can cast your ballot starting this Saturday, October 26th. The early voting location for all of the Town of Ossining, including the parts of the Village of Briarcliff that are in Ossining, will be the Community Center at 95 Broadway. The hours for early voting are as follows:**

- **Saturday, October 26th and Sunday, October 27th: 12pm to 5pm**
- **Monday, October 28th, Wednesday, October 30th and Friday, November 1st: 8am to 4pm**
- **Tuesday, October 29th and Thursday, October 31st: 12pm to 8pm**
- **Saturday, November 2nd and Sunday, November 3rd: 12pm to 5pm**

**As always, on Election Day, November 5th, you can vote at your regular polling place from 6am to 9pm. As a reminder, the Town Board has put forth three ballot initiatives to ask voters to convert the elected positions of Town Clerk, Receiver of Taxes, and Highway Superintendent to appointed positions. We are putting forth these local laws in an effort to save taxpayer dollars, modernize office functions, and offer more streamlined operations to our community. If you would like more information about these ballot initiatives, and why the Town Board feels they are worthy propositions to bring to the public for a vote, please visit the Project Forward website at [www.projectforwardtoo.com](http://www.projectforwardtoo.com) or give the Supervisor's office a call at (914) 762-6001, we are happy to explain these propositions in more detail for you.**

**IV. LIAISON REPORTS**

**V. DEPARTMENTAL REPORTS**

- **Police Chief Kevin Sylvester gave the Board an update on what has been happening at the Ossining Police Department (OPD). The OPD has stopped several granny scams over the past couple weeks. Ring cams have been a great tool to catch culprits involved in granny scams. The IRS will not call you on the phone and ask you for money. Neither will any other governmental agency call you to send them money. Please call us the OPD if you see any suspicious activity. A couple of weeks back the OPD hosted its Car Seat Installation event. If anyone needs help setting up a car seat or needs help paying for one please call the OPD. Congratulations to Officer Farrow for receiving the Enrique Camarena Award from the National Elks Lodge. She is the first female to be awarded this award not only at the state level but at the national level. The OPD completed its second half firearms qualification. The OPD hosted the Ossining PBA Foot Pursuit 5K: Escape from Sing Sing and raised money for the Tunnel to Towers Foundation. The OPD’s Halloween Trunk-or-Treat will be on Main ST on October 31st from 6 p.m. to 8 p.m. From November 1, 2019 to March 31, 2020 there will be no parking on the street on town roads. In 2020 Westchester County will be announcing the police officers exam. The exam is offered once every four years in November. In 2020 the OPD is going to have some huge initiatives for traffic enforcement and traffic education.**

**Supervisor Levenberg congratulated Police Chief Kevin Sylvester for being recognized for his outstanding leadership and service as Ossining’s Police Chief by the Westchester Hispanic Law Enforcement Association.**

- **Town Comptroller Tom Warren presented the mid-year town financial review and discussed other fiscal matters. He thanked the Finance staff and Deputy Comptroller Dale Ferrera for all their hard work. This year the Town issued a serial bond for less than a million dollars. There was no need for a bond rating because the amount of the serial bond was less than a million dollars. This helped the Town to avoid the cost of a Moody's bond rating. Back in July the Town got a report from our auditors at O'Connor Davies who reported the excellent financial condition that the town was in as a December 31, 2018. The 2018 New York State Fiscal Monitoring System reported that for the seventh consecutive year the Town has received no designation with regards to fiscal stress. There has been a percentage increase in our environmental indicators from 20% in 2017 to 23% in 2018. The State Comptroller office said that the higher rating factor was attributable to lower owner values over the past five year. The Town Assessor’s data does not support these assertions by New York State and is still waiting for the State Comptroller to tell us where they got their data from. New fiscal advisors have been selected this year.**

**Supervisor Levenberg discussed the money the Town is waiting to receive from FEMA that will be used to cover the bonds for work on Old Albany Post RD.**

**VI. PUBLIC COMMENT ON AGENDA ITEMS**

**VII. BOARD RESOLUTIONS**

**A. Approval of Minutes—Special Meeting – October 10, 2019**

**Councilmember Wilcher moved and it was seconded by Councilmember Meyer that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining hereby approves the October 10, 2019 minutes of the Special Meeting as presented.**

Motion: Carried  
Abstain: Shaw and Feldman

**B. Approval of Voucher Detail Report**

Councilmember Wilcher moved and it was seconded by Councilmember Feldman that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated October 22, 2019 in the amount of \$566,872.52.

Motion: Carried

**C. Acceptance of Donation- Friends of the Cedar Lane Dog Park**

Supervisor Levenberg said the following in regard to the resolution: We were so grateful to receive this donation from the Friends of the Cedar Lane Dog Park. As per their wishes, these funds will be earmarked for improvements to the Cedar Lane Dog Park – we are excited to see how we can improve this community favorite.

Councilmember Wilcher moved and it was seconded by Councilmember Feldman that the following resolution be approved.

The Town Board of the Town of Ossining hereby accepts, with thanks, a donation in the amount of \$1,695 from Friends of the Cedar Lane Dog Park, which will be used for the express purpose of improving and upgrading facilities at the Cedar Lane Dog Park in accordance with the wishes of the Friends group.

Motion: Carried

**D. Finance- Capital Project #2019-5224 – 2019 Cedar Lane Dog Park Improvements-Town Parks**

Supervisor Levenberg said the following in regard to the resolution: We are setting up this capital project so we can spend the donation we just accepted specifically on capital improvements to the Cedar Lane Dog Park.

Councilmember Feldman moved and it was seconded by Councilmember Wilcher that the following resolution be approved.

Resolved, that the Town Board of the Town of Ossining authorizes opening a 2019 Capital Project #2019-5224, entitled “2019 Cedar Lane Dog Park Improvements” for the Town Parks Department, with an initial project budget of \$1,695 donated from “Friends of Cedar Lane Dog Park” to make improvements to the dog park.

Increase:	3701220.200.5224	\$1,695 – 2019 Cedar Lane Dog Park Improvements (Expense)
Increase:	370027.2705.5224	\$1,695 – Miscellaneous-Gift/Donations (Revenue)

Motion: Carried

**E. Request for Bids: Restoration of Superintendent’s Cottage, Dale Cemetery**

Supervisor Levenberg said the following in regard to the resolution: This resolution has been a long time coming! After years of hard work in consultation with Stephanie Reinert from Stephen Tilly Architects we are ready to go out to bid for improvements to the Dale Cemetery

**Superintendent's Cottage. It is in dire need of improvements, which we hope to complete in the spring.**

**Councilmember Wilcher moved and it was seconded by Councilmember Shaw that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining hereby authorizes the Town Clerk to advertise a Request for Bids for the Restoration of the Superintendent's Cottage, Dale Cemetery, located at 104 Havell Street, Ossining, NY. Bids shall be submitted no later than 10:00 A.M. on Monday, December 9th to the office of the Town Clerk.**

**Motion: Carried**

**F. Inter-Municipal Agreement: Community Development Block Grant Funds**

**Supervisor Levenberg said the following in regard to the resolution: We were notified a few months back that the County had approved our grant request for \$75,000 to help fund the purchase of a new electric bus for the Senior Nutrition Program, and we are finally ready to go to contract with the County to receive these promised funds. The new bus will have a larger capacity to accommodate all of their programs, including weekly trips to the grocery store for our seniors, while also decreasing our carbon footprint.**

**Councilmember Feldman moved and it was seconded by Councilmember Wilcher that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining authorizes the Supervisor to sign an inter-municipal agreement (Contract # C-67-19-T69) with Westchester County for the purposes of receiving \$75,000 in Community Development Block Grant (CDBG) funds for the purchase of an electric shuttle bus for the Senior Nutrition Program.**

**Motion: Carried**

**G. Acceptance of Donation – Ossining JCYS**

**Supervisor Levenberg said the following in regard to the resolution: A big night for donations! The Ossining JCYS approached the town as they wanted to purchase a shed to use for storage of batting cage equipment at Ryder Park. The Town Parks department will help with the install, and we will also be able to use the shed for additional storage space for field maintenance equipment. Thank you Pat Yost , Brooks Cowan and all of JCYS!**

**Councilmember Wilcher moved and it was seconded by Councilmember Shaw that the following resolution be approved.**

**The Town Board of the Town of Ossining hereby accepts, with thanks, a donation of an 8'x12' shed, valued at \$2,500, from Ossining JCYS, which will be used as storage for the Ossining JCYS program, with the Town Parks Department reserving the right to utilize the additional shed space for storage of field maintenance equipment, as needed.**

**Motion: Carried**

**H. Personnel- Town Court Leave of Absence**

**Councilmember Feldman moved and it was seconded by Councilmember Wilcher that the following resolution be approved.**

**BE IT SO RESOLVED, that the Town Board hereby grants Fernanda Lilley a leave of absence without pay or benefits of any kind from October 18, 2019 through December 13, 2019.**

**Motion: Carried**

**I. Contract— GameTruck d/b/a P and D Entertainment**

**Supervisor Levenberg said the following in regard to the resolution: This is our last contract for the 2019 Forest o’ Fears event—as a reminder, the Town is not paying anything for Zombie Laser Tag to operate out of the park, but we still need an agreement with them for the insurance provisions to be enforceable.**

**Councilmember Wilcher moved and it was seconded by Councilmember Feldman that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign an agreement with GameTruck dba P and D Entertainment for performing as outlined in the agreement for the 2019 Forest O’ Fears Haunted Hayride, taking place on:**

- **Friday, October 18th, 2019**
- **Saturday, October 19th, 2019**
- **Friday, October 25th, 2019**
- **Saturday, October 26th, 2019**

**Motion: Carried**

**J. Contract- Louis Rinaldi Inc., Paving at Ryder Park**

**Councilmember Wilcher moved and it was seconded by Councilmember Feldman that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign an agreement with Louis Rinaldi Inc., the Town’s annual paving bidder, for milling and paving work at Ryder Park for an amount not to exceed \$150,000.**

**Motion: Carried**

**VIII. CORRESPONDENCE TO BE RECEIVED AND FILED**

**IX. MONTHLY REPORTS**

**Councilmember Wilcher moved and it was seconded by Councilmember Shaw that the following resolution be approved.**

**Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the month of September 2019:**

- **Town Clerk’s Office**
- **Dale Cemetery**

**Motion: Carried**

**X. VISITOR RECOGNITION**

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

**Justine Lackey of Ossining said the following:**

My name is Justine Lackey, I live at 34 Stonegate Road in the town of Ossining. I am:

- A mother to three school aged children
- An Ossining business owner
- A homeowner
- An active volunteer

I'm speaking on behalf of over one thousand and four hundred - FOURTEEN HUNDRED of your citizens who are opposed to this rezoning change and the development being considered for the Stony Lodge property.

- The developer has had the Town's ear for several years and has presented you with THEIR data and THEIR point of view
- We are here tonight to present you with the CITIZEN'S data and the CITIZEN'S point of view
- I will remind you all - you represent US - your constituents, the people who live here - NOT this developer
- You need to hear us - and you need to really listen because
- 1,400 signatures is a LOT in this town - and we have collected them in less than three weeks.

So you might be wondering who we are.

We are YOU.

We are citizens from across this whole community, including Briarcliff, whose daily lives would be affected if this is approved.

You are going to hear FACTS tonight from a number of citizens

- about the school impact (I have FOILED the numbers myself)
- The misrepresentation of an alternative development plan (8-10 homes vs. 30)
- A legal analysis as to why this is in fact spot zoning and illegal
- A tax analysis to show you how this is a net negative development for Ossining.
- And the traffic impact and other concerns.

Please listen....don't dismiss us. Do your jobs and govern in a way that truly represents your community and your neighbors.

Lastly....

I think few in this room people in this room would argue that Abraham Lincoln was one of the most impactful presidents the US has ever seen.

What people might not know, is that he appointed people with opposing views to his cabinet.

that Lincoln

It is said ~~he~~ did so because he couldn't deprive our great country of their talents and that having opposing opinions sharpened his own thinking.

With that in my mind, I respectfully ask that the Town Board accept my application to either the Town Planning Board OR as a member of the Comprehensive Plan Committee.

It should be noted that I was the co-chair of the Village of Ossining Downtown Redevelopment Working Committee in 2017.

Under the leadership of myself and my co-chair, and with the input and hard work of 18 other community members, our work went on to win an Urban Planning Award from the Westchester Municipal Planning Federation.

Further that work was used by the Pace University Land Use center as an example for other municipalities to follow.

I have copies of my resume as well as the award copy from the WMPF for all of you.

I am grateful for your consideration in advance.

Thank you.

**Jessica Vecchiarelli of Ossining said the following:**

October 22, 2019

Dana Levenberg, Town Supervisor and  
Members of the Town Board  
16 Croton Avenue  
Ossining, NY 10562

RE: River Knoll Rezoning & School Capacity

As a resident of the Town, I am firmly against the proposal to rezone the River Knoll project.

First, by using the Rutgers University Residential Demographic Multipliers, as the Ossining Union Free School District demographer has done, the analysis shows that the schools should expect at least 29 new students if this 188-unit apartment project is approved. This is not an insignificant number of students, and the number of students who will be housed in this apartment complex will increase over time. Historically, as apartment complexes in Ossining age, and the number of school age children increases over time.

As an example, Avalon Ossining is a 168-unit apartment complex on North Highland Avenue in Ossining built in 2014. Prior to being built, their Draft Environmental Impact Statement (DEIS) submitted to the Town of Ossining stated that they would have only 14 students attending Ossining's schools. In 2017-2018, twenty-one (21) students attended Ossining schools from Avalon Ossining and in 2018-2019, this increased to twenty-four (24) students. This clearly shows a significant discrepancy between the developer's estimate and reality, and it also shows continued growth in students as the apartment complex matures.

Another more striking example is the Harbor Square apartment complex at the riverfront. The Harbor Square DEIS predicted only 12 students would be housed in this 188-unit luxury apartment complex. As of this year, 2019, there are 27 students attending Ossining schools from Harbor Square.

In contrast, by building ten 3-bedroom single family homes on this property as it is currently zoned, the number of school children would be estimated at 4 new students using the Rutgers University Residential Demographic Multipliers method, or as high as 8 new students for 4-bedroom single family homes using the same method. Additionally, single family homes appreciate in value over time and the proportionate tax revenue from single family homes increases over time.

The developer knows these numbers, and in order to represent their project as "the best option" for the Town, they have cherry picked new apartment projects from the area that have relatively few students per housing unit attending school. Using these few data points, they have hand craft their estimate of 14 students for 188 new housing units, perhaps using a method similar to the method used by the Avalon Ossining developer in 2012.

Lastly, please look at the attached page from last year's OUFSD Demographer's report to the school Board (November 2018). This is a list of proposed new development projects and their expected impact to the schools with estimates from the school demographer, not the developers. As you may

know, the schools are already at capacity and every available space in the existing buildings has already been converted into classrooms, in some cases at the expense of other enrichment space. The school system is at a "tipping point" where a major capital expenditure would be necessary to expand the schools to accommodate this amount of growth. A major capital expenditure will come with an increase in taxes for the already overburdened property owners in Ossining and Briarcliff.

I urge the Town Board to reject the school impact analysis put forth by the developer and to reject the proposed zoning change. We need you to stand up for our community and our schools.

Signature Line

**Kerri DeMicalli of Ossining spoke against the River Knoll Project. She is concerned the impact the project will have on the number of children attending Ossining Schools.**

**Lino Sciarretta of the law firm Montalbano, Condon & Frank spoke on behalf of Mr. Santucci and Mrs. Marissa Caroso. He spoke against the River Knoll Project on the basis that it contradicts every fundamental precept of comprehensive zoning the Town has. He reminded the Town Board that they have the discretion to say no to the petition to zone.**

**Ralph Mastromonaco, a consulting Engineer from Montrose, spoke about the steep slopes and cliffs on the River Knoll Project property. It is possible to build between five and eight houses on the property but not thirty. The rezoning of the area would only benefit the developer and harm the Town.**

**Aaron Spring of Ossining discussed the following information:**

### **Stony Lodge property • Tax Analysis \***

#### **Proposed 188-Unit APARTMENT COMPLEX**

Improved Property Value: \$32 – 35M

Current TAX REVENUE – \$ 138K

Projected TAX REVENUE – ~ \$ 700K

#### **New School Expenses: \$492K**

- OUFSD demographer estimates **29 new** students
- Average cost of education per student: \$ 26.5K (64% is paid by Ossining taxpayers)  
64% of \$26.5K = \$17K  
\$17K per student x 29 students = \$492K

Projected TAX REVENUE – \$700K

minus New School Expenses: \$492K

= \$208K

Current TAX REVENUE: \$138K

New REVENUE: \$ 70K ... if **Apartment Complex** is approved

If the Town applied the \$70K to all Ossining property owners as a tax savings

- A property valued at \$500K with current taxes of \$16,000 would see a savings of \$15
- A property valued at \$300K with current taxes of \$10,000 would see a savings of \$9

*There are costs other than education that aren't factored into this analysis ...*

Rec Center usage? Trash collection? Police and Fire expansion?

\* This Tax Analysis is based on research done by concerned citizens of Ossining.

Our numbers include conversations with several people, including Town Assessor Fernando Gonzalez.

If our analysis is incorrect, we welcome the Board's analysis. This will clear up any confusion or misrepresentation of the data and facts.

**Bruce Smith of Ossining asked the Town Board to pass on the River Knoll Project and not to rezone the area. He spoke about the work residents are doing to inform Town Residents about the negative impact of the River Knoll Project.**

**Nancy Carmichael of Ossining said the following:**

October 2019

Town Supervisor Dana Levenberg  
Members of the Town Board  
16 Croton Avenue  
Ossining, NY 10562

**Re: Rezoning of the Former Stony Lodge property, 40 Croton Dam Road**

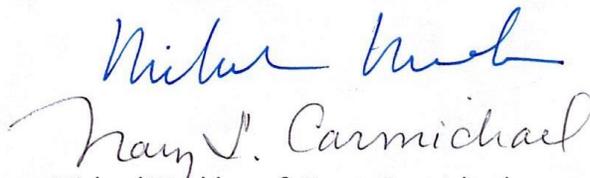
My husband and I live at 131 Mystic Drive. We strongly object to the proposed spot-rezoning of the Stoney Lodge Hospital property.

We understand the pressure on the Town and Village boards to explore ways to save funds and increase tax revenue. But we don't want to live in a small city with overburdened roads and overcrowded schools. We want to live in a vibrant, varied Ossining – one that values all its neighborhoods, from areas with denser housing and multi-family residences, to traditional “suburban homes with a lawn” to unique properties with large tracts of land.

Others have spoken articulately tonight about the more likely negative impacts of a development this size at the Stoney Lodge, so I will not repeat that information.

Importantly, we are very concerned about setting a precedent for the future: spot-zone this one small parcel to benefit the current landowner and the proposed developer, and you will open the flood gates for others to make one-off requests elsewhere in Ossining Town. Spot-zoning is not legal. Any thinking to the contrary needs to stop here and now.

We ask that you vote NO on the re-zoning of Stoney Lodge. And then develop a new, truly Comprehensive Plan with a full and transparent process. Please ensure active, hands-on community participation and buy-in so that Ossining Town (and hopefully, the two Villages) will respond first and foremost to the needs and desires of taxpayers and residents, not developers.



Michael Washburn & Nancy Carmichael  
131 Mystic Drive  
Ossining, NY 10562

**Beata Mione of Ossining spoke about her opposition to the River Knoll Project. She asked the Town Board to represent the views of Ossining constituents. She presented a letter to the Town Board.**

**Peggy Monastra of Ossining spoke about how River Knoll Project will negatively affect the quality of life in Ossining. She presented a letter to the Town Board.**

**John Demidio of Ossining spoke against the River Knoll Project. He presented a letter to the Town Board.**

**Henry Grossman of Ossining thanked people for coming to speak out against the River Knoll Project. He expressed concerns about how the River Knoll Project will increase the number of students in already overcrowded Ossining Schools.**

**Laura Gwin of Ossining stated her opposition to rezoning the area on formerly known Stony Lodge site. She asked the Town Board to represent Ossining residents. She expressed concern over traffic in Ossining.**

**Marilyn Owens of Ossining expressed her opposition to the River Knoll Project. She spoke about the responsibility the Town Board has to the Ossining community who elected them. She asked the Town Board to do the right thing and say no to the rezoning request the River Knoll Project is asking for.**

**Abigail Wallace of Ossining expressed her opposition to the rezoning request the River Knoll Project is asking for. She presented a letter to the Town Board.**

**Roger Battacharia of Briarcliff Manor spoke how the Village Board of Trustees of Briarcliff Manor and then Mayor Sullivan rewrote the Village of Briarcliff Manor's Comprehensive Plan to accommodate the needs of a developer. He asked the Town Board to represent its constituents and say no to the rezoning request the River Knoll Project is asking for. He asked Supervisor Levenberg and Board Members what their stance is on the rezoning request the River Knoll Project is asking for. Supervisor Levenberg differed to legal counsel before anyone on the Town Board answers Mr. Battacharia's question. Town Counsel Christie Tomm-Addona discussed the need for the Town Board and Planning Board to go over the new information presented today before making an informed decision on the River Knoll Project. Supervisor Levenberg discussed the reasons as to why the Town Board believed that the Rive Knoll Project was a good idea for the Town. The Planning Board has yet to receive the final Environmental Impact study on the property. Councilmember Feldman and Meyer stated that they are against the rezoning of the area. Town Counsel Christie Tomm-Addona reminded people that the River Knoll Project is still in process.**

**Valerie Viera of Ossining spoke against the River Knoll project. She is concerned over the impact the project will have on the number of children attending already overcrowded Ossining Schools.**

**Juan Bedoya of Ossining spoke about his experience as a teacher in the already overcrowded Ossining School District. He questioned if the developer is still going to bring solar power to the development.**

## **XI. ADJOURNMENT**

**At 9:33 P.M., Councilmember Shaw motioned to adjourn into Executive Session for Advice of Counsel and Councilmember Wilcher seconded.**

**Motion Carried: Unanimously**

**At 10:24 P.M., Councilmember Shaw motioned to leave Executive Session and Councilmember Wilcher seconded.**

**Motion Carried: Unanimously**

**At 10:24 P.M., Councilmember Feldman motioned to adjourn Executive Session and Councilmember Wilcher seconded.**

**Motion Carried: Unanimously**