



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

**MAY 22, 2012
7:30 P.M.**

**SUPERVISOR
Susanne Donnelly**

**COUNCILMEMBERS
Geoffrey Harter Eric P. Blaha
Peter Tripodi Northern Wilcher**

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

The Regular Meeting of the Town Board of the Town of Ossining was held on May 22, 2012 in the Police/Court Facility, 86-88 Spring Street 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, Peter Tripodi, Eric Blaha and Geoffrey Harter. Also present were Town Attorney Wayne Spector, Budget Officer Madeline Zachacz and Town Clerk Mary Ann Roberts.

II. Public Hearing in the matter of the Petition for Extension of the Ossining Consolidated Sewer District - Diego Quizhpi Avila 7:30 p.m.

At 7:32 P.M., the Public Hearing was opened.

At 7:33 P.M., Councilman Wilcher moved and it was seconded by Councilman Harter that the Public Hearing be closed.

III. ANNOUNCEMENTS

Supervisor Donnelly provided an update of the State of the Town.

The Town of Ossining continues to move forward on its many projects, as well as the day-to-day running of the municipality. We have made some changes that will not only have a positive fiscal impact, but will also help us to expedite many of the ever-evolving projects with which we're faced at this time.

We have signed on to utilize the ENGINEERING services (ONLY!) of the Village of Ossining for the rest of 2012- the savings we realize by making this switch are dependent on the infrastructure projects we're able to finish. Aside from the Village, we interviewed five private companies, and determined that with the projects we have outstanding at this time, the Village had the structure in place, as well as the institutional and municipal knowledge to get these projects underway in the most cost effective manner.

We have told the County that, while we would love for them to purchase the police station on North State Road, we understand if they have determined that they do not need the space. We have asked them to eliminate the portion of the contract that allows them to use the building, and we have removed all equipment and shut down all services to the building (except for Con Edison). The County response was that they understood our desire to sell the building to relieve the tax payers of a large debt, and that the officers would be moved to Hawthorne and the aforementioned section of the contract would be removed; the lawyers are working on the language as we speak.

The building is currently being paid for with capital debt. I am attaching the capital payment schedules so that you can see the payments (both past and upcoming) on the building. It is important to note that NONE of this debt is completely due in the next few years, as has been suggested by some individuals. What does exist, as with many kinds of debt, is a call feature which allows the borrower (the Town) to pay off the bond to refinance or pay back. Two of the three bonds concerning the police station have call dates of 2014. Once the building is sold, that debt will be eradicated and we can examine what combination of tax relief and work on infrastructure projects is appropriate for the unincorporated area of the Ossining community. All bond information can be found on the budget page of the Town of Ossining web page.

[Download the Capital Payment Schedule and Bonds concerning the Police Station \(PDF\) here...](#)

Budget Office: http://www.townofossining.com/depts/budget_office.htm

We are very pleased with the financial state of the Town, and our fund balances are robust. A fund balance is like a rainy day fund- it is money put away that is available should the need arise.

As of end of 2011:

| | |
|----------------|--------------|
| General Fund | \$ 1,022,444 |
| Unincorporated | \$ 980,987 |
| Highway | \$ 486,603 |

We have not changed any other service(s) within the Unincorporated area of the Town. We will be meeting at the Ossining Public Library for a Town Hall Meeting on June 19th at 7:30PM (please mark your calendars now) during which we will focus on issues and opportunities in the Unincorporated area of the Town. We commit to you that we are interested in how every community member feels about our current services, and in whether the community wants us to investigate alternate options. This Board vows to keep the residents informed AT ALL TIMES of the opportunities that come forward to reduce redundancies, while delivering services to which the residents in the Unincorporated area are accustomed, and deserve.

The Board has discussed different items to accomplish this, one being the alteration of the Accessory Apartment law. The law exists currently, and requires that the applicant to go before the Zoning Board for a variance, and only if the desired apartment is within the main building on the property. A request was brought before the Board for residents to have the opportunity to have the apartment in a building other than the home; an applicant would follow the same rules, except that the apartment could be in an "out-building" (such as, above a garage). We held a public hearing and discussed this topic at several work sessions, with ALL Board members and the audience participating in the discussion. It was determined that we would not entertain that change, and furthermore, we would examine the law in its entirety to ensure that all current concerns were addressed. It is crucial to understand that as our population grows, older families might need to have the ability to move in together while having the opportunity to have their own personal space.

The Town of Ossining Board consists of five dedicated members who bring a great deal of knowledge and experience to the table. Each is a free thinker and is encouraged to express their opinions on every subject we discuss. Should you have any concerns or opinions on issues concerning the community please feel free to contact us:

Susanne Donnelly: sdonnelly@townofossining.com
Eric P. Blaha: blaha@townofossining.com
Geoffrey Harter: harter@townofossining.com
Peter Tripodi IV: tripodi@townofossining.com
Northern Wilcher: wilcher@townofossining.com

Sign up for all the information from the town, if you are not already getting it...
http://www.townofossining.com/info/forms/email_signup.htm

Town of Ossining Town Hall Meeting

June 19, 2012 – 7:30 PM

Ossining Library

Agenda : Issues, Concerns and Opportunities of the Residents of the Unincorporated area of the Town of Ossining.

This coming weekend is Memorial Day weekend with a parade scheduled for Monday in Ossining beginning at 9:30 a.m. at the corner of Croton and Calam Avenues and ending at Nelson Park where the memorial service will take place. A Memorial Day parade will be held in Briarcliff Manor beginning at noon.

IV. PUBLIC COMMENT ON AGENDA ITEMS

V. BOARD RESOLUTIONS

A. Approval of Minutes

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

Resolved, that the Town Board of the Town of Ossining hereby approves the May 8, 2012 Minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

B. Approval of Voucher Detail Report

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

Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated May 22, 2012 in the amount of \$412,187.08

Motion Carried: Unanimously

C. Finance- Capital Project #2012-2181- Road Paving/Resurfacing 2012 Project

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

Resolved, that the Town Board of the Town of Ossining authorizes the establishment of Capital Project #2012-2181, entitled Road Paving/Resurfacing 2012, in the amount of \$90,000, to be funded by NYS Chips funding with a budget established as follows:

| | |
|------------------------|----------|
| Increase Expenditures: | Amount |
| 037.5110.2181 | \$90,000 |
| Increase Revenues: | |
| 037.0037.3501.0181 | \$90,000 |

Motion Carried: Unanimously

D. Calling for a Public Hearing in the matter of “No Smoking” policy to cover all Town of Ossining Parks and facilities

Councilmember Harter moved and it was seconded by Councilmember Wilcher 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 12, 2012 at 7:30p.m. at the Police/Court facility, 86-88 Spring Street in Ossining, in the matter of proposed amendments to “No-Smoking policy to cover all Town of Ossining Parks and facilities.”

Motion Carried: Unanimously

E. Nutrition- Renewal of “AAA Transportation Contract”

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

Whereas, the Town of Ossining provides programming to Town residents, including a program to help pay for taxi transportation at a reduced rate; and

Whereas, the AAA Transportation Contract must be renewed annually in order to continue receiving funding for these programs; and

Now, therefore be it resolved that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign this renewal, to be completed and delivered to the Westchester County Department of Senior Programs and Services by the Nutrition Manager.

Motion Carried: Unanimously

F. Calling for a Public Hearing in the matter of “Overnight parking prohibited”

Councilmember Harter moved and it was seconded by Councilmember Wilcher 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 12, 2012 at 7:35 p.m. at the Police/Court facility, 86-88 Spring Street in Ossining, in the matter of proposed amendments to the policy pertaining to “Overnight parking prohibited.”

Motion Carried: Unanimously

G. Resolution Authorizing IMA with Town of Ossining for Engineering and Related Services

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

WHEREAS, the Town of Ossining has entered into discussions with the Village of Ossining regarding the Village providing engineering and related services to the Town in furtherance of the positive working relationship of the two municipalities for the benefit of all of the residents; and

WHEREAS, the Village has offered and the Town has accepted the offer of the Village to provide: (a) day-to-day engineering services, including investigating and advising the Town Board on minor issues as they arise, discussions with Town’s Department Heads, such as the review of site plans by the Building Department and engineering support to the Highway Department, Recreation Department and Dale Cemetery, and the oversight of the Town’s stormwater program, with outside technical service and support as deemed necessary; (b) general oversight of capital projects that have an engineering component; and (c) administrative support for hands-on contract administration.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to enter into an Inter-Municipal Agreement to provide Engineering and related services to the Town of Ossining at the annual rate of \$60,000 for the balance of the 2012 calendar year, with both

parties having a chance to review their needs for subsequent years such Agreement being subject to the review and approval by the Town Attorney.

Motion Carried: Unanimously

VI. CORRESPONDENCE TO BE RECEIVED AND FILED

VII. MONTHLY REPORTS

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

- **May, 2012- G.E. Helicopter Report**

Motion Carried: Unanimously

VIII. VISITOR RECOGNITION

Bobby Williams, Spring Street, congratulated those residents that came out to vote on the School Budget. The budget is very important to those children coming from disadvantage homes as these families cannot afford to send their children to private school.

IX. ADJOURNMENT-EXECUTIVE SESSION - PERSONNEL

At 7:52 P.M. Councilmember Harter moved and it was seconded by Councilmember Tripodi that the meeting be adjourned.

Motion Carried: Unanimously

Approved:

Mary Ann Roberts, Town Clerk

10/13/2003

**TOWN OF OSSINING, NEW YORK
DEBT SERVICE SCHEDULE
\$ 4,736,000 PUBLIC IMPROVEMENT (SERIAL) BONDS, 2003
BONDS OCTOBER 7, 2003**

BOND STRUCTURE 80% RULE

WFG FILE: LAND ACQUISITION & CONSTRUCTION POLICE BUILDING (\$ 460,000)

UNDERWRITER: ROOSEVELT & CROSS

INSURANCE: AMBAC
ONE STATE STREET PLAZA
NEW YORK, NY 10004

BONDS DATED: OCTOBER 15, 2003

PAYMENT: DEPOSITORY TRUST COMPANY
55 WATER STREET
NEW YORK, NEW YORK 10041

PRINCIPAL DUE: MAY 15, 2004-2023

INTEREST DUE: MAY 15 & NOVEMBER 15

TRUE INTEREST RATE: 3.76797999%

CALL FEATURES: CALLABLE MAY 15, 2014 @ 100.0 %

| YEAR ENDING DECEMBER 31: | OUTSTANDING BONDS BEGINNING OF THE YEAR | PRINCIPAL PAYMENT DUE MAY 15: | COUPON RATES (%) | CUSIP NUMBER | FIRST INTEREST PAYMENT DUE MAY 15: | SECOND INTEREST PAYMENT DUE NOVEMBER 15: | TOTAL ANNUAL PAYMENT |
|-----------------------------|--|-------------------------------------|---------------------|-----------------|---|---|----------------------------|
| 2004 | \$ 460,000.00 | \$ 20,000.00 | 4.25 | 688562-AX5 | \$ 9,926.15 | \$ 8,083.13 | \$ 38,009.27 |
| 2005 | 440,000.00 | 20,000.00 | 4.00 | 688562-AY3 | 8,083.13 | 7,683.13 | 35,766.25 |
| 2006 | 420,000.00 | 20,000.00 | 2.00 | 688562-AZ0 | 7,683.13 | 7,483.13 | 35,166.25 |
| 2007 | 400,000.00 | 20,000.00 | 3.00 | 688562-BA4 | 7,483.13 | 7,183.13 | 34,666.25 |
| 2008 | 380,000.00 | 20,000.00 | 3.00 | 688562-BB2 | 7,183.13 | 6,883.13 | 34,066.25 |
| 2009 | 360,000.00 | 20,000.00 | 3.125 | 688562-BC0 | 6,883.13 | 6,570.63 | 33,453.75 |
| 2010 | 340,000.00 | 20,000.00 | 3.125 | 688562-BD8 | 6,570.63 | 6,258.13 | 32,828.75 |
| 2011 | 320,000.00 | 20,000.00 | 3.25 | 688562-BE6 | 6,258.13 | 5,933.13 | 32,191.25 |
| 2012 | 300,000.00 | 20,000.00 | 3.375 | 688562-BF3 | 5,933.13 | 5,595.63 | 31,528.75 |
| 2013 | 280,000.00 | 20,000.00 | 3.50 | 688562-BG1 | 5,595.63 | 5,245.63 | 30,841.25 |
| 2014 | 260,000.00 | 20,000.00 | 3.50 | 688562-BH9 | 5,245.63 | 4,895.63 | 30,141.25 |
| 2015 | 240,000.00 | 25,000.00 | 3.625 | 688562-BJ5 | 4,895.63 | 4,442.50 | 34,338.13 |
| 2016 | 215,000.00 | 20,000.00 | 3.75 | 688562-BK2 | 4,442.50 | 4,067.50 | 28,510.00 |
| 2017 | 195,000.00 | 30,000.00 | 3.875 | 688562-BL0 | 4,067.50 | 3,486.25 | 37,553.75 |
| 2018 | 165,000.00 | 30,000.00 | 4.00 | 688562-BM8 | 3,486.25 | 2,886.25 | 36,372.50 |
| 2019 | 135,000.00 | 25,000.00 | 4.10 | 688562-BN6 | 2,886.25 | 2,373.75 | 30,260.00 |
| 2020 | 110,000.00 | 30,000.00 | 4.20 | 688562-BP1 | 2,373.75 | 1,743.75 | 34,117.50 |
| 2021 | 80,000.00 | 30,000.00 | 4.25 | 688562-BQ9 | 1,743.75 | 1,106.25 | 32,850.00 |
| 2022 | 50,000.00 | 30,000.00 | 4.375 | 688562-BR7 | 1,106.25 | 450.00 | 31,556.25 |
| 2023 | 20,000.00 | 20,000.00 | 4.50 | 688562-BR5 | 450.00 | 0.00 | 20,450.00 |
| | | <u>\$ 460,000.00</u> | | | <u>\$ 102,296.77</u> | <u>\$ 92,370.63</u> | <u>\$ 654,667.40</u> |

SCHEDULE PREPARED BY: PUBLIC FINANCE ASSOCIATES, INC
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6:31 PM

10/13/2003

**TOWN OF OSSINING, NEW YORK
DEBT SERVICE SCHEDULE
\$ 4,736,000 PUBLIC IMPROVEMENT (SERIAL) BONDS, 2003
BONDS OCTOBER 7, 2003**

BOND STRUCTURE 50% RULE

WFG FILE: LAND ACQUISITION & CONSTRUCTION POLICE BUILDING (\$ 3,000,000)

UNDERWRITER: ROOSEVELT & CROSS

INSURANCE: AMBAC
ONE STATE STREET PLAZA
NEW YORK, NY 10004

BONDS DATED: OCTOBER 15, 2003

PAYMENT: DEPOSITORY TRUST COMPANY
55 WATER STREET
NEW YORK, NEW YORK 10041

PRINCIPAL DUE: MAY 15, 2004-2023

INTEREST DUE: MAY 15 & NOVEMBER 15

TRUE INTEREST RATE: 3.76797999%

CALL FEATURES: CALLABLE MAY 15, 2014 @ 100.0 %

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|-----------------------------|--|-------------------------------------|---------------------|-----------------|---|---|----------------------------|
| 2004 | \$ 3,000,000.00 | \$ 130,000.00 | 4.25 | 688562-AX5 | \$ 64,545.83 | \$ 52,562.50 | \$ 247,108.33 |
| 2005 | 2,870,000.00 | 133,000.00 | 4.00 | 688562-AY3 | 52,562.50 | 49,902.50 | 235,465.00 |
| 2006 | 2,737,000.00 | 128,000.00 | 2.00 | 688562-AZ0 | 49,902.50 | 48,622.50 | 226,525.00 |
| 2007 | 2,609,000.00 | 123,000.00 | 3.00 | 688562-BA4 | 48,622.50 | 46,777.50 | 218,400.00 |
| 2008 | 2,486,000.00 | 123,000.00 | 3.00 | 688562-BB2 | 46,777.50 | 44,932.50 | 214,710.00 |
| 2009 | 2,363,000.00 | 123,000.00 | 3.125 | 688562-BC0 | 44,932.50 | 43,010.63 | 210,943.13 |
| 2010 | 2,240,000.00 | 123,000.00 | 3.125 | 688562-BD8 | 43,010.63 | 41,088.75 | 207,099.38 |
| 2011 | 2,117,000.00 | 142,000.00 | 3.25 | 688562-BE6 | 41,088.75 | 38,781.25 | 221,870.00 |
| 2012 | 1,975,000.00 | 146,000.00 | 3.375 | 688562-BF3 | 38,781.25 | 36,317.50 | 221,098.75 |
| 2013 | 1,829,000.00 | 156,000.00 | 3.50 | 688562-BG1 | 36,317.50 | 33,587.50 | 225,905.00 |
| 2014 | 1,673,000.00 | 166,000.00 | 3.50 | 688562-BH9 | 33,587.50 | 30,682.50 | 230,270.00 |
| 2015 | 1,507,000.00 | 166,000.00 | 3.625 | 688562-BJ5 | 30,682.50 | 27,673.75 | 224,356.25 |
| 2016 | 1,341,000.00 | 166,000.00 | 3.75 | 688562-BK2 | 27,673.75 | 24,561.25 | 218,235.00 |
| 2017 | 1,175,000.00 | 170,000.00 | 3.875 | 688562-BL0 | 24,561.25 | 21,267.50 | 215,828.75 |
| 2018 | 1,005,000.00 | 170,000.00 | 4.00 | 688562-BM8 | 21,267.50 | 17,867.50 | 209,135.00 |
| 2019 | 835,000.00 | 180,000.00 | 4.10 | 688562-BN6 | 17,867.50 | 14,177.50 | 212,045.00 |
| 2020 | 655,000.00 | 165,000.00 | 4.20 | 688562-BP1 | 14,177.50 | 10,712.50 | 189,890.00 |
| 2021 | 490,000.00 | 165,000.00 | 4.25 | 688562-BQ9 | 10,712.50 | 7,206.25 | 182,918.75 |
| 2022 | 325,000.00 | 170,000.00 | 4.375 | 688562-BR7 | 7,206.25 | 3,487.50 | 180,693.75 |
| 2023 | 155,000.00 | 155,000.00 | 4.50 | 688562-BS5 | 3,487.50 | 0.00 | 158,487.50 |
| | | <u>\$ 3,000,000.00</u> | | | <u>\$ 657,765.21</u> | <u>\$ 593,219.38</u> | <u>\$ 4,250,984.58</u> |

SCHEDULE PREPARED BY: PUBLIC FINANCE ASSOCIATES, INC
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6:32 PM

4/18/2007

**TOWN OF OSSINING, NEW YORK
DEBT SERVICE SCHEDULE
\$ 1,695,000 PUBLIC IMPROVEMENT (SERIAL) BONDS, 2007
BONDS SOLD APRIL 11, 2007**

BOND STRUCTURE 50 % RULE

FJ FILE/PROJECT: 10605122-15 DESIGN & CONSTRUCTION POLICE BUILDING (\$829,000)

UNDERWRITER: WACHOVIA SECURITIES, LLC

INSURANCE: FAS
31 WEST 52nd STREET
NEW YORK, NY 10019

BONDS DATED: APRIL 15, 2007

PAYMENT: DEPOSITORY TRUST COMPANY
55 WATER STREET
NEW YORK, NEW YORK 10041

PRINCIPAL DUE: APRIL 15, 2008-2027

INTEREST DUE: APRIL 15 & OCTOBER 15

TRUE INTEREST RATE: 4.1905031%

CALL FEATURES: CALLABLE APRIL 15, 2017 @ 100.0 %

| YEAR ENDING DECEMBER 31: | OUTSTANDING BONDS BEGINNING OF THE YEAR | PRINCIPAL PAYMENT DUE APRIL 15: | COUPON RATES (%) | CUSIP NUMBER | FIRST INTEREST PAYMENT DUE APRIL 15: | SECOND INTEREST PAYMENT DUE OCTOBER 15: | TOTAL ANNUAL PAYMENT |
|-----------------------------|--|---------------------------------------|---------------------|-----------------|---|--|----------------------------|
| 2008 | \$ 829,000.00 | \$ 33,000.00 | 4.125 | 688562-BT3 | \$ 34,646.25 | \$ 16,642.50 | \$ 84,288.75 |
| 2009 | 796,000.00 | 34,000.00 | 4.125 | 688562-BU0 | 16,642.50 | 15,941.25 | 66,583.75 |
| 2010 | 762,000.00 | 34,000.00 | 4.125 | 688562-BV8 | 15,941.25 | 15,240.00 | 65,181.25 |
| 2011 | 728,000.00 | 34,000.00 | 4.125 | 688562-BW6 | 15,240.00 | 14,538.75 | 63,778.75 |
| 2012 | 694,000.00 | 34,000.00 | 4.125 | 688562-BX4 | 14,538.75 | 13,837.50 | 62,376.25 |
| 2013 | 660,000.00 | 34,000.00 | 4.125 | 688562-BY2 | 13,837.50 | 13,136.25 | 60,973.75 |
| 2014 | 626,000.00 | 39,000.00 | 4.125 | 688562-BZ9 | 13,136.25 | 12,331.88 | 64,468.13 |
| 2015 | 587,000.00 | 39,000.00 | 4.125 | 688562-CA3 | 12,331.88 | 11,527.50 | 62,859.38 |
| 2016 | 548,000.00 | 44,000.00 | 4.125 | 688562-CB1 | 11,527.50 | 10,620.00 | 66,147.50 |
| 2017 | 504,000.00 | 48,000.00 | 4.125 | 688562-CC9 | 10,620.00 | 9,630.00 | 68,250.00 |
| 2018 | 456,000.00 | 48,000.00 | 4.125 | 688562-CD7 | 9,630.00 | 8,640.00 | 66,270.00 |
| 2019 | 408,000.00 | 48,000.00 | 4.125 | 688562-CE5 | 8,640.00 | 7,650.00 | 64,290.00 |
| 2020 | 360,000.00 | 45,000.00 | 4.25 | 688562-CF2 | 7,650.00 | 6,693.75 | 59,343.75 |
| 2021 | 315,000.00 | 45,000.00 | 4.25 | 688562-CG0 | 6,693.75 | 5,737.50 | 57,431.25 |
| 2022 | 270,000.00 | 45,000.00 | 4.25 | 688562-CH8 | 5,737.50 | 4,781.25 | 55,518.75 |
| 2023 | 225,000.00 | 45,000.00 | 4.25 | 688562-CJ4 | 4,781.25 | 3,825.00 | 53,606.25 |
| 2024 | 180,000.00 | 45,000.00 | 4.25 | 688562-CK1 | 3,825.00 | 2,868.75 | 51,693.75 |
| 2025 | 135,000.00 | 45,000.00 | 4.25 | 688562-CL9 | 2,868.75 | 1,912.50 | 49,781.25 |
| 2026 | 90,000.00 | 45,000.00 | 4.25 | 688562-CM7 | 1,912.50 | 956.25 | 47,868.75 |
| 2027 | 45,000.00 | 45,000.00 | 4.25 | 688562-CN5 | 956.25 | 0.00 | 45,956.25 |
| | | \$ 829,000.00 | | | \$ 211,156.88 | \$ 176,510.63 | \$ 1,216,667.51 |

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