



**TOWN BOARD  
TOWN OF OSSINING  
86-88 SPRING STREET  
BIRDSALL-FAGAN POLICE COURT FACILITY  
OSSINING, NEW YORK  
JUNE 27, 2017  
7:30 P.M.**

**SUPERVISOR  
Dana Levenberg**

**COUNCILMEMBERS  
Karen M. D'Attore Elizabeth R. Feldman  
Kim L. Jeffrey 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 27, 2017 at the Birdsall-Fagan Police Court Facility, 86-88 Spring Street Ossining, NY. The meeting was called to order at 7:30 p.m. by Supervisor Dana Levenberg. Members of the Board present were: Councilmembers Kim Jeffrey, Northern Wilcher, Elizabeth R. Feldman and Karen D'Attore. Also present were Town Counsel Christie Tom Addona and Town Clerk Mary Ann Roberts. Budget Officer Madeline Zachacz was absent.

**II. ANNOUNCEMENTS**

Supervisor Levenberg announced the following:

Some very quick announcements before we get into our meeting.

I hope everyone is enjoying the first few days of summer, especially the beginning of camps, vacations, and an opportunity to spend time with family and friends in this beautiful weather. Many organizations in the Ossining community have countless amazing events scheduled before school starts up again in September, and I want to call everyone's attention to the community calendar the Ossining School District spearheaded to keep everyone in the loop this summer. We will be posting the link to this calendar to the Town's website soon, so please be sure to check out everything Ossining has to offer while school is closed.

Some of the events highlighted will be the Town's much anticipated Summer Concert Series which kicks off next Monday at our annual Fourth of July Fireworks Celebration, featuring reggae cover band Tribal Legacy beginning at 7:30pm, with the beautiful fireworks display beginning at 9:15pm. This is one of the highlights of summer in Ossining, and I encourage everyone to attend. Just as a reminder – on Monday the 3<sup>rd</sup>, traffic will not be able to cross over the bridge into or out of the Metro North lot between 4pm and 10pm, when the fireworks are over. So since July 3<sup>rd</sup> is a workday for many, commuters, please plan your travel accordingly! Also, we received some complaints last year that people were using drones during the fireworks display which blocked the view of the fireworks for some attendees. Please be mindful of everyone at this community event, and try to not bring anything

Next week brings double the concert series fun, with the first Friday night concert starting just a few days after the fireworks celebration on July 7<sup>th</sup> with local talents Sundad and The Soul Projekt splitting the stage. All of the members of both bands have strong ties to Ossining, and we look forward to showcasing some of Ossining's best. (In fact, Sundad made it to the first round of Grammy nominations for both of

their albums!) Sundad begins their set at 6:30pm, followed by the Soul Projekt at 8:00pm. Hope to see you there!

**Mind, Body, Spirit – Ossining does not rest for the Fourth of July weekend! Enrique Rosario of ICU Fit Training will be holding a Fourth of July themed workout on Sunday, July 2<sup>nd</sup> at 9:45am at Louis Engel Park. The first two months of Mind, Body, Spirit – Ossining events have been very successful and well received, so I would like to thank the dedicated trainers and businesses that have taken the time to share their insights with the community in these free sessions. There is much more to come, and the summer community calendar I mentioned put together by the school district has all of the scheduled dates for Mind, Body, Spirit – Ossining through August, so be sure to mark your calendars.**

**Tonight we will be joined by Gloria Fried for her last departmental report as Receiver of Taxes. After more than 15 years as the elected Tax Receiver, Gloria will be retiring as of July 1<sup>st</sup>. Come celebrate with us and the Lion's Club this Thursday, June 29<sup>th</sup> at the Harbor Square Club Lounge to send Gloria off in style. You can RSVP to Sandy McKee at [smckee@ebsaccess.com](mailto:smckee@ebsaccess.com) and all checks can be made payable to the Ossining Lions Club.**

**Finally, I would like to remind everyone that all Town offices will be closed on Tuesday, July 4<sup>th</sup> in observance of Independence Day. I hope everyone has an opportunity to spend time with family and friends and reflect on the inalienable rights we all share and are enshrined within our country's Declaration of Independence. On the 241<sup>st</sup> anniversary of its signing, we remain hopeful that we can continue to further the principle that all of us are created equal through our actions as community leaders and in our day to day interactions with our neighbors and friends. We also must remember that it is our identity as Americans that unites us more than divides us, and must work towards furthering the tenets our nation was founded on, together.**

### **III. LIAISON REPORTS**

**Councilmember Feldman offered her congratulations to the Ossining Fire Department for a wonderful Inspection which was held at the waterfront on Saturday evening. The men, women and the apparatus all look good. I am proud to be a resident of Ossining.**

**Councilmember Jeffrey announced that the State Legislatures has ended their session. The Mortgage Recording Tax did pass and are now waiting to see if the Governor will sign it. This has been a very strange session. The Court Attendant Bill relating to Peace Officer status did not pass either house.**

### **IV. DEPARTMENTAL REPORTS**

- **Tax Office – Tax Receiver Gloria Fried**

**Mrs. Fried stated that she is proud of the work that she has done over the years and began with extending a number of thank yous beginning with the former Receiver of Taxes Marie Gagliardi where the tax office went from the paper age to the computer age. She also extended a thank you to Sandy Galef for passing legislation; Councilmember Northern Wilcher and former Supervisor John Chervokas who were the original Board members when she came on as Tax Receiver. Also a thank you was sent out to the Supervisor and the current Board as well as the County Tax Receivers organization for all of their support and allowing her to teach classes at the Annual New York State Association of Towns. Her final report consisted of an explanation on the collection and enforcement of delinquent taxes in the Town of Ossining which includes designations such as seniors; tutoring; Junior; sophomore and freshman classes. Mrs. Fried will be retiring as Enforcement Officer on June 30<sup>th</sup>. She has proposed an IMA for tax collection and for tax foreclosure and auctions. Last but not least a thank you was extended to Patty Cunningham and**

**Julie DiLoreto for their services in the past. Mrs. Fried presented Holly Perlowitz with a binder covering years of experience and protocol for the position.**

**See complete presentation beginning on page 7.**

**V. PUBLIC COMMENT ON AGENDA ITEMS**

**VI. BOARD RESOLUTIONS**

**A. Approval of Minutes-Regular Meeting**

**Councilmember Wilcher 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 13, 2017, 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 Wilcher that the following be approved:**

**Resolved, that the Town Board of the Town of Ossining hereby approves the June 20, 2017, Minutes of the Special Meeting as presented.**

**Motion Carried: Unanimously**

**C. Approval of Voucher Detail Report**

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

**Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated June 27, 2017 in the amount of \$414,337.83.**

**Motion Carried: Unanimously**

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

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

**Whereas, the Church of St. Augustine, by letter dated June 13, 2017 has requested a permit from the Town of Ossining for a fireworks display to be held on the evenings of Wednesday July 19, 2017 (rain date Thursday July 20, 2017).**

**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 19, 2017 at 9:15 p.m. (rain date ,**

Thursday, July 20, 2017), 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. Tax Receiver - Property Redemption, 48 Ellis Place**

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

Whereas, the owner-occupied property located at 48 Ellis Place, Ossining, has delinquent taxes resulting in commencement of In Rem foreclosure proceedings and a judgment of foreclosure, and

Whereas, the property owners have requested permission to redeem the property; and

Whereas, the Town Board desires to allow the owners of said property a window of opportunity to redeem the property prior to auction;

Now therefore be it Resolved, that the Town Board of the Town of Ossining hereby allows the holder of property at 48 Ellis Place, Ossining to redeem said property by paying all outstanding taxes, interest, penalties and fees, plus an additional ten (10%) percent penalty on the lien amount, for a total of \$30,465.17 which, upon the recommendation of the Receiver of Taxes, the Town Board finds to be fair and appropriate based on the specific and unique circumstances of this case;

And Be it further Resolved, that payment of the delinquent tax by or before July 7<sup>th</sup>, 2017 shall result in the property being withdrawn from the list of properties to be auctioned by the Town of Ossining on July 25<sup>th</sup>, 2017 in accordance with the resolution passed by the Town Board on May 23<sup>rd</sup>, 2017.

Motion Carried: Unanimously

**F. Resolution: Authorization to Sign Letter of Support for NYSERDA Clean Energy Communities**

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

Resolved, that the Town Board hereby authorizes the Supervisor to sign a Letter of Support for the Clean Energy Communities program in hopes of securing \$50,000 of grant funding from NYSERDA.

Motion Carried: Unanimously

**G. Stipulation of Agreement between Town of Ossining and CSEA Local 1000 AFSCME, AFL-CIO, Unit #9182**

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

BE IT RESOLVED, that upon recommendation of the Town Supervisor, the Town hereby ratifies and approves the Stipulation of Agreement regarding the compensation for the position of Deputy Tax Receiver, between the Town and CSEA Local 1000 Unit #9182, effective July 1<sup>st</sup>, 2017; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute the Stipulation on the Town’s behalf.

Motion Carried: Unanimously

**H. Personnel- Resignation**

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

Resolved, that the Town Board of the Town of Ossining hereby accepts, with regret, the resignation of Gloria Fried from her position as Enforcing Officer for delinquent taxes, effective June 30<sup>th</sup>, 2017.

Be it further resolved, that the Town Board of the Town of Ossining hereby appoints Holly Perlowitz to the position of Enforcing Officer for delinquent taxes, effective July 1<sup>st</sup>, 2017.

Motion Carried: Unanimously

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

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

Resolved, that the Town Board of the Town of Ossining hereby accepts the following correspondence to be received and filed:

- Planning Board meeting minutes dated 5/17/17
- Planning Board meeting minutes dated 5/3/17
- Planning Board meeting minutes dated 4/19/17

Motion Carried: Unanimously

**VIII.MONTHLY REPORTS**

**Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports for the month of May 2017:**

- **Town Tax Receiver's Office**

**Motion Carried: Unanimously**

**IX. VISITOR RECOGNITION**

**X. ADJOURNMENT-EXECUTIVE SESSION-PERSONNEL & LEGAL ADVICE**

**At 8:08 P.M., Councilmember D'Attore moved and it was seconded by Councilmember Feldman that the Regular Meeting be adjourned to Executive Session.**

**Approved:**

\_\_\_\_\_  
**Mary Ann Roberts Town Clerk**



## TOWN OF OSSINING

16 CROTON AVENUE  
OSSINING, N.Y. 10562

PHONE: (914)762-8790 FAX (914)762-0635

E-MAIL: [taxreceiver@townofossining.com](mailto:taxreceiver@townofossining.com)

GLORIA B. FRIED  
*Receiver of Taxes*

JULIE A. DAVIS  
*Deputy Receiver of Taxes*

PATTI CUNNINGHAM  
*Assessment/Tax Aide*

June 30, 2017

To: Dana Levenberg, Town Supervisor

Karen D'Attore, Council Member  
Liz Feldman, Council Member  
Kim Jeffrey, Council Member  
Northern Wilcher, Council Member

Re: Monthly Report for June, 2017

Attached is the monthly report for June, 2017. In addition, I have included an updated List of Delinquencies.

Since the Town Board meeting on Tuesday, June 27, I have received the last payments from two of our taxpayers with payment plans. There is now only one remaining payment plan.

In addition, I was able to reach the mortgage holding bank that is going to pay the outstanding balances to prevent the foreclosure on 101 Dale Ave, and the realtor for 48 Ellis Place has a scheduled closing for July 5.

The owner of 5 Stanley Ave. came in to pay his outstanding 2016 taxes and will request a payment plan for the 2016 lien, since that is all he has remaining. He is trying to sell the property and this will allow him time to complete the sale without losing the property in the 2017 foreclosure.

In all, I am pleased to say that this is the smallest number of outstanding delinquencies that I have had, and I am pleased to be able to turn over the Receiver's job at this time.

Thank you for all of your hard work. It has been a pleasure to work with you.

Regards,

## Tax Receiver's Monthly Report

June 2017



## TOWN OF OSSINING

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*Assessment/Tax Aide*

In accordance with Section #548 of the Westchester County Administrative Code,  
I submit herewith statement of unpaid taxes and delinquent tax Liens for June 2017.

	Balance on <u>05/31/17</u>	Collected <u>June</u>	Balance at <u>Close 6/30/17</u>
Delinquent Tax Lien Cash	209,794.48	12,740.26	197,054.22
2017 Town/County Taxes	508,014.29	158,632.69	349,381.60
2016 Town/County Taxes	92,677.64	13,394.87	79,282.77
2016/17 Ossining School Taxes	603,634.59	41,399.51	562,235.08
2016/17 Ossining Library Taxes	25,121.70	2,036.28	23,085.42
2016/17 Briarcliff School Taxes	153,418.18	57,026.51	96,391.67
 TAX TOTALS:	 <u>1,592,660.88</u>	 <u>285,230.12</u>	 <u>1,307,430.76</u>
 Memo Bill		875.00	
 Legal Fees		-	
 Late Penalties		26,424.11	
 Tax Lien Interest		802.23	
 Overpayments		(8.50)	
 TOTAL COLLECTED		 <u><u>313,322.96</u></u>	

*Gloria B. Fried*  
Gloria B. Fried

Receiver of Taxes

Town of Ossining





## June 2017

[illegible]

Gloria B. Fried

### Receiver of Taxes

**Town of Ossining**

### Tax Receiver's Monthly Report

Data current 6/30/2017

Town of Ossining 2017 Annual Tax Receiver's Report														
Date	O. School Tax	O. Library Tax	B. School Tax	Sch/Twn Penalty	2016 Town Tax	2017 Town Tax	Memo Bill Fees	Tax Lien Cash	Tax Lien Interest	Legal Fees	Overpay	Total Cash	Adjust- ments	Total Collection
January	21,797,229.02	1,016,367.39	7,173,310.23	10,127.49	7,202.92	0.00	470.00	22,649.99	3,351.17	800.00	34,273.48	30,065,781.69	(20,770.49)	30,010,737.72
February	2,739,766.29	122,373.58	637,176.11	96,970.83	27,057.36	0.00	255.00	240,680.63	29,434.06	4,800.00	(26,430.49)	4,072,083.39	(43,106.71)	4,141,622.58
March	464,975.46	21,028.66	87,224.60	60,504.50	25,325.81	1,271,424.30	1,620.00	57,029.60	6,337.86	800.00	(824.58)	1,095,446.41	(13,289.78)	1,982,981.21
April	175,828.20	7,760.55	21,562.52	24,754.92	14,351.27	26,732,425.36	240.00	28,955.55	3,203.51	0.00	13,048.68	27,022,130.56	(3,146.42)	27,005,935.46
May	112,177.57	5,312.74	31,654.48	30,154.01	20,631.34	3,353,050.45	5.00	38,383.49	4,222.17	0.00	(12,161.31)	3,583,429.82	(49,608.96)	3,545,982.27
June	41,399.51	2,036.28	57,026.51	26,424.11	13,394.87	158,632.69	875.00	12,740.26	802.23	0.00	(7,878.85)	305,452.61	(1,529.96)	311,801.48
July	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
August	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
September	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
October	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
November	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
December	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>25,331,376.05</b>	<b>1,174,878.40</b>	<b>8,207,954.43</b>	<b>248,935.86</b>	<b>107,963.57</b>	<b>31,515,532.80</b>	<b>3,465.00</b>	<b>400,439.52</b>	<b>47,351.02</b>	<b>6,400.00</b>	<b>28.93</b>	<b>67,044,324.58</b>	<b>(131,454.34)</b>	<b>66,999,080.73</b>

Gloria B. Fried

Receiver of Taxes

Town of Ossining

TOWN OF OSSINING						DELINQUENT LIEN REPORT						7/1/2017				
YEAR	SEQ	MUNI	LIEN	PARCEL ID	ADDR NO STREET	AMOUNT DUE	CODE	OWNER 1	OWNER 2	STREET ADDRESS	CITY-ST	ZIP	2016	2015	2014	2013
3 PROPERTIES WITH JUDGMENTS TO BE AUCTIONED IN JULY																
2013	09	554203	54	97.007-0001-041	27 SECOR RD	8,744.65	4	SCOTT JESSIE	C/O WILLA ALSTON	151 SOUTH HIGHLAND AVE APT 4H	OSSINING NY	10562	9,254.50	8,993.25	8,778.78	8,744.65
2015	09	554203	19	89.07-1-60	15 MEADOWBROOK DR	11,455.91	3	SCHIPPA VIOLA E	SCHIPPA JOSEPH	15 MEADOWBROOK DR	OSSINING, NY	10562	8,494.88	11,455.91		
2015	09	554203	58	89.20-3-75	48 ELLIS PL	2,919.79	3	MARTIN GILLES	MARTIN ANTOINETTA	50 BIRMER DR	LAGRANGEVILLE NY	12540	12,426.21	2,919.79		
3 PROPERTIES WITH PAYMENT PLANS ( 2 ARE SCHEDULED TO BE COMPLETED BY JUNE 30, 2017)																
2016	09	554201	2	97.16-1-14	53 BROOKWOOD DR	41,735.76	P	ENNAACHERIL ROY	ENNAACHERIL MARY	53 BROOKWOOD DR	BRIARCLIFF MANOR, NY	10510	41,735.76			
13 PROPERTIES WITH 2016 LIENS WILL BE IN 2017 FORECLOSURE																
2016	09	554203	12	89.12-4-21	101 DALE AVE	9,758.53	2	QUADRY LUIS		101 DALE AVE	OSSINING, NY	10562	9,758.53			
2016	09	554203	18	89.15-2-69	27 HAVELL ST	8,892.13	2	LAROTOMPA DEBRA		483 ILINGTON RD	OSSINING, NY	10562	8,892.13			
2016	09	554203	29	89.19-1-51	20 ANN ST	4,839.29	2	WALKER ALLAN V	WALKER VELMA E	PO BOX 3057	OSSINING, NY	10562	4,839.29			
2016	09	554203	33	89.19-2-51	28 CROTON AVE	2,911.09	2	WESTCHESTER DEVELOPMENT CORP		29 CROTON AVE	OSSINING, NY	10562	2,911.09			
2016	09	554203	34	89.19-2-99	31 CROTON AVE	7,747.17	2	WESTCHESTER DEVELOPMENT CORP		29 CROTON AVE	OSSINING, NY	10562	7,747.17			
2016	09	554203	35	89.19-3-7	34 EASTERN AVE	8,003.61	2	VILLA MANUEL H		34 EASTERN AVE	OSSINING, NY	10562	8,003.61			
2016	09	554203	45	89.20-3-07	235 EASTERN AVE	6,059.14	2	SANGUINO MARTHA	SANGUINO MARIA A	235 EASTERN AVE	OSSINING, NY	10562	6,059.14			
2016	09	554203	47	90.13-2-86	59 UPPER CROTON AVE	4,891.33	2	SEBASTON HARRIETTE		59 UPPER CROTON AVE	OSSINING, NY	10562	4,891.33			
2016	09	554289	72	80.16-2-78	1 SAMSTAG AVE	2,913.96	2	LYNAM TIMOTHY	LYNAM DENNIS M	1 SAMSTAG AVE	OSSINING, NY	10562	2,913.96			
2016	09	554289	73	80.16-1-5	178 CEDAR LN	6,264.31	2	LEWITAS ROBIN		32 LEDGECREST RD	SCARSDALE, NY	10583	6,264.31			
2016	09	554289	74	80.18-2-13	3 STANLEY AVE	8,685.59	2	SOLSA MANUEL G		PO BOX 907	MIDDLEBURGH, NY	12122	8,685.59			
2016	09	554289	77	89.06-1-59	19 PHEASANT RIDGE RD	14,335.84	2	DIAMOND LEE M	DIAMOND MINDEY C	19 PHEASANT RIDGE RD	OSSINING, NY	10562	14,335.84			
2016	09	554289	81	90.16-2-61	59 RIVER PKWY	748.50	2	FITZGERALD DANIEL		11796 LOST TREE WAY	NORTH PALM BEACH, FL	33408	748.50			
LEGEND																
Auction Properties																
Auction Property grant until July 7 to redeem. Closing is scheduled for July 5.																
Payment Plan properties																
Mr. Sapia has asked to apply for a payment plan. He just paid his 2016 taxes and only has the 2016 lien left to payoff while he tries to sell the property.																
2017 Foreclosure properties																
Bank has contacted me to redeem prior to foreclosure																
82 PROPERTIES CURRENTLY WITH DELINQUENT 2016 TAXES TO BE COMBINED AND FILED AS 2017 LIENS																