

Town of Ossining Board Legislative Session

June 8, 2021

Meeting Transcript

Video Recording of Meeting: <https://www.youtube.com/watch?v=PPIQwkFyTgM&t=1s>

Attendance: Supervisor Dana Levenberg, Councilmember Elizabeth Feldman, Councilmember Jackie G. Shaw, Councilmember Northern Wilcher, Councilmember Greg Meyer, Municipal Attorney Christie Addona, Budget Officer Victoria Cafarelli, Recreation Superintendent Bill Garrison, Assessor Fernando Gonzalez, Deputy Clerk Martha Quituisaca

1 Dana Levenberg: Good evening and welcome to the Town Board of the
2 Town of Ossining regular meeting for Tuesday June 8 2021 please rise and
3 join me for the Pledge of Allegiance.

4 All: I pledge allegiance to the flag of the United States of America and to
5 the Republic for which it stands, one nation, under God, indivisible, with
6 liberty and justice for all.

7 Martha Quituisaca: Okay. Council... Give me one second. Hold on.
8 Councilmember Feldman?

9 Elizabeth Feldman: Present.

10 Martha Quituisaca: Councilmember Shaw?

11 Jackie Shaw: Present.

12 Martha Quituisaca: Councilmember Meyer?

13 Greg Meyer: Present.

14 Martha Quituisaca: Councilmember Wilcher?

15 Northern Wilcher: Present.

16 Martha Quituisaca: Supervisor Levenberg?

17 Dana Levenberg: I'm here.

18 Martha Quituisaca: Okay we're going to Departmental Report of Recreation
19 Superintendent Bill Garrison.

20 Dana Levenberg: So, tonight we're starting with these two departmental
21 reports and the first one is from none other than our Recreation
22 Superintendent Bill Garrison as we get into the heat of the summer. We
23 know that you have lots to tell us about, especially as we're coming out of
24 the pandemic and things are starting to look a little more normal. So take it
25 away, Bill.

26 Bill Garrison: All right, thank you Supervisor Levenberg. Good evening
27 Town Board. So yes, we have a lot going on in the Recreation Department.
28 Big thing right now is that we are less than three weeks away from the start
29 of our Day Camp and we are still trying to figure out what's going on with
30 the state guidance. We were on a meeting last week with the Department
31 of Health. As it is right now, which is good news to lots of parents and it's
32 not so good news to some parents, because we've had some complaints is
33 that kids when they're outside do not need to wear a mask. Most parents
34 are in favor of this, but we have had some complaints about this and we've
35 also had some people that have pulled their children from the Day Camp,
36 because we are going to permit kids not to wear masks outside. We have
37 our pre-K camp, which is full. Our K[indergarden] through 1[st grade] camp
38 is full and our second to third grade camp is full and we still have room in
39 our fourth and fifth grade camps. We are running into some issues
40 regarding staffing. We are still working to put together our staff. As of right
41 now we are eight counselors short, we expect that we're going to be able to
42 fill these positions, but has been a very difficult year trying to find staff to
43 work. And that that's been a struggle. So camp starts on June 28 it runs
44 through August six we're going to be utilizing Ryder Park and Brookside
45 School, as well as Community Center to be running the camps.

46 Dana Levenberg: And Engel – And Engel, don't forget.

47 Bill Garrison: Yeah so that's - that's good point, thank you. Engel Park on
48 Wednesdays, the Brookside camp will be going down there to utilize the
49 playground, and the water - the Spray Park and we'll be closing that park
50 from 9am to 3pm for that use by that camp. We've got a number of other
51 things going on at the Rec Center. With the Spartan swim team, they're
52 going to be participating in live in person swim meets in the Northern

53 Westchester Swim League, so that's exciting. That'll be going on all
54 summer long. We have the pickup ball that's going on with the adults will
55 be moving outside to the three courts that we have at Vet's Park and
56 because the camps will be utilized in the Community Center four days a
57 week, so that's the reason for that move. Other Rec programs, we have
58 gone and got a variety of other programs like kayaking that'll be down at
59 Louis Engel Park, stand up paddleboarding, we'll be doing kayak rentals
60 during the week and kayak tours on Friday nights with the concerts that are
61 going to be going on down there. So that'll be something that's going to be
62 new this year that we're looking to do. So, we are excited because more
63 and more people are coming in to the Rec Center, renewing their
64 memberships signing up for programs. Things are really getting back to
65 normal and it looks like we're going to have a great summer. In addition,
66 with that, as we know, we have the Concert Series that's going to be
67 starting on Friday July 2 and we're also doing the Acoustic Music Series
68 that will be starting in July at Market Square and our Family Entertainment
69 Series that will be starting July as well and they're out of right in different
70 locations throughout the Town in the Village. In our parks, I know that
71 we've been working with the Town on doing some future planning of how
72 we're going to utilize our parks at down at Louis Engel. And also, at Ryder
73 Park we have done some site visits talking about how we're looking to do
74 improvements. We've been utilizing the Recreation Advisory Board's
75 recommendations for these parks, if you recall. I was probably about a year
76 ago, the Rec Advisory Board came in front of this board and share their
77 results from their - look - looking into the parks about their
78 recommendations for future planning. So all in all it's things are going very
79 well and like I said we're looking for an exciting summer.

80 Dana Levenberg: Awesome. Thank you so we're hoping to do, again
81 everybody knows, applied for some of those parks improvements with the
82 upcoming CDBG grant avenues and also looking at the State CFA
83 applications for what - what kind of things fit where I'm grateful to our
84 Planner Valerie Monastra for helping us take a look at that and with a
85 planning - planning hat on. Helping us think about how we might
86 strategically apply for some of the things that we have over time, but maybe
87 with a different spin or a different approach so we're - we're grateful for the
88 help that we're getting from you Bill, as well as help that we're getting from

89 her and some of the other wonderful folks on our staff. So thanks for that.
90 So does anybody have any questions for –

91 Bill Garrison: [UNCLEAR]

92 Dana Levenberg: Go ahead.

93 Bill Garrison: Yeah, probably should just add a little bit - give a little bit
94 update on the Youth Bureau.

95 Dana Levenberg: Sure.

96 Bill Garrison: So the Youth Bureau, we have concluded the first round of
97 interviews for the - what's the title is the Youth Services Director is the
98 person that will be running the Youth Bureau. We hope to be giving out an
99 offer by the end of this month. We do have some Youth Bureau programs
100 are going on, we did receive some money from the County to run a
101 Summer Youth Employment Program. This will employ fifteen youth from
102 the ages of 14 to 18, twenty hours a week to work at minimum wage, but
103 we do need some help and support. We need to find some work sites, so if
104 you. If anyone knows anybody who runs a business or in some type of job
105 where they might want to take on a young person to provide them 20 hours
106 worth of work a week, we have the funding to cover the salary, all we ask
107 you to do is to be a mentor and provide some supervision of this young
108 person, while they work during the summer. So we're looking to come up
109 with about 15 to 20 different work sites that we will place youth in. It would
110 be a six week program. Anybody that has any ideas or goes with someone
111 that might be interested can please contact me and we will give you more
112 details on this.

113 Dana Levenberg: Have we been able to - is the Village [of Ossining]
114 allowed to employ any of them? And is that something that you're planning
115 to do so we should be considering same?

116 Bill Garrison: Yes, so we - we were looking to put some people on our
117 Parks Department. And the [Ossining] School is going to take a couple kids
118 but it'd be great if we can find some people in the private sector to take
119 some of these young people. To give them from any of them their first work
120 experience. And again it's no cost to - to the businesses. Salaries are
121 covered under this this program this grant from the County it's just giving

122 the time to work with the young person and getting them interested,
123 perhaps in the line of business that they are in.

124 Dana Levenberg: Alright, well, we have somebody with our housing
125 program who might want somebody. Somebody with a - who works with
126 dentists might know a dentist or two needs a helping hand, keeping the
127 kids busy. Who knows. And then we also have our Chamber of Commerce,
128 have you reached out to Gayle Marchicca yet to see if the Chamber would
129 like to advertise to their folks? Yeah.

130 Bill Garrison: I have. I met with Gayle last week and she's also going to be
131 reaching out to the Chamber members to see if there's people that - or
132 businesses that might be interested as well.

133 Dana Levenberg: Awesome. Alright that's fantastic and we'd love to if you
134 have like a little flyer or anything that you'd like us to use to advertise in our
135 weekly update or out on Facebook we'd be happy to do that as well.

136 Bill Garrison: Great thanks. I hope to have that this week okay.

137 Dana Levenberg: Okay. And that's great so does anybody else have
138 questions for Mr. Garrison?

139 Elizabeth Feldman: What's the update on the kayak pad?

140 Dana Levenberg: It is [UNCLEAR] - it's in process.

141 Bill Garrison: Yeah, the concrete is down, it looks great, and I know that
142 Mario was working on the racks. I don't know what the ETA is on those, but
143 I know it's just a matter of transporting those racks down and then securing
144 them into the concrete.

145 Elizabeth Feldman: Alright -

146 Dana Levenberg: That is poured. That is poured.

147 Elizabeth Feldman: Right so couple weeks?

148 Bill Garrison: Yeah I can - you know what, I'll find out from Mario tomorrow
149 what is [UNCLEAR] on that and I can certainly give you an email and give
150 you an update on that.

151 Dana Levenberg: And just for - also for your information, they should be
152 back at Sally Swope hopefully this week there they have now gotten all the

153 plans that they need finalized and the okay to bring in the materials that
154 they need to finish so. And we had an Eagle Scout Project start there last
155 week and hopefully they will be finishing this week. We did get the new sign
156 Sally Swope sign in. That is up, I believe, as well as. We have Girl Scouts
157 coming this weekend for – to put a little pollinator garden in at the bottom of
158 the ramp at right near the parking area at Engel Park and that's for their
159 Bronze Award. So they're gonna put some pretty flowers at the bottom of
160 the ramp.

161 Elizabeth Feldman: What's their salt tolerance? Because that area gets
162 salted. It's a challenge with those plants down there.

163 Dana Levenberg: We shall –

164 Elizabeth Feldman: But anyway -

165 Dana Levenberg: Keep your fingers crossed.

166 Elizabeth Feldman: I'm sure they'll think about it. Alright, and I had a
167 resident asked me – and this isn't a Town issue - but about the North
168 Malcolm Tot Lot, if you could take a look at that. I don't know what's wrong
169 there but

170 Bill Garrison: [UNCLEAR]

171 Elizabeth Feldman: they were hoping you could take a look at -

172 Bill Garrison: On the aqueduct?

173 Elizabeth Feldman: Yeah.

174 Bill Garrison: Yeah so actually we are - that's one of the grants that we're
175 putting in for the CDGB, to put in a new playground there. So we're working
176 on that it looks like what we're going to do, though, is - is take out that lot,
177 that playground. It - we don't even know how old that thing is. So just for
178 safety reasons, we probably need to remove that.

179 Elizabeth Feldman: Yeah that's about what she was saying.

180 Bill Garrison: Yeah okay yeah that's that'll be coming out this summer.

181 Elizabeth Feldman: Okay. Alright, um and how are you set for life guards?
182 Out of curiosity.

183 Bill Garrison: We actually got quite a few lifeguards, so I think we're pretty
184 good for the summer.

185 Elizabeth Feldman: I heard there was a shortage elsewhere so –

186 Bill Garrison: Yeah -

187 Elizabeth Feldman: I heard there's a shortage is elsewhere, I want to see
188 how we're doing.

189 Bill Garrison: Yeah um we've got a good staff, we had a lot of kids that
190 came back from college that are looking to put hours in. So we're - we're in
191 good shape for the summer. Camp counselors we need thought, so if you
192 know any people that want to be camp counselors send them our way,
193 quickly.

194 Dana Levenberg: He can have CPR training. That's okay. Accepted.

195 Bill Garrison: Right.

196 Dana Levenberg: If they're trained to be lifeguards but there's no lifeguard
197 job available then you know they could be camp counselors, if you know of
198 anybody Councilwoman Feldman.

199 Elizabeth Feldman: Actually, I heard, there was a shortage of lifeguards
200 and I know Aaron has a job, he's going upstate, but I was wondering if we
201 were short he would ask his clients.

202 Dana Levenberg: Right.

203 Elizabeth Feldman: We're good.

204 Bill Garrison: yeah we're good we're pretty good there.

205 Dana Levenberg: Right any other questions from other board members?
206 Okay, with that I thank you very much, Mr. Garrison and we will be in touch
207 soon.

208 Bill Garrison: [UNCLEAR].

209 Dana Levenberg: And up next we have a departmental report from
210 Fernando Gonzalez who is our Assessor. Fernando is fresh off of filing the
211 tentative roll. Lots of phone calls, lots of emails, I'm sure. And he's gearing

212 up for Grievance Day we're looking forward to your timely update. Take it
213 away.

214 Fernando Gonzalez: Good evening everyone. Once again another tentative
215 roll has been filed, on June 1, 2021 Town of Ossining tentative roll. And, as
216 you know, this year, these adjustments to the assessment roll are based on
217 sales of every year. The difference is that this year we analyzed the sale by
218 neighborhood, we calculated the percentage of change from the assessed
219 value of last year and applied that percentage to the neighborhood. Last
220 year was a reappraisal year and we basically calculated, a new assessed
221 value and new appraised value to - for every property and we
222 accomplished that last year by - by - by modifying the model based on
223 sales, of course, and then this model was applied to every subject or every
224 parcel and - and a new value was derived based on a computer-aided
225 mass appraisal program. Which is the Tyler iAS system. So this year,
226 basically, the - the - the changes, where we call it ratio analysis, meaning
227 the ratio of - of sales difference from the assessed value. So, as you know,
228 due to the COVID pandemic, many of the values in some of the lower
229 valued neighborhoods went up quite a bit on some of the neighborhoods
230 did not have any change. Now, bear in mind that the valuation date for the
231 21 role is always July 1st of the prior year. So we measure sales from July
232 1st of 2020 going back one year. So we measuring a portion of the
233 pandemic affect. The majority of the pandemic effect in the marketplace is
234 going to be felt next year for the 2022 roll. So Victoria, if you could put up
235 the neighborhood adjustment, first document there [SCREENSHARE
236 BEGINS] which I had emailed to everybody in preparation for the change of
237 assessment notices to be sent out. As you can see, many of the
238 neighborhoods that were adjusted were in the Village of Ossining anywhere
239 from 1% to 8% in some cases. Because, then the more affordable
240 neighborhoods saw an increase in in in value or in asking price - on sales
241 price rather - and not so much in the higher value neighborhoods in the
242 Village of Briarcliff Manor. So as a result, we experience more equity
243 increases in the Town outside and the Village [of Ossining], and in fact this
244 year, which I will show you on the next page the Village of Briarcliff Manor
245 will see a decrease in taxable assessed value. Also, as you can see, on
246 these - on these neighborhood adjustments, which also has a history of
247 adjustment from - since - since 2017, which is a year after the

248 reassessment, you can see that all of the condominium complex as went
249 up or most of them went up and that is because we - we were able to
250 measure an increase in rental rates in the Town of Ossining. So as you can
251 see the condominiums in entire in the Town we're not anywhere from 3% to
252 7%. The commercial sector was spotty. Some sectors went up like the
253 rental apartments and mixed used, a little bit. Some sectors like the office
254 when down. However, our commercial are - are not separated by sector
255 because they're - they're mixed throughout the - the - the Town and the
256 Villages and, instead, you know we categorize them by main road
257 commercial on main roads like Main Street on Route 9, secondary
258 commercial roads like Croton Avenue, North State Road. On commercial
259 spots, which is commercial properties in - in - in spots throughout mixed in
260 in residential areas. So the overall the fully entire Town, we measured an
261 average of 2% increase in assessed value this year, which is less than
262 prior year for all, by the way. If - Victoria, if we go to the next page
263 [SCREENSHARE ENDS] which is the [SCREENSHARE BEGINS]
264 basically, this is the Town General, the entire Town 10,000 approximately
265 10,200 parcels and you can see this - this is the - this compares last year's
266 roll to this year's roll by - by property class, you know residential,
267 commercial. And also - and then in the lower section by roll section like
268 taxable, special franchise, utilities. But what you can see here and I have
269 highlighted some of the most important points I don't on the residential
270 property class, which is the two hundred 1, 2, 3 family, multiple buildings in
271 one dwelling, which is the majority of the partial we see an increase in
272 assessed value they are yellow of from last year's roll to this year roll of
273 38,700 - I'm that I'm sorry 38 million. 38.7 million approximately. And then
274 below that you see it on the commercial side, we see an increase of 11
275 million. 11.1 million. Now bear in mind that the condominiums in the Town
276 of Ossining are in the commercial category because they are assessed
277 based on the income approach and most of the 11 million increasing
278 commercial value is attributed to the condo because we, as I mentioned
279 earlier, we increase the condos anywhere from 2-7% depending on the
280 complex. And then we see a reduction in - in - in some of the - the other
281 categories such as vacant land, and that is because some of the vacant
282 land parcels were developed and now you know they built a one family, for
283 the most part, or a commercial development So you see a region reduction
284 of 2 million in tax - in assessed value of vacant lots. Now on the lower parts

285 of this page, which is my roll section, you can see that 34 million of that
286 increase is - is in the taxable roll section one. We see a 2 million increase
287 highlighted in yellow on special franchises and we see and utilities roll
288 section C. Six you see a decrease of 1.4 million. And again, this is Town
289 wide, Town general this is again the tentative role, we will be going through
290 the administrative review by the bar. Which will be implemented prior to
291 September 15, before we filed the final roll so there will be some - some
292 changes, minor changes on these totals. If we go to the next three pages,
293 then, is the same breakdown by municipality. First, one is the Village of
294 Briarcliff Manor, where you can see that on the residential sector, they had
295 a decrease in assessed value of a million 164 and then, if you see down
296 below on - on my roll section they had rate reduction in taxable value of
297 approximately 30 million, which by the way - that's - this is the first
298 reduction in taxable value by any municipality, since we started doing the -
299 the full value assessment in 2016. Now a lot of this 30 million is attributed
300 to the fact that the former pace campus was purchased by a nonprofit
301 institution and went back to exempt status this year. So that's why you see
302 a decrease in taxable value. Another reason also, is that we lowered the
303 assessment on the club, which is the largest assessed value parcel in the
304 Town of Ossining for 2021, by approximately 10 million. And the reason I
305 did that is because they agreed to withdraw their case for last year. As you
306 know, the club just opened up last year, and with this pandemic, they have
307 been very slow at getting the facility occupied by new patients, as you
308 know, this is a - this is a senior living for all levels independent assisted and
309 memory care assisted living so it's a big - big project and they just started
310 to - to market it and they've been doing a very aggressive job at marketing.
311 I'm sure we all have seen their advertisement in every media in in
312 Westchester County but is going very slow after - after this pandemic. As
313 we come out of this pandemic effect. And then we move on to, I guess the
314 next one is the Village of Ossining. The village, the village of Ossining, you
315 will see -

316 Dana Levenberg: Fernando, did you walk about - I'm sorry, did you say -
317 you just say the Pace Campus, that was why the - my - the fully exempt,
318 you mentioned that?

319 Fernando Gonzalez: Yeah, that is the reason why, in Briarcliff Manor we
320 see a decrease in taxable assessed value, because the former Pace
321 Campus –

322 Dana Levenberg: Got it.

323 Fernando Gonzalez: - which was taxable –

324 Dana Levenberg: Okay.

325 Fernando Gonzalez: as the prior owner failed to use it for the exempted
326 purpose. The new owners have applied, and I have granted the extension
327 as an educational religious institution. So that facility last year was
328 assessed have about \$17 million, so the majority of that decrease in
329 assessed value in taxable assessed value in the Village of Briarcliff Manor
330 is - is attributed to that, to the Pace campus was going back to exempt. In
331 the Village of Ossining and, as you can see, below on that page the - they
332 will see a right now, a 10th of the 44 million increase in taxable assessed
333 value. Most of it is attributed to increases in equity in the residential sector.
334 And increases, some increases in the commercial sector, which is a three
335 within two to increase in assessed value for the condominium. And the next
336 one, and last one, of course, is the Town outside. Which right now we are
337 showing a \$9 million increase in - in residential assessed value for a total
338 increase in taxable assessed value on roll section one of 20 million - almost
339 \$21 million. There's also a \$2.3 million increase in assessed value for all
340 the exempt. And that is attributed to the construction of the new exempt
341 facility in - in – on North State Road, the Children's Center. What else...
342 [UNCLEAR] railroad... that's it. We see a small -

343 Elizabeth Feldman: Why is the Children's Center exempt?

344 Fernando Gonzalez: I'm sorry, it's a...

345 Dana Levenberg: Is it not for profit?

346 Fernando Gonzalez: No, no it's not the Children's Center. I have to -

347 Dana Levenberg: Artis?

348 Fernando Gonzalez: No Artis is – Artis is taxable.

349 Dana Levenberg: Taxable, right.

350 Fernando Gonzalez: I'm trying to think what is the [UNCLEAR] exempt.

351 Victoria Cafarelli: Is it the SPCA, perhaps?

352 Fernando Gonzalez: Yes.

353 Victoria Cafarelli: [UNCLEAR] value increased?

354 Fernando Gonzalez: Yes, that's the only exempt - the Children's Center is
355 not exempt neither is Artis, it's the ASPCA. New construction.

356 Elizabeth Feldman: Makes more sense.

357 Dana Levenberg: I think it's a Learning Center not the children's just so you
358 know.

359 Christie Addona: Learning Experience.

360 Dana Levenberg: Learning Experience. Thank you.

361 Fernando Gonzalez: Learning Experience. It's not - I'm sorry, yes, the
362 Children's Center is in the Village of Ossining. What, as you can see again
363 this roll measures, a portion of the pandemics is valuation day is July 1 of
364 2020. What we've seen in this except around real estate residential real
365 estate market is that properties are still going on the market and a bidding
366 war ensues and most properties have been sold for higher than asking
367 price. And that is more noticeable, of course, in the more affordable
368 neighborhoods but next year, I believe it shows that many of the
369 neighborhood will see some - some sort of increase. When it - when what
370 will hold back this market is the lack of inventory, as there is less and less
371 properties available for sale and, of course, that is why the bidding wars are
372 - are happening because there are more buyers chasing - chasing the
373 available properties that are put on the market. But next year, we hope to
374 see the commercial sector comeback, the office sector is still slow, the
375 retail section I think is making a good comeback, with many - many or
376 some - some entrepreneurial people opening businesses again, which is
377 very good to see, particularly in the food industry, you know that suffered,
378 so much so. Any questions?

379 Dana Levenberg: Let's get - does anybody have questions about what's up
380 here? [SCREENSHARE ENDS] Should we get rid of that and just then
381 open it up for questions from everybody? Okay, so thank you so much for

382 that explanation and open it up to my board colleagues for questions or
383 anybody who has any questions.

384 Elizabeth Feldman: So it was there - in Briarcliff generally the taxes went
385 down or at least didn't go up.

386 Dana Levenberg: Assessment, [UNCLEAR].

387 Elizabeth Feldman: The assessment yeah I get it, the assessment I'm still
388 not did any of them go down on the personal properties? Or they mainly
389 stayed level?

390 Fernando Gonzalez: They basically stayed level. Very, very few went
391 down, most of the - I think we sent change of assessment notices for - to
392 4500 parcels and then 300, approximately 300 were reductions and those
393 were mostly commercial properties on the residential side, very few went
394 down. Most of the in the neighborhoods that increase were in the Village of
395 Ossining and as I indicated -

396 Elizabeth Feldman: Right.

397 Fernando Gonzalez: - the more affordable neighborhoods. Have you know,
398 have a more significant increase in - in - in purchase prices so.

399 Elizabeth Feldman: You said 8% in some areas?

400 Fernando Gonzalez: In some of the condos yes, and in some of the - I think
401 that we have one [UNCLEAR] that - one planned unit development - which
402 is not a condo that went up 8%, yes. We have two -

403 Elizabeth Feldman: [UNCLEAR].

404 Fernando Gonzalez: That would be which would be Beachwood. We have
405 two planned unit developments: Hudson Watch and - and Beachwood that
406 have seen have continued to see tremendous price appreciation. In the
407 case of Hudson Watch, particularly the unit with river views, you know.

408 Elizabeth Feldman: Make sense.

409 Elizabeth Feldman: Yes. We need to do marketing plan together empty
410 office spaces filled get the people who want to leave the city here.

411 Fernando Gonzalez: Yeah you know, on the County level we we've seen
412 some of that but because businesses that are looking to establish

413 operations in the suburbs, they look for large spaces. Most of the office
414 inventory that we have is smaller spaces, like the second floor of some of
415 these mixed use buildings in the downtown Village of Ossining. The largest
416 vacant office spaces are in on North State Road on - on Executive
417 Boulevard. But you know most of those companies that have come to
418 Westchester looking for space, you know they're - they're renting entire
419 buildings, you know 50-60,000 square feet. The – the moost of the office
420 phase that we have available again is smaller - smaller office space on - on
421 some of the corridors.

422 Dana Levenberg: How many people you think are - I mean how many
423 businesses are looking for those large office spaces? Because it seems
424 like a lot of businesses are going to like hybrid environments where many
425 of them are, you know, letting people work from home, so that they don't
426 need to rent that much space.

427 Fernando Gonzalez: So far you know, like the pharmaceuticals you hear,
428 are looking to - to - to set up their hybrid environment in a suburban
429 location in Westchester. Many along you know the - what they call the
430 silver or golden mile there, rather than in New York City. But - but you know
431 we don't have that type other done again, other than Executive Boulevard
432 we don't have large inventory and - and you know some of those buildings
433 on Executive Boulevard they may have one floor available, but they don't
434 have 20-30,000 square feet available, you know so...

435 Dana Levenberg: Well, the good news is that that particular area has
436 popped in the Comprehensive Plan as an area of interest for the public and
437 for the Steering Committee. And so, hopefully there'll be some good
438 suggestions coming out of the Comp Plan for next steps for that space, and
439 I know that you know you have somebody who lives locally in the Village
440 who owns a piece of that - a piece of that, that hasn't yet been developed
441 so.

442 Fernando Gonzalez: Yes.

443 Dana Levenberg: All right, any other questions for Fernando? Thank you so
444 much for all of the hard work, getting to this point. I know that you know you
445 have spent a lot of time looking at all of the sales information and data and
446 worked with the various professional companies that - that this is what they
447 do, and this is, you know why we hire them and work with them and not

448 everybody's always happy about it, but I know that they can call your office
449 they can certainly file their grievances if they're not comfortable with their
450 assessment or they have information that shows that it's not legitimate for
451 any reason, or they disagree with that, more importantly. And - and then
452 they can take that up with you and the [UNCLEAR] and hopefully will come
453 to resolution.

454 Fernando Gonzalez: Yes, indeed it's a busy time you know it's a very
455 simple process established by the law where the administrative review by
456 the bar and then the legal review by the courts. You know, appraise it –
457 appraising which is, what values are based off. You know in our industry as
458 an appraiser some we referred to appraising as an art is not a simple -
459 simple mathematical you know equation running numbers. You know it's -
460 it's – it's not only knowing the numbers, but you know, making the
461 adjustment based on experience and - and, of course, you know when you
462 when you set up a computer program to do the thing. You can do a lot of
463 parcels in one run. However, the fine tuning is what makes the difference.
464 So part of this process, the - the administrative review and the judicial
465 review is the fine tuning that we do every year.

466 Dana Levenberg: Okay. Wonderful well okay, then, if there are no further
467 questions, I am going to thank you. And I know that we have a number of
468 tax certs on for a little bit later this evening meeting and we'll look forward
469 to and appreciate all the hard work that went into get to those.

470 Fernando Gonzalez: Thank you.

471 Dana Levenberg: Thank you Fernando. Talk to you soon.

472 Fernando Gonzalez: Good night.

473 Northern Wilcher: Good night Fernando.

474 Elizabeth Feldman: Good night.

475 Dana Levenberg: Next up we had planned for a Work Session this evening
476 to talk about Hudson Wellness, which is a project currently before the land
477 use boards in the Town of Cortlandt. And since the project is in close
478 proximity to the Town of Ossining we have been hearing from some of our
479 residents with concerns regarding increased traffic and potential impacts on
480 the watershed. It's been discussed that the Town and Village of Ossining

481 sign a joint letter which may be more impactful as the Village of Ossining
482 owns the Indian Brook Reservoir and operates the muni - municipal water
483 distribution system that is shared by the village and Town, which is in the
484 Town. The letter is currently being drafted by the Village of Ossining
485 corporation counsel, with input from their engineers and consultants. And
486 since the letters not complete, we have not yet had an opportunity to review
487 the draft, so it seems most appropriate that we table this discussion again.
488 Until we have these materials in front of us. This remains an important
489 issue, we hope that by working closely with our partners in the Village of
490 Ossining our concerns will be effectively communicated to the Land Use
491 Boards in Cortlandt. Council Tomm Addona, do you have anything to add?

492 Christie Addona: No, I think you pretty much sums it up, I spoke with the
493 Village's corporation counsel earlier today. This... project, while it's still
494 before the land use boards has a lengthy history there's already been
495 litigation involved. So. Mr. [Stuart] Kahan has been doing a thorough
496 review. To make sure that that we address all the issues that are
497 necessary.

498 Dana Levenberg: Okay. Okay, fantastic. Thank you so much. And with that
499 I am going to go to a few of our announcements. First, I just want to give a
500 shout out to anybody who was able to participate last week in our two flag
501 raisings. We had our Juneteenth flag raised and it's going to be up for the
502 full month of June. Juneteenth, I'll talk a little bit more about the next event
503 that's coming up on June 19 - Juneteenth itself - and also we had our pride
504 flag raising for pride month, and that was on June 4th. We also had a
505 fantastic ribbon cutting ceremony at historic Dale Cemetery the
506 Superintendent's Cottage envelope has been restored. It's looking fantastic
507 if you haven't had a chance to get by please do make sure that you do. We
508 heard from Bill Garrison a little bit about our upcoming Summer Concert
509 Series and we're hoping to get the final list of concerts up very, very soon.
510 We do have all the musicians lined up we just have a little tweaking to do
511 because of the fireworks not happening on July 2. We've pushed those as
512 mentioned at the last meeting to September 3rd with the rain date of
513 September 10th. And we're looking forward to celebrating all of the workers
514 that have worked so hard during the pandemic and giving them a nice send
515 off to get back into the - the work year with our teachers, going back to - to
516 school and our students going back to school after the Labor Day weekend.

517 So those are sort of the some of the big items from last week and then. As -
518 as everybody knows, it's been super hot these past few days, so our spray
519 park at Louis Engel waterfront park has seen lots and lots of use, which is
520 great because that's why it's there. We're happy, just a reminder to all
521 those bringing - bringing children there, the Spray Park is open from noon
522 to seven every day throughout the summer, please remember that masks
523 should be worn in the playground area around the Spray Park for people
524 who are not fully vaccinated. So yes, that includes most children or though
525 maybe that changed a little with the recent announcement that you don't
526 have to wear a mask outside. But masks not to be worn while using the
527 Spray Park itself, so please don't use the spray park if you or your children
528 are not feeling, well, we all need to continue to do our part to keep the
529 spread of COVID-19 down while we await further authorization for younger
530 children to get vaccinated. Starting Wednesday June 30 and running each
531 Wednesday until August 4 the Spray Park and playground area will be
532 closed, as mentioned by Superintendent Bill Garrison from 9am to 3pm for
533 Ossining day camp use. So the Spray Park is only open from - at - starting
534 at 12 anyway so that's just going to be closed down for three hours, but the
535 playground will be in use for the day. Also permits are required for use of
536 the Brian Johnson Boat Ramp at Louis Engel Park. Daily and seasonal
537 passes are available for purchase online at www.buymypermit.com that's b-
538 u-y-m-y-p-e-r-m-i-t.com slash Ossining. A direct link and instructions are
539 available on the Town Clerk's page of the Town of Ossining website as
540 well, which townofossining.com. Please be sure to follow the instructions
541 and if you are choosing to purchase a seasonal pass give yourself a few
542 days for the sticker for your trailer to be processed and mailed to you.
543 Seasonal permit holders are able to utilize the dedicated spaces for trailer
544 parking at Louis Engel Park - those are those really long ones I think
545 there's three of them right near the boat ramp. So this type of permit is
546 definitely recommended daily permits are available for immediate use but
547 trailer parking is not issued to daily permit holders and if you are planning
548 on launching your boat at least two times this summer, it is more cost
549 effective to buy the seasonal pass and plus you get the parking. Please be
550 patient with us, while we update signage at the park and spread the word to
551 your boating friends. Dog licenses for 2021-22 are due for renewal now. It
552 is New York State law that you must license your dog once they reach the
553 age of six months. Thanks to our tech savvy Town Clerk's Sue Donnelly

554 and Deputy Town Clerk Martha Quituisaca, it has never been easier to
555 license your dog. Right Martha? You can now do so online, just visit the
556 Town clerk's page of the Town of Ossining website select the link for dog
557 license renewal it's important to license your dog, so we can ensure all
558 dogs in our Community are properly vaccinated. And if your dog happens
559 to get lost, your dog will have a tag and registration number with our Clerk,
560 so you can be reunited as fast as possible. And the extra bonus is that you
561 will be mailed - if you want to use it - a tag to use the dog parks at Ryder
562 and Cedar Lane Town park so lots of good stuff if you do license your
563 doggy, which we hope you do. If you have a young person in your life
564 looking for a summer job Westchester County is hiring for lifeguards for the
565 2121 season and, of course, you heard that we were also hiring camp
566 counselors in Ossining. Applicants must be 15 years of age or older
567 possess current American Red Cross lifeguarding first aid and CPR AED
568 for lifeguard certifications or equivalent and pass the Westchester County
569 practical skills test. More information is available online at
570 <https://parks.westchestergov.com/job-opportunities/lifeguards-wanted> go
571 look it up on the Westchester gov website, I think that's your easiest bet.
572 Interested applicants can contact the county's aquatics team at PRC dot
573 dash aquatics or aquatics at WestchesteGov.com So Councilman Feldman
574 for your lifeguards friends of your son you didn't tell them to go find some
575 excellent jobs in the County. Westchester County is hosting its first
576 household recycling day event this year Saturday June 12 from 9am to
577 3pm at FDR park in Yorktown. Yes, recycling days are back. Residents can
578 bring properly labeled household chemicals, tires, scrap metal, electronics,
579 appliances, documents for shredding, and other items found in a typical
580 household for safe disposal and recycling. All that stuff that you've been
581 busy gathering during the pandemic, you can now spend time to get rid of
582 in a safe way. For more information on what to bring to this event visit www
583 dot WestchesterGov.com slash recycling or call 914-813-5425. Also, if
584 you're doing some spring cleaning the SPCA of Westchester is running low
585 on towels blankets and sheets for the animals in their care. If you have
586 some older spare towels or sheets that you're looking to get rid of give
587 them new life by dropping them off at the SPCA's temporary location at
588 1966 Compound Road in Cortlandt Manor and donations can be left in the
589 donation been right outside the front door anytime. Just think those towels
590 and blankets and sheets are going to make some will animals very, very

591 happy. Ossining's Juneteenth celebrations will continue, as I mentioned,
592 with the second annual celebration at Louis Engel Park on Saturday, June
593 19 from 12noon to 2pm. The Town is proud to be co-sponsoring this event,
594 which has been curated by the Juneteenth Council to recreate the
595 momentous first Juneteenth celebration in Galveston Texas in 1866 and
596 will feature spoken word, a history lesson, and musical performances.
597 Thank you to the founders and members of the Juneteenth Council, Village
598 Historian Joyce Sharrock Cole, Joanna Dabs, Community Equity Task
599 Force co-chair Althema Goodson, and School Board Trustee Diana Lemon,
600 for organizing this year's festivity - festivities and for their continuing efforts
601 to uplift and empower the black community in Ossining and educate all of
602 us on our nation's rich and complex history. Also, please remember all of
603 these exciting programs and offerings are only available because we have
604 made so much great progress with our vaccination numbers. Governor
605 Cuomo announced that once New York state hits at least 70% adults with
606 at least one dose, most of COVID restrictions will be lifted. We are only
607 1.4% away. Everyone 12 years of age or older is now eligible for the
608 vaccine, walk ins are available at the Westchester County Center for
609 Johnson and Johnson vaccines, and appointments are available at the
610 Kennedy Center for Pfizer vaccinations, the only vaccine, that is currently
611 available to 12 to 15 year olds. Our local Ossining Volunteer Ambulance
612 Corps OVAC will be distributing Johnson and Johnson vaccines on June 13
613 from 10am to 5pm at OVAC headquarters at 8 Clinton Avenue and on June
614 19 from 9am to 1pm at the Ossining Farmers Market. OVAC frequently
615 posts on their Facebook page if they have leftover doses available to so
616 check them out. Each person that gets a vaccine gets us one step closer to
617 a COVID-19 free summer. We can do it often come up finally, and,
618 importantly, the New York state emergency rental assistance program
619 ERAP is now open for applications visit OTTA – that's o-t-t-
620 a.ny.gov/programs slash emergency dash rental dash assistance to learn
621 more and apply. If you need help, completing the application in
622 Westchester County you can simply dial 211 - that's much easier than all
623 those other numbers - and you will be connected with a local to you, not for
624 profit that can assist you, with your application. This past year has been
625 extremely challenging for so many people and programs like your ERAP
626 are so important to getting us all back to normal. That is it for my

627 announcements do my board colleagues have anything to add for
628 announcements?

629 Elizabeth Feldman: I did want to say, I noticed that a program where
630 parents or guardians of any New Yorker ages 12 to 17 can enter their child
631 who's received at least one dose of the covid vaccine to win one of 50, four-
632 year full ride scholarships, including tuition fees, room and board, and
633 expenses to any New York state public college or university. And the
634 drawings are conducted weekly. So if your kid has gotten a vaccine or go
635 get your child at 12 to... 12 to 17 year old child vaccine, you are eligible to
636 enter this drawing. Would have been great if my kids I know that, colleges
637 quite expensive so.

638 Dana Levenberg: Absolutely. Anybody else, any other announcements?
639 Hearing none, we will go on to liaison reports. Are there any? Okay hearing
640 none of those. Off to the public comment agenda items only. So any of the
641 items that are on the agenda for this evening. If you as a person in the
642 public have anything to say better than any of our agenda items, please
643 raise your virtual hand and we want you and you may speak. We have two
644 people with the exact same initials in our audience tonight. Hello two
645 people. Okay, so we are going to pass on our announcements - I'm sorry
646 pass on public comment agenda items and we are going to move to our
647 Board Resolutions.

648 Martha Quituisaca: Okay, Approval of Minutes - Regular Meeting - May 25,
649 2021; Resolved, that the Town Board of the Town of Ossining hereby
650 approves the May 25, 2021 minutes of the Regular Meeting as presented.

651 Dana Levenberg: Do I have motion?

652 Northern Wilcher: So moved.

653 Elizabeth Feldman: Second.

654 Dana Levenberg: Questions or discussion? All those in favor?

655 Board Members: Aye.

656 Dana Levenberg: Any opposed?

657 Martha Quituisaca: Okay. Approval of Voucher Detail Report; Resolved,
658 that the Town Board of the Town of Ossining hereby approves the Voucher

659 Detail Report dated June 8, 2021 in the amount of five hundred and two
660 thousand dollars and six hundred - hold on, five hundred and two hun –

661 Dana Levenberg: Yeah.

662 Martha Quituisaca: \$502,661.37.

663 Dana Levenberg: You doubted yourself, you were [UNCLEAR]

664 Martha Quituisaca: I know, for some reason the number didn't look like a
665 normal number in my – and I don't...

666 Dana Levenberg: That's okay, you did good. Thank you very much. Okay,
667 do I have a motion?

668 Northern Wilcher: So moved.

669 Elizabeth Feldman: Second.

670 Dana Levenberg: Questions or discussion?

671 [SILENCE]

672 Dana Levenberg: All those in favor.

673 Board Members: Aye.

674 Dana Levenberg: Any opposed, okay? Fernando called something out
675 hundred thousand it was it was 100 million so. You know you're good
676 Martha.

677 Martha Quituisaca: Okay. Tax Certiorari -

678 Christie Addona: Sorry, Martha, can I just chime in here before you get
679 started on this?

680 Dana Levenberg: Alright.

681 Christie Addona: We're - the next four tax cert resolutions, Martha's only
682 going to read a portion of them. The resolutions in their entirety, are
683 available on the Town of Ossining website, on the Town Clerk's website,
684 and in the Clerk's Office for anyone who would like through.

685 Dana Levenberg: Awesome, thank you for that. We were saved and we
686 appreciate it very much. So, with that -

687 Christie Addona: It's still kind of long but it's shorter –

688 Dana Levenberg: Okay -

689 Martha Quituisaca: Yeah -

690 Dana Levenberg: But it's short –

691 Martha Quituisaca: A little bit shorter.

692 Dana Levenberg: We heard today - I think we heard today that somebody
693 was asking 'who's that person who talk so fast.'

694 Martha Quituisaca: That's me.

695 Dana Levenberg: [UNCLEAR], it's Martha Quituisaca. Okay, go on.

696 Martha Quituisaca: Okay, Tax Certiorari GMSUE INC., vs. Town of
697 Ossining. Whereas proceedings, pursuant to Article seven of the real
698 property tax of the State of New York were instituted by GMSUE
699 incorporated against Town of Ossining in New York to review the tax
700 assessment made of petitioner's property located at 1136 Pleasantville
701 Road, Village of Briarcliff Manor and the Town of Ossining, New York and
702 designate on the tax assessment map of the Town of Ossining in section
703 98.10, block one, lot 48 for tax assessment years 2015 to 2020 which
704 proceedings are now pending in the Supreme Court of the State of New
705 York, County Westchester under index numbers 67361/15, 65054/16,
706 6663/17, 6684/18, 66304/19, and 62152/20; and, whereas the above
707 petitioner has agreed to a compromise and settlement of such proceeding,
708 subject to approval of the Town Board correcting and reducing the
709 assessed valuation of it real property and improvement as follows; resolved
710 the settlement of the proceedings on the terms and forth herein is hereby
711 accepted and approved, subject to the approval of the Supreme Court
712 Westchester County were in such proceedings are pending in via further
713 resolved. Subject to the approval, the Supreme Court Westchester County
714 did the assessors authorizing directed to make the changes in correction to
715 the individual unit assessment on the tax assessment roll for the Town of
716 Ossining which will be ordered pursuant to consent judgment to be entered
717 into accordance with the terms of the settlement and the Receiver of Taxes
718 is authorized and directed to process and pay the refund of Town of
719 Ossining taxes, estimated to be \$293 and 23 cents, which will be ordered
720 pursuant to set consent judgment.

721 Dana Levenberg: Do I have a motion?

722 Jackie Shaw: So moved.

723 Elizabeth Feldman: Second.

724 Dana Levenberg: So, we have a few Tax Certiorari resolutions on our
725 agenda, like this one. Thankfully, the refunds due to these property owners
726 from the Town, are relatively small. This is due in no small part to our
727 Assessor Fernando Gonzalez maintaining our roll at full market value.
728 Ensuring that the Town's best values are almost always accurate. And
729 thank you to our Town Prosecutor Stephen Dewey for always going to bat
730 for the Town during these negotiations to arrive at fair settlement. Without
731 any further questions, all those in favor?

732 Board Members: Aye.

733 Dana Levenberg: Any opposed?

734 Martha Quituisaca: Tax Certiorari -191 Enterprises Corp. vs. Town of
735 Ossining. Whereas proceedings pursuant to Article 7 of the real property
736 tax law of the State of New York were instituted by 191 Enterprises Corp
737 against the Town of Ossining, New York to review the tax assessments
738 made on the petitioners property located at 191 North Highland Avenue,
739 the Town of Ossining, New York 10562 and designate that the tax
740 assessment map of the Town of Ossining in section 8911, block 1, lot 82
741 for tax assessment years 2016 to 2020 which proceedings and are now
742 pending with the Supreme Court of the State of New York, County
743 Westchester and index numbers 63 - 3660/2016; 65196/2017; 67335/2018;
744 66914/2019; 60602/2020; and, whereas the above petitioner has agreed to
745 a compromise and settlement of such proceedings subject to the approval
746 of the Town Board, correcting and reducing the assessed valuation of the
747 [UNCLEAR] property and improvements as follows; resolved the settlement
748 of the proceedings on a term set forth here and is hereby accepted and
749 approved, subject to the approval Supreme Court Westchester County
750 wherein such proceedings are pending. And as further resolved, subject to
751 the approval of the Supreme Court Westchester County that the Assessor
752 is authorized and directly to make the change and corrections to the
753 individual unit assessment on the tax assessment roll of the Town of
754 Ossining which will be ordered pursuant to the consent judgment to be

755 entered in accordance with the terms of this settlement and the Receiver of
756 Taxes is authorized and directly to process and pay the refund of Town of
757 Ossining taxes, estimated to be \$293 and 74 cents of the order pursuant to
758 set consent judgment.

759 Dana Levenberg: Do I have a motion?

760 Northern Wilcher: So moved.

761 Jackie Shaw: Second.

762 Dana Levenberg: Any discussion? All those in favor?

763 Board Members: Aye.

764 Martha Quituisaca: Tax Certiorari - NSRR Realty LLC vs. Town of
765 Ossining, whereas proceedings pursuant to Article seven of the real
766 property tax law of the State of New York were instituted by NSRR Realty
767 LLC against the Town of Ossining New York to review the tax assessment
768 made up petitioners properly located at 533 North State Road Town of
769 Ossining New York 10562 and designated on the tax assessment map of
770 The Town of Ossining as Section 90.15, Block 2 and Lot 17, and also
771 Section 90.15, Block 2 and Lot 18 for Tax Assessment Years 2016-2020;
772 which proceedings are now pending in the Supreme Court of the State of
773 New York, County of Westchester, under Index Nos. 63732/16; 64562/17;
774 64908/18; 65005/19; and 60372/2020; and whereas, the above Petitioner
775 has agreed to a compromise and settlement of such proceedings, subject
776 to the approval of the Town Board, correcting and reducing the assessed
777 valuation of its real property and improvements, as follows: and resolved,
778 that settlement of the proceedings, on the terms set forth herein, is hereby
779 accepted and approved, subject to the approval of the Supreme Court,
780 Westchester County, wherein such proceedings are pending; and it is
781 further resolved – sub - resolved – subject to the approval of the Supreme
782 Court, Westchester County, that the Assessor is authorized and directed to
783 make the changes and corrections to the individual unit assessment on the
784 tax assessment roll of the Town of Ossining, which will be ordered pursuant
785 to the Consent Judgment to be entered in accordance with the terms of this
786 settlement, and the Receiver of Taxes is authorized and directed to
787 process and pay the refund of Town of Ossining taxes estimated to be \$
788 348.86, which will be ordered pursuant to said Consent Judgment.

789 Dana Levenberg: Do I have a motion?

790 [UNCLEAR]: So moved.

791 Northern Wilcher: Second.

792 Dana Levenberg: Discussion or questions? All those a favor?

793 Board Members: Aye.

794 Dana Levenberg: Anybody opposed?

795 [SILENCE]

796 Dana Levenberg: [UNCLEAR]

797 Martha Quituisaca: Tax Certiorari - M & M Realty Corp. vs. Town of
798 Ossining. Whereas, proceedings pursuant to Article 7 of the Real Property
799 Tax Law of the State of New York were instituted by M & M Realty Corp.
800 against The Town of Ossining, New York to review the tax assessments
801 made on Petitioner's property located at 520 North State Road, Town of
802 Ossining, New York 10562, and designated on the tax assessment map of
803 The Town of Ossining as Section 90.19, Block 2 and Lot 19, for Tax
804 Assessment Years 2016-2020; which proceedings are now pending in the
805 Supreme Court of the State of New York, County of Westchester, under
806 Index Nos. 663733/16; 64570/17; 64909/18; 65003/19 and 60373/20; and
807 Whereas, the above Petitioner has agreed to a compromise and settlement
808 of such proceedings, and subject to the approval of the Town Board,
809 correcting and reducing the assessed valuation of its real property and
810 improvements, as follows; resolved, that settlement of the proceedings, on
811 the terms set forth herein, is hereby accepted and approved, subject to the
812 approval of the Supreme Court, Westchester County, wherein such
813 proceedings are pending; and it is further resolved, that The Counsel to
814 The Town is hereby authorized and directed to procure and execute any
815 documents necessary to effectuate such settlement; and it is further
816 resolved, subject to the approval of the Supreme Court, Westchester
817 County, that the Assessor is authorized and directed to make the changes
818 and corrections to the individual unit assessment on the tax assessment
819 roll of the Town of Ossining, which will be ordered pursuant to the Consent
820 Judgment to be entered in accordance with the terms of this settlement,
821 and the Receiver of Taxes is authorized and directed to process and pay

822 the refund of Town of Ossining taxes estimated to be \$3,044.10, which will
823 be ordered pursuant to said Consent Judgment.

824 Dana Levenberg: Motion?

825 [UNCLEAR]: So moved.

826 Jackie Shaw: Second.

827 Northern Wilcher: Second.

828 Dana Levenberg: Discussion or questions? All those a favor?

829 Board Members: Aye.

830 Dana Levenberg: Anybody opposed? Once again thank you so much to
831 Fernando, our Assessor, and Steve Dewey and Martha Quituisaca.

832 Martha Quituisaca: Okay. Resolution Modifying Town Board Meeting
833 Schedule. Whereas, at its annual reorganizational meeting, the Town
834 Board established by resolution its meeting schedule for the year, which -
835 with its work sessions generally held on the first and third Tuesdays of the
836 month and its legislative sessions generally held on the second and fourth
837 Tuesdays of the month, subject to certain modifications; and whereas, it
838 has come to the Town Board's attention that there are certain conflicts with
839 its meeting schedule that the Board wishes to address, including its June
840 22, 2021 legislative session that is the date of the primary, which the Town
841 Clerk will be responsible for administering, and its September 9, 2021 work
842 session that is the date of the Westchester Municipal Officers Association
843 Meeting, which certain Town Board members will be attending; and
844 whereas, the Town Board also wishes to cancel two work sessions over the
845 summer in anticipation of lighter agendas due to Board members, Town
846 employees and the public enjoying summer vacations; and now therefore,
847 be it resolved, the Town Board hereby modifies its meeting schedule as
848 follows: the legislative session scheduled for Tuesday, June 22, 2021 will
849 be held on Monday, June 21, 2021 at 7:30pm via Zoom videoconferencing
850 in accordance with the Governor's Executive Orders 202.1 and 202.15, as
851 subsequently extended; the work session scheduled for Thursday,
852 September 9, 2021 will be held on Wednesday, September 8, 2021 at
853 7:30pm via Zoom videoconferencing in accordance with the Governor's
854 Executive Orders 202.1, as subsequently extended, or if Zoom

855 videoconferencing is no longer an option, at the Ossining Municipal
856 Building, 16 Croton Avenue, Ossining, NY; be it further resolved, the Town
857 Board hereby cancels the following Town Board meetings: Tuesday, July
858 20, 2021 work session; Tuesday, August 17, 2021 work session; be it
859 further resolved, the Town Clerk is hereby directed to notice said meetings
860 as required by law.

861 Dana Levenberg: Do I have motion?

862 Elizabeth Feldman: So moved.

863 Northern Wilcher: Second.

864 Dana Levenberg: So, as the resolution - resolution states, there are a few
865 changes we needed to make to our schedule, first in order to avoid a
866 conflict with the upcoming primary election which our Clerk's Office needs
867 to supervise as our liaison to the board of elections, then to lighten our
868 schedule as we have in the past, by cancelling two work sessions and
869 finally to adjust our first session in September to avoid both Rush
870 Hoshanna and an upcoming Westchester Municipal Officials Association
871 meeting, and it will be the first in person Westchester Municipal Association
872 meeting in quite some time. So we're hoping that if anybody would like to
873 attend.

874 Dana Levenberg: So with that do I have any discussion or questions?

875 [UNCLEAR]: [UNCLEAR]

876 Dana Levenberg: All those in favor?

877 Board Members: Aye.

878 Dana Levenberg: Anybody opposed? I'm sorry, Mr. Wilcher, are you
879 opposed to -

880 Northern Wilcher: No.

881 Dana Levenberg: - taking off for those, for those two weeks?

882 Northern Wilcher: No, no.

883 Dana Levenberg: Okay, I didn't think so. And actually the fact that we could
884 even talk about vacations this year is a blessing. Last year I think we're all
885 looking forward to or extra meetings this year, not so much so... Maybe not

886 looking forward, but certainly it was you know we're all cooped up in our
887 homes, so - in any case that's on to the next resolution.

888 Martha Quituisaca: Call for Public Hearing: Community Development Block
889 Grant 2022-2024 Application Cycle. Resolved, that the Town Board of the
890 Town of Ossining hereby calls for a public hearing in the matter of the
891 Town's applications to the Community Development Block Grant 2022-
892 2024 Application Cycle as part of the Westchester County Urban County
893 Consortium to be held at 7:30pm on Monday, June 21, 2021; and Be it
894 further resolved, that pursuant to the Governor's Executive Orders 202.1
895 and 202.105, and subsequently extended, this public hearing will be held
896 via videoconferencing only, with the information to participate in the public
897 hearing to be duly noticed and circulated in accordance with the
898 requirements for noticing public hearings.

899 Dana Levenberg: Do I have a motion?

900 Elizabeth Feldman: So moved.

901 Northern Wilcher: Second.

902 Dana Levenberg: So, in anticipation of the June 25th deadline for our
903 CDBG grant applications, we will be holding - which Community
904 Development Block Grant. We will be holding a public hearing on June 21st
905 - that meeting that we just talked about was rescheduled to Monday June
906 21st - for the public to comment on our proposed projects and budgets.
907 We're still crunching the numbers but we're hopeful that, with this grant
908 funding, we will be able to complete some high impact important projects
909 for the Community, without overburdening the taxpayers. It's not going to
910 be no burden but it's going to be a lot lighter of a burden to get some very
911 important projects done at our waterfront so looking forward to that. Any
912 questions or discussion. All those in favor?

913 Board Members: Aye.

914 Dana Levenberg: Anybody opposed?

915 [SILENCE]

916 Martha Quituisaca: Personnel –Seasonal Intermediate Clerk –Town Justice
917 Court. Resolved, that the Town Board of the Town of Ossining appoints
918 Stephanie Coraisaca, Ossining, to the seasonal position of Intermediate

919 Clerk in the Town Justice Court at an hourly rate of \$15, effective June 21,
920 2021.

921 Dana Levenberg: Do I have a motion?

922 Northern Wilcher: So moved.

923 Elizabeth Feldman: Second.

924 Dana Levenberg: So Stephanie is soon to be an Ossining High School
925 graduate, who will be helping out in our justice court over the summer,
926 while one of our full time employees is on Maternity Leave. The latest
927 addition to our Court arrived over the weekend welcome Majella Lily to the
928 world, so we can't wait for Stephanie to get started. All those in favor?

929 Board Members: Aye.

930 Dana Levenberg: Anybody opposed?

931 [SILENCE]

932 Dana Levenberg: Okay.

933 Martha Quituisaca: Okay. Promotion –Appointment –Town of Ossining
934 Highway Department. Resolved, that the Town Board of the Town of
935 Ossining promotes Alicia Santucci from the temporary to probationary
936 position of part-time Office Assistant (Automated Systems) in the Town of
937 Ossining Highway Department, effective June 8, 2021; and be it further
938 resolved, that Ms. Santucci's hourly rate remains at \$18 for 2021.

939 Dana Levenberg: Do I have a motion?

940 Northern Wilcher: So moved.

941 Elizabeth Feldman: Second.

942 Dana Levenberg: Okay. Although Alicia Santucci has been working part
943 time in our highway department for about a year and a half now we had
944 some things to stream now with civil service, as usual, with her title. Alicia
945 recently passed a civil service test with flying colors so we're finally clearing
946 up the issue with civil service, with this resolution. Thank you Alicia for all
947 your hard work, we're happy to have you stayed on for the long haul. All
948 those in favor?

949 Board Members: Aye.

950 Dana Levenberg: Anybody opposed?

951 [SILENCE]

952 Dana Levenberg: Okay.

953 Martha Quituisaca: Contract –Sing Sing Kill Brewery, LLC. Resolved, that
954 the Town Board of the Town of Ossining authorizes the Supervisor to sign
955 an agreement with Sing Sing Kill Brewery, LLC. (“SSKB”) for SSKB to
956 curate a craft beverage corral during the 2021 Summer Concert Series and
957 Fireworks Celebration events.

958 Dana Levenberg: Do I have a motion?

959 Elizabeth Feldman: So moved.

960 Northern Wilcher: Second.

961 Dana Levenberg: So we're excited to be welcoming back Sing Sing Kill
962 Brewery to summer concert series and finally bringing to life the craft
963 beverage corral SSKB had proposed for the 2020 season which, of course
964 could not happen. This resolution approves a contract with the brewery
965 lane at the terms of the Town's relationship with the Brewery for these
966 events and the next resolution approves the paperwork that needs to be
967 completed for the State Liquor Authority to allow them to obtain the
968 necessary special events permit for the summer, the idea is for them to
969 meet bringing in other craft beverage - local craft beverage...

970 Elizabeth Feldman: [UNCLEAR].

971 Dana Levenberg: Proprietors? What's the word? I'm running out of words.

972 Victoria Cafarelli: [UNCLEAR]

973 Dana Levenberg: Purveyors. Purveyors. “Purveyor” there that's what I was
974 looking for - to the concert series. So we can taste all the wonderful things
975 that New York state and the Hudson valley have to offer so, are there any
976 questions or discussion. All those in favor?

977 Board Members: Aye.

978 Dana Levenberg: Anybody opposed?

979 [SILENCE]

980 Martha Quituisaca: Okay. New York State Liquor Authority Special Event
981 Permit Application –Summer Concert Series and Fireworks Celebration.
982 Resolved that the Town Board of the Town of Ossining hereby authorizes
983 the Supervisor to sign the Landlord Authorization Form for the New York
984 State Liquor Authority Special Event Permit Application made by Sing Sing
985 Kill Brewery, LLC, for the craft beverage corral at the Summer Concert
986 Series and Fireworks Celebration at Louis Engel Park on Fridays, July 2, 9,
987 16, 23, & 30, August 6, 13, 20, & 27, September 3, 2021 with rain dates for
988 the July and August concerts for the Sundays following the scheduled
989 Friday dates, and for the September Fireworks Celebration of September
990 10, 2021; and be it further resolved, that the applicant will provide proof of
991 insurance and the letter of indemnity to the Town in a form acceptable to
992 Counsel to the Town.

993 Dana Levenberg: Motion?

994 Jackie Shaw & Northern Wilcher: So moved.

995 Jackie Shaw & Northern Wilcher: Second.

996 Dana Levenberg: Questions or discussion?

997 Elizabeth Feldman: That's assuming we do decide to do fireworks, right?

998 Dana Levenberg: I - yes, of course. Right now, we're planning for them. All
999 those in favor?

1000 Board Members: Aye.

1001 Dana Levenberg: Anybody opposed?

1002 Martha Quituisaca: Okay. Tax Payment Plan –18 Forest Avenue. Whereas,
1003 the Town of Ossining is required to collect Town, County and School taxes
1004 for the municipality, with the onus on the Town to make whole the County
1005 and School District for any uncollected taxes; and whereas, the Receiver of
1006 Taxes has been approached by a property owner requesting a short-term
1007 payment plan for the property at 18 Forest Avenue, Tax Parcel Designation
1008 ID# 89.16-4-64; and Whereas, the Town Board, pursuant to Article 5 of the
1009 Ossining Town Code, as authorized by section 1184 of the New York - New
1010 York Real Property Tax Law, before entry of a final judgment, may

1011 withdraw a parcel for which payment of real property taxes is delinquent,
1012 from a foreclosure proceeding and enter into an installment plan for
1013 payment of all delinquent taxes, as well as interest and penalties, and does
1014 occasionally grant such a plan and has the discretion to accept or reject
1015 any proposal by a residential property owner, providing the owner meets
1016 the eligibility requirements set forth in section 180-17 of the Town Code
1017 and the payment plan conforms to the requirements for such a repayment
1018 plan set forth in section 180-18 of the Town Code; Now, therefore be it
1019 Resolved, that the Town Board of the Town of Ossining hereby approves
1020 the aforementioned payment plan, which terms comply with the Town
1021 Code, to this property owner, who has been determined to be eligible, with
1022 the understanding that this sets no precedent going forward for this or any
1023 other property in the future.

1024 Dana Levenberg: Motion?

1025 Elizabeth Feldman: So moved.

1026 Jackie Shaw: Second.

1027 Dana Levenberg: So we're very grateful to our Receiver of Taxes Holly
1028 Perlowitz for always working with our taxpayers to come up with a solution
1029 and do our best to keep them in a properties and make sure that they do
1030 pay obviously all the taxes owed as well as the fines and penalties. So –

1031 Christie Addona: Can I?

1032 Dana Levenberg: [UNCLEAR] to offer that. Sorry?

1033 Christie Addona: Sorry, can I just do a quick “as amended”?

1034 Dana Levenberg: Okay-doke.

1035 Christie Addona: In the third “whereas” clause it says, whereas the “Town
1036 Board pursuant to Article five of the Ossining Town Code,” it should be
1037 Article five of Chapter 180 of the Ossining Town Code.

1038 Dana Levenberg: Okay-dokie. As amended.

1039 Martha Quituisaca: You said “of Chapter 180”?

1040 Christie Addona: Yes.

1041 Martha Quituisaca: Okay. Thank you.

1042 Dana Levenberg: Okay, so with that, as amended, all those in favor?

1043 Board Members: Aye.

1044 Dana Levenberg: Anybody opposed?

1045 Martha Quituisaca: Okay. Memorandum of Understanding –593 North
1046 State Road. Be it resolved the Town Board hereby authorizes the Town
1047 Supervisor to enter into a memorandum of understanding with 593 North
1048 State Road LLC, the owner of 593 North State Road, Ossining, New York,
1049 with respect to a Town water main located underneath its property.

1050 Dana Levenberg: Motion?

1051 Elizabeth Feldman: So moved.

1052 Northern Wilcher: Second.

1053 Dana Levenberg: Counsel Tomm Addona, do you have anything to say
1054 about this, or are we good as is?

1055 Christie Addona: There's a water main - a Town water main underneath the
1056 property that [UNCLEAR] aware of at the time that they came in for a site
1057 plan approval, a couple years ago. So this is just trying to [UNCLEAR] the
1058 process forward to resolve that administratively, so the Town can get an
1059 easement. That would also be a benefit the property owner, that way if
1060 something happens they the Town can get onto the property to repair it.

1061 Dana Levenberg: Sounds like a plan, a good one at that. All those in favor?

1062 Board Members: Aye.

1063 Dana Levenberg: Any opposed? Thanks - thanks for working on that
1064 [UNCLEAR].

1065 Martha Quituisaca: Stormwater Management System Maintenance and
1066 Easement Agreement – Parth Knolls.

1067 Off-Screen Digital Assistant: Sorry, I didn't catch that. Try talking about to
1068 edit.

1069 Elizabeth Feldman Whoops. Sorry about that.

1070 Dana Levenberg: Alright, Siri, you cannot participate in our meetings. No.

1071 Martha Quituisaca: Okay. WHEREAS, as a condition of the site plan
1072 approval granted by the Planning Board, Parth Knolls LLC is required to
1073 enter into a stormwater facilities maintenance agreement with the Town to
1074 ensure the stormwater management system approved by the Planning
1075 Board is constructed and installed by the Applicant in accordance with the
1076 approved project documents and all applicable NYSDEC regulations,
1077 standards and guidelines for the project and thereafter is maintained,
1078 cleaned, repaired, replaced and restored in perpetuity by the Applicant to
1079 ensure optimum performance; and now therefore, be it resolved, the Town
1080 Board hereby authorizes the Supervisor to execute a Stormwater
1081 Management System Maintenance and Easement Agreement with Parth
1082 Knolls LLC, and be it further resolved, the Supervisor is authorized to sign
1083 all documents reasonably necessary to have the agreement recorded with
1084 the County Clerk.

1085 Dana Levenberg: Do I have a motion?

1086 Elizabeth Feldman: So moved.

1087 Jackie Shaw: Second.

1088 Dana Levenberg: So the Parth Knolls project is close to obtaining it's
1089 temporary certificate of occupancy and the site plan approval stipulates that
1090 a stormwater management system maintenance and easement agreement
1091 needs to be executed with the Town prior to obtaining the temporary CO.
1092 Thank you to our Town Counsel Christie Adonna and her colleague Cathy
1093 Zalantus for helping to shepherd these remaining administrative items
1094 along. Any questions or discussion? All those in favor?

1095 UNCLEAR: [UNCLEAR]

1096 Board Members: Aye.

1097 Dana Levenberg: Anybody opposed?

1098 Martha Quituisaca: correspondence to be received and filed. Resolved, that
1099 the Town Board of the Town of Ossining hereby accepts the following
1100 correspondence: Planning Board Minutes, May 5, 2021.

1101 Dana Levenberg: Do I have a motion?

1102 Elizabeth Feldman: So moved.

1103 Jackie Shaw: Second.

1104 Dana Levenberg: All those in favor?

1105 Board Members: Aye.

1106 Dana Levenberg: Anybody opposed? Okay, so with that – oh do we have
1107 any -

1108 Martha Quituisaca: Yeah there's one more. Monthly reports. Monthly
1109 Reports: resolved that the Town Board of the Town of Ossining hereby
1110 accepts the following monthly reports for the month of May 2021: Town
1111 Building Department, Tax Receiver, Town Clerk, GE Helicopter, Highway
1112 Department, and Town Supervisor.

1113 Dana Levenberg: Do I have a motion?

1114 Northern Wilcher: So moved.

1115 Jackie Shaw: Second.

1116 Dana Levenberg: All those in favor?

1117 Board Members: Aye.

1118 Dana Levenberg: Anybody opposed?

1119 [SILENCE]

1120 Dana Levenberg: With that we are up to our favorite part of the evening
1121 visitor recognition. Visitors, would you like to be recognized? If so, please
1122 raise your virtual hand and we will recognize you and you may talk about
1123 anything whatsoever.

1124 [SILENCE]

1125 Dana Levenberg: And I'm confused between am and am, but no, okay. I'm
1126 hearing nothing seeing nothing. Thank you both for attending our meeting,
1127 and with that I will ask for a motion to adjourn to executive session for
1128 advice of counsel and contracts.

1129 Jackie Shaw and North Wilcher: So moved.

1130 Elizabeth Feldman and Jackie Shaw: Second.

1131 Dana Levenberg: All those in favor?

1132 Board Members: Aye.

1133 Dana Levenberg: Anybody opposed? Thanks for joining us tonight. I hope
1134 everyone stays cool these next few days, please join us next week on
1135 Tuesday June 15 for a meeting our primary topic of discussion that meeting
1136 will be on a recent legalization of the use of cannabis in New York State
1137 and whether or not the Town [UNCLEAR] to opt out [UNCLEAR] and other
1138 - I don't know, Greg Meyer – I don't know where you're going but that's
1139 loud. Don't [UNCLEAR] whether or not the Town will choose to opt out of
1140 allowing dispensaries and [UNCLEAR] permitted jurisdiction. We look
1141 forward to hearing from the Community on this important issue. Please also
1142 remember that if you are unable to join our meetings, for any reason, you
1143 may always send your comments or questions to the Town Board by
1144 emailing TC@TownofOssining.com. Have a wonderful night everybody.