



**TOWN BOARD  
TOWN OF OSSINING  
53 CROTON AVENUE  
OSSINING PUBLIC LIBRARY-BUDARZ THEATER  
OSSINING, NEW YORK  
NOVEMBER 14, 2017  
7:00 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 November 14, 2017 at the Ossining Public Library-Budarz Theater, 53 Croton Avenue, 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 Steven Silverberg, Budget Officer Madeline Zachacz and Town Clerk Mary Ann Roberts.

**II. ANNOUNCEMENTS**

Supervisor Levenberg read the following statement:

I will be brief with announcements tonight since we have a big crowd here for the presentation, but I wanted to be sure to remind you of two specific events. Right here in this very theater, the Ossining Documentary and Discussion Series will host a screening of "The Mask You Live In" this Thursday, November 16<sup>th</sup> beginning at 6:30PM. The film, which explores our culture's definitions of masculinity and how it affects our adolescent and teens boys, will be followed by a panel discussion that you won't want to miss. Be sure to get here early, as parking can be a bit tight.

I also want to remind everyone that tomorrow, Wednesday November 15<sup>th</sup>, is America Recycles Day. Both the Town and Village of Ossining do a fantastic job of diverting much of our trash stream into recycling instead of solid waste, and we hopefully will be doing even more in 2018 if we get a chance to implement our food scrap recycling program and some other great initiatives that our friends at Green Ossining have brought to our attention. I hope that you'll visit [www.americarecyclesday.org](http://www.americarecyclesday.org) to take the pledge to make this community, and our global community, healthier, greener and more sustainable.

This Saturday night marks Opening Night for WCT's four weeks of four one act plays performed on Water Street at their theater. Tickets and more information are available at [wctheater.org](http://wctheater.org).

Finally, the Town Board will not be meeting next week, and Town Offices will be closed on Thursday, November 23<sup>rd</sup> and Friday, November 24<sup>th</sup> for the Thanksgiving holiday. I wish everyone a happy and healthy holiday surrounded by family and friends, and we will see you for our next Regular Meeting on Tuesday, November 28<sup>th</sup> at the Courthouse.

Councilmember Jeffrey reported that she attended the Parks & Recreation Meeting where the ongoing search is in effect for a replacement for Chris Soi. The Village is also looking beyond Westchester County.

Councilmember Feldman announced the Annual Ossining Boat and Canoe Club Toy Drive.

**III. LIAISON REPORTS**

**IV. DEPARTMENTAL REPORTS**

**V. PUBLIC COMMENT ON AGENDA ITEMS- Visitors shall be accorded one (1) three (3) minute opportunity to address all agenda items.**

Supervisor Levenberg reminded everyone that this is only about the items on the agenda for the Regular Meeting and not for the Homestead discussion, which will come later. If you do have a comment on these or any topics tonight, we will be sticking to a strict 3 minute time limit per speaker. You may not cede your time.

**VI. BOARD RESOLUTIONS**

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

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

Resolved, that the Town Board of the Town of Ossining hereby approves the October 24, 2017, Minutes of the Regular Meeting as presented.

Motion Carried: Unanimously

**B. Approval of Minutes-Special Meeting**

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 November 8, 2017, Minutes of the Special Meeting as presented.

Motion Carried: Unanimously

**C. Approval of Voucher Detail Report**

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 Voucher Detail Report dated November 14, 2017 in the amount of \$196,819.96.

Motion Carried: Unanimously

**D. Calling for a Public Hearing-2018 Preliminary Budget**

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

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, November 28th, 2017 at 7:30 p.m. at the Birdsall-Fagan Police/Court Facility, 86-88 Spring Street, Ossining, NY in the matter of the 2018 Preliminary Budget for the Town of Ossining.

Motion Carried: Unanimously

**E. Intermunicipal Agreement- Yard Waste Transfer**

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 authorizes the Supervisor to execute an Inter-Municipal Agreement (“IMA”) with the Village of Ossining with a term effective April 1, 2017 through March 31<sup>st</sup>, 2018 for the Village to provide yard waste transfer services for the Town in accordance with said IMA, subject to the approval of Counsel to the Town as to form.

**Motion Carried: Unanimously**

**F. Order Calling a Public Hearing in the matter of the Petition for Extension of the Ossining Consolidated Sewer District, 93 Old Albany Post Road**

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

Whereas, a written petition, dated November 6<sup>th</sup>, 2017, in due form and containing the required signature, has been presented by Angel Quintuna to the Town Board of the Town of Ossining, Westchester County, New York, for the extension of the Ossining Consolidated Sewer District in said Town; and

Whereas, said premises are known as 93 Old Albany Post Road, Ossining, New York, and also known as Section 80.10-1-35, on the Tax Map of the Town of Ossining, and

Whereas, the improvements proposed for said Sewer District Extension consist of the construction and installation of a sewer system, including sewer main, manhole and other improvements incidental thereto, all as more described in the map and plan accompanying the aforesaid petition, which map and plan are on file in the Town Clerk’s Office of said Town for public inspection during regular business hours; and

Whereas, the cost of establishing such Sewer District Extension shall be borne entirely by the Petitioner; and

Whereas, it is now desired to call a Public Hearing to consider the Petition for the proposed establishment of said Sewer District Extension pursuant to Section 193 of the Town Law, as well as for purposes of determining the environmental impact of said action;

Now Therefore be it Ordered, by the Town Board of the Town of Ossining, Westchester County, New York, as follows:

**Section 1:** A meeting of the Town Board of the Town of Ossining, Westchester County, New York, shall be held at the Police/Court Facility, 86-88 Spring Street, In Ossining, New York, on the 28th day of November at 7:35p.m., for the purpose of conducting a public hearing to consider the aforementioned Petition and to hear all persons interested in the subject thereof concerning the same.

**Section 2:** The Town Clerk is hereby authorized and directed to cause a certified copy of this Order to be published in The Gazette and posted in the manner provided by law.

**Section 3:** This Order shall take effect immediately.

**Motion Carried: Unanimously**

**G. Call for Public Hearing- Restore NY Grant Application, Cedar Lane Park Reuben House**

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

Whereas, the Town of Ossining owns Cedar Lane Park which is the location of the Reuben House, a vacant residential building with potential for future commercial investment; and

Whereas, the Reuben House requires extensive deconstruction and rehabilitation to be operational; and

Whereas, Empire State Development is offering funding for the demolition/deconstruction and/or rehabilitation/reconstruction of vacant buildings through the Restore NY grant program; and

Whereas, the Town is interested in seeking funding under the Restore NY program to undergo necessary deconstruction and rehabilitation work on the Reuben House to facilitate future investment in this property;

Resolved, that the Town Board of the Town of Ossining hereby calls for a Public Hearing to be held on Tuesday, November 28th, 2017 at 7:30 p.m. at the Birdsall-Fagan Police/Court Facility, 86-88 Spring Street, Ossining, NY in the matter of the Restore NY grant application for the deconstruction and rehabilitation of the Reuben House, Cedar Lane Park, 235 Cedar Lane, Ossining, NY;

Be it further Resolved, that the Town Clerk is hereby directed to publish the “Property Assessment List” which indicates restoration phases of the Reuben House in The Journal News for three consecutive days, as required by the Restore NY grant guidelines.

The Town of Ossining is seeking funding from the Empire State Development Corporation’s Restore NY program for property located at 235 Cedar Lane, for a project titled “Reuben House Restoration.”

**Property Assessment List:**

| # | Site Name/Address                          | Sq. Ft. | R-Residential<br>C-Commercial | DM-Demolition<br>DC-Deconstruction<br>RH-Rehabilitation<br>RC-Reconstruction | V-Vacant<br>A-Abandoned<br>C-Condemned<br>S-Surplus |
|---|--|---------|-------------------------------|--|---|
| 1 | Reuben House, 235 Cedar Lane, Ossining, NY | 6,253   | R                             | DC   | V   |
| 2 | Reuben House, 235 Cedar Lane, Ossining, NY | 6,253   | R                             | RH   | V   |

**Motion Carried: Unanimously**

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

## **VIII.MONTHLY REPORTS**

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

**Resolved, that the Town Board of the Town of Ossining hereby accepts the following monthly reports:**

- **Town Building Department**
- **Town Clerk's Office**
- **G.E. Helicopter reports for July, August & September 2017**
- **Town Tax Receiver's Office**
- **Town Supervisor's Office**

**Motion Carried: Unanimously**

**IX.VISITOR RECOGNITION** Visitors shall be accorded one (1) three (3) minute opportunity to speak.

**Again, I would ask that folks with comments or questions about any of the Town Hall Meeting material, i.e. Homestead, please hold off until after the presentation. I will now ask for a motion to adjourn this Regular Meeting into the Town Hall Meeting.**

## **X.ADJOURNMENT-TOWN HALL MEETING**

**At 7:21 P.M., Councilmember Jeffrey moved and it was seconded by Councilmember Feldman that the Regular Meeting be adjourned.**

**Motion Carried: Unanimously**



**TOWN HALL MEETING  
TOWN BOARD  
TOWN OF OSSINING  
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NOVEMBER 14, 2017  
7:30 P.M.  
Supervisor  
Dana Levenberg**

**Councilmembers**

**Karen D'Attore      Elizabeth Feldman  
Kim L. Jeffrey      Northern Wilcher**

- I. SPECIAL PRESENTATION-Gerald Benjamin and Thomas Cetrino of SUNY New Paltz, who will discuss the case study from the City of Kingston, where the Homestead tax option was implemented in 1989. John Wolham from the NYS Office of Real Property Tax Services will also join us to discuss the potential implications of enacting Homestead. *Visitors shall be accorded one (1) three (3) minute opportunity to speak.***

**Gerald Benjamin and Thomas Cetrino of SUNY New Paltz, who will discuss the case study from the City of Kingston, where the Homestead tax option was implemented in 1989. John Wolham from the NYS Office of Real Property Tax Services will also join us to discuss the potential implications of enacting Homestead.**

**Councilmember Jeffrey stated that all condos would be homestead under the Village of Ossining as well as the Village of Briarcliff Manor however the schools are not fully contained. The Commercial properties would be taking a negative hit. The rates would be the same for single family, 2 and 3 families as well as condos.**

**Lynn Farrell, Horseshoe Circle thanked the board for this discussion and requested that the board not adopt the Homestead Act. In doing an annual assessment how much time and money would it take?**

**Diane Hegarty, Eagle Bay Drive is opposed to the Homestead Act and wondered why her ethics complaint regarding Jerry Gershner and Sal Carrea has not been addressed.**

**Mark Seiden Croton Dam Road stated that it would make taxation more fairly distributed.**

**Jerry Gershner, Stonegate Road thanked the board for this meeting.**

**Mary Peck, Chappaqua Road, Briarcliff Manor discussed the matter.**

**Phyllis Shabad, Woods Brooke Circle stated that none of the examples are relative to Ossining.**

**Bernard Jacobson, Butternut Road, Briarcliff Manor commented that the condos would be unfairly assessed.**

**John Longabucco. Woods Brooke Circle questioned whether this can be brought up every time you want to?**

**Mike Vaughn, Woods Brooke Circle stated that the Homestead Act would contradict the law.**

**Janet Eisenman, Woods Brooke Circle had initially lived in Yorktown and moved to a condo due to the affordable tax rate.**

**Abby Bergman, Pond View Lane stated that people in favor of this are the real estate which prices are a ball of wax. Why do a revaluation on a yearly basis.**

**Louise Lord, Briarcliff Woods Condos stated that her condo did their budget last week. The realtors are driving people out of the area. Why hurt the community?**

**Noel Duguet, Elizabeth Court, Briarcliff Manor spoke on the subject.**

**Rob Segal, Briarbrook Drive also discussed the issue at hand.**

**Sara Posta, Kemey Cove stated that the condos are not the same as houses. Also commented on a statement made regarding an income of \$11,000 and believe it or not that income is important.**

**Don Fleming, Eagle Bay Drive, seconded all of the comments made this evening. The professors provided a negative slant. I have been in the boating business for 35 years and have found Newburgh, Tarrytown and Peekskill are vibrant communities and Ossining is not a vibrant community and you are out of your mind if you adopt this program.**

## **II. ADJOURNMENT**

**At 9:21 P.M., Councilmember Jeffrey moved and it was seconded by Councilmember Feldman that the Town Hall Meeting be adjourned.**