

Election 2002: Moving Ossining **Forward**



"For almost 30 years, this community has worked hard to come up with a plan to develop the waterfront in a reasonable and responsible manner. After evaluating many proposals and their benefits to the community, and holding many public hearings over the years to help shape this project, we have such a plan in place. I want to be your Mayor to help move this plan and the Village forward, in the best interests of its people and its businesses."

**Deputy Mayor Penny Markowitz-Moses
for Mayor**

Facts About the Candidates

Elect Penny Markowitz-Moses — Mayor

Deputy Mayor Penny Markowitz-Moses, a lifelong Ossining resident, has 10 years of experience as Village Trustee and six years as Ossining's Deputy Mayor. She is currently serving her fifth term on the Village Board, having served from 1990 through 1993, and again since 1997.

In addition to her current position of Deputy Mayor, Penny serves on the Inter-Municipal Agreement Committee and as liaison to the Ossining Union Free School District, the Town of Ossining and our Congresswoman. Penny is a member of the Ossining Heritage Area Tourism Committee, Ossining Arts Council, Ossining Historical Society and the Board of Directors of Eagle Bay Condominiums.



Re-elect Ernest McFadden — Trustee

Seeking his fourth term as your Village Trustee, Ernest is a 30-year resident of Ossining. He is employed as an Industry and Government Affairs Manager with Heineken, USA, responsible for managing the company's philanthropic efforts in the eastern United States. He has taken a special interest in Ossining's recreation and youth programs and has a keen interest in the financial affairs of the Village.

Ernest spent over 10 years in the field of Workforce Preparation with the NYS Department of Labor, preparing individuals for re-entry into the workforce. He held several leadership positions with the Yonkers Private Industry Council, ranging from Senior Employment Counselor to the council's Deputy Director before leaving in 1997 for a directorship position with the Regional Partnership of School and Colleges at Purchase College, SUNY.



Elect Cristina Da Silva — Trustee

A 20-year resident of Ossining, Cristina is a graduate of Pace University School of Law, a licensed Realtor and a member of the Westchester County Board of Realtors. Her legal and real estate experience will provide the Board with special insights and expert knowledge of zoning laws and issues.

Cristina has actively worked to provide for the needs of others, who could not otherwise find representation, including involvement in non-profit organizations and pro bono work for groups including the Florida Immigrant Advocacy Center, Jack Pereira Foundation, John Jay Legal Services and Legal Aid Society. She is actively engaged in the effort to register all eligible voters of the community and plans to expand her efforts to promote cultural activities that include all of the diverse ethnic groups in Ossining.

For more information, go to: www.ossiningdemocrats.com

■ **Development of a comprehensive waterfront plan has been diligent and prudent.**

The Village has been working on this issue for almost 30 years.

■ **There are no additional acquisition costs.**

During this period, the Village has been slowly and prudently purchasing the land that makes up the waterfront development property.

■ **An estimated 700% increase in Village tax revenues for this property is anticipated.**

In its current state, the Village would take in about \$70,000 annually from the block of waterfront property. This development plan will increase that number to about \$500,000.

■ **60% of the developed waterfront will be open space and park with full public access.**

From parkland and promenades to kayak rentals and picnic lunch areas, as well as other open space uses, the developed waterfront will have plenty of space for residents and visitors to enjoy and will draw people to and through our downtown.

■ **The developer is paying between \$6 million and \$8 million for development of park amenities and will pay all ongoing maintenance, in perpetuity.**

The selected developer, unlike other prospective developers, has agreed to pay for the cleanup of the current site, pay for the development of the public open space, and pay, in perpetuity, the ongoing costs of maintaining the public open space.

■ **There will be no loss of Metro North commuter parking spaces.**

As a direct result of the public hearings, the development plans have been adjusted to ensure that there will be no loss of commuter parking at the Ossining Metro North train station.



Penny, Ernest & Cristina

*People Who Get
Things Done!*

For our community...

- Assured that the Village workforce reflects the diversity of our community.
- Brought a satellite campus of Westchester Community College to the Village.
- Established and expanded the Community Policing Program.
- Created a Civilian Police Complaint Review Board.
- Initiated plans to expand the Community Center with a year-round swimming pool.
- Right-sized the waterfront project to make it 60% open space.
- Started newsletters and created a Web site to keep Village residents informed.

Moving Ossining *Forward*

Waterfront Development



- Public beach
- Kayak/Canoe launch and rental
- 60% open space and park with full public access
- Public parking – no loss of commuter parking
- Increased area safety
- Waterfront restaurants and shops
- Health/Fitness club with single-day public rates
- Smaller footprint for residential building
- Increased in-town consumer base
- Increased attractiveness of Haverstraw ferry service
- Clean up, development and maintenance of open space paid for by the developer – no Village money needed for these purposes

For our health and safety...

- Improved fire services with new equipment and proposed firehouses.
- Re-lined water mains to improve water quality.
- Re-paved many Village streets.

For our future financial health...

- Minimized public borrowing as a result of a health fund balance.
- Maintained Village taxes at or below the Consumer Price Index.
- Championed Inter-Municipal Agreements with the Town of Ossining.
- Promoted a business-friendly environment for our downtown.

Our current team has accomplished much.

Ossining's NEW Democratic team will do even more.

Elect

**Penny Markowitz-Moses
Mayor**

Re-elect

**Ernest McFadden
Trustee**

Elect

**Cristina Da Silva
Trustee**

Election 2002: Moving Ossining **Forward**

The Journal News

Thursday, September 19, 2002

Opinion

"...Harbor Square has been carefully discussed, debated and decided. All it needs now is a fair chance to succeed."

Gannett Editorial - See full text below

...A responsive proposal

Approval of Ossining Harbor Square project should be welcomed

No one can rightfully say the Ossining Board of Trustees didn't seek public input in its deliberations on the Harbor Square waterfront project. For many months, stretching into years, the board members carefully explored how to best develop the 4 acres of waterfront land bordering the Hudson River.

The trustees listened, and pondered and sought expert advice. And late Tuesday night, after nearly three hours of bellicose badgering by the plan's opponents, the board gave its unanimous approval to a project site plan. The \$1.91 million sale of the property is expected to be completed in about a month.

The board members can take pride in the fact that they moved through this process slowly and carefully. And residents — all residents — should accept the decision and move forth to help make it work.

Harbor Square, a \$30 million project offered by Cappelli Enterprises, a Valhalla-based developer, appears to be a welcome blend of residential and commercial development, along with open space. The plan includes 180 apartments, 14,167 square feet of commercial space and up to 375 parking spaces, including three levels of parking beneath the apartments on 4.46 acres of what is now village-owned land along the Hudson River. The project also includes a nine-story residential and commercial building that will be situated next to a four-story building

and a public green that is to be built and maintained by the developer.

While that sounds like a good, mixed use of land that is currently an eyesore, opponents — many of them vocal and organized during discussion of the project — have flatly rejected the plan, maintaining that it is too dense and will block other residents' views of the Hudson.

Wisely, the village board took those concerns into consideration and made accommodations to address them. For instance, the four- and nine-story buildings are to be situated perpendicular to the Hudson to open up a "viewshed" of the river from the rest of the village. And ensuring that open space will be available to the public shows that the village leaders have residents' best interests in mind.

Harbor Square has been carefully discussed, debated and decided. All it needs now is a fair chance to succeed.

For more information, go to: www.ossiningdemocrats.com

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