



AGENDA
SEPTEMBER 3, 2014
BOARD OF TRUSTEES
VILLAGE OF BRIARCLIFF MANOR, NEW YORK
REGULAR MEETING – 7:30 PM

Board of Trustees Announcements

Village Managers Report

Public Comments

1. Community Center Renovation Project Rebid, Rejection of All Bids
2. Tax Certiorari – Copley Court

NEXT REGULAR BOARD OF TRUSTEES MEETING – SEPTEMBER 17, 2014

VILLAGE OF BRIARCLIFF MANOR
BOARD OF TRUSTEES AGENDA
SEPTEMBER 3, 2014

**1. COMMUNITY CENTER RENOVATION PROJECT REBID, REJECTION
OF ALL BIDS**

WHEREAS, the Village of Briarcliff Manor ("Village") rebid the project and opened bids on Thursday, June 26, 2014, for "VM 1314-9 Community Center" for renovation and conversion of a portion of the former Briarcliff Manor Public Library building as the Village Community Center, including among other things, a full 2 story interior renovation, creation of a new mezzanine level, new dormers, new roofing, new exit stair and enclosure, and new mechanical, electrical and plumbing systems ("Project"), as intended by the Village when the building was expanded in and around 2008; and

WHEREAS, the Village redesigned the Project and among other things, moved placement of the standby generator closer to the building which will require substantially less natural gas fuel piping and electrical conductors and associated trenching and restoration; and

WHEREAS, the rebidding of the Project as redesigned resulted in higher bids for the work;

NOW THEREFORE, BE IT

RESOLVED, that the Village Board rejects all bids received for the Project pursuant to General Municipal Law §103 and the bid documents; and be it further

RESOLVED, that the Village shall rebid the Project; and be it further

RESOLVED, that the Village Manager, the Village Clerk, the Village Engineer, and other Village officials and staff are authorized and directed to take all action appropriate or necessary to rebid the Project as redesigned in accordance with New York General Municipal Law §103 and other applicable provisions of law.

VILLAGE OF
BRIARCLIFF MANOR
www.briarcliffmanor.org



1111 PLEASANTVILLE ROAD
BRIARCLIFF MANOR, N.Y. 10510
TELEPHONE: (914) 944-2770
FAX: (914) 941-4837

Memorandum

To: Philip E. Zegarelli, Village Manager

From: David J. Turiano, P.E. *DJT*

Re: Project VM 1314-9: Community Center - Rebid

Bids were opened today June 26, 2014 at 11:00 a.m. for the above referenced project. Present at the bid opening were David J. Turiano, P.E., Village Engineer, Philip E. Zegarelli, Village Manager, Ben Scavone of Peter J. Gaito and Associates Architects and Planners, and Sonja Goldstein-Suss.

Four bids were received ranging from \$1,667,500 to \$2,433,000 as shown below. In addition, the results of the original bid opened on February 14, 2014 are included.

Bidder	Rebid June 26, 2014	Percent Increase	Original Bid February 14, 2014
Caladri Development Corp.	\$1,667,500	11.1%	\$1,517,500
Clean Air Quality Service	\$1,810,000	9.5%	\$1,620,001
Abbott & Price, Inc.	No bid	N/A	\$1,623,000
*G. Fazio Construction Co. Inc.	\$1,895,000	N/A	No bid
Northstar Mechanical Corp.	\$2,433,000	N/A	No bid
Piazza Inc.	No bid	N/A	\$2,254,000
Subolo Contracting Corp.	No bid	N/A	\$1,629,000
JCS Construction	No bid	N/A	\$1,987,225

*possible disqualification - Subcontractor List not submitted with bid

Section 00 43 10 requires that the contractor list the subcontractors name and price for each of its HVAC, plumbing and electrical subcontractors. Below find a summary table of these subcontractor costs for the low bidder, Caladri Development Corp. only.

<u>Subcontractor Trades</u>	<u>Rebid June 26, 2014</u>	<u>Original Bid February 14, 2014</u>
HVAC	\$245,000	\$350,000
Plumbing	\$ 55,000	\$ 65,000
Electrical	\$245,000	\$250,000
Totals	\$545,000	\$665,000

Notable scope differences between the original project and the-rebid project are as follows:

- The site of the standby generator was moved from the front of the building to a grassy area at the rear of the building directly adjacent to the library. This change results in substantially less distance between the generator and the building's electrical room resulting in less trenching, wiring, piping and related restoration work to make the necessary connections.
- The HVAC equipment including the compressors and air handlers were re-specified to be stock items rather than custom built items, although still specified to be manufactured by Carrier.
- Some minor deletions to interior lighting.
- Minor architectural modifications including the reorientation of a security gate and inclusion of an interior closet for the transfer switch.
- A minor modification to the flue assembly for the existing library boiler.

I have spoken to several contractors and subcontractors who have worked on this project in an effort to gain an understanding as to why there was a price increase as opposed to a price decrease as originally anticipated. The following is a summary of my discussions with each:

My first discussion was with the Principal of Caladri Development. This person indicated that his subcontractors, namely the electrical and mechanical firms, bid higher numbers to him resulting in his higher bid. He indicated that he did not change his markup. He expressed his willingness to sit down with the Village and further discuss value engineering options which would lower the price based on a reduced scope. In a further review of his subcontractor costs as tabulated above, he appears to be mistaken as the rebid subcontractor costs are lower by \$115,000.

I then spoke to an electrical contractor who apparently bid this job, both originally and the rebid, to all of the general contractors. This person was fully aware of the above scope changes and indicated to me that his bid price for the rebid was lower than for the initial bid.

An additional discussion that I had was with a mechanical contractor who similarly bid the original bid and the rebid to several of the contractors. This person advised that he did raise his markup considering that his work load has increased since the original bid and in addition did not give consideration to the decrease mechanical scope stating that "since it was all Carrier

equipment of the same size, I did not think there would be much of a cost difference.” This contractor also advised that he was aware that the low bidder has “picked up” a lot of work since the original bid.

My final discussion was with an electrical contractor who performed several projects for the Village, but did not bid this particular project. This person’s position was that since the original bid some four months ago, there has been an increase in building construction work particularly with the schools, and his firm has secured a lot work and considering such would not low ball any project.

As a next step in reviewing this project, I have spoken to the project architect, Peter F. Gaito and Associates and with his electrical/mechanical sub-consultant, TSF Engineering, P.C. I asked these consultants to arrange for a meeting with the low bidder simply to review the scope change differences between the original bid and the rebid and to report to the Village as to everyone’s understanding of same.

Please feel free to contact me if you have any questions relating to the above.

VILLAGE OF BRIARCLIFF MANOR
BOARD OF TRUSTEES AGENDA
SEPTEMBER 3, 2014

2. TAX CERTIORARI – COPLEY COURT

WHEREAS, Copley Court Condominium (1-67 Copley Court) instituted tax certiorari proceedings pursuant to Article 7 of the Real Property Tax Law of the State of New York; and

WHEREAS, the tax certiorari filings were for Town of Ossining assessment year 2013; and

WHEREAS, the tax certiorari filings relate to Village of Briarcliff Manor fiscal year 2014-2015; and

WHEREAS, a Consent Order of the Supreme Court of the State of New York, County of Westchester, was entered on August 12, 2014;

WHEREAS, the Consent Order was received after the finalization of the approval of the Village budget for Fiscal Year 2014-2015;

WHEREAS, the Consent Order reduced the tax assessment for the subject properties for the Fiscal Year 2014-2015 assessment roll; and

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees does hereby authorize the refund of the tax bills for Fiscal Year 2014-2015 in the aggregate amount of \$5,211.33 as set forth on the annexed schedule based upon the reduced assessment values in the Consent Order and schedules annexed thereto.

COPLEY COURT

Assessment Year 2013

Village Tax Year 2014

#	Location	Owner	Gross Assessment	New Assessment	Difference	Refund
1	COPLEY CT	GORDON ERIC	10815	10047	768	\$ 74.62
2	COPLEY CT	MARTINEZ GERARDO MUNOZ	10815	10047	768	\$ 74.62
3	COPLEY CT	SERINO GIUSEPPE	10815	10047	768	\$ 74.62
4	COPLEY CT	ZIMMAR PETER D	10815	10047	768	\$ 74.62
5	COPLEY CT	MORO PATRICIA L	10815	10047	768	\$ 74.62
6	COPLEY CT	CHOU CHUNG-TING	10815	10047	768	\$ 74.62
7	COPLEY CT	KOERNER JOAN KIM	10815	10047	768	\$ 74.62
8	COPLEY CT	CUZZO THERESA	11330	10525	805	\$ 78.22
9	COPLEY CT	WILLIAM WAYLETT TRUSTEE	14050	13052	998	\$ 96.97
10	COPLEY CT	D IORIO SUSAN M	10815	10047	768	\$ 74.62
11	COPLEY CT	PORTNOY HERBERT	10815	10047	768	\$ 74.62

12	COPLEY CT	VOURLIOTIS EVANGELOS	13950	12959	991	\$ 96.29
14	COPLEY CT	DISISTO NICOLINO	12115	11254	861	\$ 83.66
15	COPLEY CT	SARRERO LEONARD	10815	10047	768	\$ 74.62
16	COPLEY CT	MCENERY JOHN III	10815	10047	768	\$ 74.62
17	COPLEY CT	WU ROSY	10815	10047	768	\$ 74.62
18	COPLEY CT	LERRO JOSEPHINE V	10815	10047	768	\$ 74.62
19	COPLEY CT	BITTLE RHONA	11180	10386	794	\$ 77.15
20	COPLEY CT	BARKAN JOSHUA	10815	10047	768	\$ 74.62
21	COPLEY CT	GELLIS GAIL	9450	8779	671	\$ 65.20
22	COPLEY CT	PEDROSO-CLOUTIER MARIA C	10815	10047	768	\$ 74.62
23	COPLEY CT	ANTONINI GARY D	9450	8779	671	\$ 65.20
24	COPLEY CT	CRESENT GEORGE S	9450	8779	671	\$ 65.20
25	COPLEY CT	TAINO MICHAEL	9450	8779	671	\$ 65.20
26	COPLEY CT	HEYER SUZANNE	10815	10047	768	\$ 74.62
27	COPLEY CT	COLE MAUREEN E	9450	8779	671	\$ 65.20
28	COPLEY CT	DEROSE CESARE JR	10815	10047	768	\$ 74.62
29	COPLEY CT	PORRICELLI CIRO A	9450	8779	671	\$ 65.20
30	COPLEY CT	CROVATTO JOHN	11890	11045	845	\$ 82.11
31	COPLEY CT	MAROTTA SAMUEL	10815	10047	768	\$ 74.62
32	COPLEY CT	ROSENBLUM EDWARD S	10815	10047	768	\$ 74.62
33	COPLEY CT	MALKANI ANISHA V	10815	10047	768	\$ 74.62
34	COPLEY CT	BRASSIL CATHERINE M	10815	10047	768	\$ 74.62
35	COPLEY CT	VOURLIOTIS EVANGELOS	16000	14863	1137	\$ 110.48
36	COPLEY CT	BERNSTEIN GLORIA BARBARA	16000	14863	1137	\$ 110.48
37	COPLEY CT	COCHRAN BARBARA C	10815	10047	768	\$ 74.62
38	COPLEY CT	ARIAS BERNARD	10815	10047	768	\$ 74.62
39	COPLEY CT	POLLAK GLORIA T	10815	10047	768	\$ 74.62
40	COPLEY CT	GRECO SANTINO	11180	10386	794	\$ 77.15
41	COPLEY CT	BURNS JAMES P	10815	10047	768	\$ 74.62
42	COPLEY CT	CLOUTIER-PEDROSO MARIA C	9450	8779	671	\$ 65.20
43	COPLEY CT	FURMAN MARTIN S	10815	10047	768	\$ 74.62
44	COPLEY CT	ENG SELINA W	9450	8779	671	\$ 65.20
45	COPLEY CT	SOLOMON JEROME	10815	10047	768	\$ 74.62
46	COPLEY CT	CUSUMANO SALVATORE	9450	8779	671	\$ 65.20
47	COPLEY CT	BALL STUART	10815	10047	768	\$ 74.62
48	COPLEY CT	BURTON RUTH	9450	8779	671	\$ 65.20
49	COPLEY CT	BISGIER ELLIOTT	10815	10047	768	\$ 74.62
50	COPLEY CT	WEIGOLD MARILYN E	9450	8779	671	\$ 65.20
51	COPLEY CT	TARALLO VIRGINIA	10815	10047	768	\$ 74.62
52	COPLEY CT	RABIN PRISCILLA J	9450	8779	671	\$ 65.20
53	COPLEY CT	SCHILERO ANGELA	11890	11045	845	\$ 82.11
54	COPLEY CT	STARKE CHARLES	11130	10339	791	\$ 76.86
55	COPLEY CT	JACOB BARBARA A	10815	10047	768	\$ 74.62
56	COPLEY CT	SHIOTANI SONIA	14775	13725	1050	\$ 102.02
57	COPLEY CT	ROSS FRANK SR	19620	18226	1394	\$ 135.45

58	COPLEY CT	ROSS ANTHONY	13220	12281	939	\$ 91.24
59	COPLEY CT	HOLMQUIST LIVING TRUST	13220	12281	939	\$ 91.24
60	COPLEY CT	TRILLING DIANE	13220	12281	939	\$ 91.24
61	COPLEY CT	WOLLNER MONICA	13220	12281	939	\$ 91.24
62	COPLEY CT	FRIED DEANNA E	13220	12281	939	\$ 91.24
63	COPLEY CT	BRACCHITTA JOSEPH S	13220	12281	939	\$ 91.24
64	COPLEY CT	KAPLAN RICHARD	13220	12281	939	\$ 91.24
65	COPLEY CT	NORRIS JOSEPH P	13220	12281	939	\$ 91.24
66	COPLEY CT	MAHIG JEAN	10840	10070	770	\$ 74.82
67	COPLEY CT	KASTON SUSAN	14775	13725	1050	\$ 102.02
			755150	701516		

As a whole Tax
Revenue Prior

\$73,374.90

\$5,211.33

As a whole Tax
Revenue After

\$68,163.50

Assessment
Reduction

53,634

Revenue Reduction in Budget

\$5,211.33

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

*sent
receipt
8/20/14
Christine*

-----X
In the Matter of the Application of

COPLEY COURT CONDOMINIUM
By Its Board of Managers,

**NOTICE OF
ENTRY &
APPLICATION
FOR REFUND**

Petitioner(s),

-against-

Index No.
64846/13

**THE TOWN OF OSSINING, A MUNICIPAL
CORPORATION, ITS ASSESSOR AND
BOARD OF ASSESSMENT REVIEW,**

Respondents,

For a Review Under Article 7 of the RPTL.
-----X

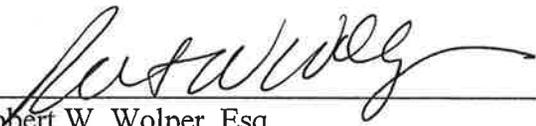
SIRS:

PLEASE TAKE NOTICE that the within is a true copy of the Judgment entered in the above entitled proceeding filed and entered on August 12, 2014; and

PLEASE TAKE FURTHER NOTICE that the undersigned hereby demands that the refunds directed to be audited, allowed and paid to the petitioner in the above-entitled proceeding be allowed and paid according to the terms of said Judgment, and

PLEASE TAKE FURTHER NOTICE that this demand is made pursuant to §726 of the Real Property Tax Law of the State of New York, and that all tax refunds herein directed to be made by Respondents and/or any of the various taxing authorities, be made by check or draft payable to the order of **Wolper Law Firm, PLLC**, as attorneys for the Petitioner(s), who is to hold the proceeds as trust funds for appropriate distribution, and who is to remain subject to the further jurisdiction of this Court in regard to its attorney's lien, pursuant to Judiciary Law §475.

Dated: Valhalla, New York
August 19, 2014



Robert W. Wolper, Esq.
WOLPER LAW FIRM, PLLC
Attorneys for Petitioner(s)
400 Columbus Avenue, Suite 124s
Valhalla, New York 10595
(914) 741-5050

TO: Susanne Donnelly, Town Supervisor
Town of Ossining
16 Croton Avenue-2nd Floor
Ossining, NY 10562

Robin L. Rizzo, Village Treasurer
Village of Briarcliff Manor
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Mr. James Kaishian, Superintendent of Schools
Briarcliff Union Free School District
45 Ingham Road
Briarcliff Manor, NY 10510

County of Westchester
Ann Marie Berg, Commissioner
Westchester County Department of Finance
Attn: Elio Giuliani, Coordinator—Fiscal Operations
148 Martine Ave—7th Floor
White Plains NY 10601-3311

At an IAS Term of the Supreme Court of the State of New York held in and for the County of Westchester at the courthouse thereof located at White Plains, New York on the 12th day of August, 2014.

TOWN OF OSSINING

PRESENT:

HON. BRUCE E. TOLBERT,

Justice.

AUG 07 2014

ASSESSORS OFFICE

-----X
In the Matter of the Application of

COPLEY COURT CONDOMINIUM,
By Its Board of Managers,

Petitioner(s),

-against-

THE TOWN OF OSSINING,
A MUNICIPAL CORPORATION, ITS ASSESSOR
AND BOARD OF ASSESSMENT REVIEW,

Respondents,

For Review Under Article 7 of the RPTL.
-----X

CONSENT
JUDGMENT

Index No.
64846/2013

RECEIVED
IN CLERK'S OFFICE

AUG 06 2014

HON. BRUCE E. TOLBERT
J.S.C.

The above petitioner having heretofore served and filed a Notice of Petition and Petition to review the tax assessments fixed by the Town of Ossining for the assessment year 2013 upon certain real property located at 1-67 Copley Court, Village of Briarcliff Manor, Town of Ossining, and designated as Section 98.06, Block 3, Lots 55./0001 to 55./0066 on the Official Assessment Map of the Town of Ossining, and

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the petitioner having appeared by **ROBERT W. WOLPER, ESQ.**, of Wolper Law Firm, PLLC, and the respondents having appeared by **WAYNE SPECTOR, ESQ.**, Town Attorney, and the parties having made their settlement, it is

ORDERED, that the assessments on Section 98.06, Block 3, Lots 55./0001 to 55./0066 be and the same are hereby reduced, corrected and fixed for the assessment years as follows:

<u>Assessment Year</u>	<u>Assessed Valuation</u>		<u>Amount of Reduction</u>
	<u>Reduced From</u>	<u>Reduced To</u>	
2013	SEE SCHEDULE "A" ATTACHED HERETO		

and so reduced and confirmed, it is further

ORDERED, ADJUDGED AND DECREED, that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same have been corrected by the authority of this order, and it is further

ORDERED, that there shall be audited, allowed and paid to the petitioner by the **TOWN OF OSSINING** the amount of Town taxes and any and all other special district taxes paid by the petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with the proportionate share of any interest or penalty paid by reason of any delinquent payment of any excess taxes, paid by the petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, that there shall be audited, allowed and paid to the petitioner by the **BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT** the amount of School taxes paid by the petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, that there shall be audited, allowed and paid to the petitioner by the **VILLAGE OF BRIARCLIFF MANOR** the amount of Village taxes paid by the petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, ADJUDGED AND DECREED, that the County Legislators of the **COUNTY OF WESTCHESTER**, State of New York, be and are hereby directed and authorized to audit, allow and pay to the petitioner the amount, if any, of State, County, Judiciary and/or any and all other special district taxes paid by the petitioner as taxes against the erroneous assessment in excess of what the taxes would have been if the said assessment had been determined by this Order, together with interest thereon from the date of payment as provided by statute, and it is further

ORDERED AND DIRECTED, that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; provided, however,

interest shall be waived in the event that payment is made within sixty (60) days from the date of service of this Order with notice of entry upon the respective taxing authorities, and it is further

ORDERED AND DIRECTED, that the provisions of RPTL §720(1)(b) are specifically waived to the extent that each unit that received a STAR exemption in any of the assessment years in these proceedings shall be entitled to receive the same amount of the STAR exemption that such unit had before the reduction in the assessment ordered herein, and it is further

ORDERED AND DIRECTED, that the Commissioner of Finance of Westchester County be served with a copy of this judgment with notice of entry, together with proof of payment of State, County, Judiciary and/or any and all other special district taxes, and it is further

ORDERED AND DIRECTED, that all tax refunds hereinabove directed to be made by respondent, the **TOWN OF OSSINING** and/or any of the various taxing authorities, be made by check or draft payable to the order of **WOLPER LAW FIRM, PLLC**, as attorneys for the petitioner(s), who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475 and it is further

ORDERED, that this Order hereby constitutes and represents full settlement of each of the tax review proceedings herein, that there are no costs or allowances awarded to, by or

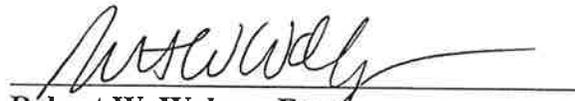
against any of the parties, and that upon compliance with the terms of this Order and Judgment, the above-entitled proceedings be and the same are settled and discontinued.

ENTER,

5/ 
HON. BRUCE E. TOLBERT, J.S.C.

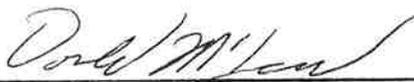
**SIGNING AND ENTRY OF THE WITHIN
ORDER IS HEREBY CONSENTED TO:**


Wayne Spector, Town Attorney
Attorney for Respondents
16 Croton Avenue
Ossining, NY 10562
(914) 762-8274


Robert W. Wolper, Esq.
Wolper Law Firm, PLLC
Attorneys for Petitioner
400 Columbus Avenue, Suite 124s
Valhalla, New York 10595
(914) 741-5050

THE OFFICE OF THE WESTCHESTER
COUNTY ATTORNEY HAS NO OBJECTION
TO THE ENTERING OF THE WITHIN
ORDER.

DATED: 8/4/14


COUNTY ATTORNEY
THE COUNTY OF WESTCHESTER

SCHEDULE "A"
Copley Court Condominium - 2013
Tax Map ID: Section 98.06, Block 3, Lot 55./

Lot	Assessment Reduced From:	Assessment Reduced To:	Assessment Reduction:
0001	\$ 10,815	\$ 10,047	\$ 768
0002	\$ 10,815	\$ 10,047	\$ 768
0003	\$ 10,815	\$ 10,047	\$ 768
0004	\$ 10,815	\$ 10,047	\$ 768
0005	\$ 10,815	\$ 10,047	\$ 768
0006	\$ 10,815	\$ 10,047	\$ 768
0007	\$ 10,815	\$ 10,047	\$ 768
0008	\$ 11,330	\$ 10,525	\$ 805
0009	\$ 14,050	\$ 13,052	\$ 998
0010	\$ 10,815	\$ 10,047	\$ 768
0011	\$ 10,815	\$ 10,047	\$ 768
0012	\$ 13,950	\$ 12,959	\$ 991
0013	\$ 12,115	\$ 11,254	\$ 861
0014	\$ 10,815	\$ 10,047	\$ 768
0015	\$ 10,815	\$ 10,047	\$ 768
0016	\$ 10,815	\$ 10,047	\$ 768
0017	\$ 10,815	\$ 10,047	\$ 768
0018	\$ 11,180	\$ 10,386	\$ 794
0019	\$ 10,815	\$ 10,047	\$ 768
0020	\$ 9,450	\$ 8,779	\$ 671
0021	\$ 10,815	\$ 10,047	\$ 768
0022	\$ 9,450	\$ 8,779	\$ 671
0023	\$ 9,450	\$ 8,779	\$ 671
0024	\$ 9,450	\$ 8,779	\$ 671
0025	\$ 10,815	\$ 10,047	\$ 768
0026	\$ 9,450	\$ 8,779	\$ 671
0027	\$ 10,815	\$ 10,047	\$ 768
0028	\$ 9,450	\$ 8,779	\$ 671
0029	\$ 11,890	\$ 11,045	\$ 845
0030	\$ 10,815	\$ 10,047	\$ 768
0031	\$ 10,815	\$ 10,047	\$ 768
0032	\$ 10,815	\$ 10,047	\$ 768
0033	\$ 10,815	\$ 10,047	\$ 768
0034	\$ 16,000	\$ 14,863	\$ 1,137
0035	\$ 16,000	\$ 14,863	\$ 1,137
0036	\$ 10,815	\$ 10,047	\$ 768
0037	\$ 10,815	\$ 10,047	\$ 768
0038	\$ 10,815	\$ 10,047	\$ 768
0039	\$ 11,180	\$ 10,386	\$ 794
0040	\$ 10,815	\$ 10,047	\$ 768
0041	\$ 9,450	\$ 8,779	\$ 671
0042	\$ 10,815	\$ 10,047	\$ 768

<u>Lot</u>	<u>Assessment Reduced From:</u>	<u>Assessment Reduced To:</u>	<u>Assessment Reduction:</u>
0043	\$ 9,450	\$ 8,779	\$ 671
0044	\$ 10,815	\$ 10,047	\$ 768
0045	\$ 9,450	\$ 8,779	\$ 671
0046	\$ 10,815	\$ 10,047	\$ 768
0047	\$ 9,450	\$ 8,779	\$ 671
0048	\$ 10,815	\$ 10,047	\$ 768
0049	\$ 9,450	\$ 8,779	\$ 671
0050	\$ 10,815	\$ 10,047	\$ 768
0051	\$ 9,450	\$ 8,779	\$ 671
0052	\$ 11,890	\$ 11,045	\$ 845
0053	\$ 11,130	\$ 10,339	\$ 791
0054	\$ 10,815	\$ 10,047	\$ 768
0055	\$ 14,775	\$ 13,725	\$ 1,050
0056	\$ 19,620	\$ 18,226	\$ 1,394
0057	\$ 13,220	\$ 12,281	\$ 939
0058	\$ 13,220	\$ 12,281	\$ 939
0059	\$ 13,220	\$ 12,281	\$ 939
0060	\$ 13,220	\$ 12,281	\$ 939
0061	\$ 13,220	\$ 12,281	\$ 939
0062	\$ 13,220	\$ 12,281	\$ 939
0063	\$ 13,220	\$ 12,281	\$ 939
0064	\$ 13,220	\$ 12,281	\$ 939
0065	\$ 10,840	\$ 10,070	\$ 770
0066	\$ 14,775	\$ 13,725	\$ 1,050
Total	\$ 755,150	\$ 701,500	\$ 53,650

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

COPLEY COURT CONDOMINIUM,
Petitioner(s),

-against-

THE TOWN OF OSSINING,
A MUNICIPAL CORPORATION, ITS ASSESSOR AND
BOARD OF ASSESSMENT REVIEW, et al,
Respondents.

For A Review Under Article 7 of the RPTL.

CONSENT JUDGMENT

WOLPER LAW FIRM, PLLC
ATTORNEYS AT LAW
Petitioner(s)

Attorney(s) for

400 COLUMBUS AVENUE
SUITE 100S
VALHALLA, NEW YORK 10595
(914) 741-5050

Pursuant to 22 NYCRR 130-1.1-a, the undersigned, an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief and reasonable inquiry, (1) the contentions contained in the annexed document are not frivolous and that (2) if the annexed document is an initiating pleading, (i) the matter was not obtained through illegal conduct, or that if it was, the attorney or other persons responsible for the illegal conduct are not participating in the matter or sharing in any fee earned therefrom and that (ii) if the matter involves potential claims for personal injury or wrongful death, the matter was not obtained in violation of 22 NYCRR 1200.41-a.

Dated: Signature
Print Signer's Name.....

Service of a copy of the within is hereby admitted.

Dated:
Attorney(s) for

PLEASE TAKE NOTICE

Check Applicable Box

that the within is a (certified) true copy of a
NOTICE OF entered in the office of the clerk of the within-named Court on 20
ENTRY

that an Order of which the within is a true copy will be presented for settlement to the
NOTICE OF Hon. , one of the judges of the within-named Court,
SETTLEMENT at , at M.
on 20 , at M.

Dated:

WOLPER LAW FIRM, PLLC
ATTORNEYS AT LAW

Attorney(s) for

To:

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