

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on February 6, 2007 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

PRESENT: Supervisor - Edward P. Mahoney
Councilmen - Edward Brancati, Peter DeLucia, Suzanne Whalen
Town Clerk - Kathleen G. Cory
Town Attorney - Jessica Bacal

ABSENT: Councilman - Al Perruzza

Also attending were Deputy Supervisor Joann Vasi, Facilities Maintenance Manager Joel Smith and Director of Finance Michael Melillo.

MINUTES - Approved

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted 4-0 to approve the minutes of January 9, January 16, and January 23, 2007.

PUBLIC COMMENT PERIOD

Al Koehl of Spring Street, South Salem addressed the Board regarding the plan to move the South Salem library to the Town Park. He said he would prefer that the library not move out of the hamlet. He said nearby residents can now walk or bicycle to the library, but they won't be able to do that if it is on Route 35.

Mr. Koehl also asked what the expenses would be to convert the existing library building to office space, and what offices would be moved there. He asked what the plan was for all Town facilities. Mr. Koehl noted that of all the facilities located in the hamlet, the one facility that doesn't fit is the Highway Department. It would make more sense to move that than move the library.

Mr. Brancati said the Board is looking at all scenarios to see what works best. Moving the Highway garage is being considered, as is ADA compliance, particularly at Onatru Farmhouse. The police building is another issue, and as soon as the Board has some solutions the public will hear from them.

Mr. DeLucia said the public will be involved in the process. The new location for the library is a first step in the process.

COMMENDATION - Police Officer Frank Secret

The Board acknowledged a commendation sent in for Police Office Frank Secret for his handling of a recent incident.

BOARD OF ASSESSMENT REVIEW - Reappointment of Lawrence Mandelker

On motion by Mr. DeLucia, seconded by Mr. Brancati, the Board voted as follows:

THE VOTE:	Yes	- Mahoney, Brancati, DeLucia, Whalen	(4)
	No-	None	(0)
	Absent	- Perruzza	(1)

RESOLUTION

RESOLVED, that Lawrence Mandelker be and hereby is reappointed to the Board of Assessment Review for a term commencing October 1, 2006 and ending September 30, 2011.

COMMUNITY DEVELOPMENT ADVISORY GROUP REPRESENTATIVE – Lee Blum

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted as follows:

THE VOTE:	Yes	- Mahoney, Brancati, DeLucia, Whalen	(4)
	No-	None	(0)
	Absent	- Perruzza	(1)

RESOLUTION

RESOLVED, that Lee Blum be and hereby is reappointed as Community Development Advisory Group Representative for a term ending December 31, 2007.

DOG CONTROL OFFICER - Reappointment of Alice Ann Salerno

On motion by Mr. DeLucia, seconded by Mrs. Whalen, the Board voted as follows:

THE VOTE:	Yes	- Mahoney, Brancati, DeLucia, Whalen	(4)
	No-	None	(0)
	Absent	- Perruzza	(1)

RESOLUTION

RESOLVED, that Alice Ann Salerno be and hereby is reappointed as Dog Control Officer for a term ending December 31, 2007.

WOOD, EDNA – Resolution in Honor of 100th Birthday

Mr. Mahoney introduced members of the family of Edna Wood, who recently celebrated her 100th birthday.

On motion by Mr. DeLucia, seconded by Mrs. Whalen, the Board voted to commemorate Mrs. Wood's birthday as follows:

THE VOTE:	Yes	- Mahoney, Brancati, DeLucia, Whalen	(4)
	No-	None	(0)
	Absent	- Perruzza	(1)

RESOLUTION

WHEREAS, EDNA WOOD, celebrated her 100th birthday on January 24, 2007; and

WHEREAS, EDNA WOOD was born in Goldens Bridge in 1907 and lived her entire life in the immediate area, and

WHEREAS, EDNA WOOD throughout her life has been an energetic, industrious hard-working country woman, raising 8 children and managing a household without luxuries we take for granted today such as indoor plumbing and electricity, and was known to be an excellent baker of bread and pies, and

WHEREAS, EDNA WOOD has through her hard work and industrious nature exemplified the best of the American spirit, and now takes comfort in her children, her 11 grandchildren and 10 great-children, and her beloved New York Yankees, now therefore be it

RESOLVED, that the Town Board of the Town of Lewisboro does, on behalf of itself and the citizens of the Town, hereby congratulate EDNA WOOD on reaching the milestone of her 100th birthday.

CLAIMS - Approved for Payment

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted 4-0 to authorize payment of claims in the amount of \$150,194.82, and a supplemental audit of \$2,000.

REPORTS - Monthly

On motion by Mrs. Whalen, seconded by Mr. DeLucia, reports from the Police Department and the Planning Board were received and filed.

SOUTH SALEM LIBRARY - Resolution re Sale to Town, Move to Park

On motion by Mr. DeLucia, seconded by Mrs. Whalen, the Board voted as follows:

THE VOTE:	Yes	- Mahoney, Brancati, DeLucia, Whalen	(4)
	No-	None	(0)
	Absent	- Perruzza	(1)

RESOLUTION

WHEREAS, the Board of Trustees of the South Salem Library Association (the "Library") did, by resolution adopted December 13, 2006, resolve to construct a new library building to be located on property owned by the Town of Lewisboro (the "Town") subject to certain terms and conditions set forth in a letter dated September 27, 2006 addressed to the Town Supervisor from the Library President; and

WHEREAS, the Library did, by said resolution, agree to sell the existing Library building located on Main Street to the Town for either \$1,500,000 or \$1,250,000, said sales price subject to the Town's choice; and

WHEREAS, the Library has authorized the Library President or his designees to take such action as may be necessary or advisable to consummate the transactions contemplated; and

WHEREAS, the Town recognizes the significant cultural, literary, educational and recreational resources made available to Town residents by the Library; and

WHEREAS, the Town acknowledges the enhanced quality of life benefits conferred by the Library upon Town residents,

NOW THEREFORE, BE IT

RESOLVED, that the Town Board supports the decision of the South Salem Library to relocate to a building to be constructed on Town property on Route 35 and to consist of approximately fourteen thousand (14,000) square feet; and

RESOLVED, that the Town Board agrees to purchase the existing South Salem Library building located at the Town Campus Center on Main Street, South Salem from the South Salem Library Association for a purchase price of one million two hundred fifty thousand (\$1,250,000) dollars; and

RESOLVED, that the Town Board agrees to cooperate with the Library to seek enabling legislation, if necessary, and approval from the New York State Department of Transportation for appropriate traffic devices, such as a traffic light and/or left turning lane, at the entrance to the Town Park; and

RESOLVED, that the Town Board shall lease to the Library, at a rent of one dollar a year on a long-term basis, the land on which the Library structure is built; and

RESOLVED, that the Town Board agrees to pay all administrative fees as required and all costs associated with the process of securing approval for the new Library facility from all the appropriate regulatory agencies, including environmental impact studies, but excluding any and all construction costs incurred by the Library, which shall bear such construction costs solely.

* * * *

Mr. DeLucia said this is a resolution from the Board which is making its commitment to the library based on the terms and conditions in their letter, and based on the terms and conditions that the Board has and what price we're paying for the library. It is a statement that the Town Board is going to pursue building the library. Mr. Mahoney said this is the first time the Town has actually created a formal document.

Mrs. Whalen added that the resolution is what the Town Board itself needs along with a commitment from the library, to go to Albany, to go to people for funding. She said it is the beginning of a very big opportunity. Mr. DeLucia said the resolution is a landmark--the Town is making a commitment to the library that hasn't been done before.

Mr. Brancati said one of the reasons this hasn't moved forward was that there was never anything formal in writing from the Town Board. He said he was happy to adopt this resolution, and he believes in meeting the terms and conditions, and he said he welcomed the library and trustees to "hold the Board's feet to the fire."

BELL PROPERTY/LEON LEVY PRESERVE - Update on Donation for Purchase

Mr. Mahoney noted that the Board is due another payment from a private donor toward the purchase of the Bell property, part of which is now the Leon Levy Preserve. Mrs. Whalen suggested calling the Lewisboro Land Trust to inquire about the payment.

TOWN PROPERTY - Spring Street Parking Lot

Mr. Mahoney asked for an update on the Spring Street parking lot. Mrs. Cory said she had sent a revised draft of the proposed regulations to the Board for review. Mr. DeLucia said the Board has to review it. Mr. Brancati said the Board should finalize the draft and put the item on the next public meeting agenda.

EMERGENCY MANAGEMENT PLAN - Update

Mr. Brancati reported on a meeting he had with the Town's emergency services. They should have a draft emergency management plan by the end of March.

PARKS AND RECREATION ADVISORY COUNCIL - Update

Mr. DeLucia reported that the Parks and Recreation Advisory Council has received some requests for donation of memorials such as a tree, bench, etc. in the Towns parks. The Council is formulating a policy. Another issue under discussion is the problem of loose dogs in the parks. It was decided that the sports teams will be policing their own events regarding that issue.

TOWN OFFICIALS AND EMPLOYEES - Introduction of Beth Bricker

Parks and Recreation Superintendent Dana Mayclim introduced Beth Bricker to the Board and the public. Beth was recently appointed as Recreation Assistant. The Board welcomed Ms. Bricker to the Town.

MEETINGS - Dates Set

The Board will hold its next regular meetings on February 20 and March 6 at 7:30 p.m. at the Town House. A work session will be held on February 13 at 7:30 p.m. at the Cyrus Russell Community House, Cross River.

CELLULAR TOWERS - Summary of Meeting with Homeland Towers

Mr. Brancati commented on the presentation made by Homeland Towers at the January 30 Town Board work session. He said the company is geared towards helping towns implement 100% wireless communications coverage. They are hoping to build three or four towers in Lewisboro, and then lease space on those towers to communications companies. Mr. Brancati said Homeland Towers is willing to work with the Town's boards and committees to site the towers. The first priority for a site is Town-owned property so the Town will get the revenue.

Mr. DeLucia said the company plans to allow more than one communications company to co-locate their antennas on the towers.

The Board will also be meeting with representatives of Verizon in an effort to improve cellular phone service in Lewisboro.

INSURANCE - Indemnification

Mr. Mahoney noted that a representative of the Town's insurance agent will be attending a work session to review the Town's insurance for its volunteer board members.

PUBLIC COMMENT PERIOD

Former Supervisor Tom Herzog of South Salem congratulated the Town and library boards on the adoption of the resolution regarding the library, adding that it is an "historic agreement."

He said former Town Supervisor Les Simon first suggested in the late 1980's or early 1990's that the Town take over the library building for Town offices. He also said Ms. Bacal and Mrs. Whalen might remember a time when the Town Board twice proposed that the library move to the park and the library board rejected each proposal.

Regarding cell towers, Mr. Herzog said he thought the Homeland Towers proposal was a "win-win" situation. He also suggested the Board ask the Antenna Advisory Board to take another look at the cellular tower law, specifically the height restrictions and the fall zones. Those provisions make it difficult to construct a tower in Lewisboro, and may not be relevant ten years after adoption of the law.

LIBRARY - Comments from President of Library Board

Francis Loewald from the South Salem Library Board of Trustees thanked the Board for the resolution adopted tonight. He said this is just the beginning as there is a lot of planning and

detail work to be done. He addressed the issue of moving the highway garage. He said if the library waits until that is accomplished, it will be "lying in ashes."

EXECUTIVE SESSION - Employment History, Attorney-Client Privilege

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted 4-0 to go into executive session to discuss the employment history of a particular person and to meet with the Town Attorney under attorney-client privilege to discuss litigation.

On motion by Mr. DeLucia, seconded by Mrs. Whalen, the Board voted 4-0 to come out of executive session.

ADJOURNMENT

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted to adjourn at approximately 10:30 p.m.

Kathleen G. Cory
Town Clerk