

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on May 30, 2006 at 7:30 p.m. at the Cyrus Russell Community House, 779 Route 35 Cross River, New York.

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

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

Supervisor Mahoney called the meeting to order at 7:36 p.m.

### BUDGET

Mr. Mahoney said the Board will be going over open items on the budget. Mr. Perruzza said the Board needs to review the budget assumptions and projections at this point in time. He said the Board should agree on a list of items that have financial implications. The list the Board put together includes:

\*Library expansion project – expenses for the Town of \$800,000 plus others that could total \$1,000,000.

Finance Director Michael Melillo said the latest payment of mortgage tax is \$100,000 less than projected and he expects for the year it will be \$300,000 less than estimated.

\*Town Pool – There will be additional expenses to finish the pool such as water to fill it, additional testing, etc

\*Levy Preserve project – There are revenue and expense assumptions. Mr. DeLucia said the Town needs to find out how much it will cost if the Town has to install new septic systems in order to get Health Department approval for the subdivision. Ms. Bacal said the Town will not get the payment from the New York City DEP until the end of the year. Mr. Mahoney asked former Supervisor Nordgren who was present when he thought he anticipated getting the money. He replied it was always year-end. Mr. Mahoney asked Mr. Nordgren when he anticipated selling the homes. Mr. Nordgren said a grant from Senator Leibell would cover the interest on the bond anticipation note and the houses would be sold and the DEP money would be in by early fall of this year. If not, they would continue to pay the interest expense on the bond anticipation note, which is \$63,000 a year.

Mr. Perruzza said he would like to see the original assumptions with the original dollars and where they were. Once the Board sees that it would be a simple financial analysis to see what's included and what's not included. Mr. DeLucia noted the previous administration had projected the sale of the houses and that cannot occur until the subdivision is finalized. That administration had assumed the subdivision would be completed by now. Mr. Nordgren said the Town Engineer

had estimated what it would cost to repair one septic system that was failing and that was deducted from the purchase price. Mr. DeLucia said the other homes have cesspools and those are no longer permitted by the County.

Mr. Perruzza said there is a public perception by some members of the public that this Board is not aggressively pursuing the selling of the houses on the Levy property. He noted that Mr. Nordgren said there was no intention to sell the house until the fall, so there should be no expectation that they would be sold by now. He said he would like to see, and would like the public to see, all the assumptions, grants, etc. and then there is no debate. Mr. Nordgren said the information is in a file that was given to the Town Attorney.

Mr. Mahoney said the grant money doesn't come to the Town until after the interest is paid. It is a reimbursement. He said everybody in their best intentions was looking to sell the homes as expeditiously as possible and that didn't happen. They also expected to recoup the DEP money, and that didn't happen. Those were events that this Board now has to deal with. Mr. Mahoney also noted that the \$300,000 donated by the McMonagle Foundation was budgeted as coming in all at once, but in reality it is coming in over three years at \$100,000 per year.

Mrs. Whalen noted that the Town will have a shortfall and will have to pay interest for another year. Mr. Melillo said the Town will have to pay about \$10,000 a month in interest.

Mr. Mahoney asked if the property purchase could have been timed so the Town closed and then resold all at once. Mr. Nordgren said they planned to market the property in anticipation of subdivision. He noted there was an active buyer at the end of the year. Mrs. Whalen said any buyer would have a 90-day mortgage commitment and that is isn't enough time to complete a subdivision. Mr. DeLucia asked if the purchase of the property could have been structured so the Town wouldn't take possession until the subdivisions were complete and all the funding has come in. He noted that the Town of Somers bought the Angle Fly property with an arrangement that timed the sale to the receipt of DEP money, etc.

Mr. Mahoney asked Mr. Melillo about receipt of sales and mortgage tax. Mr. Melillo said the sales tax came in at the amount expected, however the mortgage tax payment just received was \$130,00 less than budgeted. Mr. Perruzza stressed the need to know the status of revenue and expenses at this time. He said he felt there would be a revenue shortfall.

Mr. Perruzza reviewed his list of Town projects or budget lines needing funding:

- Library expansion
- Town Pool
- Leon Levy Preserve
- Mortgage tax
- Onatru/ADA structural repairs
- Additional Town campus improvements
- Roads
- Matching grant obligations (some of which are in-kind)
- Ballfields (List continued on next page)

Route 22 Project  
Oakridge  
Goldens Bridge Community House water

Ms. Bacal noted that the Town has some tax certiorari cases and the Oakridge cases were recently resolved. That will reduce the amount of tax revenue coming in and there will be payments going out. Each unit owner is entitled to a refund.

Mrs. Whalen also noted that the contract with the Highway Department is still being negotiated and that will have an impact. Mr. Mahoney noted that the negotiations were started last year but months went by with no negotiating sessions.

Mr. DeLucia said the Town should do what it has to do at the Town House while in the process of working on the campus for the Library.

Mr. Perruzza said he will work with the Director of Finance to prioritize the projects listed. Mr. Melillo suggested the Town develop a 5- or 10-year capital plan.

TOWN PROPERTY – Town Campus

Jeff Vreeland of South Salem addressed the Board regarding the Town campus plans for improvements. He noted that the cost was estimated to be \$830,000, and in trying to figure how why it was so high, he studied the details. He feels the campus will have a “mall-ish” look to it, with granite curbing. He felt that the granite curbing called for was not needed. Mr. DeLucia said the plans called for blacktop curbing, and someone said they could get granite curbing for the same money.

Mr. Vreeland also noted that the plans imply that the Town is moving from a “sheet flow” stormwater drainage system to a “point” discharge system which will require catch basins and piping. It also means that all the work has to be done at the same time. He suggested that the campus stay at a sheet flow system and expand it by one parking lot. He said when the Library proposed adding a parking lot with one point for discharge the cost was estimated at \$8,000. Mr. Vreeland said that would create a time frame reference, and the Town could do the project in segments and build in three phases. For example, in year one do the Post Office and the Library, in year two do the area between the Town House and the Casper property, in year three pave the back section, year four, etc. That would fit in to about \$150,000 a year for four years. Sequentially that would fit into the library plan because that is going to be phased construction and will take at least two years. Mr. Vreeland suggested that the Board think about the campus not as a major bond project, but a series of repair projects. He said the Planning Board will have to decide if the hamlet is going to look like downtown Ridgefield, or is it going to look like South Salem.

Mr. Vreeland said he is concerned more about the discussions about Goldens Bridge and buying property there. Once the Town Board says they are going to move the courthouse to Goldens Bridge they are saying “Library, this is not going to happen for a couple of years”. Mr. Vreeland explained that once the Board files an environmental impact statement, they are going to have to

include the Town House in that study. One can't be done without the other because the State will consider it segmentation. Ms. Bacal and Mr. Mahoney disagreed, stating that the projects are separate.

Mr. Mahoney asked Mr. Vreeland how much money the library was willing to contribute to the campus project. Mr. Vreeland said he couldn't say, and he noted that when the library was working on parking they were working on a sheet-flow approach, not a curbed approach to stormwater drainage. The only point discharge was a 12-car parking area in the north corner which would have drained down toward the lake. That was going to cost \$8,000 or \$9,000 dollars.

Mr. DeLucia said he felt the phased construction made sense, as did the goal to keep the campus rural looking. Mrs. Whalen asked what happened to the decision to contact architect Bruce Helmes. Mr. Mahoney said he was waiting to contact him until he had a better idea of costs.

Mr. Perruzza asked Mr. Vreeland about the status of the library's plans. Mr. Vreeland reviewed the plans presented and said the library would like to proceed to the Planning Board. Mr. Mahoney noted that there was an objection to adding a second floor on the Highway garage. Mrs. Whalen said the Board never saw any plans, and should make the decision based on a drawing, not a concept.

Mr. Mahoney and Mr. DeLucia said they understood the Library's frustration but the Board is dealing with a lot of issues including the Library. Regarding the proposed Route 22 project, Mr. DeLucia said the Town is looking to use County Legacy funding for that project and is actively working with the County.

GRANTS – Resolution re Lakes Management Plan

Mr. Perruzza said he spoke to the Town's grantwriter who asked for a resolution regarding funding for the comprehensive lakes management grant. Mr. Mahoney said two grants are going simultaneously, one is \$25,00 for the master plan and another one is for Lake Truesdale.

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

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

RESOLUTION

RESOLVED, that if awarded funding from the Water Quality Planning and Implementation Grant Program for the Comprehensive Lakes Management Plan project, the Town commits to providing the balance of the funds for cost of the Comprehensive Lakes Management Plan.

PARKS AND RECREATION – Town Pool

Mr. DeLucia reported on the progress at the pool. He said the contractor is almost ready to turn the pool over to the Parks Maintenance staff to begin painting. The official turnover date is tomorrow. The grinding is working out as best as it can for the walls that were patched. Mr. DeLucia praised the efforts of John Ciardullo and Wayne Coluccini who felt the pool would not leak and that the epoxy paint is the right solution for painting. The wading pool is coming along. There are some issues with the installation of the play structure but the installation crew is making the necessary modifications.

Mrs. Whalen asked what safety precautions are being taken to protect children from the work areas at the dive tank. Mr. DeLucia said the Recreation Superintendent has prepared a safety plan required by the Health Department.

EXECUTIVE SESSION – Negotiations

On motion by Mr. Mahoney, seconded by Mr. Perruzza the Board voted 4-0 to go into executive session to discuss negotiations.

On motion by Mr. Mahoney, seconded by Mr. Perruzza, the Board voted 4-0 to come out of executive session.

CABLE TELEVISION – Correction of Hourly Rate for Special Program Producer

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

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

RESOLUTION

RESOLVED, that the Town Board does hereby amend a resolution adopted on April 4, 2006 in which Henri Wolfe was retained as Special Program Producer for cable television, to set the hourly rate at \$30.00 per hour not to exceed 10 hours a week or 500 hours annually.

ADJOURNMENT

On motion by Mr. Mahoney, seconded by Mr. DeLucia, the Board voted to adjourn at 9:20 p.m.

Kathleen G. Cory  
Town Clerk

