



**TOWN OF LEWISBORO  
TOWN BOARD MEETING 7:30 P.M.  
AGENDA**

**VIA REMOTE ACCESS (SEE INSTRUCTIONS BELOW)  
MONDAY, MAY 10, 2021**

- I. PUBLIC COMMENT I**
- II. COMMUNICATIONS**
- III. CONSENT AGENDA**
  - a. Approval of Minutes of April 12, 2021**
  - b. Monthly Reports April 2021**
    - i. Building Department**
    - ii. Police Department**
- IV. UNFINISHED BUSINESS**
  - a. Set Public Hearing for Revisions to Wetlands Law as Proposed by Planning Board**
  - b. Update on ADA Accessible Nature Trail in Town Park – Councilwoman Jane Crimmins**
  - c. Update on Pride Month Organization Efforts and Request to Fundraise at Onatru Farm Park “Pride in the Park” on June 26, 2021, with a Raindate of June 27, 2021 – Councilwoman Jane Crimmins**
  - d. Resolution to Approve License Agreement with Goldens Bridge Hamlet Organization (GBHO) for Pocket Park on Town’s Fairmount Road Property**
- V. NEW BUSINESS**
  - a. Resolution to Approve Eagle Scout Project of Spencer Nyitray**
  - b. Acknowledgment of Receipt of MS4 Annual and Interim Reports and Announcement that MS4 Annual Report Has Been Posted on Town Website**
  - c. Discussion Regarding Salt Dome operations**
  - d. Resolution to Approve Waiving Fees for KOMD Lacrosse Fundraiser at Onatru on June 13, 2021**
  - e. Discussion Regarding Support of the Drug Abuse Prevention Council’s (DAPC) National Recovery Month**
  - f. Restoration of Free Pool and Tennis Passes for Volunteer Firemen, EMTs, and LVAC Volunteers**

**g. Discussion of Whether to Allow Pick-Up Basketball at the Town Park**

**VI. PUBLIC COMMENT PERIOD II**

**VII. APPROVAL OF CLAIMS**

**VIII. POLLING OF THE BOARD**

**IX. ANNOUNCEMENTS**

**Town Board Meeting Monday, May 24, 2021, at 7:30 p.m., via remote access.**

**MOTION TO GO INTO EXECUTIVE SESSION**

**Town Board Meetings Accessibility:** The Town of Lewisboro is committed to providing equal access to all its facilities, services, and activities to the fullest extent possible. The Town House, Cyrus Russell Community House, Onatru Farmhouse, and the Bouton Road Town Offices are accessible to persons with physical handicaps. If anyone who wishes to attend any meeting of the Town Board has special needs, please contact the Supervisor's Office (763-3151) at least one week before any scheduled in-person meeting, and we will try to accommodate whenever possible.

**REMOTE ACCESS INSTRUCTIONS:**

Join Zoom Meeting

<https://zoom.us/j/99712245218?pwd=QnJrWi96c0NJaHBEQi9QMnpHZE85Zz09>

Meeting ID: 997 1224 5218

Passcode: 777326

One tap mobile

+19292056099,,99712245218#,,, \*777326# US (New York)

+13017158592,,99712245218#,,, \*777326# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 997 1224 5218

Passcode: 777326

TOWN OF LEWISBORO  
Building/Zoning Department  
79 Bouton Road  
South Salem, NY 10590

M5 Fee Report  
From 03/31/2021 To 04/28/2021

Count by Type

Fee Type	Count	Total
BLASTING PERMIT	1	\$150.00
BUILDING PERMIT FEE	82	\$28,794.00
CERTIFICATE OF COMPLIANCE FEE	44	\$4,164.00
CERTIFICATE OF OCCUPANCY FEE	35	\$19,360.00
CIVIL PENALTY - NO PERMIT	1	\$2,000.00
COPYING FEE	1	\$1.75
ENVIRONMENTAL QUESTIONNAIRE-BUILDING	31	\$1,550.00
Flood Development Plan Permit	1	\$250.00
RE-INSPECTION	2	\$200.00
RECORDS MANAGEMENT FEE	63	\$126.00
RENEWAL FEE	6	\$2,710.00
Wetland Administrative	7	\$1,650.00
ZONING BOARD APPLICATION	5	\$1,260.00
	0	\$62,215.75

TOWN OF LEWISBORO  
Building/Zoning Department  
79 Bouton Road  
South Salem, NY 10590

M5 Fee Report  
From 03/31/2021 To 04/28/2021

Count by Status

Paid	279	\$62,215.75
Total:	279	\$62,215.75

2021

[illegible]

## **REVOCABLE LICENSE AGREEMENT**

AGREEMENT made and entered into this \_\_\_\_\_ day of May, 2021 by and between the TOWN OF LEWISBORO, a municipal corporation of the State of New York, having its principal office and place of business at 11 Main Street, South Salem, NY 10590 (the "TOWN"), and the GOLDEN'S BRIDGE HAMLET ORGANIZATION, INC., a domestic not-for-profit corporation with a principal address of 14 Green Hill Road, Goldens Bridge, NY 10526, (hereinafter referred to as "GBHO")

WHEREAS, the TOWN is the owner of certain parcel of vacant real property located at Fairmount Road, Goldens Bridge, NY which is known an designated as TOWN tax map number 31.13-2-26/31.13.2-48("subject property"); and

WHEREAS, the TOWN wishes to enter into a revocable license agreement with GBHO for the use and utilization of a certain portion of the subject property by GBHO as a pocket park for passive use only;

In consideration of the foregoing it is hereby agreed as follows:

1. The TOWN shall permit the use of the portion of the subject property designated as "pocket park area" on exhibit "A" attached hereto.

2. GBHO shall be permitted to utilize the pocket park area as designated and described in this revocable license agreement for the limited purposes of passive activity upon the parcel. At no time during the course of the term of this agreement shall active recreation be permitted on the subject property and/or within the designated pocket park area.

3. In connection with this revocable license agreement, and subject to insurance and indemnification requirements set forth herein, GBHO, it's agents, servants, employees

and/or contractors shall be permitted to perform the following work items at the subject property:

- A. Connect Fairmount Road to the existing foundation/concrete pad located on the subject property 72 inch wide, approximately 20 foot long, 6 inch deep wood chip path. The path will be lined on either side with locally sourced found tree trunks from three to five inches in diameter. The logs will be secured into place using spikes made of small diameter tree branches cut to length.
- B. Create a public seating space by cleaning the concrete pad of the fallen branches, litter, as well any soil and installing two (2) concrete and wood exterior grade benches. Items also to be installed include a large diameter log with cuts in to hold bicycles, and eventually a free book sharing library. This responsibility for maintenance of this public gathering space will borne by GBHO.
- C. Installation of homes and nests for attraction of winged animals on the subject property.
- D. Create wood-chip walking path through the subject property.
- E. Place an maintain up to two (2) composting bins on the subject property.

4. At all times during the term of the this agreement GBHO shall be required obtain and provide evidence of liability insurance in form and coverage limits suitable to the TOWN. Such insurance coverage provided and maintained by GBHO shall be primary in the event of any loss or casualty whatsoever which occurs during the course of this agreement arising out of the use, operations, improvements, maintenance, repair, etc of the subject property by GBHO. Said insurance shall name The Town of Lewisboro as additional insured and shall be in accordance with the terms and conditions of Schedule "A" attached, which is hereby incorporated into this agreement and made a part hereof. GBHO further hereby agree to indemnify and hold harmless the Town of Lewisboro from all claims, actions, suits, loss, casualty etc., whatever type in nature, including but not limited to personal injury, property damage, etc. which occur and/or accrue as a result of

the use the use, operations, improvements, maintenance, repair, etc of the subject property by GBHO.

5. The TOWN shall have the exclusive and unilateral right to revoke and/or rescind this agreement by resolution of the Town Board upon 30 day(s) notice to GBHO.

Dated this \_\_\_\_\_ day of May, 2021 at South Salem, NY.

The Town of Lewisboro

Goldens Bridge Hamlet Organization, Inc.

\_\_\_\_\_  
By: Peter Parsons  
Town Supervisor

\_\_\_\_\_  
By: Jonathan Monti, Esq.



**EXHIBIT "A"**  
**POCKET PARK LOCATION PLAN AND LIMITS**

**SCHEDULE A**  
**TOWN OF LEWISBORO**  
**INSURANCE REQUIREMENTS**

Notwithstanding any terms, conditions or provisions in any other writing between the parties, the contractor hereby agrees to effectuate the naming of the TOWN OF LEWISBORO as an unrestricted additional insured on the contractor's insurance policies, with the exception of Workers' Compensation and Employer's Liability. Before any of the work is started under this contract, the contractor shall file with the municipality an ACCORD certificate(s) of insurance or equivalent.

The policy naming the TOWN OF LEWISBORO as an additional insured shall:

1. Be an insurance policy from an A.M. Best rated "secured" or better New York State admitted insurer.
2. Provide for 30 days' notice of cancellation.
3. State that the contractors' coverage shall be primary coverage for the TOWN OF LEWISBORO, its Board, employees and volunteers.
4. The TOWN OF LEWISBORO shall be listed as an additional insured by using endorsement CG 2026 or broader. The certificate must state that this endorsement is being used. If another endorsement is used, a copy shall be included with the certificate of insurance.

The contractor/vendor agrees to indemnify the TOWN OF LEWISBORO for any applicable deductibles.

**REQUIRED INSURANCE**

**Commercial General Liability Insurance**

\$1,000,000 per occurrence/ \$2,000,000 general and products/completed operations aggregates. The general aggregate shall apply on a per-project basis.

**Automobile Liability**

\$1,000,000 per occurrence/\$2,000,000 aggregate, with the municipality as the named insured.

**Excess/Umbrella Insurance**

\$5,000,000 per occurrence/\$10,000,000 aggregate.

Vendor/Contractor acknowledges that failure to obtain such insurance on behalf of the TOWN OF LEWISBORO constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the TOWN OF LEWISBORO. The contractor is to provide the TOWN OF LEWISBORO with a certificate of insurance, evidencing the above requirements have been met, prior to the commencement of work or use of facilities.

**From:** Dana Mayclim <[Dmayclim@lewisborogov.onmicrosoft.com](mailto:Dmayclim@lewisborogov.onmicrosoft.com)>  
**Sent:** Thursday, April 22, 2021 1:42 PM  
**To:** Peter Parsons <[supervisor@lewisborogov.onmicrosoft.com](mailto:supervisor@lewisborogov.onmicrosoft.com)>; Mary Hafter <[benefits@lewisborogov.onmicrosoft.com](mailto:benefits@lewisborogov.onmicrosoft.com)>  
**Cc:** Dan Welsh <[DWelsh@lewisborogov.onmicrosoft.com](mailto:DWelsh@lewisborogov.onmicrosoft.com)>  
**Subject:** FW: 22-Nyitray, Spencer shared "Leon Levy Presentation" with you.

Hello All -

Happy Thursday! I hope this finds you well and having a great day . . .

I believe that I sent this request already but not 100% sure . . . and to be honest it is almost a repeat request . . . George Scott already came to the town board with the exact same request about a year ago but has passed the torch to Spencer and it is part of the process that he goes through the approvals.

Spencer Nyitray is an Eagle Scout Candidate whose project is the Purple Trail at Leon Levy Preserve . . . His project consists of the following and George Scott is working with him as OSPAC Chief Trail Steward of LLP.

- Trail work will be on purple trail between trail junction 8 and trail junction 32.
- The area we are working on spans 1,300 feet.
- Project consists of clearing area of bushes, branches, and trees.
- We will be constructing 6 bog bridges and 2 swale/gulley bridges.
- This project will require a wetlands inspector approval.
- Total length of bog bridges is 213ft, with the longest bog bridge being 53ft.
- Both Swale/Gulley bridges are 12 ft long.

He received approval from OSPAC last night – looking for TB approval on Monday night and will work with Jan for wet lands approval. I don't believe there is any waiving of fees at his point since George vetted this already . . just town board approval to allow him to work on Town Property and approve his work on the purple trail and thank him for taking on the project.

His Powerpoint is below – that he will use on Monday –

Thanks

Dana

*Dana M. Mayclim*

Superintendent of Parks and Recreation  
Town of Lewisboro  
99 Elmwood Road  
South Salem, NY 10590  
(914) 232-6162  
[www.lewisbororecreation.com](http://www.lewisbororecreation.com)

**From:** Michael Chiappa <  
**Sent:** Monday, May 3, 2021 4:29 PM  
**To:** Dana Mayclim <[Dmayclim@lewisborogov.onmicrosoft.com](mailto:Dmayclim@lewisborogov.onmicrosoft.com)>  
**Subject:** Lacrosse

Hi Dana,

My name is Mike Chiappa I'm a coach at John Jay lacrosse and was looking to hold a play day fundraiser to help support KOMD (kindness over muscular dystrophy) on June 13th. Is it possible to get a field or 2 at Onatru for a 3-4 hrs?

We are requesting permission from the Lewisboro Town Board to utilize the Onatru Park fields to host a Kindness Over Muscular Dystrophy lacrosse tournament on June 13, 2021. This tournament will be run by me and other volunteers from the Katonah-Lewisboro schools district. The goal of the tournament is to raise money which will be donated to the not for profit KOMD foundation. KOMD was founded by John Jay graduates Chris and Jessica Curran, whose son Conner suffers from MD, to help fund medical research. We are expecting teams from John Jay, Armonk and Ridgefield communities. The youth lacrosse teams will pay a small registration fee and raise funds themselves. All proceeds will be donated to the not for profit KOMD foundation. Our group of volunteers will ensure the setup and cleaning of the grounds before, during and after the tournament.