

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on June 28, 2021, at 7:30 p.m. at the at the Lewisboro Library, 15 Main Street, South Salem, New York.

**PRESENT:**

Supervisor	Peter Parsons
Council Members	Jane Crimmins, Tony Gonçalves, Richard Sklarin, Daniel Welsh
Town Clerk	Janet Donohue
Absent	None

Also attending was the Attorney for the Town Gregory Folchetti, Facilities Maintenance Manager Joel Smith, Police Chief David Alfano, Confidential Secretary/Benefits Coordinator Mary Hafter and Parks & Recreation Superintendent Dana Mayclim.

Approximately 31 residents/observers.

Supervisor Parsons called the meeting to order at 7:31p.m.

**EMERGENCY PROCEDURE**

Supervisor Parsons noted the exits to be used in the event of an emergency.

**PLEDGE OF ALLEGIANCE**

The Supervisor led the Pledge of Allegiance to the flag.

**PUBLIC COMMENT PERIOD I (7:32 – 7:52 p.m.)**

A total of 11 residents spoke at the first public comment period.

**SILENCING CITIZENS**

Several residents feel that muting, silencing, and censoring citizens is not appropriate.

**OAKRIDGE WATER**

Several residents spoke again about the horrible water conditions at Oakridge for the past 19 years. One resident feels that VRI and Delaware are awful and have failed the Oakridge resident for years, yet the Town is planning on spending more money with them (agenda item).

**MEMORIAL DAY**

A resident stated that he thought it was wrong that the Town gave money towards Pride flags but did not give the same amount of money towards the flag pole that is in front of the Town House.

**EMERGENCY MANAGEMENT COMMITTEE**

Adam Ochs, the Emergency Management Committee Chairperson read the below statement thanking all that were involved to make sure that the residents were safe during the pandemic.

*I would like to read a prepared statement on behalf of the Town of Lewisboro Emergency Management Committee:*

*As the NY State COVID-19 State Disaster Emergency has ended as of June 24, 2021, the Town of Lewisboro NY Emergency Management Committee cannot express enough appreciation and gratitude to all of our partners and stakeholders during this State Disaster Emergency that started on March 7, 2020.*

*Our invaluable partners included but not limited to*

<i>Essential Workers</i>	<i>Healthcare Workers</i>	<i>Schools &amp; County//State/Federal Government</i>
<i>Businesses of all sectors</i>	<i>First Responders</i>	<i>Neighboring Communities (including CT)</i>
<i>Municipal Employees</i>	<i>Not for Profits</i>	<i>Faith Based Organizations</i>
<i>Military</i>	<i>Volunteers</i>	<i>Those who offered to assist/volunteer</i>

*The assistance/support/guidance that our partners and stakeholders provided us during these times was essential for us to get through this State Disaster Emergency – Thank you to all of them!*

*We take a moment of reflection for all those who have succumbed to or been harmed by the COVID-19 virus. Our thoughts and prayers go out to them and their families.*

*Additionally, our thoughts and prayers go out to all those impacted and involved with the Surfside FL building collapse (June 24, 2021)*

### BASEBALL FIELDS

A resident stated that she has written the Board about the horrible conditions at the baseball fields and would like it to be an agenda item at an upcoming Town Board meeting. She would like to have updates on what is being done and what plans they have to repair and upgrade the areas in question. She knows that Parks & Recreation is low on manpower and suggested that maybe some High Schoolers in need of community service hours could help. Another resident reiterated these comments.

### CANNABIS

A resident feels that the Town should opt out of selling cannabis and put it to a vote by the residents. He feels that by doing this it means that the residents matter.

### STOP SIGN

A resident who lives by Mill River Road in Vista stated that one side has a stop sign and one side does not. He was asking if it was possible to get another stop sign on the other side. Supervisor Parsons asked the resident to email him with the exact location so that he could discuss this with the Highway Superintendent.

### HYBRID MEETINGS

A resident suggested that moving forward, the Town should hold hybrid Town Board meetings so as to maximize participation.

COMMUNICATIONSPARKS & RECREATION ADVISORY COUNCIL - Resignation of Member

Supervisor Parsons announced that after 8 years of volunteering on PRAC, Peter DeVittoro is retiring/resigning from this Council. The Board thanked him for his years of service.

COVID – Updates

Supervisor Parsons stated that Pound Ridge and Mt. Kisco have 0 Covid cases, Lewisboro, North Salem and Bedford each have 1, and Somers has 3 cases. The percentage of residents 12 & up that have received at least one dose of the vaccination are as follows: Goldens Bridge is 78%, Cross River and Waccabuc are both 69%, Katonah is 66% and South Salem is 57%. Supervisor Parsons urged all to get vaccinated, especially with the new D Variant.

CONSENT AGENDAMINUTES - Approved

On motion by Supervisor Parsons, seconded by Mr. Welsh, the Board voted 5-0 to approve meeting minutes of June 14, 2021.

THE VOTE:	Yes	- Crimmins, Gonçalves, Parsons, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

RE-NOTICING OF PUBLIC HEARINGS FOR CANNABIS LEGISLATION

Supervisor Parsons stated that due to Governor Cuomo ending the State of Emergency on June 24, 2021, the return to in-person Governmental Meetings was now necessary. Since the public notices referenced a Zoom meeting, and not the live meeting, it was necessary to re-notice the meetings.

PUBLIC HEARING ANNOUNCED – Opt Out of On-Site Cannabis Consumption Locations

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Lewisboro will hold a public hearing on July 12, 2021 at 7:30 p.m., or soon thereafter as time permits, at the Lewisboro Library, 15 Main Street, South Salem, New York, 10590, for the purpose of hearing the public with regard to a proposed local law of the Town Code of the Town of Lewisboro which would allow the town to opt out of the issuance of New York State licenses for on-site cannabis consumption locations within the Town of Lewisboro. At said hearing all interested persons are invited to attend and will be heard. The Town of Lewisboro is committed to equal access for all.

Anyone needing accommodation to attend or participate in this meeting is encouraged to call the Town Clerk's office at 914-763-3511 in advance.

PUBLIC HEARING ANNOUNCED – Opt Out of Retail Cannabis Dispensary Locations

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Lewisboro will hold a public hearing on July 12, 2021, at 7:30 p.m., or soon thereafter as time permits, at the Lewisboro Library, 15 Main Street, South Salem, New York, 10590, for the purpose of hearing the public with regard to a proposed local law of the Town Code of the Town of Lewisboro which would allow the town to opt out of the issuance of New York State licenses for retail cannabis dispensary locations within the Town of Lewisboro. At said hearing all interested persons are invited to attend and will be heard. The Town of Lewisboro is committed to equal access for all. Anyone needing accommodation to attend or participate in this meeting is encouraged to call the Town Clerk's office at 914-763-3511 in advance.

RE-NOTICING OF PUBLIC HEARINGS FOR HIGHWAY SUPERINTENDENT POSITION

Supervisor Parsons stated that due to Governor Cuomo ending the State of Emergency on June 24, 2021, the return to in-person Governmental Meetings was now necessary. Since the public notices referenced a Zoom meeting, and not the live meeting, it was necessary to re-notice the meetings.

PUBLIC HEARING ANNOUNCED – Highway Superintendent Appointed vs Elected

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Lewisboro will hold a public hearing on July 12, 2021 at 7:30 p.m., or soon thereafter as time permits, at the Lewisboro Library, 15 Main Street, South Salem, New York, 10590, for the purpose of hearing the public with regard to a proposed local law of the Town Code of the Town of Lewisboro which would appoint the position of Highway Superintendent rather than have it as an elected position in the Town of Lewisboro. At said hearing all interested persons are invited to attend and will be heard. The Town of Lewisboro is committed to equal access for all. Anyone needing accommodation to attend or participate in this meeting is encouraged to call the Town Clerk's office at 914-763-3511 in advance.

AMERICAN RECOVERY PLAN – Authorize Supervisor to Sign

On motion by Supervisor Parsons, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

RESOLUTION

RESOLVED, that the Town Board does authorize the request of the American Recovery Plan Coronavirus local fiscal recovery funds and be it further

RESOLVED, that the Town Board authorizes the Supervisor to sign the required documentation.

NUTRITION PROGRAM – Authorize Supervisor to Sign Contract

Supervisor Parsons explained that a resolution is needed to have the Supervisor sign the memorandum of agreement for the senior citizen nutrition program and pay the program fee. He explained that the Town gets an estimated contract and then once the actual usage is known a final bill is sent.

On motion by Mr. Gonçalves, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

RESOLUTION

RESOLVED, that the Supervisor be and hereby is authorized to sign the 2020 agreement for the Senior Citizen Nutrition Program along with the Towns of North Salem, Somers and Lewisboro for \$24,611 and be it further

RESOLVED, that the Supervisor be and hereby is authorized to execute the 2021 good faith agreement.

DELAWARE AMENDED AGREEMENT – Authorize Supervisor to Sign

This amendment goes towards the THM issue. The original agreement amount was for \$56,000 and this amendment amount is an additional \$55,000. Mr. Gonçalves also stated that he just confirmed there will be an Oakridge water meeting on July 21, 2021 and information will be on the website tomorrow.

On motion by Mr. Gonçalves, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Sklarin, Welsh	(5)
	No	- None	(0)
	Absent	- None	(0)

RESOLUTION

RESOLVED, that the Town Board does approve the amendment to the Delaware agreement of August 27, 2018, regarding the Oakridge Water District improvements.

MEETING VENUE – Discussion (8:12 – 8:21 p.m.)

Supervisor Parsons stated that the Governor has stated that Town Board meetings now must be done live. He stated that the meeting venue has been moved for the near future to the Lewisboro Library, as they can accommodate 99 people. Every meeting will also be live streamed on YouTube as well. Mr. Gonçalves stated that some residents have also asked for a hybrid meeting which would also include Zoom. There is a concern of how to manage that. And Supervisor Parsons also stated that there would be some investment that would need to be made. Residents, Ms. Rendo and Mr. Travalino, the Chair of the Cable Television Committee gave some suggestions for funds to be used, including franchise and access fees.

Supervisor Parsons stated that he plans to continue the meetings as they are this evening and that anyone can send in an email either to the Town Clerk or to the Supervisor.

TOWN PROPERTY – Authorization to Sell Real Property (8:22 – 8:47 p.m.)

Supervisor Parsons stated that there are two lots of basically marshland on Main Street, and the Town has been offered a price which is several times what the Assessor feels this property is worth. These lots are unbuildable according to the Wetlands Inspector. A resident asked why they were being purchased. Supervisor Parsons stated that the people purchasing these lots live close by and it was possible that these properties had lake rights. Supervisor Parsons stated that the assessed value of these lots was \$1,000 and \$2,000 which is determined by the Assessor.

A resident questioned if Supervisor Parson's Confidential Secretary was one of the purchasers and the answer was yes. Another resident questioned why these foreclosed parcels were not put up for auction, like they have done in the past and Supervisor Parsons stated this was a faster, easier and cheaper way to handle it. Residents stated that the town should be consistent with how they sell the properties.

Supervisor Parson's Confidential Secretary, who was in attendance, did address the audience.

Mr. Sklarin asked about the appraisal and Supervisor Parsons stated that it was done by the Assessor. Mr. Sklarin feels that based upon the Assessors professional opinion regarding both the appraisal and fair market value, he is fine with the sale.

Mr. Gonçalves feels that the auction should take place like how the town has handled these types of properties in the past.

Mr. Welsh feels that if the Town did put these parcels up for auction, they would not render as much money as what is being offered today.

Ms. Crimmins voted in favor.

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Crimmins, Sklarin, Welsh	(3)
	No	- Gonçalves	(1)
	Abstain	- Parsons	(1)

RESOLUTION

WHEREAS, the Town of Lewisboro owns a certain parcel of real property located on Main Street, South Salem, Lewisboro, Westchester County, New York, and designated as Town of Lewisboro Tax Map Number 10819-25-32B (hereinafter referred to as the “subject parcel”), and

WHEREAS, the subject parcel is a vacant parcel of real property, and

WHEREAS, the subject parcel is not currently used by the Town for any municipal purpose, and

WHEREAS, the Town Board of the Town of Lewisboro desires to sell the subject parcel in order to realize the most beneficial purchase price to the Town for the parcel and to restore the parcel to the tax rolls, which parcel may be sold in the manner the Town Board determines is in the best interest of the Town, which may be through auction, to a direct purchaser without auction or listed through a real estate broker, and

WHEREAS, the Town Board has received a valuation for the subject parcel from its Town Assessor with regard to the proposed sale, and

WHEREAS, the Town Board of the Town of Lewisboro finds that it is in the best interest of the Town to sell the subject parcel;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Lewisboro hereby authorizes and approves the sale of the subject parcel to Amy Raffle and Daniel Raffle, South Salem, NY for the sum of \$5,000.00, and that any contracts with respect thereto are subject to the approval of the Town Board and the Attorneys for the Town, and

BE IT FURTHER RESOLVED, that pursuant to Section 64(2) of the Town Law of the State of New York, this Resolution is adopted by the Town Board of the Town of Lewisboro subject to a permissive referendum, and

BE IT FURTHER RESOLVED, that the Lewisboro Town Clerk is hereby authorized and directed to post and publish notice of this Resolution in accordance with Section 90 of the Town Law of the State of New York, and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Lewisboro hereby authorizes the Supervisor to execute any and all documents necessary to give effect to this resolution, including authority to sign a Contract of Sale and all conveyance and title documents with regard to same upon the approval of the terms of said Contract of Sale as aforementioned, and

BE IT FURTHER RESOLVED, that the Purchaser shall be responsible for all attorney fees incurred by the Town of Lewisboro in connection with this transaction, as well as all transfer taxes and recording fees incurred in connection therewith.

TOWN PROPERTY – Authorization to Sell Real Property

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted as follows:

THE VOTE:	Yes	- Crimmins, Sklarin, Welsh	(3)
	No	- Gonçalves	(1)
	Abstain	- Parsons	(1)

RESOLUTION

WHEREAS, the Town of Lewisboro owns a certain parcel of real property located on Main Street, South Salem, Lewisboro, Westchester County, New York, and designated as Town of Lewisboro Tax Map Number 10819-26-32B (hereinafter referred to as the “subject parcel”), and

WHEREAS, the subject parcel is a vacant parcel of real property, and

WHEREAS, the subject parcel is not currently used by the Town for any municipal purpose, and

WHEREAS, the Town Board of the Town of Lewisboro desires to sell the subject parcel in order to realize the most beneficial purchase price to the Town for the parcel and to restore the parcel to the tax rolls, which parcel may be sold in the manner the Town Board determines is in the best interest of the Town, which may be through auction, to a direct purchaser without auction or listed through a real estate broker, and



WHEREAS, the Town Board has received a valuation for the subject parcel from its Town Assessor with regard to the proposed sale, and

WHEREAS, the Town Board of the Town of Lewisboro finds that it is in the best interest of the Town to sell the subject parcel;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Lewisboro hereby authorizes and approves the sale of the subject parcel to Mary Hafter and Andrew Hafter, South Salem, NY for the sum of \$5,000.00, and that any contracts with respect thereto are subject to the approval of the Town Board and the Attorneys for the Town, and

BE IT FURTHER RESOLVED, that pursuant to Section 64(2) of the Town Law of the State of New York, this Resolution is adopted by the Town Board of the Town of Lewisboro subject to a permissive referendum, and

BE IT FURTHER RESOLVED, that the Lewisboro Town Clerk is hereby authorized and directed to post and publish notice of this Resolution in accordance with Section 90 of the Town Law of the State of New York, and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Lewisboro hereby authorizes the Supervisor to execute any and all documents necessary to give effect to this resolution, including authority to sign a Contract of Sale and all conveyance and title documents with regard to same upon the approval of the terms of said Contract of Sale as aforementioned, and

BE IT FURTHER RESOLVED, that the Purchaser shall be responsible for all attorney fees incurred by the Town of Lewisboro in connection with this transaction, as well as all transfer taxes and recording fees incurred in connection therewith.

PUBLIC COMMENT PERIOD II (8:47 – 8:56 p.m.)

A total of 5 residents spoke at the second public comment period.

ANSWERS TO QUESTIONS

A resident suggested that since there is not any back and forth with the Board when residents ask questions, she would like to see the answers to their questions on the website.

CANNABIS

Three residents stated that they were against the sale of cannabis and cannabis lounges in town.

SALT DOME

A resident who has been the manager for Farvue Farms for 30 years stated that voices matter and if you are unhappy about something in town, then speak up. She was unhappy about what was going on at the salt dome and she continued to voice her displeasure and urged others to do the same.

MEETING ROOM LAYOUT

One resident stated that he would prefer that the Town Board be on the same level as all the residents.

CLAIMS – Authorized for Payment

On motion by Supervisor Parsons, seconded by Mr. Welsh, the Board voted 5-0 to authorize payment of the Town's bills in the amount of \$380,289.55.

MEETING – Date Set

An upcoming meeting of the Town Board will include a meeting on Monday, July 12, 2021, at 7:30 p.m. at the Lewisboro Library, 15 Main Street, South Salem, New York.

POLLING OF BOARD AND ANNOUNCEMENTS

CANNABIS

Mr. Sklarin stated that with the cannabis legislation, he mentioned his position at the last meeting. His view is that the Town should opt out. And if the residents want to bring a petition to reverse that decision, then this will be democracy in action. Mr. Gonçalves also feels that the Town needs more time to understand what this law will mean so he feels that it is best to opt out at this point.

JUNETEENTH & PRIDE IN THE PARK

Mr. Sklarin, Mr. Gonçalves and Ms. Crimmins stated that they attended both the Juneteenth and Pride in the Park events held at Onatru and thanked all that took part. Ms. Crimmins stated that both events were very unifying. She also stated that approximately 300 people attended the Pride in the Park.

CHILD SEAT SAFETY

Mr. Gonçalves thanked the Lewisboro Police Department for putting together the Child Seat Safety event and Coffee with a Cop that was held at the Town Park.

WIRELESS MASTER PLAN

Mr. Gonçalves stated that he had a meeting with City Scape, who is working on the wireless master plan study. They are looking at getting more geography information from the County and then a survey will go out soon.

GRANTS ADVISORY COMMITTEE

Supervisor Parsons stated that if anyone is interested in joining the Grant's Advisory Committee to please reach out to him.

EAST OF HUDSON

Supervisor Parsons stated that he had a meeting at Lake Katonah this morning. There is a broken pipe that is letting silt enter the lake and he is hoping that the East of Hudson will pay for this repair.

TRAFFIC STUDY ON 684 & 84

The 684 & 84 corridor study has been completed after about 2 years and to complete everything, the cost would be approximately \$1 ½ billion. It would expand the lanes, improving the junction on Saw Mill and 684, junction of 684 & 84, and Route 138 in Goldens Bridge. Supervisor Parsons has reached out to Assemblymember Burdick and Congressmember Maloney, who is part of the Transportation Committee, and hopes part of the money will come as part of the infrastructure improvements.

COMPTROLLER'S REPORT

Supervisor Parsons stated that the Comptroller's report for 2020 could be found on the town's website. Parks & Recreation's total income was down by \$740,000, fines were down by \$103,000, and the Building Department raised their revenue by \$25,000. After the sale of the Golden's Bridge Community House, the unassigned fund balance went up by \$500,000. The Board is hoping that the Town's bond rating will soon be increased.

EXECUTIVE SESSION – To Discuss Legal Issues and Appointments

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted 5-0 to go into executive session at 9:20 p.m. to discuss legal issues and appointments.

On motion by Supervisor Parsons, seconded by Mr. Gonçalves, the Board voted 5-0 to come out of executive session at 11:34 p.m.

ADJOURNMENT

On motion by Mr. Welsh, seconded by Mr. Sklarin, the Board voted 5-0 to adjourn at 11:35 p.m.

Janet L. Donohue  
Town Clerk