

A Town Board Work Session meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on August 8, 2022, at 7:30 p.m. at the Lewisboro Town House, 11 Main Street, South Salem, New York.

PRESENT:

Supervisor	Tony Gonçalves
Council Members	Andrea Rendo, Mary Shah, Richard Sklarin*, Daniel Welsh
Town Clerk	Janet L. Donohue
Absent	None

*Attended remotely

Also attending was the Attorney for the Town Gregory Folchetti, Deputy Supervisor/Comptroller Leo Masterson, Facilities Maintenance Director Joel Smith, Maintenance Assistant Shawn Johannessen and Police Chief David Alfano.

Approximately 12 residents/observers attended the live meeting and approximately 17 participated via Zoom.

Supervisor Gonçalves called the meeting to order at 7:30 p.m.

EMERGENCY PROCEDURE

Supervisor Gonçalves 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

Four residents spoke during public comment period.

BUILDING DEPARTMENT – Understaffed

A resident expressed his frustration with the lack of staff in the Building Department. He stated that on June 1st he paid the Building Department \$7,000 for building permit fees and is still waiting. He has called them regularly and they have always been very professional and responsive to him, however, it is his opinion that they need more staff. He asked the Board to please place this issue on an upcoming agenda for a discussion to hire more staff as soon as possible. Supervisor Gonçalves asked the resident to email him for follow-up.

ITALIAN HERITAGE DAY/COLUMBUS DAY

A town resident spoke as a member of the Garibaldi Society of Lewisboro. He stated that they are finalizing plans for their privately funded celebration. He stated that Councilman Welsh attacked him on social media and feels this can have a chilling effect on free speech. The resident wondered if this was not a Board of Ethics violation.

Another resident also spoke about the Garibaldi Society not receiving any town funds and are disappointed in the Board's decision and feels that the Board should reassess their decision. They asked what happened to "Hate has no home here".

A third resident agreed with these statements.

TOWN OWNED PROPERTIES

A resident asked about the list of town owned properties and would like to see transparency.

WOOD DEBRIS REMOVAL

A resident questioned what was up with the timber pile at the salt dome. Since it is so dry, she does not want to see it catch on fire like what happened in another town.

COMMUNICATIONS

EAGLE SCOUT AWARD – William Fuller

On motion by Supervisor Gonçalves, seconded by Councilman Sklarin, the Board voted as follows:

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

RESOLUTION

WHEREAS, WILLIAM FULLER of Lewisboro, New York, is a member of Boy Scout Troop 101 in Vista, and

WHEREAS, WILLIAM FULLER by his conduct, responsibility, principles and achievements in following the trail of Scouting, has acquired the resourcefulness and leadership ability that will stand him in good stead in his future life, and

WHEREAS, WILLIAM FULLER by virtue of his Scouting experience and unselfish service to home and community has earned the highest honor of the Boy Scouts of America, the rank of Eagle Scout, and

WHEREAS, WILLIAM FULLER based his Eagle Scout project on addressing the needs of the ROAR (Ridgefield Operation Animal Rescue) animal shelter in Ridgefield, CT, by replacing the former narrow bridge utilized by volunteers to access the dog-walking trail and replacing it with a newer safe and wider bridge, and

WHEREAS, WILLIAM FULLER also repaired a bulletin board in Town, where residents can post news they wish to disseminate, and

WHEREAS, WILLIAM FULLER also replaced an outdoor container which holds food donated for residents in need, with a bear box made out of steel to ensure wildlife would be prevented from entering the container, and

WHEREAS, this honor is deserving of public notice, now therefore,
BE IT RESOLVED, that the Town Board of the Town of Lewisboro, in recognition of the worthy achievement of this citizen of the Town of Lewisboro, does hereby offer the congratulations of its populace to Eagle Scout WILLIAM FULLER, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this August 8, 2022, Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout WILLIAM FULLER and his parents.

EAGLE SCOUT AWARD - Ty Graygor

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the Board voted as follows:

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

RESOLUTION

WHEREAS, TY GRAYGOR of Lewisboro, New York, is a member of Boy Scout Troop 101 Vista, and

WHEREAS, TY GRAYGOR by his conduct, responsibility, principles and achievements in following the trail of Scouting, has acquired the resourcefulness and leadership ability that will stand him in good stead in his future life, and

WHEREAS, TY GRAYGOR by virtue of his Scouting experience and unselfish service to home and community has earned the highest honor of the Boy Scouts of America, the rank of Eagle Scout, and

WHEREAS, TY GRAYGOR based his Eagle Scout project on assisting Ward Pound Ridge Reservation Trailside Nature Museum by creating a “Maple Sugaring Story Book” hiking trail, in an effort to attract families of younger children to the park and museum, and

WHEREAS, TY GRAYGOR cleared a 1/8-mile trail through a large area of Sugar Maple trees, called a sugarbush, on Pell Hill, highlighting where the sugar maples are marked and tapped during maple sugaring season, and strategically placed the start of the trail at the playground, whereby the children can observe the trail, as it is lined with branches and logs and covered with woodchips, and

WHEREAS, TY GRAYGOR also installed 12 cedar post story panels styled like pages from a storybook, which tell the story of maple sugaring, and also constructed a kiosk that encourages families and children to hike on the trail, which is outfitted with maple-leaf-shaped trail markers, and

WHEREAS, this honor is deserving of public notice, now therefore,

BE IT RESOLVED, that the Town Board of the Town of Lewisboro, in recognition of the worthy achievement of this citizen of the Town of Lewisboro, does hereby offer the congratulations of its populace to Eagle Scout TY GRAYGOR, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this August 8, 2022, Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout TY GRAYGOR and his parents.

EAGLE SCOUT AWARD – Joseph Smith

On motion by Supervisor Gonçalves, seconded by Councilwoman Shah, the Board voted as follows:

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

RESOLUTION

WHEREAS, JOSEPH SMITH of Lewisboro, New York, is a member of Boy Scout Troop 101 in Vista, and

WHEREAS, JOSEPH SMITH by his conduct, responsibility, principles and achievements in following the trail of Scouting, has acquired the resourcefulness and leadership ability that will stand him in good stead in his future life, and

WHEREAS, JOSEPH SMITH by virtue of his Scouting experience and unselfish service to home and community has earned the highest honor of the Boy Scouts of America, the rank of Eagle Scout, and

WHEREAS, JOSEPH SMITH based his Eagle Scout project on creating a meditation space in the South Salem Cemetery, which can be quietly utilized by visitors, the numbers of which have increased dramatically in recent years, and

WHEREAS, JOSEPH SMITH concentrated his efforts on not only enhancing the appearance of the cemetery but also added to the sense of respect for loved ones buried there and added a space for those grieving a loss,

WHEREAS, JOSEPH SMITH also cleared an overgrown portion of the older section of the South Salem Cemetery, which holds historical importance to this area and of which many no longer have relatives tending to the graves, and

WHEREAS, this honor is deserving of public notice, now therefore,

BE IT RESOLVED, that the Town Board of the Town of Lewisboro, in recognition of the worthy achievement of this citizen of the Town of Lewisboro, does hereby offer the congratulations of its populace to Eagle Scout JOSEPH SMITH, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this AUGUST 8, 2022, Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout JOSEPH SMITH and his parents.

EAGLE SCOUT AWARD – Spencer Nyitray

On motion by Supervisor Gonçalves, seconded by Councilwoman Rendo, the Board voted as follows:

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

RESOLUTION

WHEREAS, SPENCER NYITRAY of Lewisboro, New York, is a member of Boy Scout Troop 101 in Vista, and

WHEREAS, SPENCER NYITRAY by his conduct, responsibility, principles and achievements in following the trail of Scouting, has acquired the resourcefulness and leadership ability that will stand him in good stead in his future life, and

WHEREAS, SPENCER NYITRAY by virtue of his Scouting experience and unselfish service to home and community has earned the highest honor of the Boy Scouts of America, the rank of Eagle Scout, and

WHEREAS, SPENCER NYITRAY for his Eagle Scout project built over 250 feet of bog bridges through a half of a mile of wetlands to connect a residential neighborhood in the Lake Kitchawan area to the Leon Levy Preserve, a local nature preserve, and

WHEREAS, SPENCER NYITRAY completed his project by utilizing over 250 man-hours of labor, the efforts of which included transporting the necessary labor to the sites while adapting to changing environmental conditions and managing the project as an active leader, and

WHEREAS, residents now have a connecting trail into the preserve, which greatly reduces the need to drive and park at the entrance of the preserve, and

WHEREAS, this honor is deserving of public notice, now therefore,

BE IT RESOLVED, that the Town Board of the Town of Lewisboro, in recognition of the worthy achievement of this citizen of the Town of Lewisboro, does hereby offer the congratulations of its populace to Eagle Scout SPENCER NYITRAY, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this August 8, 2022, Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout SPENCER NYITRAY and his parents.

CONSENT AGENDAMINUTES & REPORTS - Approved

On motion by Supervisor Gonçalves, seconded by Councilwoman Shah, the minutes of the July 8 & July 18, 2022, Town Board meetings and the monthly July Building & Police Reports were approved and filed.

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

CELL TOWER PRESENTATION - South Salem (7:53 – 8:56 pm)

Ray Vergati, Regional Manager for Homeland Towers, and Manny Vicente, Founder and President of Homeland Towers, made another presentation to the Board to bring the new board members up to speed with their proposal to erect a cell tower at the salt dome town owned property. The Town now has 6 towers: Leon Levy – Bell Property, Goldens Bridge area on Route 684, Route 123 at the Vista Fire Department, Town Park, Route 138 and Lewisboro Volunteer Ambulance Corp. Three of these towers are Homeland Towers.

Homeland Towers feels that the salt dome property which is located at 81 Spring Street near Route 35 and is approximately a 4.5-acre parcel is the best location for the carriers. The proposed facility would include a ground-mounted pole and there would be capacity for up to four antennas for cell service carriers to be mounted. There would also be an option for a fifth antenna which could be used for the town's emergency services.

Mr. Vergati stated that there are two pole options. A 130-foot-tall monopole or a 135-foot-tall mono-pine tower. He also stated that he was reviewing information that he presented to the Board back on June 22, 2020, and July 27, 2020. Since that time, a third-party consultant, City Scape, was hired by Westchester County to figure out where cell coverage was needed and, in their report, they have identified the salt dome as the best location (see attached drawings). Mr. Vergati stated that this location was flat, and it was within the 100-foot wetland buffer zone. Councilman Welsh stated that in Lewisboro the wetland buffer zone was 150-feet.

Councilman Sklarin asked how they came to select this site. Mr. Vergati stated that they also looked at two other town owned properties. One site is located on Route 35 next to the South Salem Animal Hospital however, one of the carriers rejected the site. The other was in the recycling center behind the Town House at 11 Main Street. They heard loud and clear from the lake community that they did not want this location.

Mr. Vergati went over the two types of poles where each carrier would have a different level and they would be 10 feet apart. He also stated that they just erected a tower in New Canaan, and he'd be happy to take Board members there for a site visit.

Mr. Vicente told the board that he wanted to bring them up to speed with information after presenting 2 years ago. This is the next site in Lewisboro to advance coverage and it is exactly between the two existing cell towers. Coverage comparison maps were shown (see attached). Also, the design type of the pole would be up to Board.

Councilwoman Rendo asked how much revenue the town would receive annually. Mr. Vicente stated Lewisboro would receive 35% of the revenue paid by the wireless companies that would use the cell tower and there would be no investment by the town. She also asked what would happen if the Board declined this cell tower and Mr. Vicente stated they would look for another private site close to this location and if no private site was found, then no tower would be erected. Mr. Vicente also stated the 5G would not work as you need the macrosites in place. The carriers won't invest unless you have the macro coverage which is the backbone of the network.

Councilwoman Shah stated that she is concerned about the cemetery and being respectful during possible construction as this is an active cemetery. They would work with the town and do what they can.

Supervisor Gonçalves stated that he is more concerned about the safety issue without this third tower.

Councilwoman Rendo asked how involved the Antenna Advisory Board has been regarding this cell tower and Councilman Sklarin asked if the AAB can further analyze the coverage maps. Supervisor Gonçalves stated that the AAB Chair was in attendance tonight and that they are working with City Scape and have been in touch with the carriers. The Board would like the AAB to present at an upcoming meeting.

Mr. Vicente asked the Board to look over all the information that has been given to them and get back to them within the next few weeks as to what steps are next. Supervisor Gonçalves stated that they will do that.

SEPTA FUNDRAISER – Approval

On motion by Supervisor Gonçalves, seconded by Councilwoman Shah, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board authorizes SEPTA (Special Education Parent Teacher Association) to hold its Fundraiser at the Fox Valley Park on September 30, 2022, and be it further

RESOLVED, that all fees be waived.

CABARET LICENSE – Renewal Issued for Waccabuc Country Club

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does hereby authorize a one-year renewal of a cabaret license for Waccabuc Country Club as submitted.

REFUSE LICENSE – AAA Carting and Rubbish Removal, Inc.

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Clerk is hereby authorized to issue a Commercial and Residential refuse license to AAA Carting and Rubbish Removal, Inc., for a period of one year ending August 25, 2023.

GOLDENS BRIDGE POCKET PARK – Waiver

On motion by Councilman Sklarin, seconded by Councilwoman Shah, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does approve the waiver of the environmental questionnaire and wetlands permit fees for the Goldens Bridge Pocket Park.

SMITH RIDGE ASSOCIATES – Partial Bond Release

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize the Planning Board to consider and act upon Smith Ridge Associates, LLC, request for a partial release of a performance bond for the construction of a car wash.

COMMUNITY EVENT POOL & MOVIE EVENT – Discussion

Councilwoman Rendo stated that resident Alison Biddle would like to hold the 2nd Annual Swim & Movie night at the Town Pool. This is not a political event and Ms. Biddle is not looking for \$1,000 from the town but rather she would like the fees to be waived. The pool session will end and then a movie will be shown at dusk. After further discussion the board approved the use of the pool area on Friday, August 19, 2022, from 6-10:30 p.m. with the fees being waived.

On motion by Councilman Welsh, seconded by Councilwoman Rendo, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize the use of the town pool and picnic area to be used for the 2nd Annual Community Swim and Movie night, hosted by resident Alison Biddle on Friday, August 19, 2022, from 6 – 10:30 p.m. providing no conflicts arise with the Parks & Recreation Department and be it further

RESOLVED, that all fees be waived.

LEXIPOL PROPOSAL – Discussion

Police Chief David Alfano read the below regarding the Lexipol proposal:

“Police agencies today face challenges of keeping personnel safe and healthy, reducing risk and maintaining a positive reputation. Add to that the dynamically changing legislative landscape and evolving best practices, and even the most progressive, forward-thinking departments can struggle to keep up.

Lexipol’s solutions are designed to save time and money while protecting personnel and the community. The team at Lexipol consists of professionals with expertise in public safety law, policy, training, mental health, and grants. They continually monitor changes and trends in legislation, case law and best practices and use this knowledge to create policies, training, wellness resources and funding services that minimize risk and help us effectively serve our community.

What is Lexipole? Lexipole was founded by public safety experts who saw a need for a better, safer way to run a police agency. Since the company launch in 2003, Lexipol has grown to form an entire risk management solution for public safety and local government. Today, Lexipol serves over 8,100 agencies and municipalities and 2 million public safety and government professionals.

Customers choose Lexipol to make an investment in the safety and security of their personnel, their agencies, and their communities. They help agencies address issues that create substantial risk, including:

- *Inconsistent and outdated policies*
- *Lack of technology to easily update and issue policies and training electronically*
- *Unchecked mental health needs of staff*
- *Difficulty keeping up with new and changing legislation and practices*
- *Inability to produce policy acknowledgment and training documentation*

Police Chief Alfano also stated that this will set up the department for accreditation. He also shared that Councilwoman Rendo would be donating her first-year salary to pay for the first-year cost of this proposal.

The Board thanked Chief Alfano and thanked Councilwoman Rendo.

On motion by Councilman Welsh, seconded by Councilwoman Rendo, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize the police department to accept the Lexipol proposal which will create an on-line policy and procedure manual specific to the Lewisboro Police Department and be it further

RESOLVED, that Councilwoman Rendo's donated salary will be used to pay for the first-year cost of this proposal.

PUBLIC COMMENT II

Three residents spoke during public comment period.

CELL TOWER

A resident, who would see all 3 cell towers from his property, wondered why one of the carriers accepted the Route 35 site that is by the South Salem Animal Hospital and the other carrier rejected the site, but what were the details? Is it that one company is willing to work with the

town and one carrier is dictating to the town? This makes him a bit nervous. And why would the Board waive the 150' buffer. He also asked about the coverage map. He gets very good coverage now and he is in the low point of the valley. He feels that the coverage map shows ideals, but it doesn't show you the numbers of who is and who isn't covered now. He also mentioned all of the historical buildings in this area that will be affected.

A resident stated that the land where the salt dome is situated and where the cell tower is proposed to be installed was donated to the town by the historic Farvue Farm, that sits across the street. She also asked about the wetland setbacks and stated that the Antennae Advisory Board has not put-up minutes since March of this year and would like transparency.

WOOD DEBRIS REMOVAL

A resident again questioned the status of the timber pile at the salt dome. Since it is so dry, she does not want to see it catch on fire like what happened in another town.

LEXIPOL PROPOSAL

A resident asked about the data sharing policy of Lexipol.

CLAIMS – Authorized for Payment

On motion by Supervisor Gonçalves, seconded by Councilwoman Shah, the Board voted 5-0 to authorize payment of the Town's bills in the amount of \$674,154.84.

POLLING OF BOARD AND ANNOUNCEMENTS

SOUTH SALEM FIREMAN'S PARADE AND CARNIVAL

The Board stated that the South Salem Fireman's parade would take place on Wednesday, August 10 starting at 7 p.m. The carnival will take place on Wednesday, August 10 thru Saturday, August 13 from 6 to 10 pm.

KIDS COMMUNITY CLUB

The Kids Community Club will be holding their 2nd Annual Hometown Heroes Ice Cream Social at the South Salem Firehouse on Saturday, August 28 from 1:30 – 3:30 p.m.

LIBRARY UPDATES

The Library Fair will take place at Onatru Farm on September 17, 2022. Donations can be dropped off at Onatru Farm on August 13, 20 & 27.

EAGLE SCOUTS

The Board again congratulated the Eagle Scouts and Supervisor Gonçalves stated that he would be attending their Court of Honor over the weekend.

TREE ORDINANCE

The Conservation Advisory Council will be updating their page on the website with the tree ordinance update and will also attend a future meeting to make a presentation.

LEWISBORO LAKES COALITION AND SUSTAINABILITY PARTNERS

Councilwoman Rendo met with the Lewisboro Lakes Coalition and Sustainability Partners. Studies are being done and a lot of projects need to be done for the lakes however the lakes in our area are privately owned and they are looking at different ways to pay for this. She also had contact with the Department of State for some funding options.

COMPREHENSIVE PLAN STEERING COMMITTEE

The Comprehensive Plan Steering Committee is currently working on hamlet maps.

GAS FOR ELECTRIC LAWN EQUIPMENT EXCHANGE

Councilman Welsh stated that the mower swap program went very well. The Sustainability Committee was able to fill a container.

MEETINGS – Dates Set

An upcoming meeting of the Town Board will include a meeting on Monday, August 22, 2022, at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

EXECUTIVE SESSION – To Discuss Personnel

On motion by Supervisor Gonçalves, seconded by Councilwoman Rendo, the Board voted 5-0 to go into executive session at 9:46 p.m. to discuss personnel.

On motion by Councilwoman Shah, seconded by Councilman Welsh, the Board voted 5-0 to come out of executive session at 11:22 p.m.

POLICE OFFICER - Appointment of Matthew T. Yorke

On motion by Councilwoman Rendo, seconded by Councilwoman Shah, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does appoint Matthew T. Yorke as a police officer for the Lewisboro Police Department on a part-time basis effective September 19, 2022.

ADJOURNMENT

On motion by Councilman Sklarin, seconded by Councilman Welsh, the Board voted 5-0 to adjourn at 11:26 p.m.

Janet L. Donohue
Town Clerk