Lewisboro Housing Committee Meeting Tuesday, Sept 27, 2022, via Zoom

Present: Co-chairs Linda Press-Wolfe, Linda Rae; Nedda Schoenfeld, Greg Minard, Karen Conti.

Town Board Liaison- Dan Welsh. Not present – Andrea Kirk.

The meeting was called to order at 6:06 pm.

Item 1 – The Chairs spoke with John Bainlardi of Wilder Balter on September 19 about the progress on Lewisboro Commons. As of that date, there has been a C of O issued for the first of 5 buildings, with three more to follow by the end of the year. The last building is slated for completion in March of 2023.

The amenities will include mailboxes, a kitchen, fitness center, generator and laundry room. Additionally, the development will have a playground and shuttle service to the Metro-North station.

Units are leased for a one-year period, and residents are subject to annual income review by the Westchester County Dept. of Planning.  Eighteen hundred applications were received for the 46 units, with a lottery held in May to determine the order in which applications will be considered. The Housing Action Council is currently reviewing the applications for the County to check eligibility and ability to pay the rent.

A discussion ensued about whether and how to welcome the new residents. The Chairs will be in touch with the Town, which spnsors “new resident” events.

Item 2- The LHC tab on the Town website needs updating. Committee members should review and pass comments along to the chairs prior to the next meeting.

Item 3 – Revision of the application for the middle-income housing unit survey is almost complete. The Committee is trying to obtain a generic email contact on the website to answer queries promptly.

Item 4- The County Planning Dept has sent out the Annual Survey to owners and renters of Oakridge middle-income units, which is required to be completed under the zoning code. Out of 40 units, 12 remain outstanding. Assorted options were discussed regarding how to address this issue.

Item 5 – The Lewisboro Town Steering Committee consultant has requested a meeting with the LHC to discuss the latter’s role in the Town’s forthcoming Comprehensive Plan. Committee members were asked to consider the powers and limits of the LHC, including fostering public involvement in updating the Plan.

Discussion followed about other affordable housing models in Northern Westchester and how to find and view them, including the Westchester County Home Seeker website.

The Committee then adjourned into executive session. The next meeting of the Lewisboro Housing Committee is Tuesday October 25, 6PM via Zoom.