

Lewisboro Housing Committee (LHC) Meeting Tuesday, March 21, 2023

Present:

Linda Press Wolfe, Linda Rae, Co-Chairs

Dan Welsh, Town Board Liaison

Members: Nedda Schoenfeld, Secretary; Karen Conti

Guests – Adam Ochs, George Latimer, Westchester County Executive; Grace Goldstein, John Monti, Jessica Leibman, journalist for the Record Review

Via Zoom – Meeting called to order at 6:01 pm

I. Site Visit to Lewisboro Commons

On February 13, LHC members participated in a guided walk-through of Lewisboro Commons with a representative of Wilder Balter Developers. They toured the common areas as well as a 2-bedroom apartment. The 42-unit complex has five buildings, four of which are completed. There are 1-, 2- and 3- bedroom apartments, all with small terraces, and one building has an elevator. Members were favorably impressed.

Interior photos of common area and an unoccupied apartment were shared, taken with permission. It was noted that over 1,800 applied for rentals.

Dan Welsh, Town Board Councilman noted that the development exceeds NYS standards for energy efficiency and qualifies as a “LEAD SILVER”, a higher rating than most residences in Westchester County.

Other types of affordable units were discussed and noted these options might be more suitable for a semi-rural area such as Lewisboro.

II. Oak Ridge Survey

The development in Vista includes 40 middle income units which are administered by the LHC regarding income qualifications. A few residents are still out of compliance with the mandated annual income survey, and the LHC will continue its efforts to assist residents with this process and achieve 100% compliance.

III. League of Women Voters Housing Forum with Assemblyman Chris Burdick

The March 15 forum with Assemblyman Burdick focused on Governor Hochul’s statewide housing proposal, the Housing Compact, and was discussed at length. County Executive Latimer mentioned that Assemblyman Chris Burdick and NYS State Senator Peter Harckham, all three, have serious concerns about how this proposal would impact municipalities, the environment, and home-rule. They will each continue to make their objections heard at state level. All three support the concept that each community should develop plans for compliance in keeping with the nature of their communities. Latimer suggested the use of incentives and benefits, rather than punishment to achieve housing goals.

IV. Town Website Update

Co-Chair Rae stated that this is a work “in progress” and there would be more to report at the next meeting.

Next meeting: Via Zoom on Tuesday, April 25 at 6:00 pm.

Public comment/questions:

A comment and question period followed, with guests stating their concern about the “devastation of greenspace” in our community and that affordable housing and development should not be solely concentrated in Goldens Bridge but spread throughout Lewisboro.

Co-Chair Press Wolfe stated that while the LHC shares concerns over The Housing Compact, we can only monitor, not influence these issues. Latimer restated that both the NYS Senate and Assembly were opposed to the Governor’s plan in its current form.

V. Executive Session

LHC Members only.

The meeting was adjourned at 6:47 pm.

Minutes taken by NS