

A Town Board work session meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on June 12, 2023, 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

Also attending was the Attorney for the Town Gregory Folchetti (via Zoom), Maintenance Employees Shawn Johannessen and Joel Smith, Architecture and Community Appearance Review Council Chair Rose Bonano, Building Inspector Kevin Kelly, Planning Board Chair Janet Andersen, Zoning Chair Duff Price, and Conservation Advisory Council Chair John Wolff.

Approximately 24 residents/observers attended the live meeting and approximately 13 participated via Zoom.

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

A total of 4 residents spoke during public comment period.

**PLAYGROUND COMMITTEE**

Valerie Cancro, the Lewisboro Playground Improvement Project President, and Project Manager read the attached letter. The Board thanked Ms. Cancro for all that she and the committee did to make this vision a reality.

**SALT DOME LEASE AGREEMENT**

A resident asked if there was an update on the salt dome lease.

**CODE OF ETHICS**

A resident asked what is going on with the Ethics Code and why it is not on the agenda yet again.

JUNETEENTH

A resident stated that the Juneteenth Celebration will take place on June 17, 2023 from 12-5 p.m. at the Town Park. There will be food and music. If anyone wants to donate towards this celebration or volunteer, they can mail it to the Town House in care of Mary Shah or reach out to her via email.

CONSENT AGENDA

MINUTES & REPORTS - Approved

On motion by Supervisor Gonçalves, seconded by Councilman Welsh, the minutes of the May 22, 2023, Town Board meeting and the monthly May Building & Police Reports were approved and filed.

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

REFUSE LICENSE – Renewal Authorized for Suburban Carting

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

RESOLVED, that the Town Clerk be and hereby is authorized to issue a license for the collection of commercial refuse to Sani-Pro Disposal Services, dba Suburban Carting, for a period of one year.

STORMWATER – MS-4 Interim & Annual Reports

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

RESOLVED, that the Town Board does accept the MS4 Interim and Annual Stormwater reports and authorizes the Supervisor to sign the reports for our filing.

POLICE BENEVOLENT ASSOCIATION – Approve Ratified Memorandum of Agreement

On motion by Councilwoman Rendo, 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

RESOLVED, that the Town Board does approve the Police Benevolent Association's (PBA) Memorandum of Agreement (MOA) that has been ratified with the union members for five years, 2021-2025 and be it further

RESOLVED, that the Supervisor is authorized to sign said Memorandum of Agreement that has been ratified with the union members.

TRUESDALE/WACCABUC WASTEWATER SOLUTION – Authorizing Lead Agency

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

WHEREAS, the Town Board of the Town of Lewisboro is undertaking a proposed action which seeks to develop a sanitary sewer collection system and wastewater treatment plant for portions of Lake Waccabuc, Lake Rippowam, Lake Oscaleta, and Lake Truesdale in Lewisboro, NY; and

WHEREAS, the proposed action involves determining the feasibility of the formation of a sewer district pursuant to Article 12-A of New York Town Law and the potential future connection of 305 properties to a new wastewater treatment plant with an estimated capacity for 61,000 gallons per day, such connections being effected via 27,000 linear feet of sanitary sewer main; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617, the Town Board of the Town of Lewisboro intends to serve as Lead Agency for the SEQRA Review of this Type I Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, it is the intention of the Lead Agency to undertake a coordinated review of this action.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Lewisboro hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this action.

BE IT FURTHER RESOLVED, that the Town Clerk Janet Donohue is hereby directed to circulate this Notice of Intent to serve as Lead Agency, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies, which shall be given thirty (30) days from the mailing of this Notice of Intent to serve as Lead Agency to challenge the Planning Boards's designation.

TRUESDALE/WACCABUC WASTEWATER SOLUTION – WQIP & WIIA Grant Application

On motion by Councilwoman Shah, 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 of the Town of Lewisboro hereby authorizes the submission of a grant funding applications for the proposed Truesdale/Waccabuc Wastewater Solution 1 action, pursuant to the 2024 Intended Use Plan, Water Infrastructure Improvement (WIIA) grants program and/or Water Quality Improvement Program (WQIP) administered through the State of New York and/or New York State Environmental Facilities Corporation; and

BE IT FURTHER RESOLVED that Town Supervisor Tony Goncalves is hereby authorized to execute said applications and any related document required in connection therewith.

WESTCHESTER POWER PROGRAM – Renewal (7:50 – 8:11 p.m. & 9:51 – 10:15 p.m.)

On motion by Councilwoman Shah, seconded by Councilman Sklarin, the following resolution was discussed:

RESOLUTION

RESOLVED, that the Town Board does approve the Westchester Power Participation Memorandum of Understanding and be it further

RESOLVED, that the Town Board does authorize the Supervisor to sign the MOU.

DISCUSSION

Councilman Sklarin asked for clarification regarding the electricity program price change notice that went out to the residents that are part of the Sustainable Westchester Power. Nick Tedrow, Senior Program Manager for Sustainable Westchester stated that the current rate for 100% Renewable is 10.179 and now there is a transmission charge being assessed to all electricity suppliers in the state of New York of 0.149 which would bring it up to 10.328. The Standard Product (No Additional Renewable Energy) is currently 8.736 and with the transmission charge of 0.149, it will now be 8.885. The price increase will take effect beginning with the June 2023 utility meter read dates and will remain in effect until the end of the current Lewisboro Electric

Service Agreement (“ESA”) on the December 2023 utility meter read dates. Councilman Sklarin stated that the option that residents signed up for was 100% renewable clean power product, however, in the MOA it states that they hope that the product will be 50% renewable energy in the next MOA which Mr. Tedrow stated is due to market conditions. Mr. Tedrow stated that Somers, Lewisboro, North Salem, Pound Ridge and most of Bedford are in the NYSEG service zone. The other 24 municipalities are in the Con Ed zone. Mr. Tedrow stated that they will be doing a lot of outreach to the public explaining the price increases, etc.

The RFP will be going out today and the live auction will be on June 27, 2023. There is no market available for 100% renewable product and they are hoping that there will be 50% renewable product with this solicitation for 2024.

Councilwoman Rendo stated that in the next contract residents are paying more and not getting 100% renewable, but rather 50% renewable. Mr. Tedrow stated that this is just the reality of the market. Mr. Tedrow also stated that Westchester Power will be asking for bids of 12, 18, 24 and 36 months looking for the best value for the participants. Councilwoman Rendo also does not understand why the program is a mandatory opt out program.

Currently there are 1,566 accounts and approximately 1,464 are signed up for the renewable energy.

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 agree to table the decision regarding the approval of the Westchester Power Participation Memorandum of Understanding until the end of this meeting.

COMPREHENSIVE MASTER PLAN JOINT MEETING – Town Board, Planning Board, Zoning Board of Appeals, Conservation Advisory Council, and Architecture and Community Appearance Review Council (8:11 – 9:50 p.m.)

Valerie Monastra, from Nelson Pope Vorhees, made the following presentation to the Boards and Councils (see attached).

Architecture and Community Appearance Review Council Chair Rose Bonano, Building Inspector Kevin Kelly, Planning Board Chair Janet Andersen, Zoning Chair Duff Price, and Conservation Advisory Council Chair John Wolff were all part of the round-table discussion along with several members from each committee in attendance. They discussed the draft goals and objectives of the Comprehensive Plan (see attached).

The term rural and sense of community was discussed which is in the mission statement. It was felt that nothing drastically needs to be changed in Zoning but it was mentioned that a Zoning subcommittee will meet this summer and more information on that will be forthcoming.

It was agreed that a connection with the past and the history of Lewisboro is important and maintaining the character of the town.

Wetlands and tree enforcement and the health of the environment are also important.

Businesses were discussed and the possibility of creating an economic development committee. It was also mentioned that the need to find something creative to draw people here. What is drawing people here; Sporting tournaments, Preserves, Wolf center. Signage is very important.

The expansion of agriculture and gardening was discussed and giving the farm owners a chance to have multiple ways to create an income.

Housing was discussed including aging in place and having children come back to Lewisboro to live. Maybe a community center or maybe more public transportation. Aging in place is more than just a van; its culture, healthcare, and it is complicated. Also live/work situations such as business on the bottom floor and an apartment on the upper floor could be attractive; a mixed use situation. Multigenerational housing was discussed as well so possible zoning changes would need to be made.

A hazard mitigation plan will also need to be expanded upon.

The group talked about needs versus budget and monies can be obtained via grants as well. The town did receive a \$20,000 grant for the comprehensive plan.

There is still time to make comments. The Comprehensive Plan Committee will continue their work.

WESTCHESTER POWER PROGRAM – Renewal (7:50 – 8:11 p.m. & 9:51 – 10:15 p.m.)

The Board continued their discussion regarding the Westchester Power Program. If residents have already opted out of the program, they do not need to opt out again. There are a total of 44 municipalities and 29 of them are enrolled in the program.

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

THE VOTE:	Yes	- Gonçalves, Shah, Sklarin	(3)
	No	- Rendo	(1)
	Abstain	- Welsh	(1)

RESOLUTION

RESOLVED, that the Town Board does approve the Westchester Power Participation Memorandum of Understanding and be it further

RESOLVED, that the Town Board does authorize the Supervisor to sign the MOU.

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 \$411,362.51. Councilman Sklarin did note that the air conditioning was out again in the courtroom, and he feels that this is unacceptable. Supervisor Gonçalves stated he spoke with the school superintendent regarding this issue today and it was due to a software issue which has been resolved.

MEETINGS – Dates Set

There will be a meeting on Monday, June 26, 2023, at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

ADJOURNMENT

On motion by Supervisor Gonçalves, seconded by Councilwoman Shah, the Board voted 5-0 to adjourn at 10:17 p.m.

Janet L. Donohue  
Town Clerk