

Minutes from the February 28, 2024 meeting of the Lewisboro Housing Committee (LHC)

The meeting, which took place on Zoom, was called to order at 6:02 pm.

In attendance: Linda Press Wolfe, Linda S. Rae – Co-Chairs; Members: Nedda Schoenfeld, Secretary, Karen Conti; Dan Welsh, Town Board Councilman Liaison. Guests: Paul Dennis, Barbara Mangione, Adam Ochs, Jonathan Monti.

LHC member provided an update on Oak Ridge Middle Income Condo units Annual Survey. Most have responded to the Annual Survey, sent out May 2023 as required by town code. LHC will follow up and expects 100% compliance from all unit owners.

The 40 units were established in the 1980's, administered by Town and County. All are individually owned, and since they may be bequeathed when an owner dies, several are being rented out. Purchasers must meet an income cap on initial purchase, and tenants must report income annually.

LHC is interested in recruiting members.

Comprehensive (Master) Plan Update. Members discussed the current status of the Town's Comprehensive Plan update. Of the five stated housing objectives in the update, discussion for this meeting focused on Objective 3.4, a proposed floating zone for senior housing.

Co-Chairs will pool LHC's comments/input on the Plan's Housing Goals and Objectives and deliver to the Steering Committee and Consultant on a March 8 virtual meeting.

The K-L School District is forming an exploratory committee to address future use of Lewisboro Elementary School (LES). LHC submitted a public statement proposing the future use of LES as senior housing, a senior community center or both.

Members discussed the current zoning codes and Plan's proposed changes with regard to accessory dwellings, ADU's. Two members volunteered to work together to review current zoning and its impact on future ADUs.

Members and guests were reminded that the Town Board will also host several public comment meetings on the Comprehensive Plan Update.

Airbnb's and their impact on affordable housing

Discussion and comments from members. General consensus at the moment is that Airbnb posted in Lewisboro, with some having rental fees as high as \$4,000/night, will not impact affordable housing. Members noted there are no current regulations on Airbnb's, however the Town is currently looking at zoning codes for short term rentals which would include Airbnb.

7:04 Executive Session was called.

Next meeting: Tuesday March 26th, 6PM via Zoom.