



**TOWN OF LEWISBORO
TOWN BOARD WORK SESSION
AGENDA
TOWN HOUSE
JUNE 13, 2016
7:30 P.M.**

PUBLIC COMMENT

PUBLIC HEARING Regarding the Installation of Stop Signs at the Intersection of Spring and Main Streets in South Salem

COMMUNICATIONS

- **Announcement of Library Fair at Onatru Farm on September 24, 2016 – Onatru Will Be Open for Donations to the Fair Between 10:00 a.m. and Noon on All Four Saturdays in August and on Saturday, September 10**
- **Proclamation for Eagle Scout Sean Butler**

CONSENT AGENDA

- **Approval of Minutes of May 23, 2016**
- **Monthly Reports May 2016**
 - **Building Department**
 - **Police Department**

NEW BUSINESS

- **Resolution Changing Residency Requirements for Part-time Police Officers**

OLD BUSINESS

- **Determination on Richmond Community Services Proposed Group Home**

APPROVAL OF CLAIMS

POLLING OF THE BOARD

ANNOUNCEMENTS

- **Town Board Meeting June 27, 2016 at 7:30 p.m. at the Town House, 11 Main Street, South Salem.**

MOTION TO GO INTO EXECUTIVE SESSION

Town Board Meetings Accessibility: The Town of Lewisboro is committed to providing equal access to all its facilities, services and activities to the fullest extent possible. The Town House, Cyrus Russell Community House, Onatru Farmhouse, and the Town Offices at Orchard Square are accessible to persons with physical handicaps. If anyone who wishes to attend any meeting of the Town Board has special needs, please contact the Supervisor's Office (763-3151) at least one week before any scheduled meeting, and we will try to accommodate whenever possible.

LOCAL LAW NUMBER __-2016 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2016 Amendments to Section 212-25 Schedule IV: Stop Intersections, of Chapter 212: Vehicles & Traffic.

SECTION 2 -- ADOPTION

Now therefore be it enacted by the Town Board of the Town of Lewisboro Local Law __-2016 that this law shall take effect immediately upon filing with the Secretary of State:

SECTION 3 – VEHICLES & TRAFFIC

Section 212-25 of Chapter 212, Vehicles & Traffic, is hereby amended to add the following street locations to the list of stop intersections:

Amend §212-25 – Schedule IV: Stop Intersections.

Stop Sign on	Direction of Travel	At Intersection of
Spring Street	East	Main Street
Spring Street	West	Main Street

SECTION 4 – HOME RULE

Nothing in this Local Law is intended, or shall be construed (a) to limit the home rule authority of the Town under State Law to limit the Town's discretion in setting fees and charges in connection with any applications requiring Town approval.

SECTION 5 -- SEVERABILITY

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part of provision or application directly involved in the controversy in which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town of Lewisboro hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

SECTION 6 – EFFECTIVE DATE

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

**RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF
LEWISBORO AT A MEETING HELD ON JUNE 13, 2016**

WHEREAS, SEAN BUTLER of Lewisboro, New York, is a member of Vista Boy Scout Troop 101, and

WHEREAS, SEAN BUTLER 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, SEAN BUTLER 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, SEAN BUTLER improved the safety of the playground at the St. John's Early Learning Center on Spring Street in South Salem by replacing the rotten railroad ties which formed the border around the playground with new wood and then beautifying the area by laying down new wood chips and planting new grass, and

WHEREAS, SEAN BUTLER built a new shed at the playground in which toys for the children can be stored so protecting them from the weather and extending their useful life so reducing the school's costs, and

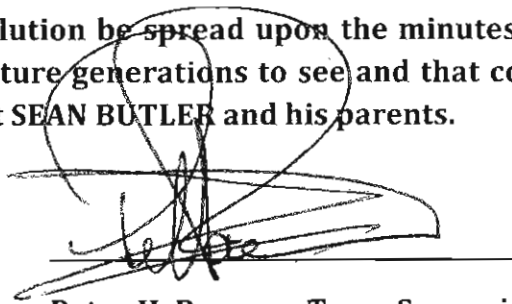
WHEREAS, this honor is deserving of public notice, now therefore,

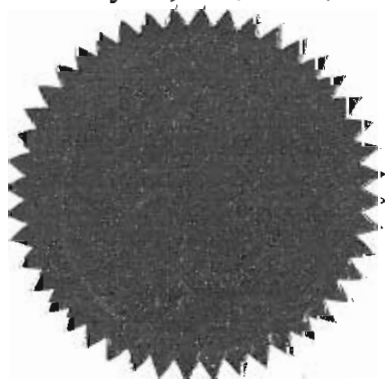
BE IT RESOLVED, that the Town Board of the Town of Lewisboro, in recognition of the worthy achievement of this citizen of the Town of Lewisboro, does hereby offer the congratulations of its populace to Eagle Scout SEAN BUTLER, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this June 13, 2016 Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout SEAN BUTLER and his parents.

Dated at South Salem, New York,

on this 13th day of June, 2016,


Peter H. Parsons, Town Supervisor



A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on Monday, May 23, 2016, at 7:30 p.m. at the Vista Fire House, 377 Smith Ridge Road, South Salem, New York

PRESENT: Supervisor - Peter H. Parsons
Councilmen - Peter DeLucia, *Frank Kelly, Daniel Welsh
Town Clerk - Janet Donohue
Absent - John Pappalardo

Also attending was the Attorney for the Town Anthony Mole', Facilities Maintenance Manager Joel Smith, Park and Recreation Superintendent Dana Mayclim, and Confidential Secretary/Benefits Coordinator Mary Hafter.

Mr. Parsons called the meeting to order at 7:35 p.m.

PLEDGE OF ALLEGIANCE

Supervisor Parsons led the Pledge of Allegiance to the flag.

PUBLIC COMMENT PERIOD

There were no public comments.

COMMUNICATIONS

EAGLE SCOUT PROJECT – Approved

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Parsons, Welsh	(3)
	No	- None	(0)
	Absent	- Kelly, Pappalardo	(2)

RESOLUTION

RESOLVED, that the Town Board does give their permission for Matthew Gentile Polese to undertake an Eagle Scout Project on Falcon Ridge Trail and may it further be

RESOLVED, that all fees be waived for this Eagle Scout project.

50 TH ANNIVERSARY FOR SENIOR CITIZEN ASSOCIATION - Proclamation

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Parsons, Welsh	(3)
	No	- None	(0)
	Absent	- Kelly, Pappalardo	(2)

RESOLUTION

WHEREAS, THE LEWISBORO SENIOR CITIZENS ASSOCIATION, now known as the LEWISBORO SENIOR ADULTS, is celebrating the fiftieth anniversary of its founding in 1966, and

WHEREAS, the LEWISBORO SENIOR ADULTS now has more than 200 members so that its weekly meetings have far outgrown the Cyrus Russell Community House and for the last twenty years it has taken advantage of the South Salem Fire District's generosity in hosting these meetings, and

WHEREAS, the LEWISBORO SENIOR ADULTS continues to fulfill its original purpose of providing a social occasion for members to meet new friends, listen to monthly speakers and enjoy card games, it has now formed a drama and choral group named the "Over the Hill Players and Singers" who entertain the membership under the leadership of David Hirsch, and

WHEREAS, the MEMBERS actively support other local organizations through the "Happiness Jar" and other donations benefiting the Lewisboro Volunteer Ambulance Corps, the Town's three Fire Departments, the Lewisboro Library, the Katonah Thrift Shop, the Community Center of Northern Westchester and the Putnam Humane Society, and

WHEREAS, MEMBERS participate in the community by distributing the "File of Life", a personal emergency medical data kit, to the senior adults of Lewisboro and surrounding towns; by annually filling 5,000 plastic eggs for the Easter Egg Hunt at Onatru Park; by being integral to Intergenerational Day at John Jay Middle School for the last ten years; and by Evelyn Russell joined by Dan Sant playing the piano and harmonica, respectively, at Waterview Nursing Home, and

WHEREAS, six members, namely LOIS REYNOLDS, VIRGINIA CRUCY, MARIE WILLIAMS, HARRY MARONCELLI, LEE BLUM and CHARLOTTE VAUGHN, have been honored by being inducted into the Westchester County Senior Hall of Fame, and

WHEREAS, these achievements are deserving of public notice, now

THEREFORE BE IT RESOLVED, that the Town Board of the Town of Lewisboro recognize these contributions to our community of the LEWISBORO SENIOR CITIZENS, now known as LEWISBORO SENIOR ADULTS, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of the May 23, 2016 Town Board Meeting for future generations to see, and that a copy of this Resolution be presented to the LEWISBORO SENIOR ADULTS.

BOY SCOUTS - Eagle Project for Travis Milone

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Parsons, Welsh	(3)
	No	- None	(0)
	Absent	- Kelly, Pappalardo	(2)

RESOLUTION

WHEREAS, TRAVIS MILONE of Lewisboro, New York, is a member of Vista Boy Scout Troop 101, and

WHEREAS, TRAVIS MILONE 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, TRAVIS MILONE 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, TRAVIS MILONE cleared the brush from the ruins of the Civilian Conservation Corps camp where its members had lived while building the Ward Pound Ridge Reservation in the 1930's and 1940's, and

WHEREAS, TRAVIS MILONE built new stone steps leading to the camp so transforming a site which had become overgrown, unmarked and relatively unknown into one which is visible and accessible and celebrates its history with two information kiosks using illustration and words plus trail signs to help visitors imagine how the camp functioned and the location of each building with signs indicating its purpose, and

WHEREAS, TRAVIS MILONE also created an outdoor classroom at the site using fallen trees to build benches to enhance the experience of summer campers at the Trailside Museum Program,

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 TRAVIS MILONE, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this May 23, 2016 Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout TRAVIS MILONE and his parents.

BOY SCOUTS - Eagle Project for Donald Moore

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Parsons, Welsh	(3)
	No	- None	(0)
	Absent	- Kelly, Pappalardo	(2)

RESOLUTION

WHEREAS, DONALD MOORE of Lewisboro, New York, is a member of Vista Boy Scout Troop 101, and

WHEREAS, DONALD MOORE 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, DONALD MOORE 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, DONALD MOORE significantly improved the trails at the Lewisboro Town Park, and made them more user friendly by creating a kiosk with a Lexan cover at the trail head above the baseball field in order to display a trail map and Town trail guidelines and in addition by installing three National Park Service style trail signs, and

WHEREAS, DONALD MOORE improved the eastern trail by building a twenty-foot bridge across an intermittent stream and installing five water bars on a steep portion of the trail, and

WHEREAS, DONALD MOORE through these achievements improved access to the Deer Hollow Trail in Ward Pound Ridge Reservation, 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 DONALD MOORE, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this May 23, 2016 Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout DONALD MOORE and his parents.

BOY SCOUTS - Eagle Project for Dunlin Stathis

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Parsons, Welsh	(3)
	No	- None	(0)
	Absent	- Kelly, Pappalardo	(2)

RESOLUTION

WHEREAS, DUNLIN STATHIS of Lewisboro, New York, is a member of Goldens Bridge Boy Scout Troop 154, and

WHEREAS, DUNLIN STATHIS 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, DUNLIN STATHIS 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, DUNLIN STATHIS created a vegetable garden at the White House location of the Country Children's Center, and

WHEREAS, DUNLIN STATHIS had to overcome significant engineering problems caused by the hill on which the garden needed to be built and that in order to do this he had to both dig into the hill for the upper portion of the garden and raise the ground level for the lower portion, move many large rocks, erect a retaining wall using these rocks and finally harvest 9,000 pounds of timber from already downed trees on the property using fulcra, levers and rollers in place of modern machinery so forming the remainder of the retaining wall, 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 DUNLIN STATHIS, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this May 23, 2016 Town Board Meeting for future generations to see and that copies of this resolution be presented to Eagle Scout DUNLIN STATHIS and his parents.

PUBLIC HEARING – Group Home/Community Living; 8 Laurel Road, South Salem, NY
(7:49 – 9:09 p.m.)

Supervisor Parsons called the public hearing to order. There was no objection to the time or form of the public notice (attached). Mr. Parsons said the Town received notification from Richmond Community Services on May 5, 2016 that they were interested in establishing a group home at 8 Laurel Road in Vista. According to State law, the Town Board has 40 days to respond. The Town Board has the following three options: 1. Approve the site recommended by the sponsoring agency, 2) Suggest one or more suitable sites within the Town which could accommodate such a facility; or 3) Object to the establishment of the facility, due to the fact that it would result in such a concentration of community facilities ...that the nature and character of the areas within the municipality would be substantially altered.

Mr. Parsons said the purpose of this hearing is to hear statements and comments from the citizens. The Board is not going to make a decision tonight. They need time to digest what the public has to say.

Mr. Parsons introduced Frank Farias, the Director of Operations & Business Development for Richmond Community Services, the group that is proposing the group home. Mr. Farias said he knows that many people are asking why here? Because people here care about the town and community. The proposed home is for 6 women who have development disabilities and medical issues. It will be overseen and licensed by the NY State office for people with developmental disabilities. This is not a half-way house of any kind. The only people that would be living in the house are the 6 females who are aging out of their residential schools. If it wasn't for group homes such as this, these women would be in an institution.

Mr. Farias stated they picked the location at 8 Laurel Ridge because it is in a quiet neighborhood, it is set back off the road, it has a big driveway so you wouldn't see cars in the road and the price worked out.

Mr. Farias does not feel that it will stress the community as far as emergency services go. Richmond Facilities has been in business for over 40 years, they have 14 group homes through Westchester County and has never had a fire in any one of the homes.

Nurses will be checking in on these woman and if they notice one of the residents needs medical attention they will take them to the hospital.

Landscaping services are hired to come in and take care of the properties. The goal is to blend in to the neighborhood and they hope to be a part of the community.

Mr. Parsons read four identical letters (see attached) from Nancy and John Wille, John and Wioletta Aniello, Ray and Joan Legenzowski and Susan and Gordon Hunger stating their opposition to the group home. An email from David and Yummy Helmes (see attached) was read in opposition of the group home. Mary Beth Johnston also emailed and visited the Supervisor to share her opposition to the group home.

Mr. Clifford Davis, counsel for Mary Beth and Michael Johnston, who reside at 7 Laurel Road, South Salem, NY read the attached 5 page letter at the meeting.

*Frank Kelly arrives at 8:04 p.m.

Mario Montevercchi, who lives at Birch Road, has lived here for 45 years. His question was how many people will be living there 24/7. He also asked if any of the six were employed or employable therefore requiring transportation to and from work.

Steve Woodstead, a fire commissioner, stated that he had a concern with emergency services being pressed. The group home that is located close by gets approximately 13 – 18 calls a year, mostly falls, slips and a few advanced lifesaving calls.

Tom Vaccaro, Bickford Lane, feels that this type of operation needs to be on a bigger lot. He feels that this property is too front and center in this neighborhood. His main concern would be the septic system. He doesn't feel that this type of septic system was designed for all of the adults that will be in this house. He is afraid of polluting the wells and the stream. He also is concerned that this group home will negatively impact the property values. Eventually he will want to sell and he feels that this group home will affect the value of his home.

Susan Shapiro, owner of 8 Laurel Road, stated that Richmond is a well-funded, reputable agency. She wonders what if the parents of these women that are to be in the group home were here tonight. What would it be like for these parents to hear the debate over their children's right to live in this home. She imagines the parents would be thinking that their children have done nothing wrong and they shouldn't be rejected by our community. She feels that these women deserve high quality care. The home is set back with a long driveway. This will not change the zoning of their home nor would it change the safety or integrity of their street. These women are fragile and dependent and by denying this proposal Ms. Shapiro feels that they would be marginalizing and discriminating against these women.

Barbara Healy, Lockwood Road, asked what the definition of medically fragile was and if the women would need oxygen. How would the oxygen be delivered, in vans? Would these medically fragile women need to be transported in ambulettes or vans to and from doctor's appointments? What would traffic going in and out of the house be like? How many people besides the 6 residents would be living there?

Tamara Hared, Lockwood Road, stated that there is a high density of young children in the neighborhood with bus stops and she feels that it is irresponsible to pick this neighborhood with so many children. The house will have women in it now but who will be in there in the future? She feels there are better locations for this home. Ms. Hared also commented that this is a two story home which she feels would be difficult for the women to get around.

Mr. Farias replied to the above questions. He stated that the 6 women would be the only ones living in the house, 2 females to a room for a total of 3 bedrooms. The care they receive is 24 hours a day. There would be approximately 6 caregivers as well. Usually they have 3 – 4 caregivers during the day and 2 overnight. The hours are typically 6 a.m. to 2 p.m., then 2 – 10 p.m. and the overnight shift from 10 p.m. – 6 a.m. They typically have 3 people in the morning to

get the women ready for their day programs. The traffic would depend on which day programs the women attended. Transport vehicles are usually cars that are modified, such as minivans.

To the best of Mr. Farias's knowledge none of the 6 women that would be in this home would need oxygen but that could change down the road. The staff is trained. Most of the living will take place on the main floor. One resident asked how the women would get into the house and there is a side entrance. They would also put a lift into the house. These six women would not have the ability to work. Most of the women that they care for can't get out of a wheelchair or can't feed themselves. One audience member then said he should be looking at a home closer to a medical facility as opposed to a residential neighborhood. Mr. Farias responded that they can place people into boxes and say that if someone has a medical issue they need to live within so many miles of a medical facility, but he doesn't feel that they would apply this rationale to themselves. Mr. DeLucia stated that as a Westchester County Health Department employee, they do do that for a lot of things.

Ms. Healy stated that she feels having only 2 people per shift seems a bit unsafe. Mr. Faria responded that they train their employees for 2 people assists. Mr. Faria equated it with if you are in the hospital the ratio is not one nurse for each patient.

Mr. Faria stated that they had a feasibility study done by an architect that they had hired and from a septic standpoint, there was room to make adjustments to the septic system if need be.

Mr. Faria does not feel that the Richmond House would be causing an oversaturation of the area. And from an emergency services stand point, the way they operate their facilities, they feel that 13 – 16 calls are a lot. They have a group home in Greenburgh that opened up 2 years ago. After the first 2 calls, which went off in the first 30 days due to an issue with the fire alarm system, there have been no other calls.

Mr. DeLucia stated that he has an aunt who lives with them and she is wheelchair bound. He feels that 6 women in 3 bedrooms in this scenario would be very difficult to handle. He feels that you are putting these women through a lot of stress. Mr. DeLucia feels that this is more of a small nursing home. He also feels that there would be an oversaturation and the Town Code is clear as to the requirements about group home locations.

Mr. Faria did say that the home is listed as a 3 bedroom and they plan on using it as a 3 bedroom. A resident made a comment that the stream in the neighborhood was a tributary to the Norwalk Reservoir and he was concerned about the septic.

Mr. Parsons stated that one of his concerns was that the other home, which is 1.2 miles away, is making a huge demand on the ambulance, which is volunteer.

Mr. Kelly asked what prompted the site selection of this property. Mr. Faria stated that they receive regular real estate listings and they visited this home and thought it was a good site for them.

Mr. DeLucia stated that back in 2001 another group home tried to open at 74 Lockwood, however, it was denied. He asked Mr. Faria if he knew about that situation and his answer was no.

Jason Krellenstein, Smith Ridge Road, asked Mr. Faria what they were planning on doing if their funding was cut. How would they maintain the site as they said they would? He also asked Mr. Faria how much medical waste would be produced on a weekly basis and how it would be disposed of.

Joan Legenzowski, Laurel Road, said that she felt sorry for these 6 women. She feels that they will be isolated in a little home and that they need more room and places to see other people. It is her opinion that they belong in a nursing home.

Francesca Vaccaro, Bickford Lane, is concerned with the noise from the ambulette which would be used to transport these wheelchair bound women. These vehicles, when backing up, will sound a loud alarm at all hours of the day. She is concerned with the noise when their windows are open waking young children, etc.

Barbara McKay, Reservoir Road, stated that based on the application and the people that would be in the home, they wanted to be near recreation and shopping. It doesn't sound like these women would be out walking around and they would be bringing in food from somewhere else. She does not understand how this relates to the application.

Kathy Keener, Glen Drive, asked what happens when these women are no longer there, what type of other individuals would be coming into this home. Will this home be upgraded to taking care of people with drug problems?

Elizabeth Forbes, Laurel Road, is a lifelong resident. This is the middle of the woods as you can get in Westchester. There are no street lights, roads are difficult to maneuver in the winter, there is little shopping, and there is nothing to do here. She feels that these women would be better off closer to community services such as shopping, theaters.

Mr. Faria tried to respond to all questions. He noted that there are places for the individuals to go such as the Lewisboro Town Park, Oak Ridge shopping plaza. They would be happy with this.

Mr. Faria stated that the funding they receive relates to the people living in the home. His comment regarding garbage was that the house would not produce bags and bags of garbage. He feels that a once a week pick up similar to that of the neighborhood would be sufficient. Mr. Faria stated that the upgrades to the house would be paid for. They are a not for profit so no taxes would be paid to the Town. He stated that some vehicles are required to have the backup noise, similar to garbage trucks.

Ms. Johnston asked that in the 40 years that they have been in operation, how many homes have they turned over and Mr. Faria's answer was none.

Lisa Ettlinger, Bickford Lane, stated that they chose this street because of its privacy.

Mahdy Franco, of Laurel Road, stated that she is concerned with the increased traffic and the noise. She stated her house was robbed 2 years ago. She is concerned with the change in the ambiance of the neighborhood.

Another resident asked if any of the employees were subcontractors and Mr. Faira responded no, they were all employees that have background checks conducted.

Glenn Fowler, Glen Drive, has worked with people with disabilities and he feels that having these women in this house is not a good idea.

Another resident asked how many vehicles would be able to park in the driveway and Mr. Faira felt there was enough room for 8 vehicles.

Another resident suggested that the Town Board talk with neighbors of other Richmond Homes to get feedback.

Debbie Newman, who is with the Office for People with Developmental Disabilities (OPWDD) stated that supervised Community Residences (CRs) are designed to provide a home-like atmosphere where individuals with developmental disabilities can acquire the skills necessary to live as independently as possible.

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the public hearing regarding the proposed group home at 8 Laurel Road is closed, leaving it open for written correspondence only until June 2, 2016.

CONSENT AGENDA

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 4-0 to approve meeting minutes of May 9, 2016.

MINUTES - Approved

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

ONATRU FIELDS – Lacrosse Showcase

Mr. DeLucia wanted to thank Nick Daniello and Ernie Lupinacci from Prime Time Lacrosse for bringing the showcase to our town. He also thanked them for the \$400 donation towards the Lewisboro Town Fireworks.

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board, after confirming with the Parks & Recreation Superintendent, does approve the Prep School Showcase's use of two Onatru fields for a lacrosse showcase on Thursday, July 21, 2016 and Friday, July 22, 2016 at a fee of \$1,000 per day.

FOX VALLEY UPPER FIELDS – Prime Time Lacrosse

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board, after confirming with the Parks & Recreation Superintendent, does approve Prime Time Lacrosse's use of the Fox Valley upper fields for team tryouts from 9:00 a.m. to 5:00 p.m. on August 20, 21, 27 and 28, 2016, at a fee of \$500 per day.

SLUDGE BIDS – Award Bid

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby accept the bid of Residuals Management Services, LLD, dba Earthcare of .125 per gallon for the removal of sewer sludge from the Oakridge and Wild Oaks Sewer Districts and authorizes the Supervisor to sign said contract.

HOME RULE LETTER – Approve Submission of Letter

On motion by Mr. Parsons, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby authorize the Supervisor to send a letter to Senator Terrence Murphy requesting the following:

That the Town of Lewisboro be authorized to lower the speed limit on town roads to twenty five miles per hour where the Town Board believes it to be appropriate, and

That the Town of Lewisboro would agree that the volunteer ambulance services which are part of a fire department be able to bill insurance companies for their services.

POLLING OF THE BOARD

VISTA FIREHOUSE – Thanks

The Board thanked the Vista Firehouse and the Department for hosting this Town Board meeting.

HAMLET COMMITTEE – Vista

Mr. Welsh made the suggestion of the Vista Community starting a hamlet committee; similar to the one that was started in Goldens Bridge. He stated that the Vista community could self-organize and that the Vista Firehouse would be willing to offer the meeting space. The Town Board is looking to enhance home values and possibly changing the town's Master Plan. Mr. Welsh feels that a Vista Committee would be beneficial.

SPRING STREET NO PARKING SIGNS – East Driveway

Mr. DeLucia had a complaint from a local business that the "No Parking" signs that were placed in front of the parking lot on Spring Street were there in error. Mr. Parsons stated that this is what was in the minutes and Mr. DeLucia stated that he felt the minutes were wrong. Mr. DeLucia asked that another public hearing be held at the next meeting, June 13, to further discuss the amendment to the current local law. Mr. DeLucia asked that until the public hearing the two signs that are in front of the east parking lot be removed by our Highway Superintendent tomorrow morning.

PUBLIC HEARING ANNOUNCED - Amendment to Local Law 3-2016

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board of the Town of Lewisboro will hold a public hearing on June 13, 2016 at 7:30 p.m., or soon thereafter as time permits at the Lewisboro Town House, 11 Main Street, South Salem, New York for the purpose of hearing the public with regard to a local law that amended Chapter 212, Vehicles and Traffic, Section 212-28, Schedule VII, entitled "Parking prohibited at all times" to read "No parking on South side of Spring Street from Route 35 to Main Street" and Section 212-29, Schedule VIII, entitled "Parking permitted certain hours" to remove both sides of Spring Street, Monday through Friday, from Route 35 to Main Street. At said hearing all interested persons are invited to attend and will be heard.

NEW YORK METROPOLITAN TRANSPORTATION GROUP – Meeting

Mr. Parsons and Mr. Welsh attended meetings to come up with a new plan for the New York Metropolitan Transportation Group. The objective for the Supervisors who attended this meeting was to try to get something in the plan that could be worked on so that his successors could get something done. Supervisor Parsons, Burdick and Lucas were the only three Supervisors that were in attendance at their meeting.

Mr. Welsh stated that he was the only person in the evening session so he had several officials listening to just him. Mr. Welsh asked them to recognize that all these places in our various towns where state highways go through the center of town are different than your average length of state highway and they should be treated differently.

Mr. Welsh also went on Monday evening to the Tappenzee Bridge transit meeting and had a discussion with them as well.

HIGHWAY – Glenn Drive Paving

A resident of Glenn Drive stated that the town laid down asphalt on top of crumbling asphalt on Glenn Drive. The resident said that they did not come through with a grinder. It is crumbling in the area before you get to Murray Lane. Mr. DeLucia stated that we have a warranty on this so we need to get the information to Mr. Ripperger, the Highway Superintendent as soon as possible.

This resident, who lives opposite Birch Road, at 32 Glenn Drive, said that there is a seasonal stream. When it rains and the rain runs down the hill it is eroding a portion of his property and a portion of the road. He would like someone to look at this. Mr. DeLucia stated that this would also be Mr. Ripperger, the Highway Superintendent.

MEETINGS – Date Set

There will be a Town Board meeting on Monday, June 13, 2016 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

CLAIMS – Authorized for Payment

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 4-0 to authorize payment of the Town's bills in the amount of \$279,121.10.

EXECUTIVE SESSION – To Discuss Litigation Issues

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 4-0 to go into executive session at 9:38 p.m. to discuss litigation issues.

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 4-0 to come out of executive session at 9:45 p.m.

FORECLOSURE PROCEEDING – Authorize Supervisor to Execute Documents

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board authorizes the Town to move forward with the foreclosure proceeding on tax delinquent parcels and be it further

RESOLVED, that the Town Board authorizes the Supervisor to execute any and all documents with regard thereto.

PLANNING BOARD – Authorize Attorney

On motion by Mr. DeLucia, seconded by Mr. Welsh, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board authorizes Judson Siebert, Esq. of Keane & Beane P.C. to represent the Town regarding the Article 78 related to the Hayes/Stein Planning Board matter.

EVICTON PROCEEDINGS – Authorize

On motion by Mr. Kelly, seconded by Mr. DeLucia, the Board voted as follows:

THE VOTE:	Yes	- DeLucia, Kelly, Parsons, Welsh	(4)
	No	- None	(0)
	Absent	- Pappalardo	(1)

RESOLUTION

RESOLVED, that the Town Board does authorize the Town to move forward with the eviction proceedings on Block 9827, Lot 122 and Block 11362, Lot 21 related to the Town tax foreclosure proceedings.

ADJOURNMENT

On motion by Mr. DeLucia, seconded by Mr. Parsons, the Board voted 4-0 to adjourn at 9:45 p.m.

Janet L. Donohue
Town Clerk

5.23.2016
6a.

TOWN OF LEWISBORO

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 41.34(c)(2) of the Mental Hygiene Law of the State of New York, the Town Board of the Town of Lewisboro will hold a public hearing on May 23, 2016 at 7:30 p.m., or soon thereafter as time permits at the Vista Fire House, 377 Smith Ridge Road, South Salem, New York regarding the proposal of Richmond Community Services to locate an Individualized Residential Alternative at 8 Laurel Road, South Salem, New York, which is proposed to house six individuals, with support staff. The Town of Lewisboro is committed to equal access for all. Anyone needing accommodation to attend or participate in this meeting is encouraged to call the Town Clerk's office at 914-763-3511 in advance.

BY ORDER OF THE TOWN BOARD
TOWN OF LEWISBORO
JANET L. DONOHUE
TOWN CLERK

Dated at South Salem, New York
This 10th day of May, 2016

5.23.2016
Ta.



May 5, 2016

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Dear Supervisor Parsons and Members of the Town Board,

Pursuant to Section 41.34 of the Mental Hygiene Law of the State of New York, this letter shall serve as formal notification of Richmond Children's Services, Inc., d/b/a Richmond Community Services' intent to establish a community residential facility. This will be a home for six (6) individuals with physical and intellectual disabilities who may be medically fragile. The proposed site is located at 8 Laurel Road, in the hamlet of South Salem located in the Town of Lewisboro, New York.

Richmond Community Services, is a voluntary not for profit agency operating under license from the New York State Office for People with Developmental Disabilities (OPWDD). Its administrative office is located at 272 North Bedford Road, Mount Kisco, New York. Richmond Community Services provides Residential, Day Programs, Medicaid Support Coordination and other support services to people with developmental disabilities throughout Westchester County.

A site assessment of the home located at 8 Laurel Road, South Salem has been conducted to determine its suitability for use as an Individualized Residential Alternative (IRA). It was found to meet the needs for providing a good living and community environment for the six individuals OPWDD has asked us to support. The attached fact sheet outlines the specific nature of the proposed site and community support requirements. This home is being established as a residence for six individuals currently residing in residential schools who have aged out and need a place to live.

This house will be staffed to meet the needs of the individuals with supervisory and/or home care staff on duty twenty-four hours, seven days per week.

Enclosed please find a printout of a recent social service directory listing residential and institutional facilities in the hamlet of South Salem.

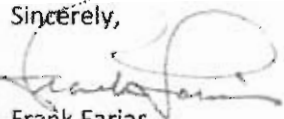
I look forward to working closely and cooperatively with you and the entire Town Board to develop the kind of quality residence we have done in the past. Our intention is to provide a home for six individuals so that they can reside in a normalized setting and become a meaningful part of the community. As usual, we plan to be an asset to the community and make every effort to employ residents from the area to staff the home.

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I will be happy to meet with you and/or the Members of the Town Board to discuss this proposed project and any additional information that you require. The law requires a decision from you within forty (40) days of receipt of this letter and I will make it my business to reply to your inquiries in a timely fashion.

I look forward to working with you and the Town Board. I can be reached at 914.471.4173 (office), 914.619.0328 (cell) or via email at ffarias@richmondcommmserv.org.

Sincerely,



Frank Farias

Dir. of Operations & Business Development

cc: **Town of Lewisboro Town Board:**

Peter DeLucia, Town Board Member
John Pappalardo, Town Board Member
Frank Kelly, Town Board Member
Daniel Welsh, Town Board Member
Herodes & Mole', P.C. – Town Attorneys
Lewis Prescott, Director Hudson Valley DDSO of the OPWDD
Raji Iyer, Team Leader Resource Development, Region 3 NYS OPWDD
Edvin Kuruvila, Hudson Valley DDSO of the OPWDD
Mary Newhard, Deputy Director, OPWDD
Robert Astorino, Westchester County Executive
Terrance P. Murphy, State Senator
David Buchwald, NYS Assemblyman
Paca Lipovac, CEO Richmond Community Services
Claudette Beckford, COO Richmond Community Services

Attachments: Site Selection Fact Sheet
NY. Mental Hygiene Law 41.34 – Site selection of community residential facilities
Social Service Directory

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7c.

SITE SELECTION FACT SHEET

8 Laurel Road
South Salem, New York

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Sponsoring Agency:

Richmond Children's Center d/b/a
Richmond Community Services
272 North Bedford Road
Mount Kisco, New York 10549

Sponsoring Agency Contact Persons:

Frank Farias: Director of Operations & Business Development
Claudette Beckford: Chief Operating Officer
Paca Lipovac: President & Chief Executive Officer

SITE/AREA INFORMATION

The house will be located at the property known as 8 Laurel Road, South Salem, New York. The home currently has 4 bedrooms, 3 baths and provides plenty of living space for the individuals who will call the house their home. The home will be remodeled to allow the individuals accessibility to the living spaces. The home is serviced by municipal water and has a private septic system. This house was selected with consideration for its potential compliance with OPWDD regulations on federal and local life safety codes.

PROGRAM INFORMATION

The house will be operated as an Individualized Residential Alternative (IRA) residence for six people with intellectual and physical developmental disabilities; Housing, meals, recreation, activities for daily living, medical/nursing services and 24 hour, 7 days per week continuous supervision will be provided to all the residents. The house will have a dedicated Manager and Director responsible for its management and operations.

COMMUNITY SUPPORT/LOCATIONS

In order to insure that prospective residents receive all necessary support services, the location is selected with attention to proximity and/or accessibility to local community services including recreation and shopping facilities.

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SUPPORT STAFF

There will be 24 hours, 7 days a week support for the individuals provided by trained Direct Support Staff (DSP), health and wellness professionals and other clinical staff who will meet their medical and nursing needs.

All staff for this residence will be finger printed and drug tested along with other stringent screening procedures to meet and exceed OPWDD guidelines.

COMMUNITY RELATIONS

Richmond Community Services intends to be good neighbors as we are for all of our sites located throughout Westchester County.

We hope this information provides a brief summary of our proposed site and operations. We intend to share more details when we meet.

N.Y. Mental Hygiene Law 41.34 - Site selection of community residential facilities



Mental Health

N.Y. Mental Hygiene Law 41.34 - Site selection of community residential facilities

*New York Laws > Mental Hygiene > Title E > Article 41 > § 41.34.
Site selection of community residential facilities*

Current as of: 2010

Check for updates

2008 version

§ 41.34 Site selection of community residential facilities.

(a) For the purposes of this section, the following definitions shall apply:

(1) "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which provides a residence for up to fourteen individuals with mental disabilities, including residential treatment facilities for children and youth.

(2) "Sponsoring agency" means an agency or unit of government, a voluntary agency or any other person or organization which intends to establish or operate a community residential facility for the disabled.

could accommodate such a facility; or

(C) object to the establishment of a facility of the kind described by the sponsoring agency because to do so would result in such a concentration of community residential facilities for the mentally disabled in the municipality or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, including all community residences, intermediate care facilities, residential care facilities for adults and residential treatment facilities for individuals with mental illness or developmental disabilities operated pursuant to article sixteen or article thirty-one of this chapter and all similar residential facilities of fourteen or less residents operated or licensed by another state agency, that the nature and character of the areas within the municipality would be substantially altered.

Such response shall be forwarded to the sponsoring agency and the commissioner. If the municipality does not respond within forty days, the sponsoring agency may establish a community residence at a site recommended in its notice.

(2) Prior to forwarding a response to the sponsoring agency and the commissioner, the municipality may hold a public hearing pursuant to local law.

(3) If the municipality approves the site recommended by the sponsoring agency, the sponsoring agency shall seek to establish the facility at the approved site.

(4) If the site or sites suggested by the municipality are satisfactory with regard to the nature, size and community support requirements of the program of the proposed facility and the area in which such site or sites are located does not already include an excessive number of community residential facilities for the mentally disabled or similar

commissioner shall make a determination within thirty days of the hearing.

(d) Review of a decision rendered by a commissioner pursuant to this section may be had in a proceeding pursuant to article seventy-eight of the civil practice law and rules commenced within thirty days of the determination of the commissioner.

(e) (1) A licensing authority shall not issue an operating certificate to a sponsoring agency for operation of a facility if the sponsoring agency does not notify the municipality of its intention to establish a program as required by subdivision (c) of this section. Any operating certificate issued without compliance with the provisions of this

section shall be considered null and void and continued operation of the facility may be enjoined.

(2) The office of mental health and the office for people with developmental disabilities shall not issue an operating certificate for the operation of a supportive living facility or a supervised living facility of more than fourteen residents if the agency or unit of government, voluntary agency or any other person or organization which intends to establish or operate such a facility does not notify the chief executive officer of the municipality in which that facility is to be established in writing of the intention to establish such facility and include in such notice the specific address of the site, the type of residence, the number of residents and the community support requirements of the program; provided, however, that nothing contained in this paragraph shall either be construed to require facilities of more than fourteen beds to meet any other requirement of this section, or to deem such facilities family units for the purposes of local laws and ordinances.

(f) A community residence established pursuant to this section and family care homes shall be deemed a family unit, for the purposes of local laws and ordinances.

COUNTY: WESTCHESTER MUNICIPALITY: IRVINGTON VILLAGE OF HEALTH SERVICE AREA: 7 01/19/16 PAGE 0017

ANNIE E POTH HOME R GROUP SERVED: AGE: 65-99 SEX: M/F
67 NORTH BROADWAY PERSONS SERVED: DEPENDENT ADULT
IRVINGTON 10533 FACILITY ID: 0800001E SCHOOL DISTRICT CODE - 660402

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH TYPE: NOT-FOR-PROFIT HOME FOR ADULTS
SPONSOR: SERVICES: ROOM/BOARD/HSE, CASE MANAGEMENT
COMPANIONS OF THE FOREST OF AMERICA SUPERVISION SOCIAL REHABILITATION
250 W 57TH STREET RM 209
NEW YORK NY 10019 TEL. (212) 246-1330 SPONSORSHIP: NOT-FOR-PROFIT PERSONAL CARE

COUNTY: WESTCHESTER MUNICIPALITY: LARCHMONT VILLAGE OF HEALTH SERVICE AREA: 7

LARCHMONT HOUSE R GROUP SERVED: AGE: 18-99 SEX: M
1 MAYHEW AVENUE PERSONS SERVED: MENTALLY DISABLED
LARCHMONT 10538 FACILITY ID: 00012115 SCHOOL DISTRICT CODE - 660701

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR: SERVICES: RESIDENTIAL/ADL
SEARCH FOR CHANGE INC
66 FULTON STREET
WHITE PLAINS NY 10606 TEL. SPONSORSHIP: NOT-FOR-PROFIT

COUNTY: WESTCHESTER MUNICIPALITY: LEWISBORO TOWN OF HEALTH SERVICE AREA: 7

177 PALMOUTH ROAD ICF O1 GROUP SERVED: AGE: 00-99 SEX: M/F
177 PALMOUTH ROAD PERSONS SERVED: MENTALLY RETARDED/DV
SCARSDALE 10583 FACILITY ID: 00011193 SCHOOL DISTRICT CODE - 660101

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR: SERVICES: RESID./HABILIT. SERV. COUNSELING
YOUNG ADULT INSTITUTE AND WORKSHOP INC MEDICAL
460 WEST 34TH STREET ADL
NEW YORK NY 10001 TEL. (212)563-7474 SPONSORSHIP: NOT-FOR-PROFIT

8 WACCABUC ROAD IRA O1 GROUP SERVED: AGE: 00-99 SEX: M/F
8 WACCABUC ROAD PERSONS SERVED: MENTALLY RETARDED/DV
P.O. BOX 480, GOLDENS BRIDGE 10526 FACILITY ID: 00012946 SCHOOL DISTRICT CODE - 662402

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR: SERVICES: RESID./HABILIT. SERV.
HUDSON VALLEY DDSD
P.O. BOX 470
THIELLS TEL. (845)947-6000 SPONSORSHIP: NOT-FOR-PROFIT

COUNTY: WESTCHESTER MUNICIPALITY: LEWISBORO TOWN OF HEALTH SERVICE AREA: 7
 SMITH RIDGE ROAD CR-IRA
 250 SMITH RIDGE ROAD
 SOUTH SALEM 10590
 FACILITY ID: 00013866
 CAPACITY: 0006 SCHOOL DISTRICT CODE - 660805
 GROUP SERVED: AGE: 00-99 SEX: M/F
 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)

SPONSOR:
 DAYARR REHABILITATION INSTITUTE
 PO BOX 145
 BREWSTER NY 10509
 TEL. SPONSORSHIP: NOT-FOR-PROFIT COUNSELING
 SERVICES: RESID./HABILIT. SERV. ADL

FAIRMOUNT HOUSE
 1 FAIRMOUNT ROAD
 GOLOENS BRIDGE 10526
 FACILITY ID: 00010796
 CAPACITY: 0012 SCHOOL DISTRICT CODE - 660101
 GROUP SERVED: AGE: 18-99 SEX: M/F
 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
 SPONSOR:
 COMMUNITY BASED SERVICES INC
 P O BOX 59
 PUROYS NY 10578
 TEL. (914) 764-8401 SPONSORSHIP: NOT-FOR-PROFIT ADL
 SERVICES: RESID./HABILIT. SERV. COUNSELING MEDICAL

FOUR WINDS HOSPITAL
 800 CROSS RIVER RD
 KATONAH 10536
 FACILITY ID: 00007185
 CAPACITY: 0175 SCHOOL DISTRICT CODE - 660101
 GROUP SERVED: AGE: 14-99 SEX: M/F
 PERSONS SERVED: MENTALLY DISABLED

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: PSYCHIATRIC HOSPITAL
 SPONSOR:
 FOUR WINDS INC
 CROSS RIVER ROAD
 KATONAH NY 10536
 TEL. 914-763-3141 SPONSORSHIP: PROPRIETARY
 SERVICES: INPATIENT/TREATMENT

COUNTY: WESTCHESTER MUNICIPALITY: MAMARONECK HEALTH SERVICE AREA: 7

360 PALMER AVENUE IRA
 360 PALMER AVENUE
 MAMARONECK 10643
 FACILITY ID: 00016073
 CAPACITY: 0004 SCHOOL DISTRICT CODE -
 GROUP SERVED: AGE: 00-99 SEX: M/F
 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)

SPONSOR:
 ANOTHER STEP, INC.
 23 WEST CENTRAL AVENUE
 PEARL RIVER
 TEL. (845) 920-0170 SPONSORSHIP:
 SERVICES: RESID./HABILIT. SERV.

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7 J

CLIFFORD L. DAVIS

ATTORNEY AT LAW

202 MAMARONECK AVENUE

THIRD FLOOR

WHITE PLAINS, NEW YORK 10601-5301

(914) 761-1003 • FAX: (914) 997-6529

cdavis@clifforddavis.com

www.clifforddavis.com

May 23, 2016

Honorable Members of the Town Of
Lewisboro Town Board
11 Main Street
P.O. Box 500
South Salem, NY 10590

Re: Application of Richmond Community Services to site a group
home at 8 Laurel Road, South Salem

Dear Honorable Members of the Town Board
of the Town of Lewisboro:

I am counsel for Mary Beth Johnston and Michael Johnston, who
reside at 7 Laurel Road, South Salem, New York 10590. This letter
is submitted in opposition to the application of Sponsor Richmond
Community Services ("Sponsor") to site a group home pursuant to New
York State Mental Hygiene Law § 41.34 ("Padavan Law").

A. The Submission Is Defective

Initially, it must be noted that the Sponsor's application
does not comply with the Padavan Law in that it fails to set forth
the "type of community residence... and the community support
requirements of the program." Mental Hygiene Law § 41.34 (c)(1).
The Sponsor makes reference to a site assessment, but fails to
provide any such information as to the suitability of the site.
All that the Sponsor states is that it is providing "a brief
summary of our proposed site and operations." The Site Selection
Fact Sheet, consisting of barely two pages, provides no detailed
information whatsoever, and does not comply with the spirit or the
letter of the law. Nor does the Sponsor specifically provide
detail as to number of staff persons who will be on site 24/7 and
does not address how many staff persons will be at the site to
address other medical, social, and behavioral needs. It is

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respectfully submitted that this application requires not a brief summary, but a detailed analysis of what is proposed to take place at the site together with the detailed and specific community support requirements of the program so that the application can be fully reviewed.

The two page submission is defective in that it states that the site is serviced by municipal water. That is not accurate; the site is served by well water. Further, the brief summary falsely represents that "the location is selected with attention to proximity and/or accessibility to local community services including ... shopping facilities." There are no adequate shopping facilities within a nearby radius. For these reasons alone the application should be denied and the Sponsor should be required to re-submit its application so that it can be properly reviewed.

B. The Site Is Not Consistent With

Septic Field and Tank Requirements

In the brief Site Selection Fact Sheet the Sponsor makes clear that "[t]he home currently has 4 bedrooms." However, a review of the Town records makes clear that the house is permitted only for 3 bedrooms and that the Westchester County Department of Health has only approved the site for 3 bedrooms. The approvals limiting the site to three bedrooms is attached hereto as Exhibit "A".

A 3 bedroom house is required to have a 1000 gallon tank. The site at issue meets the requirement for a 3 bedroom house. However, as this house has four bedrooms it requires a 1,250 gallon tank. The house is not compliant with Town's regulations and the County Department of Health regulations. Attached hereto as Exhibit "B" are the pertinent regulations.

Moreover, as the Sponsor had to have known, a group home has to comply with further Westchester County Department of Health regulations as to sewage flow. As represented by the Sponsor as to residents and staff members the sewage flow will exceed that which is required of a four bedroom house.

The Town needs to require the Sponsor to submit an application to the Westchester County Department of Health for the Sponsor to comply with the four bedrooms from the perspective of tank capacity, septic field, and reserve field, as well as analyzing the specifics of sewage flow of a group home so that tank capacity, and

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size of septic field and reserve field are consistent with the operation of this group home.

Of course, the Sponsor's proposed site has no special exceptions from the Town and County Department of Health regulations, and for this very reason alone the application must be denied.

C. The Site Is Not Consistent With
The Town's Zoning Code

Zoning Code § 220-42, attached hereto as Exhibit "C", specifically expresses this Town's analysis with regard to group homes and the concern to protect its citizens from an over concentration of facilities in any particular community. In particular, Zoning Code § 220-42.B provides that "to preserve the social as well as the physical character of one family residential neighborhoods, no new agency-operated boarding home or group home shall be established within two miles of any existing agency-operated boarding home or group home."

Here the proposed site is within approximately 1.2 miles of the group home located at 250 Smith Ridge Road (Route 123). That Smith Ridge Road facility is specifically listed on the Sponsor's printout; the Sponsor cannot claim it was not aware of it.

Notwithstanding the 1.2 mile proximity to the Smith Ridge Road facility, the Sponsor has made no application for an area variance, not even raising the issue that it is not in conformity with the Town's specific Zoning Code provision, which was enacted to deal with the very issues of saturation and preserving the residential character of neighborhoods.

Nor has the Sponsor complied with the Zoning Code in the additional following ways: there is no information required as to off-street parking, all correspondence with the State of New York has not been provided, the specific details of the operations are missing, the social and economic integration plan has not been provided, there is no vicinity map, and **NO** "Evidence of approval from the Westchester County Health Department".

Without compliance with the Town's Zoning Code the application

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must be denied.

D. The List Of Facilities Is Inadequate

Mental Hygiene Law § 41.34(c)(1) requires the Sponsor to provide the lists of sites pursuant to § 463 of the Social Services Law "which can be reasonably be expected to permit the municipality to evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located."

I understand there are group homes located at the corner of Route 121 and Todd Road, as well as at the corner of Smith Ridge Road (Route 123) and Elmwood Road. These facilities were omitted from the registry list required to be provided. The Sponsor should be required to confirm why these homes were omitted, whether intentionally or inadvertently.

E. The Siting of the Group Home At 8 Laurel Road
Will Create An Over Concentration Impacting The
Nature And Character of the Areas Within the Municipality

The Sponsor has not addressed the concentration of the community regarding the group homes that must be taken into account. As set forth above there are already two group homes located within close proximity of the Sponsor's proposed site, both on Smith Ridge Road, one approximately 1.2 miles away, and the other only ½ mile away.

It is simply unfair to place but a third group home, not 1.2 miles or a ½ mile away, but now right next door to my client's property.

The impact of this siting, as recognized in the Zoning Code regarding spacing of two miles between group homes, is that my client's property and their community will unfairly bear the brunt of group homes.

It will have a detrimental impact on the community. The Vista community consists of lovely homes surrounded by wooded areas. Yet the very siting here will convert a lovely home into a business operation, operated on a 24 hour basis, seven days a week, every

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week of the year. As set forth in the "brief summary" the so-called residential house "will have a dedicated Manager and Director responsible for its management and operations." "Housing, meals, recreation, activities for daily living, medical/nursing service and 24 hour, 7 days per week continuous supervision will be provided to all residents." In addition "[t]here will be 24 hours, 7 days a week support for the individuals provided by trained Direct Support Staff, health and wellness professionals and other clinical staff who will meet their medical and nursing needs." In other words, we are not talking about a residence, but a full fledged busy professional operation with workers coming and going operating three shifts a day, every day of the year.

Such an intense operation must be examined closely and must not be over concentrated as it is here.

Further, the Town should consider the safety regarding egress and egress from the proposed site. Alternative sites previously considered and rejected by this Board had much larger parking areas with greater parking radiuses.

For the forgoing reasons the Sponsor's application should be denied.

Respectfully,



Clifford L. Davis

5-23-16
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EXHIBIT A

SECRET

[illegible]

TOTAL	205	GEN	137	FAMILY	21
ROOMS	125	ROOMS	137	ROOMS	1
FULL	X2	HALL	X	TOTAL	27
BATHS		BATHS		FIXTURES	
KITCHEN BATHING		ENTRANCE BATHING			

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1981 FULL SIZE
OTHER FEATURES

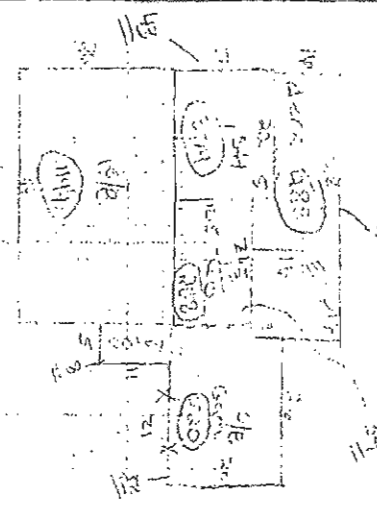
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TOTAL OVER FEATURE FORMS:			
FORM	IN	PER	%
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DATE	RELATIVE DEMAND	PRICE
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GROUND FLOOR AREA
TOTAL LIMBS AREA

ADDITION FORGTS
BRAND FACTORY
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7R 5-23-66

Separate Sewerage System ☒ Private Water Supply

Levittown N.Y.
Municipality

CERTIFICATE OF CONSTRUCTION COMPLIANCE

located at Lot 22 Laurel Road Sheet 201 Block 9834
owner Carmine & Louise Succi Lot 22 Job
Separate Sewerage System built by Dick Colbert Address Green Drive, Levittown N.Y.
Consisting of 1000 Gal. Masonry, Metal Septic Tank 349 linear feet X 24" width trench
Other requirements _____

Water Supply: _____ Public Supply From _____
Private Supply Drilled By _____ Address _____
Building Type Raised Ranch Number of Bedrooms 3 Date Permit Issued Aug. 1966
Erosion Control Completed _____ Waived _____
Other Requirements _____

I certify that the system(s) as listed serving the above premises were constructed essentially as shown on the plans of the completed work (copies of which are attached), and, in accordance with the standards, rules and regulations, plans filed, and the permit issued by the Westchester County Department of Health.

Date Nov. 23, 1966 Certified By Stanley Tuller
Any person occupying premises served by the above system(s) shall promptly take such action as may be necessary to secure the correction of any unsanitary conditions resulting from such usage. Approval of the separate sewerage system shall become null and void as soon as a public sanitary sewer becomes available and the approval of the private water supply shall become null and void when a public water supply becomes available. Such approvals are subject to modification or change when, in the judgment of the Commissioner of Health, such revocation, modification or change is necessary.

With proper maintenance these systems can be expected to function satisfactorily and are not likely to create an unsanitary condition.

Date 31 Mar 67 William A. Brumfield, Jr., M. D., Commissioner By J. J. Tuller
SD 47 64 Westchester County Department of Health

Address _____
Total Habitable Space _____
Tank 231 linear feet X 36" width trench
Road, Levittown N.Y.
Square Feet 2500
Lot Area 4376
Section 22 Block 9834
Job _____
Municipality Levittown, N.Y.
WDH File No. _____
Sheet 201

BUILDING INSPECTORS COPY

Reviewed for compliance
30 Mar 67
J. J. Tuller

7.5 5.23.16

EXHIBIT B

Westchester
gov.com

5.23.16

7T

Executive

Department of Health
Joshua Lipman, M.D., M.P.H.
Commissioner

August 23, 2000

TO: To all Building Departments

FROM: Louise Carosi Doyle, P.E.
Associate Engineer
Westchester County Department of Health
Bureau of Environmental Health

Louise Doyle

RE: Westchester County Department of Health Procedures For Residential
Additions/Renovations

The purpose of this Memo is to clarify Westchester County Health Department procedure for approval of residential additions and renovations for houses served by septic systems. Please include a copy of this memo in your building permit application packages. The final decision on whether an addition or renovation requires Westchester County Department of Health (WCDH) approval should be made by the building inspector, but the following guidelines should help.

The renovation or addition of a living room, kitchen, dining room, family room, sun room, powder room, etc does not normally require WCDH approval. The only exception to this is if the new foundation requires relocation of the septic system or if substantial loss of septic expansion area occurs. Depending upon the extent of the septic system relocation, a permit may be required by WCDH.

A complete tear down and rebuild of an existing residence will require a permit for a new septic system to be installed, even if the same number of bedrooms will be kept. The Department will defer to the building inspector as to what constitutes a complete tear down.

Adding bedrooms to a house requires a new permit for the expansion or complete replacement of the SSTS. The Department will determine the need for complete replacement of the SSTS based upon the age and condition of the existing septic system.

5-23-16
70

Relocating existing bedrooms to keep the total number of bedrooms in the house the same will be grandfathered if the original septic system was approved by the WCDH for the number of bedrooms requested. In this case the WCDH will sign floor plans for the renovation and no addition to the septic system is required. If there are no records available or the house predates our records, then the procedure is the same as that for adding bedrooms to the house.

The Department does not object to reducing the number of bedrooms in a house since septic sizing is determined by the number of bedrooms and not by bathrooms. However, be advised that the definition of a bedroom for WCDH purposes is "Privacy and reasonable access to a full bath." Therefore rooms such as dens, offices, libraries, exercise rooms, studies, bonus/unfinished rooms, etc. may be considered as bedrooms, and each will be reviewed on a case by case basis by the Department.

Houses destroyed by fire will be permitted to be rebuilt in kind if they meet building department criteria for grandfathering. Houses which will not be rebuilt in kind or do not meet building department criteria for grandfathering will require a permit for a new septic system.

Any addition not covered in the general outline above will be handled on a case by case basis.

LCD/MP:plt

Per: Michael J. Sakala, P.E.

Edward J. Delaney, Jr.

Marian Pompa, Jr., PE ✓

Antonella Caruso

S-2316
7V

WESTCHESTER COUNTY HEALTH DEPARTMENT
RULES & REGULATIONS
FOR
THE DESIGN AND CONSTRUCTION OF
RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS
AND
DRILLED WELLS
IN
WESTCHESTER COUNTY, NEW YORK

(Formerly Known as Bulletins SD-22 and SD-62)

Adopted by the Commissioner Pursuant to
Article II, Section 873.203.1 of
Chapter 873 of the Laws of Westchester County.

Effective Date January 1, 2002

75.23.16
W

6.0 DESIGN STANDARDS

a. Sewage Flow - The design basis for residential systems (single, two and three family homes) shall be 200 gallons per bedroom. For two and three family homes, an additional 25% of the total design flow shall be included for each additional kitchen facility. For group homes the design basis is 150 GPD per client and 15 GPD per staff member; lower group home design flows may be accepted upon justification from the design professional and the appropriate sponsoring agency.

b. Additions: When there is an increase in the footprint of the house, setback requirements between the new foundation or support piles and the sewage system shall apply. Plans to relocate portions of the impacted existing sewage system should be prepared and discussed with this Department prior to construction. Major modifications to the existing system may require an engineered permit application.

Adding and relocating bedrooms: Health Department policy is to insure that sewage treatment systems are sized to meet the needs of the structure connected to these systems. Whenever a proposal is submitted that would increase the total number of bedrooms over the total that was previously approved by the Department, an Engineered permit application to appropriately increase the sewage treatment system is required.

If the existing SSTS has not been approved by the Department, a preliminary engineering investigation of the capacity and condition of the existing system shall be performed. A report detailing this investigation shall be submitted to the Department to determine what credit, if any, will be given for this system.

c. House Sewers/Traps - In designing the house sewer, the local plumbing code applies. Ninety degree elbows are not permitted. All forty-five degree bends shall have accessible cleanouts with one cleanout located immediately inside the foundation wall. House sewers should be laid on a firm foundation at a minimum grade of one-quarter inch per foot. The minimum diameter for a house sewer is four inches. Acceptable materials for house sewers may include cast iron, ductile iron and sewer grade PVC. These materials shall comply with the applicable sections of the State Uniform Fire Prevention and Building Code (9NYCRR). If a house trap is installed, such trap shall be provided with a cleanout and a fresh air intake having a minimum diameter of one-half the size of the sewer to which it connects.

Water service lines and house sewer lines shall be separated by not less than 10 feet horizontally. If this condition cannot be met, the bottom of the water service shall be at least 18" above the top of the sewer line. If a common trench is used, the water service shall be laid on a solid shelf excavated at one side of the common trench. Where the lines must cross, there must be a minimum separation of 18" between the outside of the water main and the outside of the sewer. This shall be the case where the water service is either above or below the sewer. Suction lines from wells shall not cross house sewers.

d. Grease Traps: Grease traps are not normally required for residential occupancies, but are required for food service facilities. All grease traps must be readily accessible at all times, and be designed in accordance with NYSDDC standards.

a. Septic Tanks (See Figure 3)

Minimum Septic Tank Capacity: Septic tanks are designed to handle the normal daily flow which can be produced; therefore, the design shall be based upon the maximum capacity of the premises (i.e. bedrooms) rather than its number of inhabitants or its use at any particular time. The following table specifies the septic tank capacities based upon the number of bedrooms. Expansion attics may be considered as bedrooms. Discussions with the Department may be required to determine the number of bedrooms for system design.

Number of Bedrooms 1/	Nominal liquid capacity of tanks in gallons
1, 2, 3	1000
4	1250
5	1500
6	2000

1/ as shown on building plans filed with application and as determined by the Health Department.

For residences having more than six (6) bedrooms or for multi-family housing, the design professional should confer with the Department for septic tank sizing.

The following must be excluded from the septic tank:

1. Roof and footing drainage
2. Cellar and garage drains
3. Cooling water
4. Materials not readily degraded (see below).
5. Garbage Grinder Discharge
6. Sump pump discharge
7. Large hot tubs

All toilet, bathroom, kitchen and laundry waters from a household must be discharged into the septic tank. Brine backwash waste from household water softening equipment at low discharge rates may be discharged into the septic tank. Household chemicals such as bleaches, disinfectants, cleansers, etc., when used in normal household applications should not disrupt septic tank or absorption system operation. Roof, footing, garage, cellar and surface drains and cooling water must be excluded from septic tanks. Materials not readily degraded (e.g., paper towels, newspaper, wrapping paper, rags, sanitary napkins, disposable diapers, coffee grounds, cooking fats/oils, bones, facial tissues, and cigarette butts) should not be flushed into septic tanks. These products do not degrade in the tank and can clog inlets, outlets, and the absorption system. Examples of other products which must not be discharged into septic tanks include antifreeze, pesticides, herbicides, oil, gasoline, paint, turpentine, and concentrated acids or alkalies (e.g. sulfuric acid or sodium hydroxide).

Garbage grinders are not permitted.

8-23-16

74

EXHIBIT C

5-23-16

72

Town of Lewisboro, NY
Friday, May 20, 2016

Chapter 220. Zoning

Article V. Supplemental Regulations

§ 220-42. Agency-operated boarding homes or group homes.

In accordance with the purposes of this chapter, as set forth in Article I hereof, and in furtherance of the policy of the State of New York to deinstitutionalize those persons cared for in their natural homes which are designed to give an outwardly similar appearance to other one-family dwellings, the following regulations shall apply to agency-operated boarding homes or group homes:

- A. Minimum lot area. The minimum lot area required for the establishment of an agency-operated boarding home shall be the same as that required for other dwellings in the district in which it is located. For a group home, the minimum lot area requirement shall be increased by 15% for each person in excess of six, up to the maximum permitted number of 12.
- B. Spacing. For purposes of furthering the state's dispersal and deinstitutionalization policy, to prevent the undue concentration of agency-operated boarding homes and group homes in any one area and to preserve the social as well as the physical character of one-family residential neighborhoods, no new agency-operated boarding home or group home shall be established within two miles of any existing agency-operated boarding home or group home.
- C. Off-street parking. A minimum of one off-street parking space shall be provided for each staff member on the premises, plus two off-street parking spaces for visitors, plus such additional off-street parking space as may be deemed appropriate by the Zoning Board of Appeals.
- D. Other information. In addition to all other normally required items of information, the following additional documentation shall also be submitted with the special permit application:
 - (1) A copy of the operating certificate issued by the New York State Board of Social Welfare or the Department of Mental Hygiene, including any conditions and requirements attached hereto.
 - (2) Copies of all correspondence between the applicant and the State of New York with respect to the proposed facility.
 - (3) A complete statement of the proposed type, number, age and permanency of residence of the persons to be cared for and the number and qualifications of both resident and nonresident adult supervisory personnel.
 - (4) A complete statement of the applicant's plans for the social and economic integration of the projected residents into the community, including their educational, employment and recreational needs, transportation and service requirements and any other such information as may be relevant to the application and determined necessary by the Zoning Board of Appeals.

5-23-16

7 AA

- (5) A vicinity map indicating the location of the proposed facility in relation to other existing agency-operated boarding homes, group homes or other similar types of care facilities within a radius of two miles of the subject site.
 - (6) Evidence of approval from the Westchester County Health Department.
- E. Changes. Any change in the nature, size or type of operation from that originally approved shall be subject to a complete new application to the Board of Appeals in accordance with the same standards and procedures as required for the original application.

5.23.16
7 AB

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro -- Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

NANCY & JOHN WILLE

Name (s)

LOCKWOOD RD, SOUTH SALEM, NY 10590

Address

Nancy C. Wille
John C. Wille

S.23.16

7 AC

John & Wioletta Aniello
Lockwood Road
South Salem, NY 10590
914

IV

RE:

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RE:

mentioned property we oppose the application of Richmond
South Salem NY as the application is deficient and will
Law group homes in the community and impair the

Richmond Community Services' request.





Wioletta Aniello

5.23.16

7AD

May 23, 2016

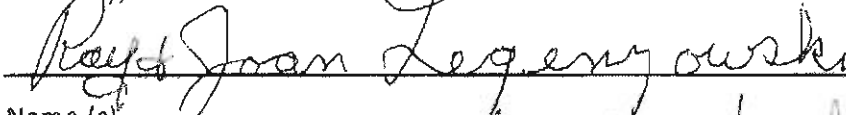
Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,



Name (s)



Address

5.23.16

7AE

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Susan + Gordon Hunger

Name (s)

Reservoir Road, So. Salem, N.Y. 10590

Address

5-23-16

74F

Peter Parsons

From: yummy helmes
Sent: Monday, May 23, 2016 7:39 AM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com;
joannasfardo@lewisborogov.com; fkelly@lewisborogov.com; dwelsh@lewisborogov.com
Subject: 8 Laurel Road

Town of Lewisboro Town Board

The only issue of 8 Laurel Road must be the fact that, if approved, there will be three group homes concentrated within two miles. In a town that is 29 square miles, this is just too concentrated. Clearly, our existing town code prohibits this from happening.

Please uphold our town code and deny the request.

Thank you,

David & Yummy Helmes
1 Lockwood Road

S-23-16

7 A6

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Brian Pratt Ma

Name (s)

Linkwood Rd

Address

S.23.16
7.AH

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Neely and Michael Ciarcia

Name (s)

Lockwood Road S. Salem, NY 10590

Address

Neely C.
Michael Ciarcia

S. 23.16
7 AI

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,



Name (s)

GLEN DRIVE

Address

S.23.16
7AT

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Robert & Sandra Russo

Name (s)

8 Laurel Rd, South Salem NY 10590

Address

5-23-16
7AK

Peter Parsons

From: Mary Beth Johnston
Sent: Friday, May 14, 2016 12:05 PM
To: supervisor@lewisborogov.com
Subject: Home Road group home

Peter,

Hi there. I spoke with the neighbors that they successfully fought the group home that was to be on Lockwood. The home was to be on the Septe field and the turn in the road.

Now even though the home is approved as a four bedroom house - there would be 8 FULL TIME residents. In addition, there would be a family with 6 kids and 2 adults - the children would be at school or activities and adults would be at work or again, out of the house. This would be 8 people using toilets, showers, etc.

Is there any way to find out addresses of other residences they operate? I'd be interested to know if ambulances were called for such homes since they state their residents are not in need of medical care and their employees are not trained medical personnel.

Also were you able to find out if the home at 123 Elmwood and 123 is indeed a "group home"? The other home at 250 Smain Rd.

I'm going to walk the area today and see if I can talk to some of our neighbors and make sure they will be going to the meeting on Friday night.

Thank you

Mary Beth Johnston

S.23.16

7 AL

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,



Name (s)



Address

5-23-16

Peter Parsons

7AM

From: Barbara Gomez
Sent: Monday, May 23, 2016 11:52 PM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com;
dwelsh@lewisborogov.com; fkelly@lewisborogov.com; jpappalardo@lewisborogov.com
Subject: Fwd: Miscellaneous from 34 Glen Drive

----- Forwarded message -----

From: Barbara Gomez
Date: Mon, May 23, 2016 at 11:46 PM
Subject: Miscellaneous from 34 Glen Drive
To: supervisor@lewisboro.gov, pdelucia@lewisborogov.com, dwelsh@lewisboro.gov, fkelly@lewisboro.gov,
jpappalardo@lewisboro.gov

Hi Peter & Town Board Members,

I'm sure you going to be getting quite a lot of email in regards to the proposed group home on 8 Laurel Road.

8 Laurel Road is directly off Glen Drive. Glen Drive already has become a conduit road for other homes being built off Lockwood, East Street, & Silverspring.

In my 50 years as a resident the traffic has dramatically increased. Just last week I asked Pete Ripperger to reinstall the speed limit sign at the beginning of the road so that police could enforce the law. Glen Drive has become a freeway!

Adding a group home with residents, their visiting families, medical personal, deliveries, and staff is too much traffic for this location. I also doubt that there will be just 2 employees. The residents need 24/7 care and 2 people can't do that. I know, I work in health care.

Lewisboro has a large number of homes for sale, there are far better locations. Leading me to think about why this proposed home is the 3rd of it's type within a 2 mile radius (violating town code.)

It's a non-issue. It's absolutely inappropriate for 8 Laurel Road.

Additionally, why weren't Glen Drive residents notified and why did I have to hear about this proposal through the grapevine?

In closing, I'd like to express dismay with my elected town officials. From changing my electric provider without notification or my consent. Then compounding the problem by providing incorrect information to the public about opting out, to getting a song and dance when trying to get the speed limit sign reposted on Glen Drive (being told they'd have to look it up to see if one was ever there and then it would take awhile to get a crew out), to wasting my time and many others with this proposed group home which is clearly in violation of existing statutes.

I just don't understand it. I'm sure all of you ran for town office for many different reasons one of which I hope is to make a difference. Maybe you are and maybe you aren't. I really can't tell. Collectively, you need to be

better communicators to us, the taxpayers. You might be pondering, "Why haven't I seen her at a board meeting?" Not everyone has a work schedule that permits that. But in today's social media driven world, there are a plethora of ways to get the word out. You need to do a better job of it.

S-23-16

7AN

If you've actually read this far down the page, it is my sincere hope that you listen to your constituents and not allow Richmond Community Services to purchase 8 Laurel Road. It would be a BIG mistake.

Kind Regards,
Barbara Sevcik Gomez
Glen Drive
Vista

5.23.16
7:40

Janet Donohue

From: Peter Moreno
Sent: Monday, May 23, 2016 6:41 PM
To: supervisor@lewisborogov.com
Cc: vistaunites@gmail.com; Janet L Donohue
Subject: Strong Opposition Of Proposed Group Home, 8 Laurel Rd. Vista

Mr. Supervisor,

I am writing to express my strong opposition of Richmond Community Services' intention to establish a group home at 8 Laurel Rd. in Vista as I feel that it will compromise the safety area residents by placing an undue burden on our limited public safety resources. The nature of the the planned facility ensures that a disproportionate number of requests for Emergency Medical Services will over burden the all volunteer Vista Fire Department. Moreover, I am sure that this facility will negatively impact police response times as they too respond to medical emergencies.

In sum, the fact that our community is serviced by an all volunteer fire department which handles all medical calls, as well a part time police department that often has but one officer on duty to cover all of Lewisboro, are reason enough to deny establishment of the proposed facility.

I respectfully request that you conduct a survey of how many calls for service currently come from similar facilities within the Town. I am certain that the numbers will confirm my position.

Peter Moreno
Lockwood Rd.
South Salem, N.Y. 10590

Janet Donohue

5.23.16

7AA

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Wednesday, June 01, 2016 5:28 PM
To: Janet Donohue; 'Mary Hafter';
Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: FW: Richmond Community Services application for an Individual Residential Alternative at 8 Laurel Road

From:
Sent: Wednesday, June 01, 2016 4:51 PM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com; dwelsh@lewisborogov.com;
jpappalardo@lewisborogov.com; fkelly@lewisborogov.com
Subject: Richmond Community Services application for an Individual Residential Alternative at 8 Laurel Road

Gentlemen,

I want to add my written comments to the public discussion held regarding this matter at the May 23 Town Board Meeting, which I was unable to attend. I have reviewed the documents that were included with the meeting agenda (though at least one page is missing from NY Mental Hygiene Law site selection document that is posted on the Lewisborogov.com web site.) I have also read the news article related to this proposal which was published in the May 26 edition of the Lewisboro Ledger

My comments:

First, my immediate concern is that members of our community are applying pressure to the Town Board to reject this proposal based on discrimination against the intellectually disabled adults who will live in the house should the proposal be approved. I base this on the nature of the concerns of the citizens and the attorney representing one family as they were reported in the Ledger. These seemed to have little relevance as to whether a group of six adults could live safely without disrupting the lives of their neighbors in this house. I may be wrong. However, we have a very long history of discriminating against the intellectually disabled in this country, and in this state. (I ask you to remember the scandals unearthed at the Willowbrook State School on Staten Island in the 1970s.) And although we have come a long way, I, having a 62 year old intellectually disabled brother, can tell you from a lifetime of experience, that harsh discrimination still exists, especially for the elderly. Among the conclusions experts reached decades ago regarding providing a safe, fulfilling and healthy living environment for the intellectually disabled, one of the most important factors is that every disabled person deserves the right, and will thrive only in an environment that is not isolated from the rest of society. Although no one disputes this, it is often the case that those people who are asked to accept the disabled in their communities react with fear and discrimination. I am asking that you be vigilant in not allowing these prejudices to interfere with making the right decision regarding this proposal.

Second, I agree that the proposal presented by Richmond Community Services is weak and incomplete. I think it is your responsibility to determine whether this is evidence of a poorly managed organization that could be an unreliable and unstable neighbor. I think the only way to determine whether this is so, is to visit homes that the organization now manages, to review its finances in detail, and to make sure that the staff is committed and professional. It is also a concern of mine that on the RCS web site the most recent Form 990 posted is from 2011. (If you want or need assistance with this due diligence process I am willing to offer my time to visit sites and review necessary documents. Perhaps we can be joined by some neighbors from the Laurel Road neighborhood.) If RCS proves to be poorly run, then I think your only conclusion can be to reject the proposal.

Third, if in your investigation you find that RCS is a well financed, professionally managed organization with a strong and committed staff (and board), I ask that you clearly outline what factors must be addressed before you will approve this location as a community residential facility for the disabled. Here I return to my first point: In this process it is your responsibility to work with RCS openly and resourcefully to find solutions to the obstacles that must be addressed. For example, if the septic system is inadequate, be clear what improvements must be made, and in doing so, let them know

S.23.16

that if they make the investments in these improvements that you will approve the application. Be clear. Be open. And if at all possible, give these people the right to live the life we all have the luxury of taking for granted.

2AQ

If you have further questions or comments, please feel free to email me or to call me at 917. I can fill your day with 62 years of stories of the heartbreaking daily challenges and prejudice that an intellectually disabled person must face. I do have hope, however, because I see now the opportunities that exist for new generations of children that never existed for my brother. The most important of these is that they have the right to live full lives among us all. And with that, amazingly, they enrich the lives of all of us. If you question that this is the case, I suggest you head over to Ridgefield one evening soon and check out what is happening at the Prospector Theater.

Thank you,

Nick Koechlin
Elmwood Road

5-23-16

7AS

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Wednesday, June 01, 2016 5:51 PM
To: Janet Donohue; 'Mary Hafter'; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: FW: Group Home: 8 Laurel Road

Sent: Wednesday, June 01, 2016 5:28 PM
To: supervisor@lewisborogov.com
Subject: Group Home: 8 Laurel Road

To the Town Board

On Monday, May 23rd, Linda and I attended the Board Meeting concerning the proposed group home. I walked in with very mixed feelings since I knew there would be many people who would just want to be "NIMBY", without regard for the people who really needed a place to live.

After listening to all the comments and doing some further research, I now believe the location for this group home is wrong. The septic issues as well as the proximity to 2 other group homes are major concerns. Peter DeLucia expressed his concerns for a septic system and the flow of that system for an approved 3-bedroom home not being sufficient. Housing a minimum of 9 people, 24 hours a day not including visitors is way too much for the system and the chance of contamination to the surrounding homeowners' wells is a major possibility.

Richard Ellrodt

5.23.16

7AT

May 31, 2016

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Dear Supervisor Parsons and Members of the Town Board,

This letter is submitted in opposition to the application of Richmond Community Services (Sponsor) to site a group home at 8 Laurel Road.

As described in Clifford L. Davis' May 23rd letter to the Town Board and as discussed at the public hearing on the same date, there are several specific and valid reasons for the Town Board to object to the establishment of an Individualized Residential Alternative (IRA) residence at 8 Laurel Road.

However, there is a more fundamental issue with the Sponsor's application. The IRA program, administered by the New York State Office for People with Developmental Disabilities (OPWDD), is not intended for people meeting the definition of "medically fragile", i.e., "A medically fragile condition is defined as a chronic physical condition, which results in prolonged dependency on medical care for which daily skilled (nursing) intervention is medically necessary" [Oklahoma Health Care Authority].

Depending on the degree of physical, as well as mental disability, OPWDD's Intermediate Care Facility (ICF) or nursing home care would be appropriate for the types of people proposed to be housed at the 8 Laurel Road IRA.

In fact, § 41.34 of the NYS Mental Hygiene Law, referenced in Sponsor's application, states: "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which **provides a residence for up to fourteen individuals with mental disabilities**, including residential treatment facilities for children and youth.

Services for the physically handicapped, and particularly the medically fragile, are administered under different laws and by other agencies within the New York State Department of Health.

From the OPWDD web site: (https://www.opwdd.ny.gov/opwdd_services_supports/residential_opportunities)

- **"Intermediate Care Facilities (ICFs) are designed for those individuals whose disabilities limit them from living independently.** Services may be provided in an institutional or a community setting. For the most part, **ICFs serve individuals who are unable to care for their own basic needs, require heightened supervision and the structure, support and resources that define this program type.** ICFs provide 24-hour staffing supports for individuals with specific adaptive, medical and/or behavioral needs and includes intensive clinical and direct-care services, professionally developed and supervised activities (day services) and a variety of therapies (e.g., physical, occupational or speech) as required by the individual's needs."
- **"An Individualized Residential Alternative (IRA) is a type of community residence that provides room, board and individualized service options.** Similar to the CR living environments, Supervised IRAs provide 24-hour staff support and supervision for up to 14 residents, whereas *Supportive* IRAs are

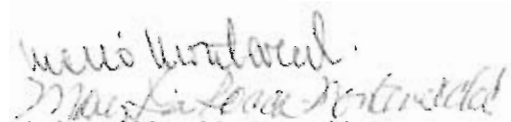
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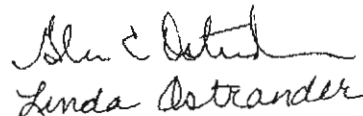
limited to 3 or fewer individuals and provide need-based supports and services for those who are living in their own homes or apartments, but do not require 24-hour staff support and supervision. **Day services are also available for individuals living in IRAs and may include day habilitation, prevocational services and supported employment.** Depending upon the individual's skill level, some may be competitively employed."

When the question of more appropriate housing alternatives came up at the public hearing, someone from OPWDD said those programs were administered by other state agencies. The ICF alternative administered by OPWDD was not mentioned. Perhaps it also is inappropriate for the intended residents.

Sponsor's application is seriously flawed and deficient. It should be objected to for the reasons stated in Clifford L. Davis' letter, the many reasons and supporting comments made at the public hearing, and the fact that the application was made for the wrong type of facility to house and care for medically fragile people.

Respectfully,


Mario and Mary Montevecchi
Birch Road
South Salem, NY 10590


Glenn and Linda Ostrander
Lockwood Road
South Salem, NY 10590

cc: Peter DeLucia, Town Board Member
John Pappalardo, Town Board Member
Frank Kelly, Town Board Member
Daniel Welsh, Town Board Member

5.23.16

7AV

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Thursday, May 26, 2016 5:02 PM
To: 'Ron Frumkes'
Cc: Janet Donohue; am@herodesmole.com; jh@herodesmole.com; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: RE: Group home, 8 Laurel Road,Richmond Ass.

From: Ron Frumkes [mailto: - 11
Sent: Thursday, May 26, 2016 10:14 AM
To: supervisor@lewisborogov.com
Subject: Group home, 8 Laurel Road,Richmond Ass.

Mr. Parsons, We are sorry that we were unable to attend the Town Meeting on May 23 regarding the above mentioned property. We are very strongly opposed to the sale of this property to Richmond Community Services. Why would you allow a property like this in our neighborhood is beyond comprehension? This purchase removes the property from the town tax roll, creates additional traffic, impairs home values in the area and does not provide any positive for the inhabitants. Why in this quiet neighborhood? Why not closer to shopping and other activities? Our understanding is there is no law that mandates this acquisition and that the property is out of code at this time. We urge you and the Town Board to oppose Richmond Community Services request! Sincerely, Lisa and Ron Frumkes, 7 Reservoir Rd.

S.23.16
JAW

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Thursday, May 26, 2016 5:14 PM
To: 'Pete White'
Cc: Janet Donohue; am@herodesmole.com; jh@herodesmole.com; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: RE: 8 Laurel Road

From: Pete White [mailto:pwhite@salesrecruiters.net]
Sent: Thursday, May 26, 2016 3:46 PM
To: supervisor@lewisborogov.com
Cc: pdelucia@lewisborogov.com; jpappalardo@lewisborogov.com; fkelly@lewisborogov.com; dwalsh@lewisborogov.com
Subject: 8 Laurel Road

Mr. Parsons,

Although we applaud the services Richmond Community provides and we support the concept of "group homes", we oppose the application of Richmond Community Services at 8 Laurel Road as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in our community.

Thank you all for your dedication to our town.

Peter and Laura White
Silvermine Dr.
South Salem NY

Linked 

<https://www.linkedin.com/in/peterwhitecpc>

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MONTHLY REPORT MAY 2016

Quantity	Bld Permit	Permit	CC/CO	RM	EQ
23	Res Minor Work	\$ 3,850.00	\$ 1,670.00	\$ 44.00	\$ 350.00
4	Res ADD	8560.00	8160.00	8.00	50.00
1	Res Acc Str	140.00	40.00	2.00	0.00
5	Res Alt	3890.00	3390.00	8.00	0.00
0	Res New	0.00	0.00	0.00	0.00
1	Res Renew	4162.50	0.00	0.00	0.00
0	Comm Alt/Add	0.00	0.00	0.00	0.00
0	Comm Minor	0.00	0.00	0.00	0.00
3	ZBA	750.00	0.00	6.00	0.00
1	Other Permits	100.00	0.00	0.00	0.00
0	220-76C	0.00	0.00	0.00	0.00
9	Wetlands/EQ	2350.00	1350.00	0.00	100.00
6	Civil Penalty	1680.00	0.00	0.00	0.00
164	Copies	41.13	0.00	0.00	0.00
0	Misc	0.00	0.00	0.00	0.00

Total	\$ 25,523.63	\$ 14,610.00	\$ 68.00	\$ 500.00
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Total Receipts :	\$ 40,701.63
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Total Deposits:	\$ 40,701.63
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Bldg Insp: Robert Burt

Date: 5/31/16

Total: \$ 40,701.63

40701.63

Difference

<u>Res. MW</u>	<u>BP</u>	<u>CC</u>	<u>RM</u>	<u>EQ</u>	<u>Residential Add</u>	<u>BP</u>	<u>CO</u>	<u>RM</u>	<u>EQ</u>	
Buck	180		80	2	0	GusVanTam,LLC	6900	6800	2	0
Black	160		60	2	0	Hafekemeyer	120	20	2	0
Grossman	130		30	2	50	Cooper	240	140	2	0
Winter	180		80	2	0	Axelrod	1300	1200	2	50
Seeno	120		20	2	0					
Lagenstein	180		80	2	0					
Haftor	150		50	2	50					
Amerling	120		20	2	0					
Cecilia-Fleming	120		20	2	0					
Osborne	780	680	2	50						
Christopher	110		20	2	50					
Caratzas	160		60	2	0					
Fountain	130		30	2	0					
Maher	150		50	2	0	Column Total	8560	8160	8	50
Parker	130		30	2	50	Subtotal		16778		
Kelly	110		20	2	50	Comm. MW	BP	CO	RM	EQ
Martin	140		40	2	0					
Jones	130		30	2	0					
Spiros	150		50	2	50					
Marchelletta	180		80	2	0					
Robins	130		30	2	0					
Martin	120		20	2	0	Column Total	0	0	0	0
Grossman	90		90	0	0	Subtotal		0		
						Res. Alt	BP	CO	RM	EQ
						Gereghy	2600	2500	2	
						Cruz	300	200	2	
						Feinberg	200	100	0	
						Bedford Audubon	240	140	2	
						Price	550	450	2	0
						Column Total	3890	3390	8	0
						Subtotal		7288		
						Res. New	BP	CO	RM	EQ
						Column Total	0	0	0	0
						Subtotal		0		
						220-76C	BP	CO	RM	EQ

					Column Total					0	0	0	0	
					Subtotal					0				
					Res Renewal	BP		CO	RM	EQ				
					Symphony Hldings		4162.5							
					Column Total					4162.5	0	0	0	
					Subtotal					4162.5				
					Wetland	W/P		S/W		EQ				
					Jex		300							
					Maharaj		750		450					
					GusVanTam,LLC				450					
					Vellutino		500							
					Camaj		150							
					Castaldo								50	
					Grossman		150							
					Indelicato								50	
					Brenner		500		450					
Column Total					3850	1670	44	350						
Subtotal					\$ 5,914.00				Column Total					
							2350	1350	100					
Civil Penalty					CP	Subtotal					3800			
Cruz					400	Other Permits					BP	CC	RM	EQ
Feinberg					250	Allwood Stillwell						100		
Hafkemeyer					250									
Cecilia-Fleming					250									
Cooper					280									
Bounassisi					250									
Subtotal					1680									
Comm. Add/Alt					BP	CO/CC	RM	EQ	Column Total					
Column Total					0	0	0	0						
Subtotal					0				Subtotal					
					ZBA					Permit Application				
										RM				
					Elegant Banquets		250				2			
					Jex		250				2			
					Indelicato		250				2			
Misc					BP	CO/CC	RM	EQ						

Column Total	0	0	0	0	Column Total	750	0	6	0
Subtotal		0			Subtotal		756		
Cash					Res. A/S	BP	CO	RM	EQ
Copies	41.13				Bounassisi	140	40	2	0
					Column Total	140	40	2	0
Subtotal	41.13				Subtotal		182		

PATROL ACTIVITY 2016

[illegible]