

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on July 9, 2018 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

PRESENT:

| | |
|-----------------|--|
| Supervisor | Peter Parsons |
| Council Members | Jane Crimmins, Tony Gonçalves, John Pappalardo, Daniel Welsh |
| Town Clerk | Janet Donohue |
| Absent | None |

Also attending was the Attorney for the Town Anthony Mole', Facilities Maintenance Manager Joel Smith, Parks and Recreation Superintendent Dana Mayclim, Comptroller Leo Masterson, Office of Emergency Management Adam Ochs and Confidential Secretary/Benefits Coordinator Mary Hafter.

Approximately 7 residents/observers.

Supervisor Parsons called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

The Supervisor led the Pledge of Allegiance to the flag.

PUBLIC COMMENT PERIOD

PARKING – Park Road (7:35 – 7:43 p.m.)

Statement to the Lewisboro Town Board on July 9, 2018 from Ellen Brief:

Good Evening. I am here to speak on the public record - to ask the Lewisboro Town Board to take action to reverse their April 9, 2018 decision to ban parking on Park Road in Goldens Bridge.

The Park Road townhouses, and the town homes on the three courts that connect to Park Road, are part of the Wild Oaks Townhouse Owners Association (WOTOA).

Park Road is a public road that connects to the private-road of The Glen townhouse development. There is modest traffic on this dead-end road, most of which runs along the six acres of the Wild Oaks Nature Preserve. A portion of the road is adjacent to the Cedar Woods Co-ops.

The parking-ban decision was based on a petition submitted to the Town Board on March 12, 2018. A truer picture of a community's parking needs could be obtained from traffic studies and "best practices" on parking-to-bedroom ratios for multi-family zoning. Townhouses are sold, new residents move in. A petition only offers a snapshot of opinions for one moment in time.

The petition to ban parking presented to residents included misleading and unsubstantiated claims and factual omissions.

1. It relied on scare tactics. It stated that pets “often get killed”. This is not factual.
2. It asserted that parked cars limit the free flow of traffic and thus create an unsafe environment for pedestrians. This is not factual.

In fact, now that the road is cleared of parked vehicles, it’s easier to drive faster. I have lived on Park Road for 30 years and don’t know of any pedestrian accidents. In fact, Lewisboro’s Chief of Police, checking back five-years, reported to my neighbor that zero vehicle-pedestrian accidents had occurred.

In fact, traffic studies were done before The Glen was built and were presented to the Lewisboro Planning Board. The construction of the Glen townhouses was given a “green light” because studies reported a negative traffic impact on Park Road.

The petition presented to the Board was misleading by omission:

It did not note that parking is currently inadequate, or that visitors to the eight townhouses directly on Park Road will now compete for parking on the three courts. About 13 parking spaces have been eliminated on Park Road - adding to the parking deficiency.

In fact, current best planning practices require 1.5 parking spaces for every bedroom in multi-family zoning.

Of the 43 townhouses in WOTOA 31 are located along Park Road. Most are two bedroom, a few are three-bedroom. Applying the current parking-to-bedroom ratio standard to the townhouses on Park Road would require 93 parking spaces.

Garages would accommodate 31 cars. There are about 21 parking spaces on the three courts.

In fact, under current RMF standards, 62 parking spaces are still needed.

In the petition to ban parking, presented to the Board in April:

Half of the signers of the petition were residents of The Glen. They live on a private road with adequate parking and are not negatively impacted by the parking ban.

Twenty-three WOTOA residents signed the petition to ban parking.

(Not including four who rescinded and have since signed the “restore parking” petition.)

Restore Parking Petitions:

Tonight I present to the Town Board signed petitions asking to restore parking on Park Road.

Forty-four Lewisboro constituents signed the petition to restore parking. They need a place to park and are negatively impacted by the ban.

Twenty-eight WOTOA residents signed this petition.

The petition I present to you tonight states:

“We respectfully ask the Town Supervisor and members of the Lewisboro Town Board to reverse their vote of April 9, 2018 banning all parking on Park Road in Goldens Bridge, New York and restore these much-needed parking spaces.”

It then lists “Some reasons to restore vehicle parking on Park Road.”

I would like to read a segment of a letter from a WOTOA member:

Members of the Town Board:

I am writing to request that the Lewisboro Town Board reverse its April 9, 2018 decision to ban parking on Park Road in Goldens Bridge.

If this decision stands it will aggravate a situation where there is already inadequate parking. It could result in unduly restricting residents being able to invite guests to their homes due to a lack of parking, and make it very difficult for contractors these residents hire to find parking for their vehicles.

Over the years I have been invited to gatherings on Park Road. When there is inclement weather, I drove and parked there. This will not be possible if parking is eliminated on that street.

Alternative parking may not be available to accommodate the resident's needs. If thirteen parking spaces are eliminated on Park Road, this may also disadvantage residents who live on Peach, Cherry and Dogwood Courts. This will probably set up a competition, perhaps an unhealthy one, for WOTOA residents in search of parking.

In short, if the ban on parking along Park Road remains, it will result in a reduction of convenience for residents, which may result in a reduction in property values. It is for these reasons that I join my Lewisboro neighbors requesting that the decision for the ban on parking on Park Road be reversed.

*Respectfully,
Arthur Kooper*

I would be remiss if I did not mention the collateral damage to our community from the parking ban. It has created animosity in our neighborhood. The ban promotes an “us-versus-them” situation which divides the community. The residents of Cedar Woods feel unwelcome. The Park Road residents feel unwelcome. The court residents resent additional parking congestion. They don't want to compete with the Park Road residents and their visitors for the parking spaces on the court right outside their door.

It is on behalf of my neighbors that I present their petitions to the Lewisboro Town Board and ask that you act to restore parking to Park Road.

Thank you for your time. Ellen Brief, Park Road, Lewisboro, NY

Ms. Brief submitted a total of 43 signatures in support to restore Park Road parking. The Board thanked Ms. Brief.

Mike Alterio, also of Park Road, stated that he, along with his wife agreed with Ms. Brief and Mr. Kooper. Mr. Alterio submitted two more signatures bringing the total to 45 (see attached petitions). Mr. Alterio also stated that signs that stated "no parking" were pasted to his car windshield when he parked on the courts off Park Road. Ms. Brief stated that this had happened to her as well. The Board thanked Mr. Alterio.

WESTCHESTER COUNTY ECO AWARD – Letter from Senator Murphy

Supervisor Parsons read a letter from Senator Terrence Murphy congratulating the Town of Lewisboro upon receiving a Westchester County Eco Award. Senator Murphy stated that this prestigious award is evidence of the Town's valuable contributions to the environment and sustainability. Senator Murphy applauds the Town's efforts in this endeavor and the commitment of its residents to recycling.

20th TOWN FIREWORK DISPLAY – Proclamation

Ms. Crimmins read a proclamation from Senator Murphy congratulating the Town of Lewisboro on their 20th year of fireworks. Ms. Crimmins also thanked the Park and Recreation Department along with the Park and Recreation Advisory Council (PRAC) for a terrific job. Supervisor Parsons thanked Ms. Crimmins for all of her help as well.

HIGHWAY – Paving Update

Supervisor Parsons reported that as of today Logging, Longview and Long Pond Roads along with Scotts Lane have been repaved. Peaceable and Ridgefield Roads are scheduled to be repaved starting tomorrow.

CONSENT AGENDA

MINUTES - Approved

On motion by Supervisor Parsons, seconded by Mr. Gonçalves, the Board voted 5-0 to approve the meeting minutes of June 25, 2018 and to receive and file departmental reports.

| | | | |
|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

REPORTS – Monthly Reports

On the above motion and second the June reports from the Building and the Police Departments were received and filed.

| | | | |
|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

LEON LEVY – Black Mansion

Supervisor Parsons shared some pictures with the Town Board taken by John Wolf's son of the before and after pictures of the Black Mansion which is located on the Leon Levy preserve. This mansion was built by a professor at MIT around 1900s. It was left abandoned sometime later and became a popular place for teenagers to gather. Unfortunately, one night it caught fire and the

mansion burned down. Supervisor Parsons wanted to thank Ms. Shelby White for her extensive contribution to restoring the Black Mansion, which was approximately \$145,000, along with purchasing the preserve itself, the parking area and the native plant garden.

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

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|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that Supervisor Parsons moved to give special thanks to Shelby White for this work to secure the Black Mansion and for her contributions to the Town of Lewisboro's heritage.

NY-ALERT – Authorize Supervisor to Sign Agreement

Supervisor Parsons stated that the Town was very close to signing an agreement with Code Red, which would have cost the Town several thousands, however, Adam Ochs, the Town's Emergency Management Officer, made the Board aware of NY-Alert which is free. Residents have to opt-in and can choose to receive alerts by phone, text message, and email and fax machines. When signing up you can select multiple ways to be notified and customize the types of alerts you want to receive.

Mr. Ochs stated that once Lewisboro finishes the integration process residents will be able to choose an alert specific to Lewisboro.

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

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|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that the Town Board authorizes the Supervisor to sign the emergency notification system, NY-Alert use agreement.

PUBLIC HEARING ANNOUNCED – Section 220-26(F)(5) Middle Income Housing

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

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|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Lewisboro will hold a public hearing on August 13, 2018 at 7:30 p.m., or soon thereafter as time permits, at

the Lewisboro Town House, 11 Main Street, South Salem, New York, 10590, for the purpose of hearing the public with regard to a proposed local law of the Town Code of the Town of Lewisboro which would amend Section 220-26(F) of the Town Code to remove the eligibility priorities for middle-income housing. At said hearing all interested persons are invited to attend and will be heard. The Town of Lewisboro is committed to equal access for all.

SPECIAL USAGE PERMIT – Active Dog LLC (8:07 – 8:21 p.m.)

The property that Active Dog LLC is looking to purchase would produce \$7,609 in taxes. The current owner is in arrears by \$13,155. Mr. Parsons cannot come up with a less intrusive use for this property (part of which is also wetlands) that also pays taxes. Mr. Pappalardo asked if we could foreclose on the property and the answer was yes. However, Supervisor Parsons stated what concerns him is that the town will not find a purchaser to purchase this land which has only one buildable lot and the rest of the property is wetlands.

Michael Sirignano, the attorney for the owner of Active Dog LLC, thanked the Board for their careful consideration of this special permit. Mr. Sirignano feels that this is a forward looking zoning amendment and there are checks and balances should the Town Board accept this legislation.

Mr. Welsh feels that this is not something that the rest of the neighborhood would see as a possible enhancement. Mr. Welsh also feels that making a decision based on the taxes is pretty short sighted. Mr. Welsh feels that maybe the same plot of land be made into a park. Mr. Welsh is not comfortable with this move.

Ms. Crimmins said she had to agree with Mr. Welsh. She wanted to be pro this idea however since this process has moved forward she feels that there has been negative feedback from the neighbors and Westchester Land Trust and she doesn't feel it enhances the neighborhood.

Mr. Gonçalves applauded Mr. Bleile for his unique idea. Mr. Gonçalves doesn't feel that there is a large benefit for the community or town and he also doesn't think they should look at the tax issue as a way to make this change.

Mr. Pappalardo also applauded Mr. Bleile's entrepreneurial spirit. But he has a concern that Mr. Bleile's business may adversely impact the neighboring homes to the point that their fair market value may decline.

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

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|-----------|--------|--|-----|
| THE VOTE: | Yes | - Parsons | (1) |
| | No | - Crimmins, Gonçalves, Pappalardo, Welsh | (4) |
| | Absent | - None | (0) |

RESOLUTION

Motion to allow a special usage permit to allow a dog exercising area did not carry.

DOG PARK PROPOSAL – Discussion (8:21 – 8:32 p.m.)

The Board further discussed the proposal of creating a dog park. There was still discussion of where the dog park could be located; Fox Valley, Onatru, Vista or Town Park. Supervisor Parsons also has a concern about adding staff. Mr. Welsh thought it was more of a dog group that would handle it on their own. The Town Attorney stated that it could be set up either way. Supervisor Parsons feels that the majority of the complaints will go into the Town Clerk's office and that the administration would presumably be handled in the Parks and Recreation office. Supervisor Parsons also doesn't feel that the dog park will make enough money to pay for itself.

The Board agreed to defer this idea to the budgetary season and discuss it with the Parks and Recreation department unless the group can privatize this model. Ms. Crimmins will reach out to the dog park presenter and will inform her of the Board's discussion.

CLAIMS – Authorized for Payment

On motion by Mr. Pappalardo, seconded by Supervisor Parsons, the Board voted 5-0 to authorize payment of the Town's bills in the amount of \$254,931.39.

POLLING OF THE BOARD

PARKS & RECREATION – Day Camp

Ms. Crimmins stated that she did a few site visits to the day camps and she is really pleased with all of the programs that she has observed.

RAIL TRAIL – Update

Mr. Welsh said that the rail trail project in Goldens Bridge is coming along nicely. He thanked Keith Bauer and Steve Miller for helping with the removal of some trees. The Park & Recreation Superintendent, Dana Mayclim, informed the Board that the kiosk was installed earlier that day.

TOWN PARK – Hamlet

Supervisor Parsons stated that Hamlet will be performed by the Hudson Valley Shakespeare Festival, in the Town Park on Saturday, July 14th at 6 p.m. The cost is \$20/car.

OLD FIELD PRESERVE – Lost River Boys Concert

Supervisor Parsons stated that the Town was having a summer evening concert at the Old Field Preserve Garden (Mead Street) on Friday, July 13th from 7-8:30 p.m. Suggested donation is \$10 per person to hear the band Lost River Boys.

MEETINGS – Dates Set

Upcoming meeting of the Board include a regular meeting on August 13th, 2018 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York, 10590. (The meetings for July and August have been amended and only one meeting per each month will be conducted).

EXECUTIVE SESSION – To Discuss Legal Issues and Committee Appointments

On motion by Supervisor Parsons, seconded by Mr. Welsh, the Board voted 5-0 to go into executive session at 8:46 p.m. to discuss legal issues and committee appointments.

On motion by Supervisor Parsons, seconded by Ms. Crimmins, the Board voted 5-0 to come out of executive session at 9:30 p.m.

HIGHWAY DEPARTMENT – Town Employee

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

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|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that Supervisor Parsons moved to transfer Paul Bauer to the Highway Department as soon as a replacement is hired for his Building Department position.

BUILDING DEPARTMENT – Town Employee

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

| | | | |
|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that Supervisor Parsons moved to appoint Joe Angiello, Building Inspector, as a permanent position, as he has satisfied his probationary period.

SUSTAINABILITY COMMITTEE – Appointment of Co-Chair

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

| | | | |
|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that Supervisor Parsons moved to appoint Elizabeth Meyer-Gross as a co-chair of the Sustainability Committee.

PEDESTRIAN & BICYCLE ADVISORY COMMITTEE – Appointment of Member

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

| | | | |
|-----------|--------|---|-----|
| THE VOTE: | Yes | - Parsons, Crimmins, Gonçalves, Pappalardo, Welsh | (5) |
| | No | - None | (0) |
| | Absent | - None | (0) |

RESOLUTION

RESOLVED that Supervisor Parsons moved to appoint Patrick Morris-Suzuki to the Pedestrian and Bicycle Advisory Committee for a four-year term ending December 31, 2021.

ADJOURNMENT

On motion by Supervisor Parsons, seconded by Mr. Pappalardo, the Board voted 5-0 to adjourn at 9:35 p.m.

Janet L. Donohue
Town Clerk