



**TOWN OF LEWISBORO
TOWN BOARD WORK SESSION
AGENDA
TOWN HOUSE
TUESDAY, SEPTEMBER 11, 2018
7:30 P.M.**

OBSERVATION OF A MOMENT OF SILENCE

PUBLIC COMMENT

COMMUNICATIONS

Letter of Thanks to Pam Veith and Pool Lifeguards

CONSENT AGENDA

- **Approval of Minutes of August 27, 2018**
- **Monthly Reports August 2018**
 - **Building Department**
 - **Police Department**

NEW BUSINESS

- **Resolution Approving Eagle Scout Project of Ryan Comstock and Waiving ACARC and Wetland Fees**
- **Presentation Regarding New Dawn Family Resource Center**
- **Presentation Regarding Town Joining Burbio**
- **Discussion Regarding Condominium Law**
- **Discussion Regarding Budget Schedule**

APPROVAL OF CLAIMS

POLLING OF THE BOARD

ANNOUNCEMENTS

- **Town Board Meeting Monday, September 24, 2018 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 Bouton Road Town Offices 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.


SUPERVISOR

AUGUST MONTHLY REPORT

Quantity	Bld Permit	Permit	CC/CO	RM	EQ
	Res Minor Work	\$ 6,165.00	\$ 2,800.00	\$ 62.00	\$ 600.00
	Res ADD	2740.00	2440.00	6.00	50.00
	Res Acc Str	1270.00	670.00	10.00	100.00
	Res Alt	6110.00	5310.00	16.00	50.00
	Res New	6113.00	6013.00	2.00	0.00
	Res Renew	1320.00	0.00	0.00	2.00
	Comm Alt/Add	2800.00	2600.00	4.00	100.00
	Comm Minor	370.00	170.00	4.00	0.00
	ZBA	500.00	0.00	4.00	0.00
	Other Permits	490.00	280.00	6.00	0.00
	220-76C	100.00	0.00	2.00	0.00
	Wetlands/EQ	2050.00	0.00	0.00	350.00
	Civil Penalty	1644.00	0.00	0.00	0.00
	Copies	5.50	0.00	0.00	0.00
	Misc	0.00	0.00	0.00	0.00

Total	\$ 31,677.50	\$ 20,283.00	\$ 116.00	\$ 1,252.00
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Total Receipts :	\$ 53,328.50
Total Deposits:	\$ 53,328.50

Bldg Insp:  _____

Date: 8/31/18 _____

Total: \$53,328.50

53328.5

<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>
Schaffzin	280	180	2	50	Kemp	1100	1000	2	0
Sciarabba	170	70	2	0	Vitiello	140	40	2	50
Parke	200	100	2	50	Walsh	1500	1400	2	0
Ratner	140	40	2	0					
Haimelin	240	140	2	50					
Zline	200	100	2	50					
Daniello	120	20	2	0					
Sugar	310	210	2	0					
Leinwohl	220	120	0	0					
Colclough	290	190	2	0					
Jacob	170	70	2	0					
Acker	200	100	2	50					
Chugh	190	90	2	50					
Simpson	150	50	2	50	Column Total	2740	2440	6	50
Dorgan	180	80	2	0	Subtotal		5236		
Caridi	110	10	2	0	Comm. MW	BP	CO	RM	EQ
Rose	120	20	2	0	Stevens Church	120	20	2	0
Lener	120	20	2	50	Sprint/Amer Travel	250	0	2	0
Surks/Arias	250	150	2	50	Sprint/Amer Travel	0	150	0	0
Graae	130	30	2	0					
Cannon	250	150	2	50					
O'Shea	230	130	2	0	Column Total	370	170	4	0
Battista	200	100	2	0	Subtotal		544		
Garcia	110	20	2	0	Res. Alt	BP	CO	RM	EQ
Oddo	175	0	0	0	Gallagher	450	350	2	0
Sandell	160	60	2	0	Marques	220	120	2	0
Day	160	60	2	50	Tilly Hill	140	40	2	0
Ostroff	120	20	2	0	Tarnowsky	130	30	2	0
Storch	130	30	2	0	J&JMPH	1450	1350	2	0
Bowes	180	80	2	0	Perretti	140	40	2	0
Cranstoun	220	120	2	0	Page	3350	3250	2	50
Hefferon	200	100	2	0	Lancia	230	130	2	0
Ferrajina	240	140	2	50					
					Column Total	6110	5310	16	50
					Subtotal		11486		
					Res. New	BP	CO	RM	EQ
					JVG Estates	6,113	6013	2	
					Column Total	6113	6013	2	0
					Subtotal		12128		
					220-76C	BP	CO	RM	EQ
					Russell	100	0	2	0

Column Total	100	0	2	0
Subtotal	102			

Res Renewal	BP	CO	RM	EQ
Easely		160		2
Oddo		1160	0	0

Column Total	1320	0	0	2
Subtotal	1322			

Wetland	W/P	S/W	EQ
Cascio	0	0	50
Lener	150	0	0
Kutscher	150	0	0
Lazy River	0	0	50
Kemp	150	0	0
Russell	150	0	0
Hiller	0	0	50
Tardanico	0	0	50
JVG Estates	0	0	50
Geist	500	0	0
Miller	0	0	50
Acker	150	0	0
Haimelin	150	0	0
Donohue	0	0	50
Pascullo	150	0	0
Hovel	500	0	0

Column Total	6165	2800	62	600
Subtotal	\$ 9,627.00			

Column Total	2050	0	350
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Civil Penalty	CP	Subtotal	2400
Tilly Hill	284	Other Permits	BP
Colclough	250		CC
Jacob	250		RM
Caridi	250		EQ
Perretti	250	Ginsberg	150
Tarnowsky	250	Waccabuc CC	170
Nardi	110	Pascullo	170

Subtotal	1,644
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Comm. Add/Alt	BP	CO/CC	RM	EQ	Column Total	490	280	6	0
Gilbert Farm	200	100	2	50	Subtotal	776			
Gilbert Farm	2,600	2500	2	50	ZBA	Permit Application	RM		
					Cascio	250	2		
					Donohue	250	2		
Column Total	2800	2600	4	100					
Subtotal	5504								

Misc	BP	CO/CC	RM	EQ
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Column Total	0	0	0	0	Column Total	500	0	4	0
Subtotal		0			Subtotal		504		
Cash					Res. A/S	BP	CO	RM	EQ
Photocopies	5.5				Possenti	300	200	2	50
					Hanley	140.00	40.00	2	50
					Romano	160	60	2	
					Geist	400	300	2	0
					Scott	150	50	2	0
					Nardi	120	20	0	0
					Column Total	1270	670	10	100
Subtotal	5.5				Subtotal		2050		

Mary Hafter

From: Charles C. Beckett <chiefpd@optonline.net>
Sent: Saturday, September 01, 2018 4:13 PM
To: supervisor@lewisborogov.com
Cc: 'Mary Hafter'
Subject: FW: LPD MONTHLY REPORT AUGUST 2018

Hi Peter,
Attached is my monthly report for August 2018

Charles C Beckett

Chief

Lewisboro Police Dept.

79 Bouton Road

South Salem, NY 10590

HQ:(914)763-8903

Fax:(914)763-9016

chiefpd@lewisborogov.com

From: Charles C. Beckett [mailto:chiefpd@optonline.net]
Sent: Saturday, September 01, 2018 4:06 PM
To: chiefpd@lewisborogov.com
Subject: LPD MONTHLY REPORT JULY 2018

PATROL ACTIVITY 2018

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
INCIDENTS REPORTED													
Auto Accidents	13	8	7	6	16	18	18	9	0	0	0	0	95
Aided Cases	29	38	35	27	33	28	33	33	0	0	0	0	256
Alarms	30	25	21	27	44	31	27	37	0	0	0	0	242
Animal	9	4	6	6	8	7	9	11	0	0	0	0	60
Assist Other Depts.	6	10	7	8	3	5	3	10	0	0	0	0	52
Burglary	0	0	0	0	0	0	0	1	0	0	0	0	1
Civil Complaints	0	2	1	1	3	1	3	1	0	0	0	0	12

Criminal Activity	0	1	1	0	0	3	3	1	0	0	0	0	9
Domestic Incidents	0	1	0	1	2	1	3	2	0	0	0	0	10
Drug Related Activity	1	2	1	2	1	9	0	3	0	0	0	0	19
Harassment	3	3	5	3	2	2	3	3	0	0	0	0	24
Larceny	0	1	0	0	8	1	4	2	0	0	0	0	16
Fingerprints	0	2	2	2	0	1	2	2	0	0	0	0	11
Fire	0	0	0	3	5	0	1	0	0	0	0	0	9
Property Lost / Found	1	1	1	3	7	0	5	5	0	0	0	0	23
Utilities	6	4	18	6	5	1	1	8	0	0	0	0	49
Miscellaneous	7	3	15	7	16	26	13	14	0	0	0	0	101
Mischief / Vandalism	3	0	2	0	2	0	1	1	0	0	0	0	9
Summons / Papers Served	4	3	0	2	3	3	1	3	0	0	0	0	19
Suspicious Activity	6	4	10	8	6	6	8	8	0	0	0	0	56
Trespass	3	0	1	0	2	0	0	2	0	0	0	0	8
Vehicles	9	11	7	13	9	9	11	5	0	0	0	0	74
MONTHLY TOTALS	130	123	140	125	175	152	149	161	0	0	0	0	1155

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
D.W.I Arrests	0	0	0	0	0	0	0	1	0	0	0	0	1
Parking Summons	27	14	6	5	16	8	16	10	0	0	0	0	102
Appearance Tickets	0	5	4	3	2	12	0	12	0	0	0	0	38
MONTHLY TOTALS	27	19	10	8	18	20	16	23	0	0	0	0	141

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
VEHICLE AND TRAFFIC TICKETS													
Speeding	7	18	19	26	29	15	20	10	0	0	0	0	144
Agg. Unlicensed	2	3	0	5	0	1	0	0	0	0	0	0	11
Stop Sign	3	2	5	6	9	3	12	3	0	0	0	0	43
Seat Belts	5	1	3	19	45	9	9	2	0	0	0	0	93
Cell / Text	8	2	0	0	0	0	0	2	0	0	0	0	12
Other	4	67	61	89	127	65	53	84	0	0	0	0	550
Parking	23	15	8	9	0	11	9	9	0	0	0	0	84
App Ticket	4	13	3	3	3	10	0	3	0	0	0	0	39
MONTHLY TOTALS	56	121	99	157	213	114	103	113	0	0	0	0	976

LOCAL LAW NUMBER __-2018 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This local law shall be known as “A Local Law creating a new Article V, entitled ‘Real Property Assessment of Converted Condominiums’ and related sections in Chapter 199 of the Code of the Town of Lewisboro.”

SECTION 2 -- ADOPTION

Now therefore be it enacted by the Town Board of the Town of Lewisboro Local Law __-2018 that this law shall take effect immediately upon its passage.

SECTION 3 – TAXATION

A local law to amend Chapter 199, entitled "Taxation," creating a new Article V, entitled "Real Property Assessment of Converted Condominiums," as they pertain to real property assessment of dwelling units converted to condominiums, is hereby enacted pursuant to the New York State Constitution Article IX and New York Municipal Home Rule Law §10, and pursuant to Chapter 293 of the Laws of the State of New York 1997, which enacted §581, Subdivision 1(c), of the Real Property Tax Law and §339-y, Subdivision 1(f), of the Real Property Law for the purposes of preventing lower assessments of converted condominiums.

BE IT ENACTED by the Town Board of the Town of Lewisboro as follows:

ARTICLE V

Real Property Assessment of Converted Condominiums

§199-17. Title.

This local law shall be known as “A Local Law creating a new Article V, entitled ‘Real Property Assessment of Converted Condominiums’ and related sections in Chapter 199 of the Code of the Town of Lewisboro.”

§199-18. Legislative findings.

The Town Board of the Town of Lewisboro finds that residential condominium units incur a significant difference in property taxes compared to comparably priced single family homes under conventional forms of property ownership and, therefore, believes it is necessary to amend Chapter 199 of the Code of the Town of Lewisboro to prevent residential property owners from converting to a condominium form of ownership that would result in a lower assessment, which, if permitted, would unfairly lower the property tax burden for the converted property, while increasing the property tax burden to owners of property in a conventional form of ownership.

§199-19. Definitions.

As used in this article, the following term shall have the meaning indicated:

CONVERTED CONDOMINIUM – A dwelling unit held in condominium form of ownership that has previously been on an assessment roll as a dwelling unit in other than condominium form of ownership and which has not been previously subject to the provisions of §581, Subdivision 1(a), of the Real Property Tax Law or §339-y, Subdivision 1(b), of the Real Property Law.

§199-20. Real property assessment of converted condominiums.

In accordance with §581, Subdivision 1(c), of the Real Property Tax Law and §339-y, Subdivision 1(f), of the Real Property Law, which otherwise permits condominium units to be valued for purposes of real property assessment by using a capitalization of income approach or a cost approach, neither §581, Subdivision 1(a), of the Real Property Tax Law nor §339-y, Subdivision 1(b), of the Real Property Law shall apply to any converted condominium unit in the Town of Lewisboro.

SECTION 4 -- 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 5 – 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.

Dated: _____, 2018

**BY THE ORDER OF THE TOWN BOARD
OF THE TOWN OF LEWISBORO**

JANET DONOHUE, TOWN CLERK