



**TOWN OF LEWISBORO
TOWN BOARD MEETING
AGENDA
LEWISBORO LIBRARY
MONDAY, NOVEMBER 5, 2018
7:30 P.M.**

- **PUBLIC HEARING Regarding the Placement of a Stop Sign at the Intersection of Mount Holly and Mount Holly East**
- **PUBLIC HEARING Regarding Overriding the Tax Levy Limit**
- **PUBLIC COMMENT**
- **COMMUNICATIONS**
 - **Letter from Ridgefield Resident Regarding Winter Club Public Hearing**
 - **Letter from Department of Transportation Regarding Intersection of Routes 121 and 138**
- **CONSENT AGENDA**
 - **Approval of Minutes of October 22, 2018**
 - **Monthly Reports October 2018**
 - **Building Department**
 - **Police Department**
- **NEW BUSINESS**
 - **Resolution Approving Application for Cabaret License for Le Chateau**
 - **Discussion Regarding Westchester County Department of Planning's Comments on Model Ordinance**
- **OLD BUSINESS**
 - **Discussion of Supervisor's Proposed Town Budget for 2019**

- **APPROVAL OF CLAIMS**
- **POLLING OF THE BOARD**
- **ANNOUNCEMENTS**
 - **Town Board Meeting Monday, November 19, 2018 at 7:30 p.m. at the Lewisboro Library, 15 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.

LOCAL LAW NUMBER __-2018 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2018 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 __-2018 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
Mount Holly Road East	West	Mount Holly Road

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.

LOCAL LAW NUMBER __-2018 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2018 Amendments to Section 212-26 Schedule IV: Yield 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 __-2018 that this law shall take effect immediately upon filing with the Secretary of State:

SECTION 3 – VEHICLES & TRAFFIC

Section 212-26 of Chapter 212, Vehicles & Traffic, is hereby amended to read as follows, which deletes Mount Holly Road East from the list of intersections:

§ 212-26 Schedule V: Yield Intersections.

In accordance with the provisions of § 212-8, the following described intersections are hereby designated as yield intersections, and yield signs shall be installed as follows:

Yield Sign on	Direction of Travel	At Intersection of
Access drive (north end)	East	Pond Street
Access drive (south end)	East	Pond Street
Benedict Road (right leg)	East	Oscaleta Road
Benedict Road (right leg)	East	Post Office Road
Big Rock Loop (left leg)	North	Outpost
Big Rock Loop (right leg)	North	Outpost
Bouton Road entrance (east leg)	South	Post Office Road (west leg)
Bouton Road (right leg) [Added 2-18-2003 by L.L. No. 1-2003]	West	Bouton Road (left leg)
Boway (left leg)	North	Old Oscaleta Road

Yield Sign on	Direction of Travel	At Intersection of
Branch Street	West	Lake Street
Brookside Trail	West	Shore Trail
Carol Lane	West	Scenic Drive
Cove Road (east)	South	Cove Road
Deerfield (right leg)	North	Outpost
Dingee Road (left leg)	West	Boutonville Road
East Mountain	North	Deerfield
Elmwood Road (left leg)	East	West Lane
Elmwood Road (right leg)	West	West Lane
Gilbert Street	North	Indian Lane
Hall Avenue	East	Main Street
Harbor Place	North	Sabbathday Hill Road
Hillside Avenue	North	Pond Street
Holly Hill Lane	West	Mount Holly Road
Hoyt Street	East	Country Lane
Increase Miller Road South	South	Todd Road
Indian Lane (east)	West	Hoyt Street
Journeys End Road	West	Hastings Court
Lake Kitchawan Drive	East	Mill River Road
Lake Path	East	Hemlock Road

Yield Sign on	Direction of Travel	At Intersection of
Lake Shore Drive	South	Spring Street
Lake View Pass	East	Sunny Ridge
Lake View Road	West	Cove Road
Lower Salem Road (from west)	East	Lower Salem Road
North Lake Circle West	West	Twin Lakes Road
Old Pond Road	East	Oscaleta Road
Outpost	West	Forest Range
Scenic Drive	North	Upland Court
Schoolhouse Road No. 2 (left leg)	West	Mead Street
Schoolhouse Road No. 2 (right leg)	East	Mead Street
Shady Lane (right leg)	North	Elmwood Road
Shore Trail	East	Grandview Road
Soundview Loop	South	Soundview Loop
Spring Hill Road	East	West Lake
Timberwood Place	North	Tribrook Drive
Todd Road (connecting road)	East	Todd Road North
Todd Road North (right leg)	West	Todd Road
Upper Lake Shore Drive	North	Sunny Ridge Road
West Main Street	East	Main Street
Wilton Road	West	Silver Springs Road

Yield Sign on	Direction of Travel	At Intersection of
Woodway (left leg)	South	Spring Street
Woodway (right leg)	South	Boway
Woodway (right leg)	South	Spring Street
Yerks Road	South	Sullivan Road

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.

Local Law No. __ of the Year 2018

Town of Lewisboro, Westchester County, New York

A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c

Section 1. Legislative Intent.

It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Lewisboro, County of Westchester, pursuant to General Municipal Law §3-c, and to allow the Town of Lewisboro, County of Westchester to adopt a town budget for (a) town purposes, (b) fire protection districts and (c) any other special or improvement district governed by the Town Board for the fiscal year 2019 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-c.

Section 2. Authority.

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by vote of sixty percent (60%) of the Town Board.

Section 3. Tax Levy Limit Override.

The Town Board of the Town of Lewisboro, County of Westchester is hereby authorized to adopt a budget for the fiscal year 2019 that requires a real property tax levy in excess of the limit specified in General Municipal Law §3-c.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application

thereof to any person, firm or corporation, or circumstance, shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

Mary Hafter

From: Lkliberti <lklberti@gmail.com>
Sent: Wednesday, October 31, 2018 11:38 AM
To: benefits@lewisborogov.com
Subject: Thank you, Mr. Parsons

Mr. Parsons,

I live on Peaceable Street in Ridgefield with my husband and two young daughters, ages 4 and 2. We all want to thank you for taking the time to speak at last night's hearing in defense of both our neighborhood and the character of Ridgefield. We were shocked at the way you were treated by Mr. Fossi, who has either never driven east through that intersection at rush hour or has personal interests (he is a developer) that want to see this application approved.

I actually grew up in Lewisboro, living in Cross River as a toddler and South Salem through adolescence into young adulthood. My husband and I even rented on Truesdale Lake for two years after we were married. As you described, my family always did the vast majority of our shopping, dining, and activities in Ridgefield. When we found a house we loved in the Peaceable neighborhood two years ago, just an eight minute drive from my parents on Longview Road, it was like a dream come true. This winter club dilemma is turning it into a nightmare, but your involvement has made it feel a bit less isolating.

On a side note, my parents attended the Lewisboro hearings several years ago to oppose closing the elementary school. When I told them about your involvement in this, they practically lit up and described how impressed and appreciative everyone was of your words back then.

You truly are a champion of the people and a voice of reason. It makes me proud to be from Lewisboro. I applaud you for standing up for what is right and making your voice heard, even though it is not technically "your" town. Thank you.

Sincerely,
Laura, Chris, Allison, and Caroline Liberti

222 Peaceable Street, Ridgefield




Department of Transportation

ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

LANCE MacMILLAN, P.E.
Regional Director

October 23, 2018

Honorable Peter H. Parsons
Supervisor
Town of Lewisboro
PO Box 500
South Salem, NY 10590

Dear Supervisor Parsons:

Thank you for your correspondence regarding a traffic safety concern at the intersection of Route 121 and Route 138 in the town of Lewisboro, Westchester County.

After reviewing this location, the New York State Department of Transportation has decided to restripe and better delineate the intersection. We will also replace the warning signs with new signs that are larger and have reflective sheeting and reflective post strips. Also, the brush will be cleared to improve line sight distance and speed reduction markings will be placed on Route 121.

Thank you for your interest in transportation and for sharing your concerns of the residents in the town of Lewisboro. If you have any further questions, please feel free to contact me at (845) 431-5750.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance MacMillan", written over a horizontal line.

Lance MacMillan, P.E.
Regional Director

OCTOBER MONTHLY REPORT

Quantity	Bld Permit	Permit	CC/CO	RM	EQ
	Res Minor Work	\$ 9,885.00	\$ 4,785.00	\$109.00	\$ 1,350.00
	Res ADD	0.00	0.00	0.00	0.00
	Res Acc Str	1700.00	1400.00	6.00	50.00
	Res Alt	2950.00	1550.00	8.00	50.00
	Res New	13400.00	13200.00	4.00	50.00
	Res Renew	1706.00	0.00	0.00	0.00
	Comm Alt/Add	4600.00	4400.00	4.00	50.00
	Comm Minor	850.00	650.00	4.00	0.00
	ZBA	1004.00	0.00	0.00	0.00
	Other Permits	250.00	50.00	4.00	0.00
	220-76C	0.00	0.00	0.00	0.00
	Wetlands/EQ	850.00	0.00	0.00	0.00
	Civil Penalty	250.00	0.00	0.00	0.00
	Copies	270.00	0.00	0.00	0.00
	Misc	100.00	0.00	0.00	0.00
Total		\$ 37,815.00	\$ 26,035.00	\$139.00	\$ 1,550.00

Total Receipts : \$ 65,539.00

Total Deposits:

Bldg Insp: _____
 Date: 10/31/18

Total: \$65,539.00

Res. MW	BP	CC	RM	EQ	Residential Add	BP	CO	RM	EQ
Suggs		200	100	2					
Price				50					
Rose				50					
Beadsley		120	20	7					
Peace and Carrot:		130	30	2					
Potter		200	100	2					
Antonecchia		120	20	2					
Miller		180	80	2					
Angier		0	0	0					
Racz		140	140	2					
8 Ferdinand		180	100	2					
King Lumber		130	30	2					
Crispi		260	160	2					
Rice		210	60	2					
Steinberg		120	20	2					
Bysshe		220	120	2					
Katzin		240	140	2					
Eggleton		120	20	2					
Santomenna		180	80	2					
Richman		200	100	2					
Ferrara		0	0	0					
Rand		420	320	2					
Caprio		150	50	2					
Simonson		150	50	2					
Werner		100	0	2					
Fierman		260	160	2					
Racz		125	25	2					
Jordan		230	130	2					
Harburger		130	30	2					
Kenny		150	50	2					
DeNoia		290	190	2					
Hanley		200	100	2					
Cusato		250	150	2					
Ricca		150	50	2					
Duke		210	110	2					
Prosio		160	60	2					
Parrish		200	100	2					
Eisen		150	60	2					
Paulsen		150	50	2					
Knapik		110	20	2					
Giaccio		240	140	2					
Eggers		230	130	2					
Didao		330	230	2					
Rose		640	540	2					
McQuire		110	20	2					
Gusman		120	20	2					
Jonovic		120	20	2					
Demarco		140	40	2					
Christopher		130	30	2					
					Column Total		0	0	0
					Subtotal		0		
					Comm. MW	BP	CO	RM	EQ
					Vista Fire Dist		350	250	2
					Cross River Realty		500	400	2
					Column Total		850	650	4
					Subtotal		1504		
					Res. Alt	BP	CO	RM	EQ
					Fisher		200	100	2
					Karlan		600	500	2
					Partouche		500	400	2
					Reed		650	550	2
					Lazy River Land Tr		1000	0	0
					Column Total		2950	1550	8
					Subtotal		4558		
					Res. New	BP	CO	RM	EQ
					Ianuzzi		7,100	7000	2
					Secchiano		6300	6200	2
					Column Total		13400	13200	4
					Subtotal		26654		
					220-76C	BP	CO	RM	EQ

Leirwhol	160	60	2	0
Miller	240	140	2	0
Cusato	150	50	2	50
Cusato	130	30	2	0
Skrelja	210	110	2	0
Shanefield	200	100	2	50
Biederman	200	100	2	50
Column Total 0 0 0 0				
Subtotal 0				
Res Renewal	BP	CO	RM	EQ
Brown		814.5		
Brown		189.5		
Forbes		702		
Column Total 1706 0 0 0				
Subtotal 1706				
Wetland	W/P	S/W	EQ	
Buchman		150		
Gustafson		150		
Potter		150		
Nathan		150		
Beardsley		150		
Manno		50		
Martins		50		
Column Total 9885 4785 109 1350				
Subtotal \$ 16,129.00				
Civil Penalty	CP			
Antonecchia	250			
Subtotal 250				
Comm. Add/Alt	BP	CO/CC	RM	EQ
Waccabuc County	4100	4000	2	50
Coyle	500	400	2	0
Column Total 4600 4400 4 50				
Subtotal 9054				
Misc	BP	CO/CC	RM	EQ
Boniello	100			
Column Total 100 0 0 0				
Subtotal 100				
Column Total 850 0 0 0				
Subtotal 850				
Other Permits	BP	CC	RM	EQ
Waccabuc County		120	20	2
Waccabuc County		130	30	2
Column Total 250 50 4 0				
Subtotal 304				
ZBA	Permit Application	RM		
Rose		252		
Muller		752		
Column Total 1004 0 0 0				
Subtotal 1004				

[illegible]

APPLICATION FOR LICENSE
TO OPERATE A CABARET
IN THE TOWN OF LEWISBORO

Town of Lewisboro
Town Clerk's Office
11 Main Street
P. O. Box 500
South Salem, New York 10590

1. Name of applicant Le Chateau LLC
2. Location of cabaret Le Chateau
3. Business address 1410 Rt 35, South Salem, ny
4. Business telephone number 914-763-1410
5. Home and emergency telephone numbers [REDACTED]
6. Name of owner John Royce + Tom Montague
7. Names and addresses of officers of business John Royce, 74 Drum Hill Rd, Wilton, CT
Tom Montague, 7 Kent Rd, Newtown, CT
8. Operator of premises Le Chateau LLC
9. Type of musical entertainment Live bands / DJ's at weddings
10. Number of square feet in the room or rooms to be used for cabaret purposes 5800
11. License fee \$ 150

Signature of applicant



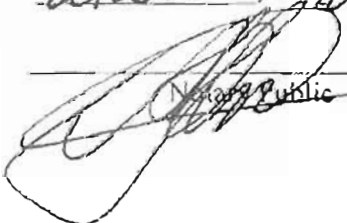
Title

CFO

Sworn to before me this 26 day of

October, 20013

ACVR PENNA
NOTARY PUBLIC
My Commission Expires 12/31/2018


Notary Public

LICENSE IS NOT TRANSFERRABLE

George Latimer
County Executive

County Planning Board
October 26, 2018

Janet L. Donahue, Town Clerk
Town of Lewisboro
P.O. Box 500/11 Main Street
South Salem, NY 10590

**Subject: Referral File No. LEW 18-008 – Incorporation of Model Ordinance Provisions
Zoning Text Amendment**

Dear Ms. Donahue:

The Westchester County Planning Board has received a proposed amendment to the text of the Town Zoning Ordinance to incorporate the Model Ordinance Provisions from the Westchester County Fair and Affordable Housing Implementation Plan to affirmatively further fair housing in Lewisboro.

We have reviewed the proposed amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. The County Planning Board commends the Town for incorporating the Model Ordinance Provisions into the Town Zoning Ordinance to ensure consistency with Westchester County's affordable affirmatively furthering fair housing (AFFH) guidelines.

We offer the following comments:

1. Development incentives. We note that the proposed zoning amendments do not include incentives to encourage the creation of affordable AFFH units above the number required to be created by the ordinance. We recommend the Town consider providing incentives such as allowing higher densities, easing minimum height, bulk and setback requirements, or an allowance for shared parking so as to reduce infrastructure costs.

2. Minimum inclusion of affordable AFFH units. We also note that the new regulations would only require the inclusion of affordable AFFH units for residential developments of 10 units or greater. We recommend that consideration be given towards requiring one affordable AFFH unit in developments between five and nine units in size.

3. Occupancy standards. The table showing occupancy standards should be revised to prescribe both minimum and maximum occupancy limits for affordable AFFH units based on the number of bedrooms.

4. Administration. Section J. Administration of the proposed zoning amendment should be revised to include a reference to the monitoring responsibilities of the organization or agency overseeing the

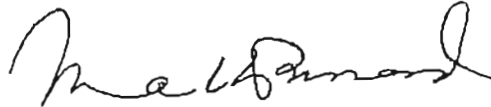
administration of affordable AFFH units in the Town, if the Town wishes for the County to conduct the on-going monitoring of the compliance of the units.

5. Typographical errors. *Section K(3) Calendar/agenda priority* includes a second “:” that should be removed. *Section 4 – Home Rule* contains an “(a)” that should be removed.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/LH