

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on January 22, 2019 at 7:30 p.m. at the at the Lewisboro Justice Court, 79 Bouton Road, 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 Jennifer Herodes, Facilities Maintenance Manager Joel Smith and Confidential Secretary/Benefits Coordinator Mary Hafter.

Approximately 7 residents/observers.

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

EMERGENCY PROCEDURE

Supervisor Parsons noted the exits to be used in the event of an emergency.

PLEDGE OF ALLEGIANCE

The Supervisor led the Pledge of Allegiance to the flag.

PUBLIC COMMENT PERIOD

There were no public comments.

CONSENT AGENDA

MINUTES - Approved

On motion by Mr. Pappalardo, and second by Ms. Crimmins, the minutes of the January 7, 2019 Town Board meeting were approved.

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

AMERICAN TOWER – Authorize Supervisor to Sign

Supervisor Parsons stated that Tom LoBosco, a Vista resident and member of the Vista Fire Department, informed him that there is no emergency antenna on the tower located at the Town Park and he feels this is something that should be looked at. Supervisor Parsons thanked Mr. LoBosco for his suggestion and will follow up with American Tower Corporation.

On motion by Mr. Pappalardo, 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 the Town Board does authorize the Supervisor to sign the American Tower Corporation letter of authorization for T-Mobile Northeast LLC, dba T-Mobile, to file land use and construction permit applications for their current project, located at the Town Park, 1081 Highway Route 35, South Salem, NY, thereby complying with governmental regulations.

NORTH EAST WESTCHESTER SPECIAL RECREATION INTERAGENCY AGREEMENT – Authorize Supervisor to Sign

On motion by Ms. Crimmins, 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 the Town Board does authorize the Supervisor to sign the 2019 North East Westchester Special Recreation Interagency Agreement subject to review by counsel.

5K OLIVER’S RACE – Authorize Use of Town Roads

On motion by Mr. Welsh, 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 the Town Board does authorize the holding of Oliver’s 5K for stillbirth awareness and research on Saturday, May 18, 2019 starting behind Meadow Pond Elementary school on Deep Well Farms Road and across the field onto Shady Lane and heading back on the same route they came out on and be it further

RESOLVED, that proper insurance and Police Chief Approval has been obtained.

DRUG ABUSE PREVENTION COUNCIL – Authorize Supervisor to Sign Contract

On motion by Mr. Pappalardo, 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 the Supervisor be and hereby is authorized to sign the 2019 Drug Abuse Prevention Council agreement not to exceed \$6,500, as reviewed by counsel.

ZONING – Middle Income Units (7:39 – 7:58 p.m.)

The Supervisor brought up for discussion how many middle income housing units can be owned by one individual, namely in the Oakridge area. The Housing Committee currently has no guidance on this topic from the Town Board but Supervisor Parsons feels that this is necessary. Housing Chairperson, Jane Lindau, was in attendance. Town Attorney, Jennifer Herodes, stated that she wanted to remind the Board that this was just up for discussion at this time since there wasn't any policy or Town Code for the Housing Committee to go by and it was time to revisit this subject. The code is currently silent on this subject.

Supervisor Parsons suggested that the Housing Committee, at their next meeting, frame a policy and come back to the Town Board with an implementation suggestion – either to change the Town Code or to set a policy for the Housing Committee to follow. Ms. Herodes did suggest that the Board come up with a number of units that one person can own and stick with that number.

ZONING – Multi Family Use in Two-Family Zoning (7:59 – 8:19 p.m.)

Supervisor Parsons wanted to discuss about allowing multifamily use in the two-family zoning district by special use permit. Most of the areas in town that are zoned for such use are located in Goldens Bridge.

Supervisor Parsons stated that there are several homes in such zones that are currently assessed as three-family residences. Some of these homes could be “grandfathered in”. Town Attorney, Jennifer Herodes stated that the building department records don't always mirror the assessor records. Town resident, Kevin Catone asked specifically about the Community House and Supervisor Parsons stated that it is zoned as a two-family as is the entire neighborhood; Old Bedford Road, Park Road and Mandia Road. Ms. Herodes stated that the discussion is about whether or not the Town wants to change the general district that the Community House is in, which is now zoned as a two-family, and would be effected by the district wide zone change.

Supervisor Parsons wondered if special use permits could be applied for if someone wanted to make a two-family to something greater. Mr. Welsh asked about whether a homeowner could still apply for a variance to allow for something greater than a two-family dwelling without a special use permit. Supervisor Parsons feels that a special use permit would be easier to obtain.

Mr. Pappalardo asked whether an applicant could still apply for a variance to allow for something greater than a two-family and the answer was yes and it would be particular to that application.

The Board agreed further research was needed to determine how many multi-family dwellings currently exist. Supervisor Parsons wants to avoid going “door-to-door”. He also stated that what the town has is an area where there is de facto zoning and he would prefer not to re-zone the area. Ms. Herodes suggested starting with the Building Department. Mr. Gonçalves also suggested that Supervisor Parsons take the list that he received from the Assessor and compare it with what the Building Department has on file.

ZONING - Accessory Wineries as a Special Use Permit

Supervisor Parsons stated that he is still waiting to be updated by the Planning Board, who will continue their discussion about accessory wineries as a special use permit at their next meeting on January 24th. Supervisor Parsons would like to finalize this discussion at the next Town Board meeting which will be February 11, 2019.

WESTCHESTER POWER PROGRAM – Renewal (8:22 – 8:50 p.m.)

Mr. Welsh gave a presentation on the Westchester Power 2019, which is a community bulk electricity purchasing program (see the attached presentation).

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

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Pappalardo	(4)
	Abstain	- Welsh	(1)
	Absent	- None	(0)

RESOLUTION

RESOLVED, that the Town Board authorizes the Supervisor to sign a Memorandum of Understanding with Westchester Power Community Choice Aggregation.

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

THE VOTE:	Yes	- Parsons, Crimmins, Gonçalves, Pappalardo	(4)
	Abstain	- Welsh	(1)
	Absent	- None	(0)

RESOLUTION

RESOLVED, that the Town Board does authorize the switch to the renewable energy supply with Westchester Power Community Choice Aggregation.

CLAIMS – Authorized for Payment

On motion by Mr. Parsons, seconded by Mr. Pappalardo, the Board voted 5-0 to authorize payment of the Town’s bills in the amount of \$289,777.73.

POLLING OF BOARD AND ANNOUNCEMENTS

WESTCHESTER LAND TRUST – Upcoming Program

Ms. Crimmins announced a Westchester Land Trust program called Animal Tracks that will take place at Onatru Farm on Sunday, January 27, 2019 from 1-3 p.m.

SUSTAINABILITY COMMITTEE – Education Seminar on Plastic

Ms. Crimmins announced a program that the Sustainability Committee will be giving at the Lewisboro Library on Saturday, February 16. This educational program will be for 6-12 year olds and will discuss plastic and the environment. They will also discuss the ban on plastic bags that has been passed in our town and why it will make a difference. The children will also do artwork and make posters which will be offered to local retailers to display in their stores.

DOMESTIC ABUSE – One Love

Ms. Crimmins announced that the New Dawn Resource Center is partnering with a group called One Love, which is a program that was designed after a teenage girl lost her life due to domestic abuse. In honor of her memory they have created a program that talks about healthy relationships. Ms. Crimmins stated that local officials and schools have been invited to learn more about this program and the possibility of implementing this into our schools. The meeting will take place on Tuesday, February 5.

DR. MARTIN LUTHER KING – Recognize

Ms. Crimmins wanted to recognize Martin Luther King Day and his notion of service and encouraged all to try to serve each other and the community. Mr. Welsh also mentioned Coretta Scott King, his wife, who was really instrumental in pushing him out in the directions that he went. Mr. Welsh also reminded everyone of Mr. King's broad portfolio.

COUNTY LEGISLATURE – Question and Answer Session

Supervisor Parsons stated that our County Legislator, Kitley Covill and local elected officials will be at the Lewisboro Library on Thursday, January 24, 2019 at 7 p.m. for a question and answer session.

HIGHWAY, MAINTENANCE & EMERGENCY OPERATION'S MANAGER – Thank You

The Board thanked the Highway and Maintenance Departments along with our EOM, Adam Ochs for a job well done with regards to the storm over the weekend.

MEETINGS – Dates Set

Upcoming meetings of the Board include a regular meeting on Monday, February 11, 2019 at 7:30 p.m. at the Lewisboro Library, 15 Main Street, South Salem, New York.

EXECUTIVE SESSION – To Discuss Appointments and Legal Issues

On motion by Mr. Parsons, seconded by Mr. Pappalardo, the Board voted 5-0 to go into executive session at 8:55 p.m. to discuss appointments and legal issues

On motion by Mr. Parsons, seconded by Mr. Pappalardo, the Board voted 5-0 to come out of executive session at 9:39 p.m.

TOWN OWNED PROPERTY – Goldens Bridge Community House

On motion by Mr. Pappalardo, 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 the Supervisor be and hereby is authorized to list the Goldens Bridge town owned property, located at 65 Old Bedford Road, Goldens Bridge, NY 10596 with Ginnel Realty for a 3 month listing.

ADJOURNMENT

On motion by Mr. Parsons, seconded by Mr. Gonçalves, the Board voted 5-0 to adjourn at 9:40 p.m.

Janet L. Donohue
Town Clerk