



**TOWN OF LEWISBORO  
TOWN BOARD WORK SESSION  
AGENDA  
LEWISBORO LIBRARY  
MONDAY, MARCH 11, 2019  
7:30 P.M.**

**PUBLIC HEARING Regarding Amendments to Sections 212-19 and 212-35 for Parking  
Lots and Parking Permits**

**PUBLIC COMMENT**

**CONSENT AGENDA**

- **Approval of Minutes of February 25, 2019**
- **Monthly Reports February 2019**
  - **Building Department**
  - **Police Department**

**OLD BUSINESS**

- **Resolution Referring Mercedes Benz Zoning Change Request to the County and Town Planning Boards**
- **Discussion of Rezoning for Special Use Permit for Multifamily in Existing Two-Family Residential Districts**
- **Discussion of Town House Color Scheme**

**NEW BUSINESS**

- **Discussion of Possible Town Limits on Legalization of Cannabis in New York**
- **Resolution Authorizing Renewal License for Collection of Residential Refuse to County Waste Management**
- **Resolution to Thank Jerome Kerner For His Service as Planning Board Chair and to Appoint Replacement**
- **Discussion Regarding of Proposed PILOT of \$50,000.00 by Wilder Balter**

**APPROVAL OF CLAIMS**

**POLLING OF THE BOARD**

## **ANNOUNCEMENTS**

- **Town Board Meeting Monday, March 25, 2019 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.

§ 212-19.1. **Town Parks and Preserves Parking Lots.**

Parking within the parking lots of the Town Parks and Preserves as referred to herein shall be regulated as follows:

- (A) The parking restrictions and regulations set forth herein shall apply to the following parking lots (hereinafter referred to as the "lots"):
  - (1) Vista Park Parking Lot located at 477 Smith Ridge Road (Route 123);
  - (2) Fox Valley Park Parking Lot located at 4 Indian Hill Road;
  - (3) Onatru Park and Preserve Parking Lot located at 99 Elmwood Road;
  - (4) Town Park Parking Lot located at 1079 Old Post Road (Route 35);
  - (5) Brownell Preserve Parking Lot located on Harriet Lane;
  - (6) Old Field Preserve Parking Lot located on Mead Street; and
  - (7) Leon Levy Preserve Parking Lot located on Smith Ridge Road (Route 123).
- (B) Parking in the lots is reserved at all times for persons using the park or preserve during the time their vehicle is parked in the lot, or as otherwise permitted pursuant to this section.
- (C) Parking in the lots is limited to the hours the park or preserve is open to the public. There shall be no overnight parking in the lot, with the exception of official Town use.
- (D) Permits shall be granted by the Parks and Recreation Department of the Town of Lewisboro on a first-come, first-serve basis, with priority given to Town residents. If any spaces remain after Town residents have been issued permits, then permits may be offered to nonresidents. Rates for the parking spaces shall be established from time to time by resolution of the Town Board. Permits shall be nonrenewable and shall be valid for a period of one year.
- (E) Persons who have a parking permit issued pursuant to this section shall not be limited to parking their vehicle during the time they are using the park or preserve. However, such persons are limited to the hours for parking as set forth in this section.
- (F) No permit shall be required for a Town resident to park their vehicle in the lots during the time such resident is utilizing the park or preserve.

- § 212-35 **Schedule XIV: Tow-Away Zones.**

In accordance with the provisions of § 212-14, the following streets, parts of streets or parking lots are hereby designated as tow-away zones and any vehicle found parked in violation of § 212-19, 212-19.1 or abandoned shall be removed as provided in Article IV of this chapter.

| <b>Location</b>                      | <b>Hours</b> |
|--------------------------------------|--------------|
| Brownell Preserve Parking Lot        | At all times |
| Fox Valley Park Parking Lot          | At all times |
| Leon Levy Preserve Parking Lot       | At all times |
| Old Field Preserve Parking Lot       | At all times |
| Onatra Park and Preserve Parking Lot | At all times |
| Spring Street Parking Lot            | At all times |
| Town Park Parking Lot                | At all times |
| Vista Park Parking Lot               | At all times |

LOCAL LAW NUMBER \_\_-2019 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2019 Amendments to Chapter 212: Vehicles & Traffic.

SECTION 2 -- ADOPTION

Now therefore be it enacted by the Town Board of the Town of Lewisboro Local Law \_\_-2019 that this law shall take effect immediately upon its passage:

SECTION 3 – VEHICLES & TRAFFIC

§ 212-19.1. **Town Parks and Preserves Parking Lots.**

Parking within the parking lots of the Town Parks and Preserves as referred to herein shall be regulated as follows:

- (A) The parking restrictions and regulations set forth herein shall apply to the following parking lots (hereinafter referred to as the “lots”):
  - (1) Vista Park Parking Lot located at 477 Smith Ridge Road (Route 123);
  - (2) Fox Valley Park Parking Lot located at 4 Indian Hill Road;
  - (3) Onatru Park and Preserve Parking Lot located at 99 Elmwood Road;
  - (4) Town Park Parking Lot located at 1079 Old Post Road (Route 35);
  - (5) Brownell Preserve Parking Lot located on Harriet Lane;
  - (6) Old Field Preserve Parking Lot located on Mead Street; and
  - (7) Leon Levy Preserve Parking Lot located on Smith Ridge Road (Route 123).
- (B) Parking in the lots is reserved at all times for persons using the park or preserve during the time their vehicle is parked in the lot, or as otherwise permitted pursuant to this section.
- (C) Parking in the lots is limited to the hours the park or preserve is open to the public. There shall be no overnight parking in the lot, with the exception of official Town use.
- (D) Permits shall be granted by the Parks and Recreation Department of the Town of Lewisboro on a first-come, first-serve basis, with priority given to Town residents.

If any spaces remain after Town residents have been issued permits, then permits may be offered to nonresidents. Rates for the parking spaces shall be established from time to time by resolution of the Town Board. Permits shall be nonrenewable and shall be valid for a period of one year.

- (E) Persons who have a parking permit issued pursuant to this section shall not be limited to parking their vehicle during the time they are using the park or preserve. However, such persons are limited to the hours for parking as set forth in this section.
- (F) No permit shall be required for a Town resident to park their vehicle in the lots during the time such resident is utilizing the park or preserve.

**§ 212-35 Schedule XIV: Tow-Away Zones.**

In accordance with the provisions of § 212-14, the following streets, parts of streets or parking lots are hereby designated as tow-away zones and any vehicle found parked in violation of § 212-19, 212-19.1 or abandoned shall be removed as provided in Article IV of this chapter.

| Location                             | Hours        |
|--------------------------------------|--------------|
| Brownell Preserve Parking Lot        | At all times |
| Fox Valley Park Parking Lot          | At all times |
| Leon Levy Preserve Parking Lot       | At all times |
| Old Field Preserve Parking Lot       | At all times |
| Onatru Park and Preserve Parking Lot | At all times |
| Spring Street Parking Lot            | At all times |
| Town Park Parking Lot                | At all times |
| Vista Park Parking Lot               | At all times |

**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.

## FEBRUARY MONTHLY REPORT

|                | Permit       | CC/CO        | RM       | EQ          |
|----------------|--------------|--------------|----------|-------------|
| Bld Permit     | \$ 5,800.00  | \$ 3,210.00  | \$ 52.00 | \$ 600.00   |
| Res Minor Work | 1080.00      | 980.00       | 2.00     | 50.00       |
| Res ADD        | 5340.00      | 5040.00      | 6.00     | 150.00      |
| Res Acc Str    | 17070.00     | 16270.00     | 16.00    | 0.00        |
| Res Alt        | 3100.00      | 3000.00      | 2.00     | 50.00       |
| Res New        | 0.00         | 0.00         | 0.00     | 0.00        |
| Res Renew      | 0.00         | 0.00         | 0.00     | 0.00        |
| Comm Alt/Add   | 540.00       | 340.00       | 4.00     | 0.00        |
| Comm Minor     | 1250.00      | 0.00         | 6.00     | 0.00        |
| ZBA            | 1950.00      | 1850.00      | 2.00     | 50.00       |
| Other Permits  | 0.00         | 0.00         | 0.00     | 0.00        |
| 220-76C        | 900.00       | 0.00         | 0.00     | 150.00      |
| Wetlands/EQ    | 1010.00      | 0.00         | 0.00     | 0.00        |
| Civil Penalty  | 348.00       | 0.00         | 0.00     | 0.00        |
| Copies         | 402.00       | 0.00         | 0.00     | 0.00        |
| Misc           |              |              |          |             |
| Total          | \$ 38,790.00 | \$ 30,690.00 | \$ 90.00 | \$ 1,050.00 |

Total Receipts : \$ 70,620.00

Total Deposits:

Bldg Insp: \_\_\_\_\_  
 Date: 2/28/19



[illegible]

|                    |              |    |    |     |     |    |    |   |
|--------------------|--------------|----|----|-----|-----|----|----|---|
|                    | Column Total |    |    |     | 0   | 0  | 0  | 0 |
|                    | Subtotal     |    |    |     | 0   |    |    |   |
|                    | Res Renewal  | BP | CO | RM  | EQ  |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
| Column Total       |              |    |    | 0   | 0   | 0  | 0  |   |
| Subtotal           |              |    |    | 0   |     |    |    |   |
| Wetland            |              |    |    | W/P | S/W | EQ |    |   |
| Live Well Finacial |              |    |    | 0   | 0   | 0  | 50 |   |
| Rosenbaum          |              |    |    | 0   | 0   | 0  | 50 |   |
| Armstead LLC       |              |    |    | 150 | 0   | 0  | 0  |   |
| Lakeshore Getawa   |              |    |    | 150 | 0   | 0  | 0  |   |
| Lake Katonah Clut  |              |    |    | 150 | 0   | 0  | 0  |   |
| Hall               |              |    |    | 0   | 0   | 0  | 50 |   |
| Law                |              |    |    | 150 | 0   | 0  | 0  |   |
| Harrington         |              |    |    | 150 | 0   | 0  | 0  |   |
| Lakeshore Getawa   |              |    |    | 150 | 0   | 0  | 0  |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |
|                    |              |    |    |     |     |    |    |   |

Total: \$70,620.00

| <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> |
|-------------------|-----------|-----------|-----------|-----------|------------------------|-----------|-----------|-----------|-----------|
| Houlihan          | 120       | 20        | 2         | 0         | Fay Lane LLC           |           | 1080      | 980       | 2 50      |
| Lakeshore Getaway | 120       | 20        | 2         | 50        |                        |           |           |           |           |
| Collins           | 300       | 200       | 2         | 50        |                        |           |           |           |           |
| Gayosso           | 180       | 80        | 2         | 0         |                        |           |           |           |           |
| Flamberg          | 230       | 130       | 2         | 0         |                        |           |           |           |           |
| Kulingara         | 120       | 20        | 2         | 0         |                        |           |           |           |           |
| 8 Waterview Ct    | 300       | 200       | 2         | 0         |                        |           |           |           |           |
| Whittaker         | 160       | 60        | 2         | 0         |                        |           |           |           |           |
| Harris            | 240       | 140       | 2         | 0         |                        |           |           |           |           |
| JJE33             | 1070      | 970       | 2         | 0         |                        |           |           |           |           |
| Yurgel            | 100       | 0         | 2         | 0         |                        |           |           |           |           |
| Fries             | 230       | 130       | 2         | 50        |                        |           |           |           |           |
| Thompson          | 250       | 150       | 2         | 50        |                        |           |           |           |           |
| Senno             | 110       | 20        | 2         | 0         | Column Total           |           | 1080      | 980       | 2 50      |
| Harrington        | 230       | 130       | 2         | 0         | Subtotal               |           |           | 2112      |           |
| Pink              | 150       | 50        | 2         | 50        | <b>Comm. MW</b>        | <b>BP</b> | <b>CO</b> | <b>RM</b> | <b>EQ</b> |
| Tobin             | 130       | 30        | 2         | 50        | Smith Ridge Ass.       |           | 540       | 340       | 4 0       |
| Whittaker         | 120       | 20        | 2         | 50        |                        |           |           |           |           |
| Depew             | 120       | 20        | 2         | 50        |                        |           |           |           |           |
| JJE33             | 230       | 130       | 2         | 50        |                        |           |           |           |           |
| 1410 Rte 35       | 130       | 30        | 2         | 0         | Column Total           |           | 540       | 340       | 4 0       |
| Honzawa (balance) | 10        | 10        | 0         | 0         | Subtotal               |           |           | 884       |           |
| Koteen            | 200       | 100       | 2         | 50        | <b>Res. Alt</b>        | <b>BP</b> | <b>CO</b> | <b>RM</b> | <b>EQ</b> |
| Chase             | 200       | 100       | 2         | 50        | Fonte (balance)        |           | 2500      | 2500      | 0 0       |
| Brancati          | 190       | 90        | 2         | 50        | Sfreddo                |           | 140       | 40        | 2 0       |
| Pilon             | 300       | 200       | 2         | 0         | Battaglia              |           | 180       | 80        | 2 0       |
| Jones             | 260       | 160       | 2         | 0         | Maex                   |           | 3600      | 3500      | 2 0       |
|                   |           |           |           |           | Zhao                   |           | 600       | 500       | 2 0       |
|                   |           |           |           |           | Lazy River (balance)   |           | 80        | 80        | 0 0       |
|                   |           |           |           |           | Hall                   |           | 850       | 750       | 2 0       |
|                   |           |           |           |           | Gilbert Farm (balance) |           | 8500      | 8500      | 0 0       |
|                   |           |           |           |           | DeJong                 |           | 200       | 100       | 2 0       |
|                   |           |           |           |           | Pink                   |           | 420       | 220       | 4 0       |
|                   |           |           |           |           | Column Total           |           | 17070     | 16270     | 16 0      |
|                   |           |           |           |           | Subtotal               |           |           | 33356     |           |
|                   |           |           |           |           | <b>Res. New</b>        | <b>BP</b> | <b>CO</b> | <b>RM</b> | <b>EQ</b> |
|                   |           |           |           |           | Boniello               |           | 3,100     | 3000      | 2 50      |
|                   |           |           |           |           | Column Total           |           | 3100      | 3000      | 2 50      |
|                   |           |           |           |           | Subtotal               |           |           | 6152      |           |
|                   |           |           |           |           | <b>220-76C</b>         | <b>BP</b> | <b>CO</b> | <b>RM</b> | <b>EQ</b> |

## FEBRUARY

[illegible][illegible]

TOWN BOARD OF THE TOWN OF LEWISBORO  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

-----X  
In the Matter of the Application of

CELEBRITY WESTCHESTER REALTY, LLC

**PETITION FOR  
ZONING MAP  
AMENDMENT**

For amendments to the Zoning Map of the Town of  
Lewishoro changing the Zoning Designation of Parcels  
Zoned RB to GB affecting 5 Anderson Lane, also  
designated as Sheet 4E, Block 11135, Lot 5 and  
307 Route 22, also as designated Sheet 4E, Block 1135,  
Lot 9; and Parcel Zoned R-1/2A to GB affecting 46  
Green Hill Road also designated as Sheet 4E,  
Block 11137, Lot 42.

-----X  
CELEBRITY WESTCHESTER REALTY, LLC (the "Petitioner") hereby  
petitions the Town Board of the Town of Lewisboro for amendments to the Zoning Map  
pursuant to New York State Town Law Sections 264 and 265 as follows:

The Petitioner

1. Petitioner CELEBRITY WESTCHESTER REALTY, LLC is a limited liability company duly organized and existing under the laws of the State of New Jersey with offices at 130 Route 10 West, Whippany, New Jersey 07981 ("Celebrity").
2. Petitioner is the Contract Vendee of three separate tax lots (5, 9 and 42) as more particularly described below.
3. Petitioner intends to incorporate Lots 5, 9 and 42 into its adjoining automobile dealership property as part of a modernization and redesign of Mercedes-Benz of Goldens Bridge's sales and service business that has been in continuous operation at 321 Main Street since 1969.

### The Premises

4. The three parcels to be re-zoned are shown and designated on the Tax Assessment Map of the Town of Lewisboro as Sheet 4E, Block 11135, Lots 5 and 9 and as Sheet 4E, Block 11137, Lot 42.

5. Lot 5 is comprised of approximately 0.350 acres located at 5 Anderson Lane, Goldens Bridge, New York ("Lot 5").

6. Lot 9 is a corner lot containing 4.640± s.f. located at 307 Route 22, Goldens Bridge, New York ("Lot 9").

7. Lots 5 and 9 are presently within the RB zoning district but they immediately abut the GB zoning district and the Mercedes Benz dealership to the north.

8. Lot 42 is comprised of 1.350 acres located at 46 Green Hill Road, Goldens Bridge, New York ("Lot 42"). Lot 42 is presently within the R-1/2A zoning district but it too immediately abuts the GB zoning district and the Mercedes Benz dealership to the west.

9. An earlier expansion project proposed by the prior owner (Charisma Holding Corp.) was approved by the Planning Board on October 11, 2011 after several area variances were granted by the Zoning Board of Appeals under Resolution (Cal. No. 18-10-BZ) dated May 11, 2011. Said earlier project also obtained approvals from other outside agencies such as NYSDEC, NYCDEP, NYSDOT and the Westchester County Department of Health. However, the prior owner never began construction due to

economic constraints, as well as internal decisions and disagreements with Mercedes-Benz USA. In 2014, the Planning Board granted Amended Site Development Plan Approval for the demolition of two abandoned structures, site parking and landscaping improvements.

10. Celebrity is now before the Planning Board for a modified re-development of the dealership on a larger site that will include Lots 5, 9 and 42. The current Project resembles the previously approved design but will utilize more acreage for two additional parking areas as well as an expansion and modernization of the showroom and service buildings; construction of a new parking garage to be attached to the showroom; installation of additional parking on adjacent parcel Lot 42; reconfiguration and reduction of the number of existing curb cuts on NYS Route 22 and existing parking; and installation of improved drainage, lighting, landscaping and other ancillary improvements. Celebrity acquired the rights to purchase the three new lots in order for the Project to meet its and Mercedes-Benz USA design requirements.

11. The Project as currently proposed includes a showroom expansion of 38,500 s.f. to the existing 12,000 s.f. showroom building, bringing the new showroom building total to 50,500 s.f. A 2,700 s.f. expansion is proposed to the existing 17,500 s.f. service building, bringing the new service building total to 20,250 s.f. (the service building was planned to be demolished under the previous approval). A new 3-level parking garage is proposed to be attached to the showroom building. The total net increase in building area on the site is approximately 41,200 s.f. As noted above, an on-grade vehicle inventory storage area is proposed on Lot 42 to the east of the existing dealership.

12. Due to the typography and shape of the property, and the location of the existing showroom and service building, the recently modified design of the Project requires many of the same or similar variances from the Zoning Board of Appeals and approvals from the same outside agencies previously granted. The Planning Board has also referred the Project to the Zoning Board of Appeals to consider the variances needed.

#### The Proposed Rezoning

13. Petitioner respectfully requests the Town Board to rezone Lots 5 and 6 from RB to GB and Lot 42 from R-1/2A to GB to enable their incorporation and use as part of modernized and redesigned Mercedes-Benz dealership on approximately 5 acres. Extending the existing GB zoning district to include Lots 5, 9 and 42 will not adversely affect or impact the residences in the abutting R-1/2A district. Lot 42 will be used for vehicle inventory storage and will be connected to the dealership by a new internal driveway. No buildings are proposed and no retail/customer activity will occur on Lot 42.

14. The proposed changes to the dealership have been preliminarily identified as a Type 1 Action under State Environmental Quality Review Act ("SEQRA"). The Planning Board as lead agency must adopt a determination of significance and it has referred this rezoning request to the Town Board for consideration and comment as part of its coordinated review of the project under SEQRA. The Town Board is an involved agency in this SEQRA process.

15. Petitioner respectfully submits that the incorporation of Lots 5, 9 and 42 into the abutting GB zoning district is appropriate in this I-684/NYS Route 22 corridor



and the proposed dealership use of said parcels is consistent with the goals of the Comprehensive Plan for this commercial strip with frontage on NYS Route 22. The dealership overlooks state highway 1-684 to the west and the nearest major cross street is NYS Route 138 to the south. The proposed rezoning of these three lots will have little, if any, impact on the residential areas to the east and north. A redesigned Mercedes Benz dealership will provide luxury automobiles and high quality products and service to town residents, create local jobs and increase tax revenues, thereby contributing to the well-being of the Town of Lewisboro and its Goldens Bridge residents.

WHEREFORE, the Petitioners respectfully request that the Town Board grant this Petition and amend the zoning map as set forth herein.

Respectfully submitted,

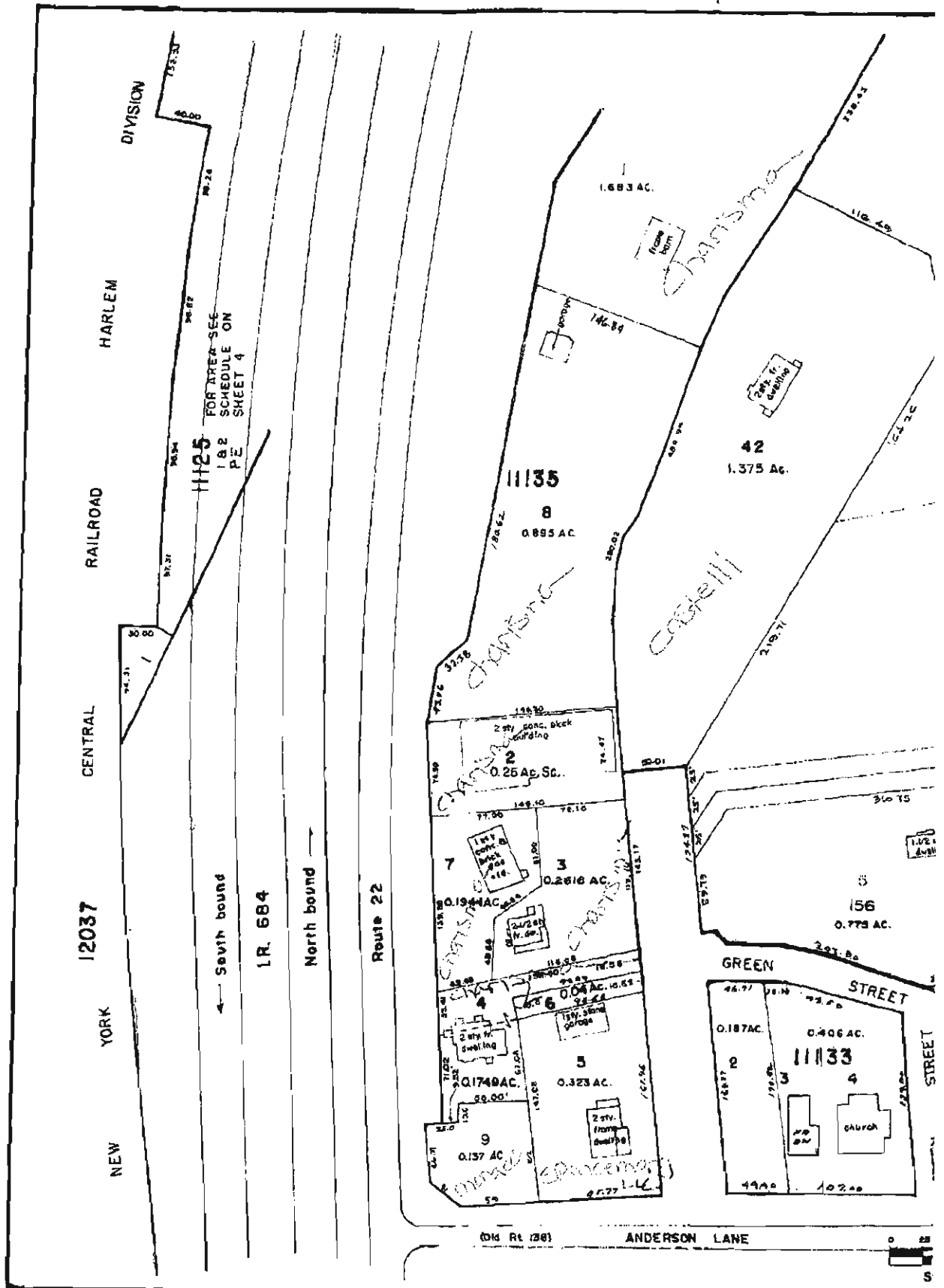
CELEBRITY WESTCHESTER REALTY, LLC

By:

Tom Maoli, Manager

*Identical*

4



J.L. Wilson, L.S. Jan 1869  
 South Salem, N.Y. Mar 1874  
 Feb 26, 1862 July 1883  
 Mar 19, 1863 Sept 1883  
 Feb 17, 1865 Dec 1889  
 Aug 30, 1865

| Schedule of Permanent Easements - Route 22 |     |              |              |              |
|--|-----|--------------|--------------|--------------|
| Block                                      | Lot | Area in P.E. | outside P.E. | Total        |
| 10774                                      | 3   | 0.009 Ac.    | 5.291 Ac.    | 5.3 Ac. Sc.  |
| 11121                                      | 2   | 0.014 Ac.    | 1.860 Ac.    | 1.874 Ac.    |
| 12035                                      | 1   | 0.038 Ac.    | 5.562 Ac.    | 5.6 Ac. Sc.  |
| 11123                                      | 2   | 1.097 Ac.    | 0.603 Ac.    | 1.7 Ac. Sc.  |
| 10775                                      | 3   | 1.138 Ac.    | 14.262 Ac.   | 15.4 Ac. Sc. |
| 11132                                      | 1   | 0.330 Ac.    | 6.370 Ac.    | 6.7 Ac. Sc.  |
| 11125                                      | 182 | 9.084 Ac.    | 5.516 Ac.    | 12.6 Ac. Sc. |
| 12036                                      | 1   | 0.0048 Ac.   | 2.3702 Ac.   | 2.375 Ac.    |

