



**TOWN OF LEWISBORO
TOWN BOARD MEETING
AGENDA
LEWISBORO LIBRARY
MONDAY, MARCH 25, 2019
7:30 P.M.**

- I. PUBLIC COMMENT**
- II. COMMUNICATIONS**
- III. CONSENT AGENDA - Approval of Minutes of March 11, 2019**
- IV. OLD BUSINESS**
 - a. Discussion of Draft Response to Planning Board Regarding Celebrity Petition for Zoning Amendment**
 - b. Report on Meeting with Bill Brady, Westchester County Department of Planning, Concerning Master Plan**
 - c. Discussion of Supervisor's Letter to State Representatives Regarding Legalization of Cannabis**
- V. NEW BUSINESS**
 - a. Resolution Approving "The Ride For Our Vets" Charity Bike Ride Through Lewisboro on Saturday, June 15, 2019**
 - b. Resolution Approving St. John's Episcopal Church Fundraiser at Town Park on Saturday, May 18 (Rain Date of Sunday, May 19) and Waiving of Fees for Rental of the Park**
 - c. Discussion Regarding Replacing Yield Intersections with Stop Intersections at Canaan Circle, and Lockwood and Wilton Roads**
 - d. Discussion Regarding Westchester County's Monitoring of Affordable Units at Oak Ridge Commons**
 - e. Discussion Regarding Gasoline Service Station Permits and Setting Public Hearing**
- VI. APPROVAL OF CLAIMS**
- VII. POLLING OF THE BOARD**
- VIII. ANNOUNCEMENTS**

Town Board Meetings:

Monday, April 1, 2019 at 6:45 p.m. at the Goldens Bridge Community House, 65 Old Bedford Road, Goldens Bridge

Monday, April 8, 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.

DRAFT

Honorable Janet Anderson
And Members of the Planning Board
Town of Lewisboro
Town House
79 Bouton Road
South Salem, NY 10590

Re: Celebrity Westchester Realty, LLC – Petition for Zoning Map Amendment (Mercedes
Benz of Goldens Bridge, 321 Main Street)

Dear Chairperson Anderson and Members of the Planning Board:

This responds to your request for comment on the Zoning Petition and the potential environmental impacts of the map change.

We believe Mercedes Benz of Goldens Bridge is critical to the Goldens Bridge Commercial/Business/Retail District and to the Town as a whole. The Dealership has demonstrated its interest in our community and I believe will continue to do so.

First and foremost we see the overall impression of the dealership as presented to us as being a substantial improvement on both the existing situation and what was previously approved by your board for the previous management. That said, our concern must be to accommodate the needs of the business while reducing the impact on the neighbors to an acceptable level. To do this we would like to see consideration given to:

- The architecture of the planned multi-story parking garage should aim to minimize its “warehouse style” impact. A number of the homes on Green Hill Road and Anderson Road have a view of the garage and, if they approach their homes from Anderson Road, will have to explain to guests and potential purchasers what this building is.

One possible way of circumventing/reducing this issue might be to eliminate the restriction on use of the portion of Green Hill Road which is on the Dwyer’s property. If it were to be turned into a shared driveway for those homes at the south end of Green Hill Road and in exchange Mercedes were to offer to pave and maintain that portion of the shared driveway, it might make some of their neighbors happy. This could also avoid future conflict on the use of Green Street by heavy trucks during construction or delivering vehicles.

- Can the car stackers be placed in a portion of the lot where they are less obtrusive?
- The water runoff on to the DeNicola property has been a running sore for years preceding Celebrity's involvement. Is there is some way that it could be rectified as a precondition of other construction taking place?
- If purchase of the guitar shop is planned by Celebrity, then it could make sense to discuss the planned usage as a part of the overall plan.

We are happy to place ourselves at your disposal for further discussion in order to expedite this application and shorten the time span of the existing eye sore.

Yours sincerely,

Peter H. Parsons

cc:

Ciorsdan Conran

Judson K. Siebert

Jan K. Johannessen

Robin Price, Jr.

Michael Sirignano, Esq.

Anthony Mole, Esq

Dan Welsh

John Pappalardo

Tony Goncalvez

Jane Crimmins

Janet Donahue

THE RIDE

FOR OUR VETS

January 17, 2019

Charles Beckett
Police Chief
Lewisboro Police Department
79 Bouton Rd
South Salem, NY 10590

Dear Chief Beckett,

I am writing to request permission for cyclists to travel through your jurisdiction of Lewisboro on Saturday, June 15, 2019 for The Ride For Our Vets, a charity bike ride benefiting the Connecticut Veterans Legal Center. The Ride For Our Vets is a family-friendly event that offers cyclists the choice of participating in a 10, 25, 50, or 62-mile charity bike ride. Your jurisdiction of Lewisboro will contain the 50-mile and 62-mile routes.

The Connecticut Veterans Legal Center is a non-profit organization that works to help veterans recovering from homelessness and mental illness overcome legal barriers to housing, healthcare, and income. To date, CVLC has served approximately 2,000 clients.

The Ride For Our Vets is a fully supported ride, not a race, with participants of various ages, and athletic abilities. It is also the only charity bike ride benefiting Connecticut veterans. We expect riders to travel through your area from 8:30am to 11:30am on the day of the event.

I have enclosed the route that we propose to use to travel through Lewisboro please review. We are not asking for any roads or lanes to be closed during our event. **If permission is granted, please fill out, sign, and return the Notification and Approval of Event form included.**

If you have any questions or concerns, please call me at 212-989-1111 or email me at jpasackow@globalimpactpro.com to discuss. We look forward to partnering with you to make a difference in the lives of our Veterans.

Sincerely,

Jesse Pasackow
Logistics Coordinator
Global Impact Productions
(212) 989-1111
jpasackow@globalimpactpro.com

THE RIDE

FOR OUR VETS

Notification and Approval of Event

Our jurisdiction has been notified in writing that The Ride For Our Vets will be taking place on Saturday, June 15, 2019. We are aware that approximately 90 cyclists will be participating. They will ride at their own pace and will follow the vehicular rules of the road. This is not a race or a timed event.

Estimated Time of Arrival: **8:30 AM – 11:30 AM**

****Please make any corrections to the information below**

Name: Charles Beckett
Title: Police Chief
Organization: Lewisboro Police Department
Address: 79 Bouton Rd
South Salem, NY 10590
Phone: (914) 763-8903
Fax: _____
Email: chief1pd@lewisborogov.com
Signature: _____

Contact Name & Numbers

Please provide a name and numbers for an individual who will be on-duty during the actual event, to serve as contact in case of emergency or other situation.

Name: _____

Phone: _____

Cell: _____ (24 Hour Contact Number)

Please return to: Jesse Pasackow
Logistics Coordinator
Global Impact Productions
127 W 26 St #402
New York, NY 10001
Fax to: 212-807-1853
E-mail to: jpasackow@globalimpactpro.com

GIP – Office use only

Date Rec'd: _____

RFV 2019 - Saturday, June 15, 2019 - 50-mile route - Lewisboro Jurisdiction

Segment Mileage	Cume Mileage	Turn	Note	Town/Jurisdiction	Route
0.1	21.3	Left	Onto Conant Valley Road - Begin climb	Lewisboro, NY	50-mile route
0.6	21.9	Bear Left	To avoid Split Lock Road		50-mile route
0.2	22.1	Left	Onto Route 123 N/N Smithridge Road at stop sign		50-mile route
0.3	22.4	Forward	Onto Elmwood Road		50-mile route
0.5	22.9	Cross	Lockwood Road at stop sign		50-mile route
0.7	23.6	Left	Onto Shady Lane at stop sign		50-mile route
0.3	23.9	Left	Into Stevens United Methodist Church - Oasis 2		50-mile route
0.0	23.9	Right	To return on Shady Lane		50-mile route
0.3	24.2	Right	Onto Elmwood Road - Diverge from longer routes		50-mile route
0.7	24.9	Left	Onto Lockwood Road at stop sign		50-mile route
0.2	25.1	Bear Right	To avoid Silver Mine Drive		50-mile route
0.6	25.7	Left	To avoid Laurel Road at stop sign		50-mile route
0.5	26.2	Right	Onto East Street at stop sign		50-mile route
1.1	27.3	Right	To avoid Soundview Loop		50-mile route



RFV 2019 - Saturday, June 15, 2019 - 62-mile route - Lewisboro Jurisdiction

Segment Mileage	Cume Mileage	Turn	Note	Town/Jurisdiction	Route
0.1	21.3	Left	Onto Conant Valley Road - Begin climb	Lewisboro, NY	62-mile route
0.6	21.9	Bear Left	To avoid Split Lock Road		62-mile route
0.2	22.1	Left	Onto Route 123 N/N Smithridge Road at stop sign		62-mile route
0.3	22.4	Forward	Onto Elmwood Road		62-mile route
0.5	22.9	Cross	Lockwood Road at stop sign		62-mile route
0.7	23.6	Left	Onto Shady Lane at stop sign		62-mile route
0.3	23.9	Left	Into Stevens United Methodist Church - Oasis 2		62-mile route
0.0	23.9	Right	To return on Shady Lane		62-mile route
0.3	24.2	Left	Onto Elmwood Road - Diverge from 50 mile route		62-mile route
1.1	25.3	Left	Onto West Lane at stop sign		62-mile route
0.1	25.4	Forward	Onto Spring Hill Lane at stop sign		62-mile route
0.2	25.6	Right	Onto RT-123 N/North Smith Ridge Road at stop sign		62-mile route
0.8	26.4	Cross	RT-35 onto Peaceable Street at light		62-mile route

28

26

24

22

20

Mary Hafter

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Tuesday, March 19, 2019 6:54 PM
To: benefits@lewisborogov.com
Cc: Janet Donohue; 'Dana Mayclim'
Subject: FW: Fundraising request for next Town Board Meeting

Very much agreed! Let's put it on the agenda. Thanks. Peter

From: Dana Mayclim [mailto:DMayclim@lewisborogov.com]
Sent: Tuesday, March 19, 2019 6:11 PM
To: 'Peter Parsons'; 'Mary Hafter'
Cc: 'Leo Masterson'; Parks@lewisborogov.com; fatherjoe.stjohnsparish@gmail.com
Subject: Fundraising request for next Town Board Meeting

Hello All

St. John's Epis. Church would like to host a fund raiser at the Town Park on Saturday, May 18th and a Raindate of Sunday, May 19th. From 12 p.m. to 8 p.m.

I have cced Father Joe on this email in case there are any questions.

The Funds raised would benefit both the church and LVACs fund drive for a new ambulance. . . .

Their plans are NOT firmed up yet but they would like to get the date firmed up ASAP. What they are thinking is that they would be hosting a BBQ in the park with some music, maybe a chili cook off and a silent auction. If there is more or less to this – they will let me know.

My recommendation is that I would like to have the Town Board approve this fundraiser and waive all fees associated with renting the park.

Can this be put on the next Town Board agenda please for a vote?

Thanks
Dana

Dana Mayclim

Superintendent of Parks and Recreation
Town of Lewisboro
99 Elmwood Road
South Salem, NY 10590
(914)232-6162
Fax – (914) 232-6165
www.lewisborogov.com

LOCAL LAW NUMBER __-2019 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2019 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 11-2018 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
Canaan Circle	East	Silver Spring Road
Lockwood Road	East	Laurel Road
Wilton Road	West	Silver Spring 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 __-2019 OF THE TOWN OF LEWISBORO

SECTION 1 -- TITLE

This Local Law shall be known as 2019 Amendments to Section 212-26 Schedule V: 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 10-2018 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 Wilton Road West 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

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.

TOWN OF LEWISBORO

LOCAL LAW NUMBER __-2019 OF THE TOWN OF LEWISBORO

AMENDMENT TO CHAPTER 220, SECTION 220-43.6
OF THE LEWISBORO TOWN CODE

BE IT ENACTED by the Town Board of the Town of Lewisboro, Westchester County, New York, as follows:

Section 1. Chapter 220, Section 220-43.6 entitled “Gasoline Service Station” is hereby enacted to read as follows:

§ 220-43.6. Gasoline service station.

Gasoline service station, as defined in this chapter, shall be a special use as follows:

- A. Location. The special use listed in this section may be permitted in the RB (Retail Business) district only in locations fronting on or having direct access to major roads as determined by the Planning Board.
- B. Minimum Lot Area. The minimum lot area required for the establishment of a gasoline service station shall be _____ acre(s).
- C. Setbacks. The minimum setbacks for a gasoline service station use shall be ____ side, ____ rear and ____ front.
- D. Buffer area. A landscaped buffer area, meeting at least the minimum requirements of §220-15 of this chapter, shall be required along all lot lines adjoining other properties, except where determined by the approving agency that a lesser width or no buffer will meet the purpose of this requirement.
- E. Distance from other similar use. A gasoline service station use shall not be permitted within a distance of one thousand (1,000) feet of another existing gasoline service station use.
- F. Other requirements. Such use shall comply with any other requirements of this chapter and any special requirements deemed appropriate by the approving

agency in accordance with the requirements of §220-32 herein.

Section 2. If any provision of this Local Law is declared illegal, unconstitutional or unenforceable by a court of competent jurisdiction, the remainder of this Local Law shall be declared to have been separately adopted and shall remain in full force and effect.

Section 3. This local law shall take effect immediately upon filing in the Office of the Secretary of State of the State of New York.

Dated:

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

JANET DONOHUE, TOWN CLERK