



**TOWN OF LEWISBORO  
TOWN BOARD WORK SESSION AGENDA  
TOWN HOUSE  
MONDAY MARCH 25, 2024  
7:30 P.M.**

**I. COMMUNICATIONS**

**II. WORK SESSION**

- a. **Discussion: Comprehensive Plan Update & Review of Proposed Zoning Code Revisions.** [Comprehensive Steering Committee | Lewisboro, NY](https://www.lewisborogov.com/steering-committee)  
([lewisborogov.com](https://www.lewisborogov.com))

**III. APPROVAL OF CLAIMS**

**IV. ANNOUNCEMENTS**

**Town Board Meeting – Monday, April 8, 2024, at 7:30 p.m., at the Town House, 11 Main Street, South Salem**

**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 in-person meeting, and we will try to accommodate whenever possible.

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/88040564503>**

**Meeting ID: 880 4056 4503**

**Dial by your location**

**+1 929 205 6099 US (New York)**

**Meeting ID: 880 4056 4503**

## SUMMARY OF PROPOSED LEWISBORO TOWN CODE CHANGES (PREPARED BY NPV)

Chapter or Section	General Description of Proposed Changes	Supported Comprehensive Plan Objective
Chapter 7 – <a href="#">Architecture and Community Appearance Review Council</a>		
7-3 Jurisdiction.	Revised list of which applications the ACARC has the jurisdiction to review.	18.4: Consider adopting a Historic Preservation law to explicitly allow for the designation of local landmark districts, implementing a “neighborhood preservation” overlay zoning district/landmark designation, or creating a historic zoning overlay district.
7-5 Guidelines for decisions and recommendations.	Amendments made to criteria the ACARC should consider in their review.	1.3: Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town.
Chapter 191 – <a href="#">Streets and sidewalks</a>		
Chapter 191 – Streets and sidewalks	Incorporation of a new article regarding maintenance of sidewalks.	15.5: Continue to improve walkability by improving crosswalks and connecting new and existing sidewalk infrastructure in appropriate locations throughout Town, especially where connections between neighborhoods, public transportation routes, and community services are possible.
Chapter 217 – <a href="#">Wetlands and Watercourses</a>		
Chapter 217 – Wetlands and Watercourses	Revised definitions, terms, and processes to reflect the current wetlands review processes of Lewisboro.	7.1: Review, clarify, and strengthen, where necessary, the Town’s Sewer and Sewage Disposal (Chapter 183), Wetlands and Watercourses (Chapter 217), Wetlands and Water Course (Chapter 271), Wetlands and steep slopes (Section 220-21), and Tree Preservation (Chapter 203) regulations.

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Chapter XX (Numbering TBD) – <a href="#">Excavation and Fill</a>		
Chapter XX – Excavation and Fill	Created new chapter that relates to the municipal process associated with exaction and fill of land. Establishes the need for a permit.	7.2: Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.
Chapter XX (Numbering TBD)– <a href="#">Steep Slope Protection</a>		
Chapter XX – Steep Slope Protection	<a href="#">Removed</a> <b>Section 220-21 wetlands and steep slopes</b> and created a new chapter with definitions, terms, and permitting processes in relation to the regulation of steep slopes.	7.1: Review, clarify, and strengthen, where necessary, the Town’s Sewer and Sewage Disposal (Chapter 183), Wetlands and Watercourses (Chapter 217), Wetlands and Water Course (Chapter 271), Wetlands and steep slopes (Section 220-21), and Tree Preservation (Chapter 203) regulations. 7.2: Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.
Chapter 220 - Zoning		
220-2 <a href="#">Definitions and word usage.</a>	Incorporated additional definitions to reflect other changes in the chapter as well removal of archaic definitions.	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-14 <a href="#">Exterior lighting standards.</a>	Amended the lighting section to establish clear standards for reviews and incorporated dark sky standards.	1.2: Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development. 8.6: Consider reviewing and amending the zoning regulations to incorporate the International Dark-Sky Association’s dark sky lighting standards which will reduce nighttime light pollution.

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<b>Chapter or Section</b>	<b>General Description of Proposed Changes</b>	<b>Supported Comprehensive Plan Objective</b>
220-15 <a href="#">Landscaping, screening, and buffer areas.</a>	Established landscaping standards with an emphasis on native plants.	1.2: Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.  7.8: Promote native and pollinator-friendly landscape plantings during subdivision and site plan review.
<b>Article IV <a href="#">District Regulations</a></b>		
220-23 Schedule of regulation for residential districts.	Added reference to Attachment 1, <a href="#">Table of Use Regulations</a> . Removed reference to uses from the text and moved them into a table format to make it easier to understand the permitted uses. Revised requirements related to farms animals.	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-24 Schedule of regulations for nonresidential districts.	Added reference to Attachment 1, Table of Use Regulations. Removed reference to uses from the text and moved them into a table format to make it easier to understand the permitted uses.  Moved the regulations related to the CC-20 zoning district to this section.  Incorporated purposes for the CC-20, RB, and GB Zoning Districts with reference to the Comprehensive Plan.	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-25.1 Inclusionary affirmatively furthering fair housing (AFFH) dwelling units.	Updated review process text as well as reference to Open Meetings Law.	3.5: Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.

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220-26 Multifamily Dwellings	<p>Renaming of the R-MF section of the code to refer to all multifamily Dwellings and incorporated all multi-family zones into one section.</p> <p>Incorporation of reference to Senior Housing Floating Zones and Article VII in relation to required parking.</p> <p>Established permitted uses for open space.</p>	3.2: Explore reviewing and amending zoning regulations to support apartments above existing ground floor retail space in the hamlet downtowns, specifically updating non-residential zoning districts and section 220-26, R-MF Multi-family Residence District.
220-27 Senior Housing Floating Zone	Created new Senior Housing Floating Zone, including development requirements.	3.4: Explore the development of a senior housing floating zone to encourage additional housing for seniors.
220-28 Reserved	Removal of SU Service Utility District text, as it is now covered by section <b>220-24</b> .	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-29 Reserved	Removal of RB Retail Business District text, as it is now covered by section <b>220-24</b> .	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-30 Reserved	Removal of GB General Business District text, as it is now covered by section <b>220-24</b> .	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
Table 1 of District Use Regulation	Incorporation of green energy uses, and removal of some definitions. Also moved all uses from <b>Article IV, District Regulations</b> , from text into table format.	<p>2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.</p> <p>GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.</p>

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Article V <a href="#">Supplemental Regulations</a>		
220-32 Special permit uses.	Incorporation of green energy uses and removal of some definitions. Amended section to streamline the review process.	1.3: Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town. 2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-34 Landfilling, regrading and removal of earth material	Removal of section due to creation of New <a href="#">Excavation and Fill Chapter</a> .	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-40 Accessory apartments.	Revised section to remove the now defunct middle income unit program and replaced by current Affordable Furthering Fair Housing.  Incorporation of maximum sizes for accessory apartments.	3.3: Re-examine and strengthen, where necessary, the current accessory apartment regulations section 220-40 and 220-40.1 in the Zoning chapter to provide more flexibility in the development of accessory dwelling units. 3.5: Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.
220-40.1 Accessory dwelling residence	Adjustment of excessive lot area requirement.	3.3: Re-examine and strengthen, where necessary, the current accessory apartment regulations section 220-40 and 220-40.1 in the Zoning chapter to provide more flexibility in the development of accessory dwelling units.
220-41.1 Communications facilities, communication towers, antenna towers or monopoles.	Removed and replaced section with new <a href="#">wireless regulations</a> that meet current standards and technologies.	2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.

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<b>Article VI <a href="#">Site Development Plan Approval</a></b>		
Article VI Site Development Plan Approval	Updated Planning Board application review process to reflect current practices and New York State Town Law and incorporation of new terms.	1.3: Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town. 2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
<b>Article VII <a href="#">Off Street Parking</a></b>		
220-55 Location, use, design, construction and maintenance	Incorporated shared space parking requirements as well as establishing size guidelines and parking for persons with disabilities in agreement with state and federal regulations.	1.2: Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.
220-56 Schedule of off-street parking requirements.	Incorporated EV charging spaces and general minimum space requirement updates to reflect current standards.	1.2: Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.
220-57.1 <a href="#">EV Charging Stations</a>	Created section related to the approval process and design requirements for EV charging stations.	GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.
<b>Article X - <a href="#">Amendments</a></b>		
220-79 Petition; public hearing.	Updated process to reflect New York State Town Law and current process within Lewisboro.	2.1: Review and amend the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations.

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		2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
220-80 Planning Board review.	Updated process to reflect New York State Town Law and current process within Lewisboro.	2.1: Review and amend the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations. 2.2: Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.
<b>Article XI – <a href="#">Cluster Development</a></b>		
220-86 Request of developments.	Incorporated natural resource protection language.	2.6: Investigate reviewing the Town’s cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town’s remaining vacant land and large properties seeking future subdivision applications.
220-88 Development standards.	Revised requirements of development standards as well as the incorporation of an emphasis on open lands.	2.6: Investigate reviewing the Town’s cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town’s remaining vacant land and large properties seeking future subdivision applications.
<b>New Sections with Locations to be Determined</b>		
XX <a href="#">Battery storage systems.</a>	Creation of battery storage system section which provides requirements for the permitting approval process, design of the systems, and locations within the Town. - Tier 1 Battery Energy Systems are permitted as an accessory use in all zoning districts.	GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.



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	<ul style="list-style-type: none"> <li>- Tier 2 Battery Energy Storage Systems in the RB, GB, CC-20, and SU zoning districts as well as on properties with any government and education related facilities will require special use permits.</li> </ul>	
XX <a href="#">Solar energy systems.</a>	<p>Creation of solar energy systems, which provides requirements for the permitting approval process, design of the systems, and locations within the Town.</p> <ul style="list-style-type: none"> <li>- Tier 1 and 2 Solar Energy Storage Systems are permitted as an accessory use in all zoning districts.</li> <li>- Tier 3 Solar Energy Systems are permitted in the RB, GB, CC-20, and SU zoning districts as well as on properties with any government and education related facilities will require special use permits.</li> </ul> <p><a href="#">Removed</a> “Solar Panels” section under 220-12 Yards and setbacks given creation of new section.</p>	GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.

In addition - [Performance bond requirements](#) in the Subdivision Chapter of the Town Code were updated upon the recommendation of the Planning Board attorney.