Another alternate s for Town government office use is the building now occupied by the South Salem Post Office. The volume of mail handled by the post office has already exceeded the capacity of the building and it is likely that the post office will eventually relocate. At that time, so as to maintain the integrity of the public common and to centralize Town services, the Town should acquire use of the building for Town purposes. The Post Office itself should be encouraged to remain in the South Salem hamlet in a building that relates closely to the area's special character.

The Town should continue to maintain its community centers in Goldens Bridge and Cross River. Both of these facilities are well utilized by community and civic groups. The Goldens Bridge center is home to the Northern Westchester Center for the Arts. The equivalent community house in Vista has been closed due to its deteriorated condition. The need for a substitute facility in this section of Lewisboro has been alleviated with the acquisition of Onatru Farm. The first floor of the former residence is available for community events or use by residents. It should continue to be made available by the Town although the facilities should be improved as funds become available.

B. Highway Department

The Town of Lewisboro Highway Department operates from a 28-year old building located to the rear of the Town House and South Salem Library in South Salem. The Department makes use of approximately two acres of the total six acre Town-owned tract. Access to the combination garage and office is provided by driveways connecting with Main Street and Lake Shore Drive.

One deficiency of the present site, which is in close proximity to Truesdale Lake, had been its undesirability as a location for storing road maintenance materials such as gravel and salt. This problem was alleviated when the Town acquired property north of the intersection of Spring Street and Route 35 at the west end of South Salem hamlet for use as a storage yard. A second problem was lack of room for storing equipment. This has been partially addressed through use of garage space at Onatru Farm Park. The present garage should be adequate to serve the needs of the Department through 1990, probably longer. Operating efficiency could be increased with the relocation of the tool room. Also, there remains a need for two additional bays.

The size of the Highway Department is not expected to grow beyond the possible addition of one or two employees. As demands on the Department continue, the Highway Superintendent has suggested that it would be more cost

effective to follow a policy of increasing the level of contractural services rather than add Town employees and Town equipment to do all work directly, especially with respect to one-time special capital projects such as bridge replacement.

The linear mileage of Town-owned unpaved roads has decreased from 17 miles in 1973 to 14 miles in 1984. Significantly, the three miles which have been paved represent what were both the most expensive road sections to maintain and the most heavily traveled. The Department is following a policy of annually identifying those segments of unpaved road which represent the greatest maintenance burden and safety hazard for the Town and its residents. These segments are then reconstructed and paved.

Although the maintenance cost of unpaved roads in terms of material and man-hours is much higher than the costs of maintaining paved roads, there is no need to convert all gravel roads to paved surface. Many of these roads now adequately handle very limited traffic. In addition, such roads are an integral element of Lewisboro's rural atmosphere.

C. Police Service

The Town of Lewisboro is one of the few Westchester County municipalities which does not have its own local full-time police force. In northern Westchester, Pound Ridge, Somers and North Salem also do not have full-time local forces. Most other communities have made the determination that they passed a threshold in terms of population size and tax base to both necessitate and support a full-time local force.

In 1984, police services were being provided in Lewisboro on three levels. The local police force consisted of 7 part-time officers all of whom had received police training. They operated two Town-owned patrol cars. The base of operations for the local force is a Town-owned building on Spring Street near the intersection with Route 35 just west of the South Salem hamlet center.

The State Police established a physical operations base in the Spring Street building in 1978. With this satellite office, the State troopers could begin to spend their entire work shift within the Town. Additionally, in 1977 the Town entered into a 5-year contract with Westchester County for the assignment of County police officers to patrol Lewisboro.

If the rate of housing unit and population growth experienced by Lewisboro over the past two decades is maintained through 1990, Lewisboro will continue to have a

total population lower than the present population of nearby municipalities which have full-time local police operations with one exception, the Town of North Castle. Therefore, the commitment of the substantial local funds and resources needed for the establishment of a full-time police force is not likely to be required for another several years. However, the prospects for a full-time local force should be considered seriously as 1990 approaches.

This Plan recommends that the Town keep the long-term prospect of a full-time local police force in mind when making decisions on police protection and resource commitments. For example, the contractural expense for County police service has climbed substantially since the initial contract was signed. The point may be reached when the Town would be better served to redirect this contractural expense to the local police operation. There are several possible benefits to such a transfer. First, it would allow a progressive expansion of the local force in terms of man-hour coverage provided and resources made available to the force. The transition to a full-time police force need not be made at once. Second, a local police force would be available in and responsive to the community at all times and not subject to reassignment to other areas as the County patrols presently are. Third, the reduction from three to two levels of police operation should improve overall efficiency and cooperation. The local police and State Police presently share the same office building as an operations base which promotes coordination and allows the local officers to be in daily contact with the greater resources of the State Police operation.

This Plan also recommends the continuance and encouragement of an active State Police presence in Lewisboro along with a long-term objective of slow expansion of the local police operation. Expansion of State Police man-hours available should also be encouraged. It is essential that a central operations base for both components of the police service be maintained. The present structure housing the police is ideally suited for this role. The location is at the center of the Town and in a position where it establishes a visible presence for the public. The size of the structure should prove adequate to handle any expansion of the service over the next 10 to 15-year period. However, any expansion will require the relocation of the Parks and Recreation Department now also located in the building along with the closing of the first floor conference room for general community use.

The exclusive use of the Spring Street structure for police operations will allow improvements in the security and facilities of the building to be made. Also needed in the near future is the construction of a secure garage to house patrol cars when not in service.

D. Fire Protection

The Town of Lewisboro is divided into three fire districts: Goldens Bridge, South Salem and Vista. Each district is served by a volunteer fire department from one station house. The three existing fire districts provide a rational division of the Town of Lewisboro to meet present fire protection needs. Each of the three fire houses is located on a State highway providing access to all parts of the fire district. The fire houses of all three districts are also located in close proximity to the high value areas of their districts.

No new fire district facilities are likely to be needed in the future. The taxing authority of the fire districts has assured that each district has adequate equipment for present and foreseeable future needs.

A constant problem facing all three fire districts is access to adequate water sources. Water systems with mains and hydrants exist in few sections of Lewisboro and are unlikely to ever be broadly expanded. In light of this fact, the Town should require the establishment of emergency water sources for fire fighting purposes in newly developing areas. New central water systems should be required to include hydrants. Dry hydrants should be required to allow water to be readily drawn from existing or new ponds during emergencies. In other situations, access should be provided for fire trucks to reach existing potential water sources such as ponds and streams. Fire protection should also be considered as an integral component of the review of new site development proposals in commercial areas.

One aspect of fire protection which is likely to become a problem within the next few years is the availability of volunteers to operate the fire districts. As the composition of the Town's residents changes, there are fewer people able to or willing to volunteer their time and energy. Elements contributing to the problem are an aging population, the increase in number of household members who work full-time which reduces the time available for individuals to spend outside of the home, and the professional employment background of new residents. The use of volunteers in fire protection reduces costs dramatically. Efforts should be made to continue and encourage local participation. If the decline in number of volunteers continues, the Town must prepare to confront the establishment of a paid fire protection staff.

A significant addition to the safety and welfare of Lewisboro residents came about on January 1977 when the Lewisboro Volunteer Ambulance Corps began operation. Originally based in the Cross River Professional Building,

in 1984 the Corps moved into a new building constructed on one acre of land leased to the group by the Town of Lewisboro. The site is behind the Cyrus Russell Community House on Routes 35/121 in Cross River. This organization is supported by members and the community at large through donations.

E. Schools

One of the prime attractions of Lewisboro for new residents is the Katonah-Lewisboro School District. Local realtors report that the reputation of quality in the school district is well-known by potential home buyers. It is important to the community as a whole that the school district continue to provide the Town's residents with excellent public schools.

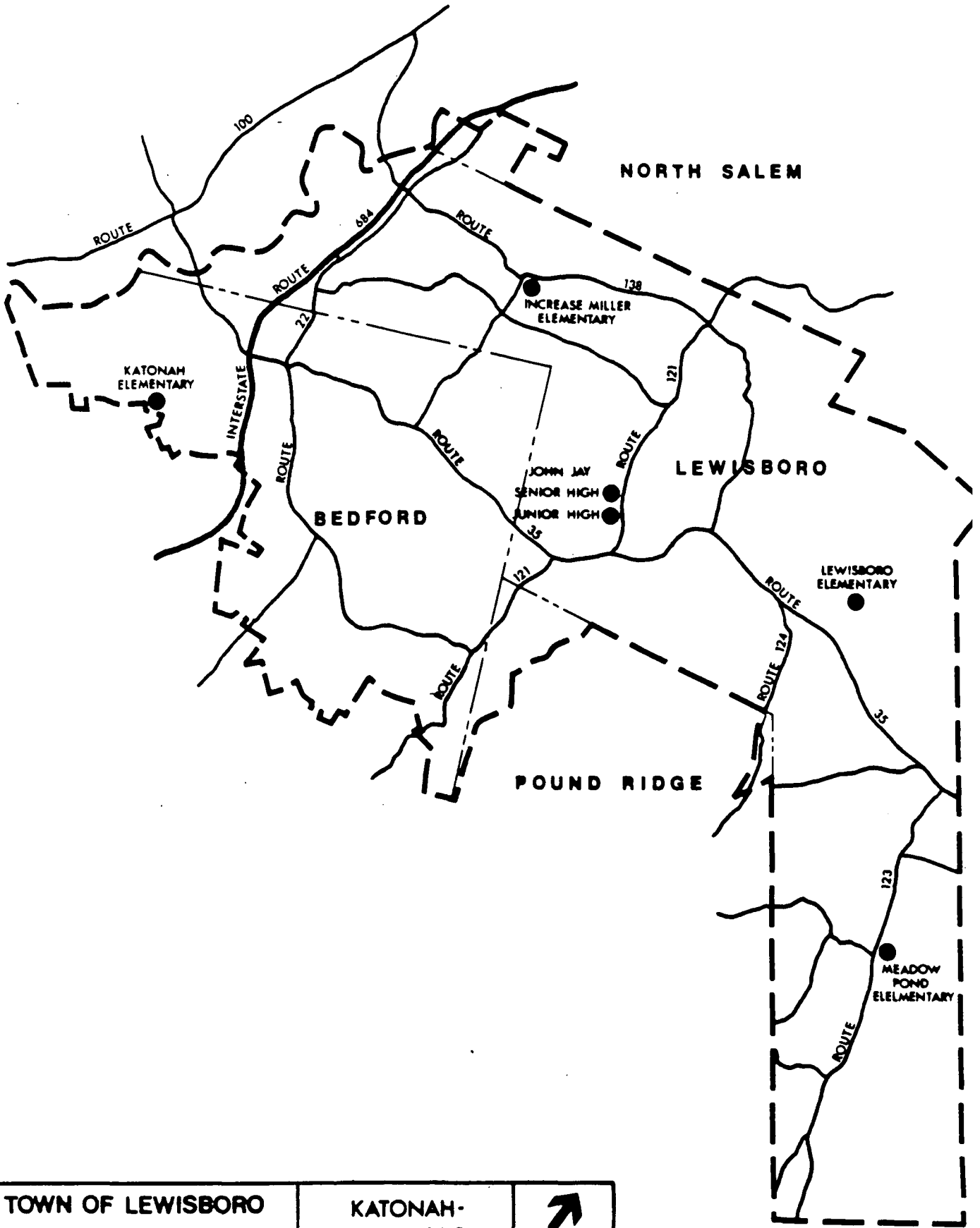
The 1973 outlook for the school district in terms of anticipated growth was dramatically different from today's situation. The 1982-83 academic year was the ninth year of declining student enrollment. Where the 1973 Plan addressed at length the future need for new school facilities and sites for expansion, this Plan deals with the interrelationship of increasing numbers of households, rising population, and a present trend of declining numbers of school age children.

1. Existing Facilities. The Katonah-Lewisboro School District includes the entire Town of Lewisboro, the Katonah section of Bedford and small sections of both North Salem and Pound Ridge. The boundaries of the School District and the locations of the six schools operated by the District are shown on Figure 10.

   The John Jay Senior High School and the John Jay Junior High School share a site of 108 acres located on Route 121 just north of Route 35 in Cross River. This site is centrally located in the School District and has excellent access.

   The Katonah Elementary School was built in 1940 and originally served grades K-12. The School is located on a seven acre site in the hamlet of Katonah. This site is at an edge of the School District. The smallness of the site in combination with the terrain would prevent significant expansion.

   Of the three elementary schools in Lewisboro, the oldest is the Lewisboro Elementary School constructed in 1940 with additions in 1951 and 1960. This School is located on seven acres of land adjacent to Bouton Road north of the South Salem hamlet.



TOWN OF LEWISBORO TOWN PLANNING BOARD Frederick P. Clark Associates, Planning Consultants	KATONAH- LEWISBORO SCHOOL DISTRICT	NORTH FIGURE 10

Both Increase Miller and Meadow Pond Elementary Schools were built in the 1960s and have essentially the same floor plan. Increase Miller Elementary School was constructed in 1963 with an addition in 1967 and is located on 14 acres of land at the intersection of Increase Miller Road and Route 138. It is adjacent to the Town's 44-acre Fox Valley Park. Meadow Pond Elementary School was constructed in 1967 and is located on 15 acres of land on Route 123 which also includes the School District administration building.

2. Demography and Enrollment Projections. School enrollment in the Katonah-Lewisboro School District reached a peak of 3,613 students in the 1972-73 academic year. Since that year, enrollment has declined by 641 children (1983-84 estimated enrollment), over 17%. Concurrently, between January 1971 and December 1982, 1,023 new residences were constructed and occupied within the Town of Lewisboro. Between the 1970 and 1980 U.S. Census dates, the population of Lewisboro increased by 2,261 persons, over 34%. The data indicate that the population has been aging and household size has declined.

   Analyses prepared as part of the Town Plan update process found no evidence to expect enrollment in the Katonah-Lewisboro School District to significantly reverse the present trend of decline and to begin increasing before 1990. Table 19, "Housing Units, Population and School Age Children", shows that even though the number of children between the ages of 5 and 19 increased by 325 in Lewisboro between 1970 and 1980, overall enrollment in the District decreased by 232 students. Apparently there was a decline in school-age children in areas of the school district outside of Lewisboro or more students are now being sent to private schools. The projected increase in the 5 to 19 age group will be lower between 1980 and 1990 due partly to nearly one-half of the expected new residential units to be constructed being classified as multi-family which have fewer school-age children residing in them. In summary, the number of school-age children per housing unit will continue to decline. (The projection does allow for an increase in the birth rate.)

   In light of the significant demographic changes which have occurred since 1973 and as a result of a lowering of the recommended residential density pattern in Lewisboro as shown on the Town Plan Map, this Plan projects an ultimate enrollment in the Katonah-Lewisboro School District of 8,200 children. This figure is less than 65% of the 1973 Plan

Table 19
Town of Lewisboro

HOUSING UNITS, POPULATION AND SCHOOL-AGE CHILDREN
1970, 1980 and 1990

	1970 U.S. Census	1980 U.S. Census	1990 Projection*
Occupied Housing Units	1,813	2,739	4,079
Total Population	6,610	8,871	12,455
Persons per Housing Unit	3.64	3.24	3.05
Population Ages 5 to 19	2,276	2,601	2,728
Population Ages 5 to 19 per Housing Unit	1.25	0.95	0.67
Katonah-Lewisboro School District Enrollment	3,486	3,254	-

*Based on the "1980-90 Lewisboro Housing Plan" which identified 675 new single-family and 665 new multi-family residences to be constructed; 3.24 persons and 1.14 school children per single-family residence; 2.10 persons and 0.30 school children per multi-family residence; straight-line projection of Census age groups plus 6% growth over ten years in the 5 to 10 years age group.

projection of 13,000. The 1990 enrollment projection is 3,000 students, equal to the present enrollment level.

3. Future School Development. The revised ultimate enrollment levels described above reduce the need for the extensive program of land reservation called for in the 1973 Town Plan. The present land area held by the school district at the John Jay campus, Increase Miller School and Meadow Pond School should be sufficent to house any new construction which may ultimately be required.

F. Sewerage Facilities

One topic which repeatedly becomes a concern in all development, existing and proposed, in a growing area is the adequate provision of sanitary sewage disposal. Where large public sewerage systems serving a broad geographical area do not exist, the potential for new systems being created is remote. In the 1970s, a planning concept which called for the installation of small community or private sewage collection and treatment systems was seen as a means of allowing denser residential and commercial development. Since then, however, the costs of constructing and then maintaining a small sewage treatment plant have risen so high that the installation of such systems has become unlikely. The primary means of sewage disposal will continue to be the septic tank and field treatment of effluent approach or more advanced technology variations of on-site treatment.

Two community sewerage systems are operating in the Town of Lewisboro and one additional system has been proposed. The oldest is the Wild Oaks Sanitary Sewer District in Goldens Bridge. Its presence has allowed the development of a sizeable area of multi-family housing and it has the potential for serving a broader area in proximity to Route 138 and Route 22.

The second system was constructed at the other end of the Town as part of the utility system for the Oakridge condominium and commercial development in Vista. This system may have the potential to serve additional development on nearby properties.

A third community sewerage system has been approved to provide service to the Meadows, a large condominium development in Cross River. This system will have the potential to serve development on adjacent properties including Cross River Plaza.

Development in the remainder of Lewisboro is served by in-ground septic tank and field treatment systems usually on an individual lot or building basis. This reliance on

individual systems has caused localized problems where soils are not suitable for the systems, development densities are too high, or disposal areas are located too close to lakes and streams. A primary objective of this Plan is to better relate the development limitations of soils for sewage disposal to recommended residential density levels. If public improvements in the provision of areawide sanitary sewage collection and treatment facilities are not going to be made, then development must be planned at densities which the land itself can support.

Even without future public sewerage systems, a community of individual septic systems and single-family residences on large lots is not necessarily the only future development alternative available to the Town. The use of common septic systems may be desirable in clustered housing developments. Other types of sewage disposal may also be possible dependent on the scale and characteristics of individual projects, especially in combination with the provision of central water supply.

G. Water Supply

As installation of new public and private sanitary sewerage systems has become unrealistic, increased attention is being paid to the provision of central water supplies. The costs of constructing a central water system are more manageable than those of a sewage system. In addition, decreasing the number and location of wells increases the opportunities for in-ground sewage disposal systems and for a wider variety of development options.

There are no publicly-owned water supply systems in the Town of Lewisboro but there are nine major central supply systems. Four systems were built many years ago to serve the lake communities - Goldens Bridge Colony, Lake Katonah Club, Truesdale Lake Property Owners Association and Twin Lakes. The quality and adequacy of these systems vary and not all homes in the respective lake areas are connected. The five newer systems were constructed as components of residential development projects and include Wild Oaks and Indian Hill in Goldens Bridge, Oakridge and Soundview Loop in Vista, and Hunt Farm in Cross River.

Continued maintenance and modernization of the existing sytems is extremely important. New central systems should be established or existing systems expanded as part of new developments when such an approach is reasonable in terms of density, scale of development, soils limitations and proximity to existing systems.

Because all of Lewisboro's present water supply, both central systems and individual lot wells, is drawn from ground water, the protection of known aquifers is an

objective of this Plan. Protection is needed from contamination and from over-development with ground water recharge areas left in an open state.

Any land use which would result in solid waste leachate, road salt, petroleum, or domestic waste percolating into ground water should be strictly controlled and, when possible, prohibited in aquifer recharge areas. All potential major water users should be required, as part of the development approval process, to establish a water level monitoring program for pre-existing wells in the nearby area. Both of these actions are positive steps which can be taken to protect existing water sources and to produce a data base on water resources.

H. Library Service

The South Salem Library, established in 1798, is one of the oldest libraries in New York State. The existing library building was completed in 1964 and more recently expanded on the present one-half acre site between the Lewisboro Town House and South Salem Post Office on Main Street. The one-story structure contributes to establishing a public common of Town facilities.

The South Salem Library has approximately 25,000 books, magazines and pamphlets in its circulating collection. It is a member of the Westchester Library System which provides considerable assistance to member libraries and Westchester residents who utilize them. A major portion of the South Salem Library's operating funds are provided by the Town of Lewisboro.

The present library structure is located in the geographical center of Town. Although it is several miles from the Goldens Bridge and Vista hamlets, the concept of branch libraries is not considered a cost-efficient or necessary service-oriented move today. Residents of these two hamlets have an option of using the larger Katonah and New Canaan Libraries respectively.

I. Refuse Collection and Disposal

There are two aspects to the refuse or solid waste problem: collection and disposal. Refuse collection is generally considered to be a local problem and can be accomplished by either the Town or individuals contracting with private collectors or by a municipal collection system. Refuse disposal has become an increasingly difficult and complex operation which can most adequately be handled by an inter-municipal, county or regional system.

Lewisboro is one of approximately seven towns in Westchester County which do not have some type of municipal involvement in the refuse collection process. Generally these towns are too sparsely settled to make a municipal collection system cost effective in terms of initial capital outlay and continuing operation. Lewisboro's refuse is cleared by private collectors who contract with individual homeowners or homeowner associations for their service.

In 1982, Westchester County began implementation of a solid waste disposal program, a result of a 1967 decision whereby the County decided that the disposal of solid waste was properly a County function. The program calls for the disposal of refuse at a new County garbage/energy conversion plant in Peekskill. Each Westchester municipality has the option of joining the system if it accepts a taxing district to support the operation and if it guarantees a minimum number of tons of refuse to be delivered to the plant each year.

Lewisboro could not initially join the system because the Town could not derive a minimum figure for the amount of garbage collected in the Town that would be delivered to the Peekskill plant. The Town government has since licensed the carters who operate in Lewisboro and required the submission of monthly reports of tonnage collected. Subsequently, in 1984, the Town Board did go to bid for municipal collections with a plan to include the cost in the property tax as a part of the General Fund. This approach could eliminate illegal dumping since all residences would have refuse collection. However, the bid costs presented were far more than expected and the Town decided not to contract for refuse collection at this time. Regulatory control under the present Refuse Ordinance should be continued.

For several years the Town has been operating a recycling center on the Town House tract in South Salem. Although administration of the center has involved problems with respect to littering and hours of operation, the cost to the Town has been relatively low. One problem limiting resident participation is certainly the size of the Town and the inconvenience in terms of travel required for residents in Vista or Goldens Bridge to make use of it. Nevertheless, the committment of the Town to maintain such an operation is environmentally responsible and should be continued.