

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on March 24, 2014, at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

PRESENT: Supervisor - Peter H. Parsons
Councilmen - Peter DeLucia, Frank Kelly, John Pappalardo, Daniel Welsh
Town Clerk - Janet Donohue
Absent - None

Also attending was the Attorney for the Town Jennifer Herodes, Facilities Maintenance Manager Joel Smith, Comptroller Leo Masterson and Confidential Secretary/Benefits Coordinator Mary Hafter.

Mr. Parsons called the meeting to order at 7:35 p.m.

PLEDGE OF ALLEGIANCE

Supervisor Parsons led the Pledge of Allegiance to the flag.

PUBLIC COMMENT PERIOD

There were no public comments.

CONSENT AGENDA

MINUTES - Approved

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to approve the Town Board meeting minutes of March 10, 2014.

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

LEWISBORO LIBRARY – Proposed Color for Renovated Library

Lewisboro Library President, Gary Page, made a presentation to the Town Board regarding the proposed color of the renovated library. Mr. Page feels the color they chose, sandstone beige for the body with a brownish trim, is very pleasing to the eye and harmonious with its surroundings. The last renovation on the library was done approximately forty years ago. ACARC (Architectural & Community Appearance Review Council) did approve the color but after it was approved, it was found in the ACARC guidelines that the buildings in the Main Street campus (Town House, Library and Post Office) should be the same color. Mr. Page said that the Post Office has no objection to painting the building to match the new color of the library. The Board felt that the color would be a nice change for the Town House. Mr. Parsons asked Joel Smith, the town’s Facilities Maintenance Manager if it would be a problem getting the Town House painted. Mr. Smith said that the Town House will be painted within the next three years, but definitely not

this year. Mr. Welsh suggested that when we do re-paint the Town House that we possibly look at blowing in new insulation as well.

On motion by Mr. Kelly, seconded by Mr. DeLucia, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize the library to paint the library in the color scheme that they presented this evening (sandstone beige and brownish trim) and that the post office and the Town House will also paint their buildings in the same color scheme.

TOWN PROPERTY – Authorize Use of Onatru Farm for Library Fair

The Board reviewed a request from the Lewisboro Library for use of Onatru Farm for the annual fair.

On motion by Mr. DeLucia, seconded by Mr. Parsons, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does hereby authorize the use of Onatru Farm buildings and grounds for the annual Lewisboro Library fair to be held on September 20, 2014 and at any other time in preparation for the fair, and be it further

RESOLVED, that Elmwood Road is declared one-way on the day of the fair.

KELLARD SESSIONS – Approve Stormwater Contract with Kellard

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Supervisor be and hereby is authorized to sign the Kellard Sessions proposal for engineering services for field work as required by the New York State Department of Environmental Conservation (NYSDEC) MS4 General Permit, and be it further

RESOLVED, that billing will be on a monthly basis.

BUILDING DEPARTMENT – Increase Variance and Special Permit Fees

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize the increase of the building department variance fee from \$175 to \$250 and the special permit fee to increase from \$250 to \$500, as previously discussed, and

BE IT FURTHER RESOLVED that this increase is to take effect immediately.

LEWISBORO BASEBALL ASSOCIATION– Team’s Fundraiser at the Town’s Firework Spectacular

The Board discussed the request from the Lewisboro Baseball Association (LBA) to hold a fundraiser (monies raised will help the group go to Cooper’s Town) at this year’s annual fireworks. The Board agreed that as long as the fundraiser was non-competitive with the Lions Club fundraising efforts (silly string and food) they would allow the fundraiser.

FINANCE – Discussion of Town’s Borrowing Needs in 2014

The town’s Comptroller, Leo Masterson, gave a presentation to the Board regarding the town’s short term borrowing needs for 2014 and whether or not to go with Bond Anticipation Notes (BANs) or Bonds. He reminded the Board that over the course of the past year, the Board decided to accumulate all of the co-existing BANs so that they matured on the same date. Mr. Masterson would like to determine if the Board wanted to Bond all of them, continue with the BANs, or use a combination of these two options. There are four BANs coming due on April 23, 2014. There are seven individual projects. At this point, they can all be short term BANs, however, in 2015 we will need to Bond for the tennis courts, radios and road resurfacing and in 2017 we will have to Bond for the ADA/Pool settlement. The Oakridge water BAN matures in 2043, the East of Hudson BAN in 2041 and the Wild Oaks BAN in 2031. Mr. Masterson explained that the town does not have to Bond any of these. The town can continue to finance these as BANs.

Mr. Masterson has received estimated Bond rates through discussions with bond counsel. If we were to Bond the entire amount of \$2,130,000, we would be able to have an 18 year term Bond at an estimated rate of 3.9%. The reason for an 18 year Bond is because each of these projects has an extended term. Alternatively, a 10-year bond of \$1,125,900 at an estimated rate of 2.8% would be an option if only the tennis courts, radios, road resurfacing and ADA/Pool settlement BANS were bonded. BANs re-price every year. The BANs rate is currently estimated at 1%.

The Board determined that the combination of a 10-year Bond for \$1,125,900 with the Oakridge water, East of Hudson and Wild Oaks projects continuing to be financed with a BAN would be the best tact to balance the risk of anticipated rising long-term interest rates and to take advantage of current low short-term rates. This would increase the 2015 budget by approximately \$14,000.

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board proposes a Bond for the tennis courts, radios, road resurfacing and the ADA/pool settlement and the Board also proposes to continue the BANs (Bond Anticipation Note) for Oakridge Water District, East of Hudson general fund and Wild Oaks Sewer District.

TOWN PROPERTY – Referring Engineering Work on Black Mansion to ACARC

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board does authorize any engineering work that needs to be done on the Black Mansion be referred to the Architectural & Community Appearance Review Council for their approval.

TOWN PROPERTY – Future Use of Onatru’s Large Barn

The Board had a discussion regarding the future use of the large barn at Onatru. Mr. Parsons gave a brief update on what the barn is currently used for. The maintenance department houses some maintenance equipment in there during the winter months. The Parks and Recreation bus will also be housed in the barn during the winter months. Also, during the three summer months, the barn is used to house the “Attic Treasures” for the library fair which raises about ten thousand dollars for the library.

Mr. DeLucia agrees that having the “Attic Treasures” in the barn is fine, but the large items that don’t sell are left in the barn year after year. This area needs to be cleaned up.

Mr. DeLucia suggested using the barn as a field house, which could be used as indoor squash, basketball, etc. Mr. Kelly got positive feedback on a yoga studio. Mr. DeLucia feels we should

look at the entire Onatru campus. Mr. Welsh says we have the idea of a Master Plan for Onatru that could be guided by a committee.

The Board did agree that we could start to see the potential of Onatru if we cleaned up the site. There is significant equipment that should be removed. The Parks and Recreation Department would like to take full advantage of all of the buildings so they can hold classes, etc.

Mr. Parsons is wondering if this is a good time to sit down and talk about all the space that we have in the town, i.e., Golden’s Bridge House, the Lewisboro Elementary School.

Mr. Welsh feels that we are just going to get bogged down with big projects and we should focus on Onatru with subcommittees. Mr. Pappalardo agreed and said that we are all ambitious but ambition requires money. Mr. DeLucia feels that this should be sent to the Parks and Recreation Advisory Council first since Parks and Recreation is now at Onatru. Maybe we look for grants to fix up the Goldens Bridge house and programs could be held there.

The Board decided to get an engineer to walk through the Onatru Barn to see if it is structurally capable of handling any of these ideas. Mr. Parsons will contact an engineer and ask them to assess the condition of the building and will have Joel Smith will get the measurements and put it into an AutoCAD drawing.

SPRING STREET PARKING PERMITS – Increase in Parking Permit Fees

On motion by Mr. Parsons, seconded by Mr. Kelly, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board authorized the increase in the 2014/2015 Spring Street parking permit fees from \$75 to \$100 for resident fees and from \$150 to \$200 for non-resident fees.

TOWN CLERK – Authorized to Attend Conference

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted as follows:

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

RESOLUTION

RESOLVED, that Town Clerk Janet Donohue be and hereby is authorized to attend the New York State Town Clerk’s Association Conference to be held in Saratoga, New York on April 27 through April 30, 2014 for a cost not to exceed \$1,000, as budgeted for in the 2014 budget.

TOWN BOARD REPORTS

TOWN PROPERTY AND COMMITTEES – Vision for the Town of Lewisboro

Below is an email from Councilman Frank Kelly that was sent out to the Town Board regarding his vision for the future of the Town of Lewisboro:

In an effort to improve the collaborative effort between the Board and its subsidiary committees, I suggest that we give annual instruction to the subsidiary boards asking them to work on certain areas we feel we would like to see developed and asking for deliverables in the way of project concept, scope, time schedule and budget forecast.

As an initial matter, I have reviewed some of the e-mail traffic and prior submissions from the Housing Committee. We really should focus the committee on returning a deliverable which is consistent with our intent. Specifically, we would like to see a draft that would 1- implement a “mixed use zoning” area (on the model of Mamaroneck) which encompasses altering our commercial zoning to provide for mixed residential and commercial use structures. 2- We would also like to see a study and/or draft of the need for, (or lack of need for, with some empirical evidence in support- not just an example of this or that ...) preferential housing for first responders, volunteer fire and ambulance members and others.

We should like to see a first draft of the foregoing within 90 days of the date we give them the direction.

Secondly, we have been discussing alternative energy projects via sustainability for the last few years. Some discussion has come up from the subsidiary board and we have discussed certain details amongst ourselves. However, I think it would be beneficial to charge the sustainability committee to give us a draft analysis of 1) the feasibility, design, cost to implement and list of potential contractors for solar/alternative energy for the Town Park, Onatru and Fox Valley. The easiest target seems to be solar energy for lighting at those three town facilities. Mechanical operations require more infra-structure and may be beyond our technical and financial means at this point. Onatru has loads of unimpeded roof surface area. I would like to see a plan to install solar panels on the buildings there. (In the plan, I would like to see an expression of the energy generation potential, the ability to store energy, the potential to sell excess energy back to a utility, etc., along with costs of equipment and installation)

We would also need to see a very barebones budget- what the panels, storage devices and electrical modifications may costs, in addition to installation labor, etc. We can ask for quotes later to solidify the budget projection.

We would also like to see a discussion of potential grant moneys available to municipal entities undertaking such projects. We should shoot for getting a first draft within 90 days.

Third, we have been discussing greenways and bike paths for years. I would like to see CAC/Preserves/Open Space, etc. take our map of town owned property, map of town managed open space and put pencil to paper about where we can connect potential greenways, and bike

paths. The plan should be to deliver proposed map(s) of various configurations. One version can simply be the best that can be done with town owned and town managed properties. This version should include any potential construction/landscaping that would need to be done with estimated costs. A second version can identify property that would need easements or other kinds of imposition in which to complete the plan (with a discussion of how many feet would be needed and its position shown on a map)

We can use County GIS and, frankly, any free commercial satellite and topographic applications to acquire a place to begin.

I am very well aware of the impediments- legal, financial, etc. but I believe that a deliverable plan and map in hand will greatly enhance our ability to assess feasibility and success.

I recognize all of the useful and deep work done with town hall type meetings and feedback from the community, along with collaboration with other levels of government. It is now time to commit to mapping the proposals out. We should try to get the first draft of this plan within 90 days as well.

I am, of course, open to discussion on this, but I very strongly feel that we have had subsidiary boards doing enormous amounts of work, which work may, or may not be consistent with our vision for implementation, or financial constraints. I am acutely sensitive that we not waste of our volunteer's valuable time. We could continue to leverage, for the Town, the deep and multi-faceted talents of our volunteers. I do feel it is our responsibility to give some direction and ask for deliverables from subsidiary boards in implementing projects for the Town's future.

SOLAR POWER

Mr. Welsh updated the board on solar power. About a year ago, the energy consortium went out and got several groups involved but they needed to include all the NYPA areas and this is where it has been held up.

Mr. Welsh went out and measured all of the roofs in the town that were originally discussed so we do have that information. The municipal solar is going forward. Mr. Welsh doesn't feel it is beneficial to build something of our own. Mr. Welsh also mentioned that we received a \$200,000 residential solar grant to help organize a program that is a bulk buying program and will be piloted with four towns. It will then branch out.

There is also a program that is encouraging towns to streamline solar permitting. The Building Inspector has been given a sample permit. The Board would like to discuss this with him at a future meeting and would like to get ahead of the curve on this. Somers has adopted this permit already.

COMPOSTING TOILETS

The Board will continue to look into composting toilets. North Salem has one of these. They tend to be very costly. Mr. Welsh will look into the possibility of combining with other towns for purchasing power.

COUNTY WIDE RISK ASSESSMENT

Mr. Parsons will be attending a county wide risk assessment litigation meeting in the near future.

TRAILS FOR CROSS COUNTRY

The Cross Country Team from the John Jay High School has decided they want to re-do their trails so that they are adequate to support an actual meet. Mr. Welsh explained that this past Saturday morning, several people, including our Superintendent of Parks & Recreation, Dana Mayclim, and Coach Nohilly, went through their potential path. There is an easement that goes by Michelle Estates. Jon Johannessen will be doing a walk through with Mr. Welsh. This information will then be brought to the Planning Board in the very near future.

BIKE/PEDESTRIAN PATHS

Mr. Welsh is still working on bike/pedestrian paths for the Goldens Bridge area. They may look at breaking it down in phases and tackle the most dangerous areas first. The State may have to be included. Mr. Parsons mentioned that he would be attending a meeting the following day and one of the agenda items is about safety. Mr. Welsh will give Mr. Parsons the engineering walking survey.

Mr. Welsh mentioned that if we wanted a small quick project, the area of Oakridge down to Glenn Drive, which is only about 300 yards, in the Vista area would be a good project. Mr. Kelly said we should put some pencils to a map.

FINANCE - Snapshot

Mr. DeLucia complimented Mr. Masterson and Mr. Parsons on the presentation that was given tonight regarding borrowing needs for this year. He would like to have Mr. Masterson put together a snapshot of where we are in 2014 and have it presented at one of the upcoming Town Board meetings.

LIBRARY – Open at South Salem Presbyterian Church

The Board congratulated the Lewisboro Library on their temporary move to the South Salem Presbyterian Church. They will open for business on March 25, 2014.

LIBRARY – Ground Breaking

Mr. Parsons announced that the ground breaking for the new Lewisboro Library will be on April 1, 2014.

PARKS & RECREATION OPEN HOUSE – Onatru Farm

The Parks & Recreation open house will take place on Wednesday, April 2, 2014 at their new location at Onatru Farm from 3 – 7 p.m. Our Town Historian, Maureen Koehl will have a history exhibit available for viewing.

MEETINGS – Dates Set

There will be a Town Board work session on Monday, April 7, 2014 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, NY. There will also be a Town Board meeting on Monday, April 21, 2014 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, NY.

EXECUTIVE SESSION – To Discuss Legal Issues

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to go into executive session to discuss legal issues.

CERTIORARIS – Authorize Attorney to Sign

On motion by Mr. Parsons, seconded by Mr. Kelly, the Board voted as follows:

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

RESOLUTION

RESOLVED, that the Town Board authorizes the Town Attorney to sign the consent judgments for the tax certiorari settlements in the matter of Catallo and Oak Ridge.

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to come out of executive session.

ADJOURNMENT

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to adjourn at 9:35 p.m.

Janet L. Donohue
Town Clerk