



**AGENDA  
TOWN OF LEWISBORO  
TOWN BOARD MEETING  
MAY 19, 2014  
TOWN HOUSE  
7:30 P.M.**

**I. PUBLIC COMMENT PERIOD**

**II. CONSENT AGENDA**

- 1. Approval of Minutes – May 5, 2014**
- 2. Monthly Reports – April 2014**
  - i. Building Department**

**III. PUBLIC HEARING Concerning Pavement of the Hill on Boway Road From Spring  
Street As Far As .15 Miles (to 25 Boway Road)**

**IV. NEW BUSINESS**

- 1. Resolution to Approve Waiver of the Noise Ordinance for Lake Waccabuc  
Association Party to be Held June 14**
- 2. Resolution Authorizing Sale of E-Z Pass Toll Passes Through Town Clerk's  
Office**
- 3. Resolution Authorizing the Supervisor to Sign the Certification Statement of  
the MS4 (Municipal Separate Storm Sewer Systems) Annual Report Form  
For the Period Ending March 9, 2014**
- 4. Discuss Franchise Renewal Agreement Between Town of Lewisboro and  
Cablevision Systems Westchester Corporation, and Set Date for Public  
Hearing as June 2, 2014**

**5. Discuss Notification of Homeowners of Inspection Requirements For Septic Systems – Lewisboro Town Code §183-3**

**V. OLD BUSINESS**

**1. Updates on:**

- i. Black Mansion at Leon Levy**
- ii. Composting Toilets**
- iii. Purple Heart Town Sign**
- iv. Meeting with ACARC to Gain Input on Affordable Housing Proposals**

**VI. APPROVAL OF CLAIMS**

**VII. POLLING OF THE BOARD**

**VIII. ANNOUNCEMENTS**

- 1. Nomination of Sue Vales to New York State 40<sup>th</sup> Senate District “Women of Distinction” – Ceremony to be Held on May 29, 2014, at Villa Barone Hilltop Manor in Mahopac at 6:00 p.m.**
- 2. Resignation of Police Officer Peter Blair**
- 3. Memorial Day Ceremonies, Races and Fair**
- 4. Katonah-Lewisboro School District 2014-2015 Budget and Board Member Vote is Tuesday, May 20, from 6:00 a.m. to 9:00 p.m.**
- 5. Town Board Work Session on Monday, June 2, 2014 at 7:30 p.m. at the Town House, 11 Main Street, South Salem.**

**IX. MOTION TO GO INTO EXECUTIVE SESSION**

Items submitted for inclusion on the agenda for regular Town Board Meetings must be received by the Supervisor's Office by noon on the Thursday preceding the meeting. Items of significant importance may be added if deemed necessary by the Town Board or Supervisor.

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. Cyrus Russell Community House, Onatru Farmhouse, and the Town Offices at Orchard Square 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.

MINUTES OF TOWN BOARD MEETING HELD ON MAY 5, 2014

1

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on May 5, 2014, at 7:30 p.m. at the Town House, 11 Main Street, South Salem, New York.

PRESENT: Supervisor - Peter H. Parsons  
Councilmen - Frank Kelly, John Pappalardo, Daniel Welsh  
Town Clerk - Janet Donohue  
Absent - Peter DeLucia

Also attending was the Attorney for the Town Jennifer Herodes, Facilities Maintenance Manager Joel Smith, Housing Chair Linda Rae and Confidential Secretary to Supervisor/Benefits Coordinator Mary Hafter.

Mr. Parsons called the meeting to order at 7:37 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. Kelly, the Board voted to approve meeting minutes and to receive departmental reports.

On above motion and second, the Board voted 4-0 to approve the Town Board meeting minutes of April 21, 2014.

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

REPORTS – Monthly Reports

On the above motion and second, the Board voted 4-0 to accept and file the April reports from the Planning and Police Departments.

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

HIGHWAY – Consolidated Local Street and Highway Improvement Program (CHIPS) Funding for 2014

Mr. Parsons announced that the Consolidated Local Street and Highway Improvement Program (CHIPS) funding for the year 2014 will be an amount totaling \$167,225, which is \$16,000 over last year’s amount.

LEWISBORO VOLUNTEER AMBULANCE CORPORATION (LVAC) – Anonymous Donor

Mr. Parsons announced that he attended the Lewisboro Volunteer Ambulance Corporation (LVAC) annual dinner where he learned that an anonymous donor donated a total of seven Lucas chest compression systems, three of which will be dedicated to LVAC and the other four that will be used by the “Fly Cars”. Mr. Parsons also thanked Bob Stoddard for all of his hard work and dedication with regard to negotiating these compression systems.

HOUSING – Progress Report from Housing Committee

The Lewisboro Housing Committee Chair Linda Rae, informed the Board that the committee wanted to propose the following (see attached) amendments to portions of the Zoning Code, specifically Section 220. The purpose of the amendments is to facilitate the provision of affordable housing in our town in a manner compatible with rural character of Lewisboro. Members of the Committee presented these proposals to the Town Board after serious and thorough consideration of all the issues involved.

Mr. Pappalardo praised the committee for its hard work but stressed that we are going to have to keep our fingers on the pulse of this and that we are a moving target. He stressed that the Housing Committee has done a very good job of integrating affordable housing into Lewisboro. But he feels we are going to have to look beyond our town and look at this from a national perspective as things move forward.

Mr. Welsh agreed that this looks like a good and appropriate approach.

The Board agreed that this report should be forwarded to the Planning Board, Zoning Board of Appeals and ACARC (Architecture and Community Appearance Review Council) for their input and comments.

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLUTION

RESOLVED, that the Town Board resolves to forward the Lewisboro Housing Committee’s report/proposal to the Planning Board, Zoning Board of Appeals and ACARC (Architecture and Community Appearance Review Council) for their input and comments.

TOWN CODE - Amendment to Chapter 220, Sections 220-26(F)(1), 220-26(F)(7)(c), 220-26(7)(d) and 220-(F)(8)(c) entitled "Middle-income dwelling units," of the Code of the Town of Lewisboro, to amend the maximum number of middle-income dwelling units an owner may own at one time, to require that prior to transfer of ownership, the Housing Committee shall review the form of the deed to ensure that the appropriate deed restriction is contained in the deed, and to only require the reexamination of rental family's income. (Discussion went from 8:04 – 8:23 pm)

The Board continued their discussion on the amendments to the middle-income dwelling units town code update. They concluded that they need to figure out what it is that they want. The Board also agreed that they should speak with an accountant as well.

There will be further discussion on this at the next Town Board meeting when the full board is present.

PUBLIC HEARING ANNOUNCED – Paving on Hill of Boway Road

Mr. Parsons suggested that the Town Board have a public hearing with regard to paving the hill on Boway Road that leads to the intersection of Spring Street. He suggested that paving would be done on approximately 0.15 miles up hill (the exact length to be determined by our engineer). The cost of this would be approximately \$60,000. Mr. Parsons feels that by paving this portion of the road, it will help prevent runoff into nearby Lake Truesdale. Mr. Parsons also stated that we are spending a lot of money to maintain a very small portion of the road, with weather events increasing costs every year. There are approximately ten houses on this part of the road.

Mr. Kelly suggested that we send the public notice to the homes that are on this stretch of road; the target audience. The Town Clerk and the Supervisor will work together to get this done.

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLUTION

RESOLVED, that the Town Board of the Town of Lewisboro, will hold a public hearing on May 19, 2014, at 8 p.m. at the Lewisboro Town House, 11 Main Street, South Salem, New York, for the purpose of hearing the public with regard to paving Boway Road, from Spring Street, approximately 0.15 miles up hill.

NUTRITION PROGRAM – Authorize Supervisor to Sign Contract

Mr. Parsons explained that a resolution is needed to have the Supervisor sign the 2013 Memorandum of Agreement for the Senior Citizen Nutrition Program and pay the program fee. He said the Town gets an estimated contract and then once the actual usage is known, a final bill is sent. This has been budgeted for. Mr. Parsons and the Board also thanked all of the wonderful volunteers that help to deliver the meals to our Senior Citizens.

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLVED

RESOLVED, that the Supervisor be and hereby is authorized to sign the 2013 agreement for the Senior Citizen Nutrition Program along with the Towns of North Salem, Somers and Lewisboro for \$17,399 and be it further

RESOLVED, that the Supervisor be and hereby is authorized to execute the 2014 good faith agreement.

INTERNATIONAL FIREWORKS – Authorize Supervisor to Sign

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLVED

RESOLVED, that the Supervisor be and hereby is authorized to sign the contract with International Fireworks for the June 28, 2014 fireworks display.

WORKPLACE VIOLENCE PREVENTION PROGRAM – Approval

Confidential Secretary to Supervisor/Benefits Coordinator Mary Hafter, discussed the progress with the Workplace Violence Prevention Program. The training needs to be completed by May 15, 2014. Items that have been identified and need addressing still are panic buttons, lighting, and identification cards. The Board thanked both Mary Hafter and Nicole Stone, Parks and Recreation Assistant, for all of their hard work on getting this program put together and finalized.

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLVED

RESOLVED, that the Town Board does hereby approve the Workplace Violence Prevention Program for the Town of Lewisboro.

CABARET LICENSE – Renewal Issued for Le Chateau

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby authorize renewal of a cabaret license for Le Chateau restaurant as submitted.

NYS DEPARTMENT OF TRANSPORTATION – Consortium Letter from Municipalities

The Board members discussed and agreed with a letter outlined by the I-684 and I-84 Municipal Consortium to ask the New York State Department of Transportation to make some major improvements on the two roadways that affect several northern Westchester and Putnam County towns.

The consortium was formed in March with the goal of working to improve the interstate roadways, traffic flow and the impacts they have on the towns involved. The consortium is supported by several elected and appointed officials from the county, state and federal governments.

Mr. Kelly stated that he would suggest asking for an enhanced shoulder on Route 138 since it is literally disintegrating. Mr. Parsons said that he would also request the same on Route 123. The Board agreed.

SOLAR PERMIT FEES – Waive Fees

The Board continued their discussion regarding the solar permit fees. They did decide to waive the solar permit fees for the next twenty-four months with the intention of encouraging residents to invest in solar power.

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLUTION

RESOLVED, that the Town Board does hereby resolve to waive the solar permit fees for the next twenty-four months with the intention of encouraging residents to invest in solar power.

CLAIMS – Authorized for Payment

On motion by Mr. Kelly, seconded by Mr. Pappalardo, the Board voted 4-0 to authorize payment of the Town’s bills in the amount of \$182,366.23.

MEETINGS – Dates Set

There will be a Town Board meeting on Monday, May 19, 2014 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, NY.

TOWN BOARD REPORTS

MAHOPAC BRANCH RAIL TRAIL PROJECT – Authorize Supervisor to Send Letter

Mr. Welsh suggested that our Town Board create a letter to the Somers’s Town Supervisor Morrissey saying the following: Our board became aware of the potential and history of this initiative perhaps a year ago. On its face, it presents unique opportunities to enhance recreation and commuting options for area residents. Though only a small part of the trail lies in Lewisboro, the ability to connect to Somers and beyond to the North County Trail and the restoration of the historic “Bridge 158” would be very welcome improvements to Goldens Bridge. We understand that advocates for both of our towns are trying to see if they can pull together the information needed to prepare a grant application for this current round of state funding. While a decision on participation in such application is of course contingent on the details of any resulting grant proposal, and significant challenges remain to be overcome, the board is supportive of this effort and looks forward to working with Somers to try and realize this most unique project

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

THE VOTE:	Yes	- Kelly, Parsons, Pappalardo, Welsh	(4)
	No	- None	(0)
	Absent	- DeLucia	(1)

RESOLUTION

RESOLVED, that the Town Board authorizes the Supervisor to send a letter to the Town of Somers Supervisor expressing the Town of Lewisboro’s support of the work to organize a grant application for the creation of a rail trail on the old Mahopac branch line rail bed leading out of Goldens Bridge.

HOUSING COMMITTEE – Commendation

The Board thanked the Linda Rae and the entire Housing Committee for all of its hard work and reminded everyone that these are volunteers.

COMPOSTING TOILETS – Progress

Mr. Parsons informed the Board that he is on the Planning and ACARC meeting agendas to discuss the composting toilets.

GUARD RAILS - Highway

Mr. Kelly would like to discuss guard rails with our Highway Superintendent. Mr. Parsons will have Peter Ripperger get in touch with Mr. Kelly.

EXECUTIVE SESSION – To Discuss Personnel and Contractual Issues

On motion by Mr. Parsons, seconded by Mr. Kelly, the Board voted 4-0 to go into executive session at 8:55 p.m. to discuss personnel and contractual issues.

On motion by Mr. Parsons, seconded by Mr. Kelly, the Board voted 4-0 to come out of executive session.

ADJOURNMENT

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 4-0 to adjourn at 9:10 p.m.

Janet L. Donohue  
Town Clerk

Monthly Report April 2014

Cover sheet

Quantity	Bld Permit	\$BP	\$C-C/O	\$RM	EQ
12	Res Minor Work	\$2,250	\$1,150	\$22	\$200
4	Res ADD	\$4,250	\$3,850	\$6	\$150
1	Res Acc Str	\$110	\$20	\$2	\$0
4	Res Alt	\$870	\$570	\$6	\$50
0	Res New	\$0	\$0	\$0	\$0
0	Res Renew	\$0	\$0	\$0	\$0
0	Comm Alt	\$0	\$0	\$0	\$0
0	Comm Minor	\$0	\$0	\$0	\$0
4	ZBA/ACARC	\$631	\$0	\$2	\$0
1	Other Permits	520	\$420	\$2	\$0
1	220-76C	\$0	\$100	\$2	\$0
6	Wetlands	\$600			
0	Civil Penalty	\$0			
0	Copies	\$0.00			
0	Misc	\$0			
Totals		\$9,231	\$6,110	\$42	\$400
					\$15,783

Total Receipts  
Total Deposits

\$15,783.00  
\$15,783.00

Bldg Insp: Patricia Bunt  
Date: 5/6/14

<b>Total:</b>		<b>\$15,783.00</b>			<b>Total Deposit:</b>		<b>\$15,783.00</b>		
<b>Res. MW</b>	<b>BP</b>	<b>CC</b>	<b>RM</b>	<b>EQ</b>	<b>Residential Add</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
Cardice	\$320	\$220	\$2	\$0	Kiesel	\$1,300.00	\$1,200.00	\$2	\$50
Francis	\$170	\$70	\$2	\$0	Lennoy	\$2,100.00	\$2,000.00	\$0	\$0
MacFadden	\$150	\$50	\$2	\$0	Ott	\$350.00	\$250.00	\$2	\$50
Baugram	\$200	\$100	\$2	\$50	Rae	\$500.00	\$400.00	\$2	\$50
Gould	\$130	\$30	\$2	\$0					
Wallach	\$30	\$30	\$0	\$0					
Alvarez	\$160	\$60	\$2	\$50					
Mulligan	\$400	\$300	\$2	\$50					
Simkavitz	\$180	\$80	\$2	\$0	<b>Column Total</b>	<b>\$4,250.00</b>	<b>\$3,850.00</b>	<b>\$6</b>	<b>\$150</b>
Cannon	\$140	\$40	\$2	\$0	<b>Subtotal</b>		<b>\$8,256.00</b>		
Cabrera	\$230	\$130	\$2	\$0	<b>Comm. MW</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
Fitzmartin	\$140	\$40	\$2	\$50					
					<b>Column Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>
					<b>Subtotal</b>		<b>\$0.00</b>		
					<b>Res. Alt</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
					Orlander	\$120.00	\$20.00	\$2	\$0
					Leff	\$300.00	\$200.00	\$2	\$50
					Freeman	\$250.00	\$250.00	\$0	\$0
					Formoso	\$200.00	\$100.00	\$2	\$0
					<b>Column Total</b>	<b>\$870.00</b>	<b>\$570.00</b>	<b>\$6</b>	<b>\$50</b>
					<b>Subtotal</b>		<b>\$1,496.00</b>		
					<b>Res. New</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
					<b>Column Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>
					<b>Subtotal</b>		<b>\$0.00</b>		
					<b>220-76C</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
					Brody	\$0.00	\$100.00	\$2	\$0
					<b>Column Total</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$2</b>	<b>\$0</b>
					<b>Subtotal</b>		<b>\$102.00</b>		
					<b>Res Renewal</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
					<b>Column Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0</b>
					<b>Subtotal</b>		<b>\$0.00</b>		
					<b>Wetland</b>	<b>W/P</b>			<b>EQ</b>
					LakeKatonah	\$150.00			
					Stand				\$50

					Candullo	\$150.00			
					Brandt	\$150.00			
					Massi				\$50
					Saunders				\$50
Column Total	\$2,250	\$1,150	\$22	\$200					
<b>Subtotal</b>		\$3,622			Column Total	\$450.00	\$0.00	\$0	\$150
<b>Civil Penalty</b>	<b>CP</b>				<b>Subtotal</b>	\$600.00			
					<b>Other Permits</b>	<b>BP</b>	<b>CC</b>	<b>RM</b>	<b>EQ</b>
					Davidson	\$520.00	\$420.00	2	0
<b>Subtotal</b>		\$0			Column Total	\$520.00	\$420.00	2	0
<b>Comm. Add/Alt</b>	<b>BP</b>	<b>CO/CC</b>	<b>RM</b>	<b>EQ</b>	<b>Subtotal</b>	\$942			
					<b>ZBA / ACARC</b>	<b>Permit Application</b>			<b>RM</b>
					Miller		\$27		\$0
					Saunders		\$252		\$0
Column Total	\$0	\$0	\$0	\$0	Rae		\$252		
<b>Subtotal</b>		\$0			Rae		\$100		\$2
<b>Misc</b>	<b>BP</b>	<b>CO/CC</b>	<b>RM</b>	<b>EQ</b>					
Column Total	\$0	\$0	\$0	\$0	Column Total		\$631		\$2
<b>Subtotal</b>		\$0			<b>Subtotal</b>	\$633			
<b>Cash</b>					<b>Res. A/S</b>	<b>BP</b>	<b>CO</b>	<b>RM</b>	<b>EQ</b>
Copies					DeLeo	\$110.00	\$20.00	\$2	\$0
					Column Total	\$110.00	\$20.00	\$2	\$0
<b>Subtotal</b>	\$0.00				<b>Subtotal</b>	\$132.00			

**Peter Parsons**

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**From:** Jane Epstein [redacted]  
**Sent:** Friday, May 16, 2014 10:47 AM  
**To:** supervisor@lewisborogov.com  
**Subject:** Fwd: Paving Bowway Road

----- Forwarded message -----

**From:** Jane Epstein <[redacted]>  
**Date:** Fri, May 16, 2014 at 10:38 AM  
**Subject:** Paving Bowway Road  
**To:** [highway@lewisborogov.com](mailto:highway@lewisborogov.com)

As the owners of Sassafras Farm on Bowway Road, we would like to register a strong opinion on NOT paving the road. If Lewisboro wants to retain its lovely rural flavor and welcome horses to the community, paving Bowway would not be a good idea as it would destroy one of the last dirt roads. A paved Bowway would become even more of a cut through than it already is. If you can justify not paving Schoolhouse Road for that reason I don't see why Bowway isn't in the exact same category. As for run off into Lake Trusdale, all the property, ours included, that back onto Trusdale drain directly into it, even more so than any road run off. Paving Bowway would be penny wise and pound foolish. Please look at the 'big' picture of our community and not the small opinions of a few vocal residents.

Sincerely,  
Jane and Howard Epstein

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Jane Epstein  
[redacted]  
[redacted]  
[redacted]  
[redacted]

--  
[redacted]  
[redacted]  
[redacted]  
[redacted]  
[redacted]

MICHAEL KNOX BERAN  
12 BOWAY ROAD  
SOUTH SALEM, NEW YORK 10590

TELEPHONE [REDACTED]  
EMAIL [REDACTED]

June 18, 2013

Mr. Peter Parsons  
Supervisor, Town of Lewisboro  
11 Main Street  
Post Office Box 500  
South Salem, New York 10590

Dear Mr. Parsons:

I write to you to draw your attention to the deterioration of the road on which I and my family live, Boway Road, and more especially to that unpaved portion of it which lies northeast of the intersection with Spring Street, where the ground rises somewhat sharply to the north and the east.

After any considerable rain, much of the dirt of which the road consists is washed away, and the water gouges large trenches or gullies on each side of the road, leaving only a narrow band of traversable ground, not sufficient for the easy passage of a single car, and still more hazardous when two cars, or a car and a truck, are coming towards one another from opposite directions.

When the spring thaw comes, or after a downpour, the road becomes what our young daughter once called "mudway," and resembles of the old unpaved roads of Eastern Europe in the seasons the Russians know as *rasputitsa*, or "quagmire time."

The regular grading and maintenance of the road by the town, though commendable, is not sufficient to address the problem.

We were told that this part of Boway was to be paved in the spring. It has not been. I should think the maintenance of the roads would be one of the highest priorities of a town like ours.

“Bad roads mean bad morals,” Henry Adams wrote in *The Education of Henry Adams*. I would respectfully ask, Mr. Parsons, that you and the Town Board look into the matter, and arrange for something to be done with respect to Boway that will offer a more creditable testimony to our civic morality here in South Salem.

Sincerely,

Mike Beran

cc: Mr. Peter Ripperger  
Highway Superintendent, Town of Lewisboro  
11 Main Street  
Post Office Box 500  
South Salem, New York 10590

**Peter Parsons**

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**From:** George Rickert [redacted]  
**Sent:** Tuesday, April 29, 2014 9:04 AM  
**To:** supervisor@lewisborogov.com  
**Subject:** Paving Boway Road hill

Dear Mr. Parsons,

I have been told that you are in favor of paving Boway Road's hill and are interested in hearing the opinions of your Boway Road constituents on the matter. I would like whole-heartedly support your position.

As it now stands, Boway Road is, quite simply, an unsustainable burden for both its residents and the town's budget. Runoff after a heavy rain leaves it a muddy, rutted mess, with its drains clogged with dirt, leaves and gravel. With nowhere else to go, the debris-laden runoff runs down to Spring Street and eventually empties into, and fouls, Truesdale Lake.

I understand that it actually costs the town more to maintain this type of unpaved road than a paved street. If so, the rationale for paving Boway Road becomes even stronger.

Please do what you can to have our road paved as soon as possible. Thank you.

George T. Rickert  
7 Boway Road  
South Salem, NY 10590  
[redacted]  
[redacted]



## Lewisboro Stormwater Committee

*We're all downstream of someone*

**To:** Supervisor Parsons and Members of the Town Board  
**From:** Lewisboro Stormwater Committee  
**Date:** May 13, 2014  
**Subject:** Boway Road Paving Proposal

The Lewisboro Stormwater Committee discussed the proposal to pave a portion of Boway at our May 8, 2014 meeting and the committee strongly supports the proposal.

As you may recall, the Stormwater Committee formed a Dirt Road Task Force in 2008 to assess the conditions of many of our dirt roads. On October 6, 2008, Mr. Tim Ziegler from the Center for Dirt & Gravel Road Studies at Pennsylvania State University visited to provide technical assistance on some of the Town's troublesome unpaved roads. Boway was the first road we visited that day. The documentation from that visit confirms that the high gradient road segment contributes large amounts of road material which travel through the catch basin system to Lake Truesdale, and overwhelm the capacity of the vortex separator.

The usual recommendations of the Penn State Environmentally Sensitive Management Practices are to divert and diminish concentrated flows. However, in areas without roadside right of ways, the options to divert stormwater away from the roadbed are limited, and rely upon long term landowner cooperation and tolerance of diverted waters. At Boway, the steep slope and constrained terrain make any unpaved solution problematic. Thus, paving a portion of this road is an effective means of reducing sediment pollution. This is similar to the dilemma faced and successfully addressed on Chapel Road.

The Stormwater Committee feels that the proposal to pave a portion of Boway in order to protect a water resource is an effective way to balance environmental mandates and physical constraints of this dirt and gravel road. This proposal should also result in some longer term maintenance savings, but the primary reason to pave this road is to reduce the stormwater pollution from this road.

Lake Waccabuc Association, Inc.

P. O. BOX 242, SOUTH SALEM, N. Y. 10590

5/11/2014

Ms. JAMES DONAHUE, Town Clerk  
TOWN OF LEWIS  
11 MAIN ST - SOUTH SALEM, 10590

RE: NOISE PERMIT  
LAKE WACC. ASSOC. (LWA)

DEAR MS. DONAHUE

WE ARE AGAIN REQUESTING THAT THE TOWN BOARD  
ISSUE THE LWA A "NOISE PERMIT" FOR OUR  
ANNUAL OUTDOOR LOBSTER DINNER AND FUNDRAISER.  
THIS YEAR'S EVENT WILL BE HELD ON JUNE 14<sup>TH</sup>  
BETWEEN THE HOURS OF 6:30 PM AND 11:00 PM.

WE THANK YOU AND THE BOARD FOR THEIR  
ANTICIPATED APPROVAL

VERY TRULY YOURS

Edward J. DELANEY  
PRES., LWA

RESOLUTION ADOPTED BY THE TOWN BOARD  
OF THE TOWN OF LEWISBORO  
AT A MEETING HELD ON MAY 19, 2014

RESOLVED, that the Town Board does hereby waive provisions of the Noise Ordinance for a neighborhood party to be held by the Lake Waccabuc Association on June 14 from 6:30 p.m. to 11:00 p.m.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, JANET L. DONOHUE, Town Clerk of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a Resolution adopted by the Town Board of the Town of Lewisboro at a meeting held on the 19<sup>th</sup> day of May, 2014, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.

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Town Clerk

Dated at South Salem, New York  
this 20<sup>th</sup> day of May, 2014

RESOLUTION ADOPTED BY THE TOWN BOARD  
OF THE TOWN OF LEWISBORO  
AT A MEETING HELD ON MAY 19, 2014

WHEREAS, Town Clerk, Janet L. Donohue has presented an offer to the Town Board of the Town of Lewisboro an opportunity of offer the retail sale of E-Z Pass Toll Passes through the New York State Thruway Authority, and

WHEREAS, the Town Clerk of the Town of Lewisboro will purchase E-Z Pass tags for the cost of \$21.00 per tag from the Thruway Authority for resale at a cost of \$25.00 per tag, allowing the Town of Lewisboro to keep \$4.00 per sale, therefore

BE IT RESOLVED, that the Town Board of the Town of Lewisboro hereby authorizes the Town of Lewisboro Town Clerk to sell E-Z Pass Tags in the Town Clerk's office provided all legal requirements are complied with.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, JANET L. DONOHUE, Town Clerk of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a Resolution adopted by the Town Board of the Town of Lewisboro at a meeting held on the 19<sup>th</sup> day of May, 2014, to the original thereof, and that the same is a true and exact copy of said original and of the whole thereof.

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Town Clerk

Dated at South Salem, New York  
this 20<sup>th</sup> day of May, 2014

**A message from the Pound Ridge Town Board.**

**HAS YOUR SEPTIC SYSTEM BEEN INSPECTED?**

**IT'S THE LAW!**

(And good for our groundwater and environment,too).

In 2010, under a direct order from the NYS Department of Environmental Conservation, all towns within the New York City Watershed had to pass a law mandating that all septic systems within their boundaries be inspected once every five years. There are no exceptions to the law. The full text of the law is available at <http://ecode360.com/15183053>

**By April 15, 2015, all septic systems in the Town of Pound Ridge must be inspected or the owners risk being assessed a penalty.**

Property owners who have had their septic systems pumped and inspected since 2010 are deemed to be in compliance, and only those who have not must now take action. All septic system effluent carters licensed by the Westchester County Department of Health can perform the pump out and necessary inspection, and must provide you with a copy of their report for your records.

Please do not delay in performing this mandatory inspection.

Town of Pound Ridge  
179 Westchester Ave.  
Pound Ridge, NY 10576

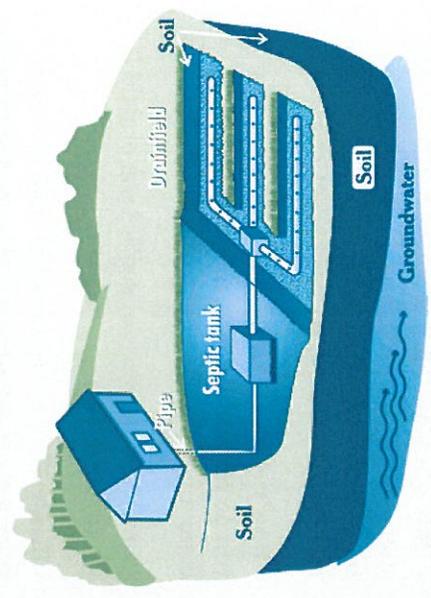
PRSRT STD  
US Postage PAID  
WHITE PLAINS, NY  
PERMIT NO 7624

ECRWSS  
POSTAL PATRON  
POUND RIDGE, NY 10576

**NEW LAW**

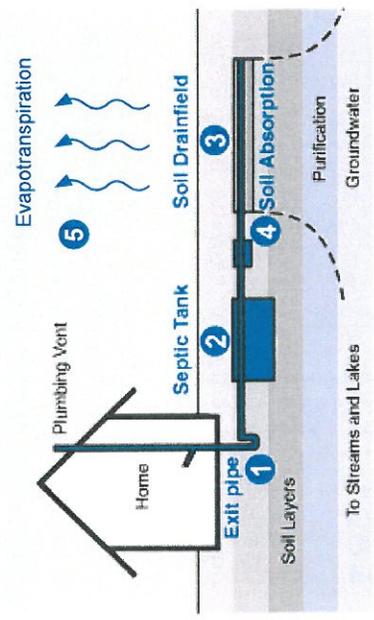
# Caring for Your **SEPTIC SYSTEM**

How the new law requiring pumping affects you. Why it is important to your health and your water quality to properly maintain your septic system.



The Town of Bedford, NY  
& Bedford 2020

Produced by EHI



## New Septic Inspection Law:

If you live in Bedford, you probably have a septic system. Caring for this system properly not only protects your drinking water, but also the value of your house.

To protect the quality of the drinking water for Bedford and New York City (since Bedford is in the watershed for NYC's reservoirs), the NYS Department of Environmental Conservation and Westchester County have developed a new septic inspection ordinance effective May 2011.

**This law requires that you have a Westchester County licensed service provider pump your tank and inspect your system at least once every five years. The contractor is required to file a "Septic System Data Form" with the county and should give you a copy. The town will review the county's information and determine compliance with the new law.**

## For More Information:

### Town of Bedford Planning Department

Phone: 666-4434

Email: [planning@bedfordny.info](mailto:planning@bedfordny.info)

### Online Resources

[www.epa.gov/owm/septic](http://www.epa.gov/owm/septic)

[www.nesc.wvu.edu](http://www.nesc.wvu.edu)

[www.rcap.org](http://www.rcap.org)

[www.nowra.org](http://www.nowra.org)

## How Your Septic System Works:

Your septic system is crucial to the quality of our drinking water, because anything you put down your drain or into your toilet goes into your septic system and winds up in the water we use for drinking, cooking and bathing.

### Components

- A sewer line leads from the house to a septic tank. Here solids settle and bacteria cause them to decompose, much of them becoming liquefied.

- Liquid waste drains by pipes from the tank to the septic field. Here the soil organisms degrade the waste as it begins its journey down to the aquifer.

- Solid waste must be pumped out of the tank to allow room for material and air so that the bacteria may flourish.

### Function

Bacteria degrade human waste. Anything that damages the bacteria, like bleach, will harm the system. The remaining waste is diluted as it is filtered through layers of soil and rock on its way to the aquifer.

Septic systems do not remove many of the wastewater contaminants, such as pharmaceuticals, volatile organic compounds such as glycol ethers in household cleansers, or most nitrates and phosphorus.

If a septic tank is not pumped regularly, the system will clog and the ground above it becomes saturated with wastewater that travels into nearby streams and reservoirs that supply drinking water.

## Maintaining Your Septic System:

### In addition to regular pumping

- **Don't** put anything down your sink or toilet that can harm the bacteria. This includes household cleansers, paint, bleach, feminine hygiene products and pharmaceuticals.

- **Don't** wash anything down the drain that you do not want eventually to go into your drinking water. This includes pharmaceuticals.

- **Don't** drive over your septic tank or field (or let anyone else).

- **Don't** plant anything other than grass over your septic field. Roots of trees and shrubs can damage the infrastructure.

- **Don't** pave over your septic field. The bacteria need air to survive and rainwater should pass through the system.

- **Do** install your water softener correctly so that the backwash does not drain into the septic system.

- **Do** use more natural household cleansers.

- **Do** have a Westchester County licensed septic contractor make any repairs.

- **Do** have your septic tank cover readily accessible. A riser can be installed if necessary.

- **Do** pump your septic tank on a regular basis. The new law requires it every five years, but your contractor may recommend pumping more frequently.

May 1, 2014

Lewisboro Housing Committee

Proposed Amendments to the Zoning Code of the Town of Lewisboro.

The Lewisboro Housing Committee wishes to propose the following amendments to portions of the Zoning Code, specifically Section 220, for consideration by the Town Board. The purpose of the amendments is to facilitate the provision of affordable housing in our town in a manner compatible with rural character of Lewisboro. Members of the Committee present these proposals to the Town Board after serious and thorough consideration of all the issues involved, and look forward to discussing them with the Board.

1. The Housing Committee recommends that the Town amend the zoning code to allow housing in business and commercial areas. Specifically, we propose amending Section 220-24 A, Permitted Uses in CC-20 Districts (Campus Commercial Districts); Section 220-24 C, Permitted Uses in RB Districts (Retail Business Districts); and Section 220-24 D, Permitted Uses in GB Districts (General Business Districts) to allow "Residential use" as a permitted use in these districts.

Therefore, specifically, the following changes are recommended:

--In Section 220-24 A (1) "Permitted Principle Uses" (in CC-20 Districts), we propose adding a clause (e) "Residential use".

--In Section 220-24 C (1) "Permitted Principal Uses" (in RB Districts), we propose adding a clause (k) "Residential use".

--In Section 220-24 D (1) "Permitted Principal Uses" (in GB Districts), we propose adding a clause (h) stating "Residential use".

The current zoning code already allows "dwelling units on floors above any permitted principal nonresidential use" under designated conditions. Our proposal would expand the permitted use to include housing within the designated business districts.

The Committee proposes this amendment to the Town Board as a basic concept, and suggests that the Board ask other appropriate bodies considering land use, such as the Planning Board, to recommend which of the existing provisions in the code for multi-family developments and other housing would be appropriate to incorporate into the new amended portion of the code permitting residential use in business districts. These would include such matters as minimum lot size (Section 220-26 A), average gross density (Section 220-26 B (1)), requirements for open space (Section 220-26 D) or recreational

facilities (Section 220-26 D (3)). The Housing Committee will also discuss which of these restrictions should apply.

2. The Housing Committee recommends that the accessory apartments be permitted as of right. Specifically, we propose amending Section 220-40 Accessory apartments (amended in 1989, 1998, and 2003) which currently requires a special use permit. We recommend that the Town Attorney draft the specific language for the amended code for the Town Board's consideration, to permit accessory apartment as of right, providing that those wishing to convert an apartment for such a use meet all environmental and other applicable requirements in the code. The Board may wish the Planning Board to review this proposal as well.
3. A Model Ordinance for Lewisboro. The Housing Committee proposes further amendments to Section 220 of the Town Zoning Code, for the following purposes:
  - To encourage development of "fair and affordable" housing\* while simultaneously preserving and protecting the uniquely rural character and all environmentally significant areas within our Town;
  - To ensure that the Town reserves its right to develop designated housing for first responders and other vital personnel in the Town, depending upon need, while maintaining the Town's existing middle-income housing units
  - To ensure that the Town's zoning code remains in compliance with applicable federal, state, and county law, as has already been enacted in many Westchester municipalities over the past few years, including neighboring towns of Bedford, North Salem, Pound Ridge and Somers;
  - To ensure that the Lewisboro Town zoning code is non-discriminatory;

Therefore, the Lewisboro Housing Committee recommends that the Lewisboro Town Board, in consultation with all appropriate subsidiary boards and committees consider the following proposals to amend and supplement the Town's zoning ordinance (Section 220):

(1) An owner-occupied dwelling unit may be designated and defined as "fair and affordable" if it meets the following criteria:

- (a) the homeowner's household income does not exceed 80% of Westchester County's median income as defined by the U.S. Department of Housing and Urban Development (HUD), and
- (b) total costs of home ownership (e.g., mortgage, taxes, insurance, common charges, etc.) do not exceed 33% of household income, thereby ensuring the financial stability and security of these homeowners.

(2) Any designated "fair and affordable" rental unit is considered as such when:

- (a) the renter's income does not exceed 60% of Westchester's median income as defined by the U.S. Department of Housing and Urban Development (HUD), and
  - (b) total housing costs for the rental unit (e.g., rent, utilities, common charges, etc.) do not exceed 30% of the renter's household income, thereby ensuring the financial stability and security of these renters.
- (3) No person(s), including those currently residing in the Town of Lewisboro, is/are entitled to any type of preference or priority in applying for or residing in a designated "fair and affordable" home (as defined in this proposal) within the Town of Lewisboro (whether the unit is owner-occupied or a rental unit) following the effective date of these amendments.
  - (4) Following the adoption and effective date of these amendments, the developer of any newly proposed development that contains ten or more units to be constructed in the Town of Lewisboro must designate, within his application to the Town, one residence for each ten units built as "fair and affordable".
  - (5) The Housing Committee recommends that the Town's existing ordinance that permits an increase in density when middle income units are included in a development be extended to include "fair and affordable" housing units as defined in this proposal. This would require that Section 220-26 (B) (2) (Development Density) be amended to include the words "'fair and affordable' dwelling units" as follows (words to be added in brackets): "'The Planning Board may authorize an increase in permitted density by not more than 40% if the applicant constructs at least 1/3 of the additional density units as middle income dwelling units [and or "fair and affordable dwelling units]."
  - (6) All "fair and affordable" homes which are established within the Town of Lewisboro must remain "fair and affordable", as defined herein, for a period of fifty years.
  - (7) All "fair and affordable" homes which are established within the Town of Lewisboro shall comply with all other requirements delineated within existing Town of Lewisboro Code provisions (e.g., home appearance, siting, minimum floor area, maximum occupancy of home, applicable health and safety provisions, etc.).
  - (8) The Housing Committee recommends that these amendments apply solely to *future* construction, renovations or conversions following the date of adoption of these proposals.
  - (9) The provisions outlined above for "fair and affordable housing" in no way abrogates the Town's right to provide housing for first responders or other personnel providing services in town, nor to provide housing for senior citizens or disabled residents, as it deems appropriate for the wellbeing of the Town.
  - (10) The Lewisboro Housing Committee shall propose to the Town Board appropriate rules and regulations for the administration of "fair and affordable" housing units, if asked to do so.
  - (11) All "fair and affordable" units, whether for purchase or rent, shall be marketed in accordance with the requirements, policies and protocols established in the Westchester

County Fair & Affordable Housing Affirmative Marketing Plan, so as to ensure outreach to racially and ethnically diverse households.

- (12) At a future date when the Town's Master Plan and Zoning Code are reviewed, it is recommended that they be simplified and streamlined to promote the following zoning/planning strategies which are consistent with the goals of promoting development of both first responder housing and "fair and affordable" housing as defined in this proposal:
- (a) encouragement of bonus density/special-use town-wide,
  - (b) cluster-housing guidelines for future Town subdivision applications,
  - (c) economic incentives for construction of and conversion to "fair and affordable" housing,
  - (d) an expedited project review process, including an early negative declaration under SEQRA, when appropriate.

\*The new designation of "fair and affordable" housing as defined above does not replace or eliminate the current designated "middle income" housing category, as defined and described in Section 220 of the Town Code. The existing and approved units will continue to be administered as before, and may be added to at the discretion of the appropriate town authorities.

May 6, 2014

Chief Frank Secret  
Lewisboro Police Department  
20 North Salem Road  
Cross River, N.Y. 10518

Chief Secret,

Effective May 9 2014, I will be retiring from the Lewisboro Police Department. Thank you for the opportunity to serve the Town of Lewisboro.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter H. Blair", written in a cursive style.

Officer Peter H. Blair #5