



**AGENDA
TOWN OF LEWISBORO
TOWN BOARD MEETING
TOWN HOUSE
DECEMBER 14, 2015
7:30 P.M.**

I. PUBLIC COMMENT PERIOD

II. COMMUNICATIONS

1. Conservation Advisory Council (CAC) Annual Report for 2015

III. NEW BUSINESS

1. Resolution Approving Reading Dream's Use of Cyrus Russell Community House for a Fundraiser on January 16, 2016
2. Set Public Hearing Regarding Town Code Section 220-2(B) Regarding Middle-Income Families and Property Income
3. Discussion of Possible Re-Zoning Request by Mark Miller for 405 Smith Ridge Road
4. Discussion of Preliminary 2016 Budget

IV. APPROVAL OF CLAIMS

V. POLLING OF BOARD

VI. ANNOUNCEMENTS

Town Board Meeting on Monday, January 4, 2016 at 7:30 p.m. at the Town House, 11 Main Street, South Salem.

VII. 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. The Town House, 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.

TO: Town of Lewisboro Town Board
Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: CAC Annual Report for 2015

DATE: December 9, 2015

The Conservation Advisory Council (CAC) presents its annual report for 2015 to the Town of Lewisboro, as required by state law.

The CAC is comprised of volunteers appointed by the Town Board to work on conservation issues that are important to the Town and its residents. The CAC meets monthly, generally on the first Monday of each month. Meetings are open to the public, and agendas are posted to the Town website prior to each meeting. Minutes for all of the meetings are available through the Town Clerk and on the Town website. Preparation of the draft CAC memos is shared among the members, and review, comments, and revisions of memos and minutes takes place by email.

During 2015, we operated with six members, and we would welcome additional members to our committee. Some CAC member terms expire at the end of 2015, and we are dependent upon the appointment or reappointment of capable, knowledgeable, committed members with environmental interests and adequate time to support CAC activities.

Advisory Role to Planning Board

During 2015 through November, the CAC issued 26 letters to the Planning Board concerning applications or issues before that board, and also issued one memo to the Town Board. A CAC representative, generally the Chair, attends and participates in Planning Board meetings. This participation at Planning Board meetings enables the CAC to express our views on applications and environmental issues, and to stay informed on the activities in front of that board. At least one member, usually a chair, joins the Planning Board at their site walks. Attendance at the walks enables more insightful comments by the CAC.

While the number of letters is one indicator of activity, a more important parameter may be our ability to provide informed advice. We believe that the CAC has continued to build a trusted and respected advisory relationship to the Planning Board regarding conservation and environmental issues. We are gratified that the members of the Planning Board solicit and thoughtfully consider our input. As a result, many of our recommendations have been incorporated into applicants' plans and into the approved resolutions.

Committee Participation in Town business.

The CAC also reaches out to other boards and committees in addition to the Planning Board. The CAC chair remains an active member of the Stormwater and Lakes Committees. A CAC member chairs the Sustainability Committee. One CAC member is on the Open Space and Preserve Advisory Committee. In addition, a member regularly attends the monthly ZBA meetings as the CAC interface, and the ZBA solicits CAC input. The CAC has contacts with the PRAC committee to share information and discuss items of mutual interest.

In 2014, the CAC began to publicize the start of enforcement of the septic system law that requires inspection every 5 years. Enforcement will start in May, 2016. That work continued in 2015, and information is now on the CAC page of the Lewisboro website. In conjunction with the stormwater committee, a poster describing the requirements and enforcement dates, together with a map of septic systems that have been pumped recently, has been displayed at the Lewisboro Library Fair for the past two years.

Intermunicipal Cooperation

Lewisboro CAC members have been active in ELLA, the Environmental Leaders Learning Alliance, which has participants from many towns in Westchester and Putnam Counties. ELLA also serves as a sharing vehicle and sounding board on common problems. In addition, we continue to work with individual municipalities in comparing municipal codes and approaches to common concerns.

Appreciation

The CAC members contribute their valuable time, varied perspectives, and interest in serving the Town on this volunteer committee. While we don't always agree, each member remains committed to considering what is best for Lewisboro, and we are fortunate for that participation and intent.

TOWN OF LEWISBORO

APPLICATION FOR USE OF CYRUS RUSSELL COMMUNITY HOUSE

The undersigned requests use of the Cyrus Russell Community House and facilities and agrees to comply with the attached regulations pertaining to the use of Town properties.

A. Name and address of organization, group or individual (person in charge of group):

Reading Dream PO BOX 181, South Salem
(Andrea Kantor) NY

B. Contact information of person in charge of group: (We must have telephone number!)

Telephone number 763-6627 E-mail address andreakantor@yahoo.com
Number expected in group: (49 maximum) 20

D. Date or dates and hours of use:

Sat. Jan. 16, 2016 10:00 AM - 4:00 PM

E. Type of use (Business meeting, social function, fund-raiser*)

non profit, student run fund raiser

F. Type of entertainment (DJ, other) explain

none

G. Fee in amount of \$150.00 and security deposit of \$100.00 (for social functions) paid herewith. Security deposit to be returned upon presentation of approved claim form. No refunds unless cancelled more than seven (7) days in advance. \$5.00 will be deducted from eligible refunds for administrative costs.

I hereby agree to abide by the regulations, and to remove all refuse at the conclusion of my function. By signing this document you acknowledge that you are the person in charge of this event and will be present at such event.

A. Kantor 9 Church Tavern Rd
Signature of Applicant Address South Salem, NY 10590

The above application is hereby granted and receipt of fee and security deposit (if required) is hereby acknowledged/waived.

7/4/15 Jennifer Carole
Date Town Clerk

****REMEMBER!** You must pick up a key for the community house in advance at the Town Clerk's office.

*No fee for business meetings of organized groups of Lewisboro residents. Profit-making organizations, and non-profit groups desiring to use the building for fund-raisers, must first obtain permission from the Town Board.

Copy to Maintenance Dept. _____ Recreation Dept. 12/4/15




405 Smith Ridge Rd

South Salem, NY 10590

\$209,000 (\$775/month)

1 Bed 1 Full Bath 614 Sq Ft 1.52 Acres



Listing Agent
Mark Boyland

A Tradition of Success
Phone: (855) 558-9497

Listing Broker
Keller Williams NY Realty

Phone: (855) 673-9067



Cottage with one level ranch style living on an acre and a half of property. Quaint living room and country kitchen. The three season sun room is sunny and spacious. Private and level back yard. Home needs renovation and is currently winterized and without electricity. Great potential at a great price. Located near shops and is centrally

located to 5 surrounding Towns each with their own character and offerings. Close to commuting via the Merritt Pkwy. Bring your hammer and make it your own! Transfer tax to be paid by buyer. Sold as-is.

General Information

Beds	1 Bed	Baths	1 Full Bath
House Size	614 Sq Ft	Lot Size	1.52 Acres
Price	\$209,000	Price/sqft	\$340
Property Type	Single Family Home	Year Built	1954
		Style	Cottage, Ranch

Bedrooms

- Beds Total: 1

Bathrooms

- Full Bathrooms: 1

Other rooms

- Attic: Full, Scuttle
- Basement: Full, Unfinished, Walk Out
- Total Rooms Finished: 3

Building and Construction

- Num of Levels: 1.00
- Siding: Shingle, Wood
- Style: Cottage,Ranch
- Construction: Frame

Exterior and Lot Features

- Lot Size Area SQFT: 66211
- Lot Description: Level

Garage and Parking

- Driveway

Heating and Cooling

- Heating Type: Base Board
- Hotwater: Electric Stand Alone
- Heating Fuel: Oil Above Ground
- Air Conditioning: None

Utilities

- Electric Company: NYSEG
- Water: Drilled Well
- Garbage: Private
- Sewer: Septic

Amenities and Community Features

- Close to Shops

School Information

- School District: Katonah-Lewisboro
- Elementary School: Meadow Pond
- High School: John Jay
- Junior Middle High School: John Jay

Other Property Info

- Post Office: South Salem
- County: Westchester County
- Directions to Property: Smith Ridge Road (Rt 123) # 405 (next to One Twenty Three restaurant)
- State Or Province: NY
- Village: None
- City: Lewisboro
- APN Number: 3000-050-000-09834-000-0022

Listing Provider

Listing Agent

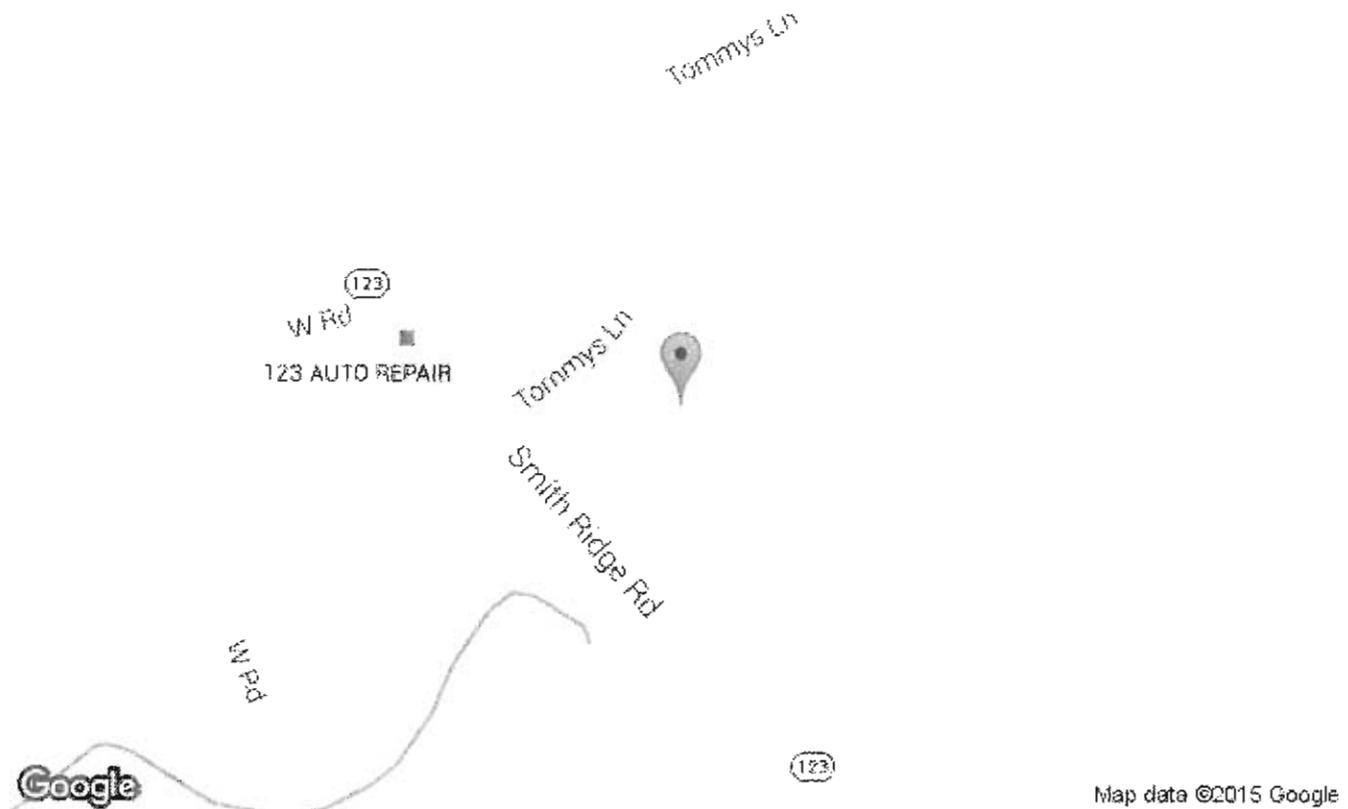
This listing is represented by REALTOR® Mark Boyland

Listed by Keller Williams NY Realty
 Broker Location Bedford, NY
 Data Source HudsonGatewayMLS
 Source's Property ID 4551489

Public Records Property Information from local public records.

Beds	-	Baths	-
House Size	-	Lot Size	1.44 Acres
Year Built	-	Price	-
Property Type	Single Family Home	Stories	-
Style	Not Available	Garage	-
Units	1	Cooling	Unknown
Pool	-	Construction	-
Heating	Unknown	Year Renovated	-
Rooms	-	Roofing	-
Fireplace	-		

Location



On Site

Last refreshed	2 Days Ago
Added to Site	December 4, 2015
Direct access URL	http://www.realtor.com/realestateandhomes-detail/405-Smith-Ridge-Rd_South-Salem_NY_10590_M43488-23339

Homes Near 405 Smith Ridge Rd

Address	Status	Price	Beds	Baths	Sq Ft
4 Tommys Ln	Not For Sale	est. \$398,794	-	-	-
2 Tommys Ln	Not For Sale	est. \$425,177	-	-	-
6 Tommys Ln	Not For Sale	est. \$374,440	-	-	-
8 Tommys Ln	Not For Sale	est. \$383,573	-	-	-
411 Smith Ridge Rd	Not For Sale	est. \$414,078	-	-	-
5 Tommys Ln	Not For Sale	est. \$520,563	-	-	-
16 West Rd	Not For Sale	est. \$498,521	-	-	-
7 Tommys Ln	Not For Sale	est. \$318,629	-	-	-
412 Smith Ridge Rd	Not For Sale	est. \$385,350	3	2	2,348
10 Tommys Ln	Not For Sale	est. \$370,381	-	-	-

9 Tommys Ln	Not For Sale	est. \$427,207	-	-	-
12 Tommys Ln	Not For Sale	est. \$442,428	-	-	-

Provided by Listing Agent

- School District: Katonah-Lewisboro
- Elementary School: Meadow Pond
- High School: John Jay
- Junior Middle High School: John Jay

Assigned Public Schools

405 Smith Ridge Rd is assigned to the following public schools:

School Name	Distance	Grades	Student/Teacher Ratio	GreatSchools Rating*
Meadow Pond Elementary School Katonah-Lewisboro Union Free School District	3.3 mi	K-5	14:1	
John Jay Middle School Katonah-Lewisboro Union Free School District	10.4 mi	6-8	11:1	
John Jay High School Katonah-Lewisboro Union Free School District	10.7 mi	9	12:1	

Nearby Schools

Public Elementary Schools	Public Middle Schools	Public High Schools	Private Schools	
School Name	Distance	Grades	Student/Teacher Ratio	GreatSchools Rating*
Pound Ridge Elementary School	5.2 mi	K-5	14:1	
Cider Mill School	6.9 mi	3-5	13:1	
Ina E. Driscoll School	7.5 mi	PK-2	N/A	
East School	7.7 mi	K-4	13:1	
Miller-Driscoll School	7.7 mi	PK-2	15:1	

* School data provided by National Center for Education Statistics, Maponics, and GreatSchools. Intended for reference only. GreatSchools Ratings compare a school's test performance to statewide results. To verify enrollment eligibility, contact the school or district directly.

Neighborhood Information

No neighborhood information is available for this property.

Price History

Date	Event	Price	Price/Sq.Ft.	Change	Source
12/04/2015	Listed	\$209,000	\$340	—	HudsonGatewayMLS

Property Taxes Tax data from local public records.

Year	Taxes	Land		Additions		Total Assessment
2014	\$6,044	\$11,900	+	\$11,700	=	\$23,600
2013	\$5,952	\$11,900	+	\$11,700	=	\$23,600
2012	\$5,941	\$11,900	+	\$11,700	=	\$23,600

Source: Public Records

The Property Price and Tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction in which the applicable property is located. As realtor.com® cannot guarantee that all public records and MLS data is accurate and error-free, it is important that you contact your REALTOR® directly in order to obtain the most up-to-date information available.

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South Salem, NY 10590

http://www.realtor.com/realestateandhomes-detail/405-Smith-Ridge-Rd_South-Salem_NY_10590_M43488-23339