

A meeting of the Town Board of the Town of Lewisboro, Westchester County, New York, was held on Monday, March 14, 2016, 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, Comptroller Leo Masterson, Highway Superintendent Peter Ripperger, Planning Chairman Jerome Kerner, Ed Burroughs Commissioner of Planning for Westchester County, Facilities Maintenance Manager Joel Smith and Confidential Secretary/Benefits Coordinator Mary Hafter.

Mr. Parsons called the meeting to order at 7:33 p.m.

PLEDGE OF ALLEGIANCE

Supervisor Parsons led the Pledge of Allegiance to the flag.

PUBLIC COMMENT PERIOD

There were no public comments.

COMMUNICATIONS

NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) – Paving

The NYSDOT informed the town that they would be paving Route 123 between Conant Valley Road and Route 35. The prep work would begin on March 28, 2016 with the repaving itself starting closer to the summer. Also, NYSDOT also informed the town that they plan to resurface a section of Interstate 684 that includes an area slightly north of the Route 35 overpass to slightly south of the Hardscrabble overpass. The ramps at Route 116 are also included. This project should start on or around May 19, 2016. Mr. Parsons said he would like to see an entrance for emergency services vehicles added in the Goldens Bridge area and would contact the DOT about doing the work.

CONSENT AGENDA

On motion by Mr. Parsons, seconded by Mr. Kelly, the Board voted 4-0 to approve meeting minutes and to receive and file departmental reports.

MINUTES - Approved

On the above motion and second, the minutes of the February 22, 2016 Town Board meeting were approved.

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

REPORTS – Monthly Reports

On the above motion and second, the February, 2016 reports from the Building and Police Departments were received and filed.

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

NATIONAL ORGAN DONOR DAY OCTOBER 6, 2016 – Discussion

National Organ Donor Day is October 6, 2016. The Northern Westchester Hospital Center has requested to set up an organ donor registration table at the Town House. The Board discussed this and suggested that the hospital may want to explore a better location for the table, such as a firehouse, library, etc. Mr. Parsons will discuss this with his contact.

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

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

RESOLUTION

RESOLVED, that the Town Board does give their permission to the Northern Westchester Hospital Center to set up an organ donor registration table at a location, yet to be determined, within the Town of Lewisboro on October 6, 2016.

TOWN CLERK – Authorized to Attend Conference

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

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

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 17 to April 18, 2016 for a cost not to exceed \$800, as budgeted for in the 2016 budget.

REFUSE LICENSE – Renewal authorized for City Carting

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

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

RESOLUTION

RESOLVED, that the Town Clerk be and hereby is authorized to issue a renewal license for the collection of residential refuse to City Carting for a period of one year.

REFUSE LICENSE – Renewal authorized for R & S Waste Services, LLC

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

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

RESOLUTION

RESOLVED, that the Town Clerk be and hereby is authorized to issue a renewal license for the collection of residential and commercial refuse to R & S Waste Services for a period of one year.

REFUSE LICENSE – Renewal authorized for County Waste Management

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

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

RESOLUTION

RESOLVED, that the Town Clerk be and hereby is authorized to issue a renewal license for the collection of residential and commercial refuse to County Waste Management for a period of one year.

FUNDRAISER – Town Property

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

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

RESOLUTION

RESOLVED, that the Town Board authorizes Katonah Lewisboro SEPTA (Special Education Parent Teacher Association) to hold its Third Annual Field Day Fundraiser at the Lewisboro Town Park on May 22, 2016 with the same terms as the previous year and be it further

RESOLVED, that the Town Board waives any fees associated for the use of the Lewisboro Town Park.

*John Pappalardo arrives

VALLEY VIEW GREENHOUSE, INC. – Application to Westchester County Agricultural District

Valley View, which is located on Route 123 has requested to become an Agricultural District. Because they already have an agricultural exemption, this means little as far as real estate taxes are concerned. Valley View is proposing to add a small area which was not in their original exemption and taxes would be lost on this very small area. Any objections need to be made by March 18, 2016. The major difference would relate to income tax and not real estate tax. The Board agreed that they would not object to this application.

LEWISBORO LIBRARY – Outdoor Sitting Area

There is an area next to the South Salem Post Office which is a scruffy looking piece of land which belongs to the town. There is a stone wall that borders Keeler Field. Gary Paige, who lives on Keeler Court, has proposed removing the black walnut tree that is in this space and grinding the stump. He has also proposed adding shrubs to hide the post office dumpsters. A table and chairs would also be placed in this area along with stops being added at the end of each parking spot. Mr. Parsons stated that he received ACARC approval to remove the tree along with four out of the five residents on Keeler Street's approval. The town attorney suggested that insurance would be needed for the tree removal.

COMMUNITY CHOICE AGGREGATION ENERGY PROGRAM – Electric Supply Rates

The Town Board discussed the comparison table of Sustainable Westchester's new electric supply rates for the aggregated municipalities.

Mr. Parsons stated that the essence is that, if the town chose the "Brown" option as the Town's default, the average resident's annual savings will be approximately \$131—a total savings for Lewisboro of \$546,059.

If the town chose the "Green" option as the Town's default, then the average resident's annual savings will be approximately \$109 or a reduction of \$22 a year versus the "Brown"—a total savings for Lewisboro of \$454,936 or \$91,123 less than for the "Brown".

Mr. Parsons stated that the key difference between the two plans is that “Brown” will be supplied by a combination of Fossil Fuels, Nuclear and 20% renewables whereas “Green” will be 100% renewables.

Mr. Parsons explained that no matter which plan was adopted at the meeting, each consumer has the right to switch to the other option after one month. The contract is for 36 months.

Mr. DeLucia feels that the Board needs to go with the low bid just like they would in other town departments. Plus with everyone’s hectic lifestyle it is hard for customers to take the time to decide which provider to use. Mr. Parsons stated he would like to see the senior citizens get a lower price.

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

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

RESOLUTION

RESOLVED, that the Town Board authorizes the Supervisor to sign the Community Choice Aggregation (“CCA”) “Brown” option which is the less expensive of the two options that were presented to the town.

BONIELLO/BOUTON ROAD – Conservation Easement, Stormwater Control Facility Maintenance and Access Agreement

The Boniello’s are putting a house at 2 Bouton Road, towards the end of Route 35. There is an existing driveway which allows them to cross over the Waccabuc River and go up the hill to the location of the future home. The Planning Board is requesting the Town Board to sign a maintenance and access agreement along with a conservation easement. The town would own the easement.

On motion by Mr. Welsh, seconded by Mr. Pappalardo, 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 Supervisor to sign the Conservation Easement Agreement and the Stormwater Control Facility Maintenance and Access Agreement associated with the property to be known as 2 Bouton Road as reviewed by Counsel and the Planning Board.

FINANCE – BANs for Municipal Building Improvements

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

WHEREAS, all conditions precedent to the financing of the capital purpose hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital purpose; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Lewisboro, Westchester County, New York, as follows:

Section 1. For the purpose of paying the cost of municipal building improvements, in and for the Town of Lewisboro, Westchester County, New York, including incidental expenses in connection therewith, a class of objects or purposes, there are hereby authorized to be issued up to \$35,000 bonds of said Town pursuant to the provisions of the Local Finance Law

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$35,000, and the plan for the financing thereof shall be by the issuance of the \$35,000 bonds authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby further determined that the period of probable usefulness of the aforesaid class of objects or purposes is ten years pursuant to subdivision twelve of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds authorized will not exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Lewisboro, Westchester County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent such appropriation is not made from other sources, there shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Lewisboro, Westchester County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Supervisor shall deem best for the interests of the Town; provided, however, that in the exercise of these delegated powers, the Supervisor shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall

be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution, which takes effect immediately, shall be published in summary in *The Lewisboro Ledger*, the official newspaper of the Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

FINANCE – BANs for Road Reconstruction

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

WHEREAS, all conditions precedent to the financing of the capital purpose hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital purpose; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Lewisboro, Westchester County, New York, as follows:

Section 1. For the purpose of paying the cost of road reconstruction, in and for the Town of Lewisboro, Westchester County, New York, including incidental expenses in connection therewith, a class of objects or purposes, there are hereby authorized to be issued up to \$190,000 bonds of said Town pursuant to the provisions of the Local Finance Law

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$190,000, and the plan for the financing thereof shall be by the issuance of the \$190,000 bonds authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby further determined that the period of probable usefulness of the aforesaid class of objects or purposes is fifteen years pursuant to subdivision twenty of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds authorized will not exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Lewisboro, Westchester County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent such appropriation is not made from other sources, there shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Lewisboro, Westchester County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Supervisor shall deem best for the interests of the Town; provided, however, that in the exercise of these delegated powers, the Supervisor shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance

Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution, which takes effect immediately, shall be published in summary in *The Lewisboro Ledger*, the official newspaper of the Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

FINANCE – BANs for Municipal Trucks and Equipment

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

WHEREAS, all conditions precedent to the financing of the capital purpose hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital purpose; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Lewisboro, Westchester County, New York, as follows:

Section 1. For the purpose of paying part of the \$698,423 estimated maximum cost of municipal trucks and equipment for construction and maintenance purposes, in and for the Town of Lewisboro, Westchester County, New York, including incidental expenses in connection therewith, a class of objects or purposes, there are hereby authorized to be issued up to \$370,000 bonds of said Town pursuant to the provisions of the Local Finance Law

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$698,423, and the plan for the financing thereof shall be by the issuance of the \$370,000 bonds authorized to be issued pursuant to this bond resolution, together with the application of \$328,423 current funds of the Town.

Section 3. It is hereby further determined that the period of probable usefulness of the aforesaid class of objects or purposes is fifteen years pursuant to subdivision twenty-eight of paragraph a of Section 11.00 of the Local Finance Law, as each item in said class shall cost \$30,000 or more. It is hereby further determined that the maximum maturity of the bonds authorized, however, will not exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Lewisboro, Westchester County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent such appropriation is not made from other sources, there shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Lewisboro, Westchester County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Supervisor shall deem best for the interests of the Town; provided, however, that in the exercise of these delegated powers, the Supervisor shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall

be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution, which takes effect immediately, shall be published in summary in *The Lewisboro Ledger*, the official newspaper of the Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

ZONING AMENDMENTS - Discussion (8:16 – 9:03 pm)

At the last meeting the Board agreed to invite Ed Buroughs to attend a future meeting to discuss incentive zoning and updating the Master Plan or portions of the plan. Mr. Buroughs, Commissioner of Planning for Westchester County, and a Lewisboro town resident along with Jerome Kerner, Planning Board Chairman were in attendance at this meeting.

Mr. Parsons circulated the following thoughts to the Board prior to this meeting:

The Town Assessment has declined steadily from \$312,546,342 in 2008 to \$299,585,622 in 2015 – down 4%. Using the annual equalization factors the Town’s value during the same period was reduced from \$3,582,141,374 to \$3,026,117,393 down 16% though there were increases in value in 2014 (5%) and 2015 (3%). The reduction in assessment results in a tax increase for our residents, all else being equal. The changes in value suggest that demand for our homes has diminished.

In practice we are all aware of “Zombie” houses around our Town and that of the four major new developments in Lewisboro only one appears to have a significant number of recent sales – that one is a condominium development which means lower real estate taxes and is adjacent to a shopping center with a gym and indoor tennis together with a swimming pool plus paddle & lawn tennis courts as part of the complex. In addition it has two excellent restaurants, a deli, gas stations and garden centers within walking distance. Word of mouth suggests that the purchasers tend to be empty nesters from Connecticut.

If one takes a look at our neighbors in Northern Westchester, there seems to be a pattern. Younger families are looking for easy access to shopping, restaurants, bars, a railroad station and all in a community conducive to strolling. Hence North Salem, Bedford and we have weak real estate sales in spite of our excellent schools. On the other hand Katonah and comparable river towns are doing relatively well.

What is to be done?

I see various choices:

- 1. The easiest is to do nothing. After all housing values seem to have enjoyed some recovery in the last two years and perhaps prospective buyers will come to appreciate better what Lewisboro offers. In other words this could just be part of a down cycle similar to those we have experienced in the past. Personally I do not really buy this. Certainly we are suffering from a down cycle but I believe that there is a lifestyle problem where expectations of family life have undergone a real change – fewer children, wives working, etc.*
- 2. Another choice is to declare that the sky is falling on Lewisboro as we know it therefore we need to re-think from scratch with a brand new master plan. My own instinct is that this is an over-reaction because there will always be a level of demand for Lewisboro's lakes preserves and the lifestyle it enables.*
- 3. In my mind we need to adjust to the changes around us by figuring out how to exploit our strengths while working out how to increase our tax base. If prospective homebuyers want more, better and more interesting retail and restaurants, we need to encourage it. The benefit to the tax base would come more from increasing the value of our homes than from the businesses themselves. My questions are:*
 - How can we adjust our zoning to allow more businesses – our current business districts are essentially built out?*
 - Should we be learning from the apparent success of the multi-family development in Vista and what are those lessons granted the restrictions we face in the 76% of Lewisboro in the NYC watershed?*
 - Should we encourage Goldens Bridge to exploit its built in advantages from Metro North, I-684 and an existing shopping center and if so how? These are the rationale for the Katonah Art Center and Little Feet choosing Goldens Bridge – can we build on that? Should we consider a new Master Plan for Goldens Bridge in order to plot a course forward?*
 - What does the Town want to happen in the long term at the vacant Lewisboro Elementary School -- a senior housing development? It has existing and good water and sewage plants. It could be argued that this represents one of the best opportunities to move the Town forward.*

Ed Buroughs stated that for years, our towns depended on new housing construction to increase assesibility and now the new construction isn't there anymore. Many people have been aging in place and what does that mean for the near future? Research will be done on this for the future market.

Mr. DeLucia stressed staying the course with improving and promoting the town’s recreation amenities. Mr. DeLucia stated that the town has a great pool and other things to attract people. He stated that the town should concentrate on attracting teams to compete in tournaments and leagues that bring people to town. That way, people from outside will see what the town of Lewisboro has to offer. Mr. DeLucia also stated that the town needs some improved, attractive signage for each hamlet that will tell people what is here.

Jereome Kerner, Planning Board Chairman, made the suggestion that our town try to attract some large senior living facilities, such as Atria. He stated that he felt this would greatly increase income from taxes. Mr. Kerner also suggested that our town has a lot of wealthy seniors who would like a place to live when they sell their homes. Mr. Buroughs stated that the people who run these senior residences are aggressively looking for new sites.

Mr. Welsh stated that the town should find a way to make it easier for builders to work their way through the approval process.

The Board will sketch out some ideas about the town. Mr. Pappalardo would like to hear from the hamlet people first. He feels that the Board needs to find ways of creating financial stability and enhancing livability after we know what they want. Mr. Welsh suggested that a Vista Hamlet meeting be held and a possible location could be the Vista Firehouse. Moving forward, the Board will concentrate on hamlet revitalization rather than rewriting the Master Plan for the town as a whole.

CEMETERIES – Authorize Transfer of Ownership

On motion by Mr. DeLucia, seconded by Mr. Pappalardo, 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 approve the transfer of Graves #1 and #2 in Plot 152 in the South Salem Cemetery Section B from Thomas and Frederica Wright to Pamela Schoenberg.

MEETINGS – Date Set

There will be a Town Board meeting on Monday, March 28, 2016 at 7:30 p.m. at the Town House, 11 Main Street, South Salem, NY.

CLAIMS – Authorized for Payment

On motion by Mr. DeLucia, seconded by Mr. Kelly, the Board voted 5-0 to authorize payment of the Town’s bills in the amount of \$350,514.52.

EXECUTIVE SESSION – To Discuss Appointments

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to go into executive session at 9:05 p.m. to discuss appointments.

On motion by Mr. Parsons, seconded by Mr. Kelly the Board voted 5-0 to come out of executive session at 10:05 p.m.

ADJOURNMENT

On motion by Mr. Parsons, seconded by Mr. DeLucia, the Board voted 5-0 to adjourn at 10:06 p.m.

Janet L. Donohue
Town Clerk