

5.23.2016
6a.

TOWN OF LEWISBORO
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 41.34(c)(2) of the Mental Hygiene Law of the State of New York, the Town Board of the Town of Lewisboro will hold a public hearing on May 23, 2016 at 7:30 p.m., or soon thereafter as time permits at the Vista Fire House, 377 Smith Ridge Road, South Salem, New York regarding the proposal of Richmond Community Services to locate an Individualized Residential Alternative at 8 Laurel Road, South Salem, New York, which is proposed to house six individuals, with support staff. The Town of Lewisboro is committed to equal access for all. Anyone needing accommodation to attend or participate in this meeting is encouraged to call the Town Clerk's office at 914-763-3511 in advance.

BY ORDER OF THE TOWN BOARD
TOWN OF LEWISBORO
JANET L. DONOHUE
TOWN CLERK

Dated at South Salem, New York
This 10th day of May, 2016

5.23.2016
Ta.



RICHMOND
COMMUNITY
SERVICES

May 5, 2016

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Dear Supervisor Parsons and Members of the Town Board,

Pursuant to Section 41.34 of the Mental Hygiene Law of the State of New York, this letter shall serve as formal notification of Richmond Children’s Services, Inc., d/b/a Richmond Community Services’ intent to establish a community residential facility. This will be a home for six (6) individuals with physical and intellectual disabilities who may be medically fragile. The proposed site is located at 8 Laurel Road, in the hamlet of South Salem located in the Town of Lewisboro, New York.

Richmond Community Services, is a voluntary not for profit agency operating under license from the New York State Office for People with Developmental Disabilities (OPWDD). Its administrative office is located at 272 North Bedford Road, Mount Kisco, New York. Richmond Community Services provides Residential, Day Programs, Medicaid Support Coordination and other support services to people with developmental disabilities throughout Westchester County.

A site assessment of the home located at 8 Laurel Road, South Salem has been conducted to determine its suitability for use as an Individualized Residential Alternative (IRA). It was found to meet the needs for providing a good living and community environment for the six individuals OPWDD has asked us to support. The attached fact sheet outlines the specific nature of the proposed site and community support requirements. This home is being established as a residence for six individuals currently residing in residential schools who have aged out and need a place to live.

This house will be staffed to meet the needs of the individuals with supervisory and/or home care staff on duty twenty-four hours, seven days per week.

Enclosed please find a printout of a recent social service directory listing residential and institutional facilities in the hamlet of South Salem.

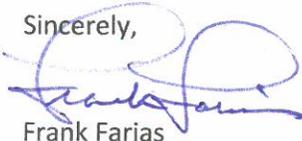
I look forward to working closely and cooperatively with you and the entire Town Board to develop the kind of quality residence we have done in the past. Our intention is to provide a home for six individuals so that they can reside in a normalized setting and become a meaningful part of the community. As usual, we plan to be an asset to the community and make every effort to employ residents from the area to staff the home.

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I will be happy to meet with you and/or the Members of the Town Board to discuss this proposed project and any additional information that you require. The law requires a decision from you within forty (40) days of receipt of this letter and I will make it my business to reply to your inquiries in a timely fashion.

I look forward to working with you and the Town Board. I can be reached at 914.471.4173 (office), 914.619.0328 (cell) or via email at ffarias@richmondcommmserv.org.

Sincerely,



Frank Farias

Dir. of Operations & Business Development

cc: **Town of Lewisboro Town Board:**

Peter DeLucia, Town Board Member
John Pappalardo, Town Board Member
Frank Kelly, Town Board Member
Daniel Welsh, Town Board Member
Herodes & Mole', P.C. – Town Attorneys
Lewis Prescott, Director Hudson Valley DDSO of the OPWDD
Raji Iyer, Team Leader Resource Development, Region 3 NYS OPWDD
Edvin Kuruvila, Hudson Valley DDSO of the OPWDD
Mary Newhard, Deputy Director, OPWDD
Robert Astorino, Westchester County Executive
Terrance P. Murphy, State Senator
David Buchwald, NYS Assemblyman
Paca Lipovac, CEO Richmond Community Services
Claudette Beckford, COO Richmond Community Services

Attachments: Site Selection Fact Sheet
NY. Mental Hygiene Law 41.34 – Site selection of community residential facilities
Social Service Directory

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SITE SELECTION FACT SHEET

8 Laurel Road
South Salem, New York

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Sponsoring Agency:

Richmond Children's Center d/b/a
Richmond Community Services
272 North Bedford Road
Mount Kisco, New York 10549

Sponsoring Agency Contact Persons:

Frank Farias: Director of Operations & Business Development
Claudette Beckford: Chief Operating Officer
Paca Lipovac: President & Chief Executive Officer

SITE/AREA INFORMATION

The house will be located at the property known as 8 Laurel Road, South Salem, New York. The home currently has 4 bedrooms, 3 baths and provides plenty of living space for the individuals who will call the house their home. The home will be remodeled to allow the individuals accessibility to the living spaces. The home is serviced by municipal water and has a private septic system. This house was selected with consideration for its potential compliance with OPWDD regulations on federal and local life safety codes.

PROGRAM INFORMATION

The house will be operated as an Individualized Residential Alternative (IRA) residence for six people with intellectual and physical developmental disabilities: Housing, meals, recreation, activities for daily living, medical/nursing services and 24 hour, 7 days per week continuous supervision will be provided to all the residents. The house will have a dedicated Manager and Director responsible for its management and operations.

COMMUNITY SUPPORT/LOCATIONS

In order to insure that prospective residents receive all necessary support services, the location is selected with attention to proximity and/or accessibility to local community services including recreation and shopping facilities.

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SUPPORT STAFF

There will be 24 hours, 7 days a week support for the individuals provided by trained Direct Support Staff (DSP), health and wellness professionals and other clinical staff who will meet their medical and nursing needs.

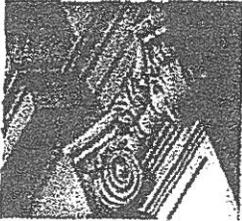
All staff for this residence will be finger printed and drug tested along with other stringent screening procedures to meet and exceed OPWDD guidelines.

COMMUNITY RELATIONS

Richmond Community Services intends to be good neighbors as we are for all of our sites located throughout Westchester County.

We hope this information provides a brief summary of our proposed site and operations. We intend to share more details when we meet.

N.Y. Mental Hygiene Law 41.34 - Site selection of community residential facilities



Mental Health

N.Y. Mental Hygiene Law 41.34 - Site selection of community residential facilities

*New York Laws > Mental Hygiene > Title E > Article 41 > § 41.34.
Site selection of community residential facilities*

Current as of: 2010

Check for updates

2008 version

§ 41.34 Site selection of community residential facilities.

(a) For the purposes of this section, the following definitions shall apply:

(1) "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which provides a residence for up to fourteen individuals with mental disabilities, including residential treatment facilities for children and youth.

(2) "Sponsoring agency" means an agency or unit of government, a voluntary agency or any other person or organization which intends to establish or operate a community residential facility for the disabled.

could accommodate such a facility; or

(C) object to the establishment of a facility of the kind described by the sponsoring agency because to do so would result in such a concentration of community residential facilities for the mentally disabled in the municipality or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, including all community residences, intermediate care facilities, residential care facilities for adults and residential treatment facilities for individuals with mental illness or developmental disabilities operated pursuant to article sixteen or article thirty-one of this chapter and all similar residential facilities of fourteen or less residents operated or licensed by another state agency, that the nature and character of the areas within the municipality would be substantially altered.

Such response shall be forwarded to the sponsoring agency and the commissioner. If the municipality does not respond within forty days, the sponsoring agency may establish a community residence at a site recommended in its notice.

(2) Prior to forwarding a response to the sponsoring agency and the commissioner, the municipality may hold a public hearing pursuant to local law.

(3) If the municipality approves the site recommended by the sponsoring agency, the sponsoring agency shall seek to establish the facility at the approved site.

(4) If the site or sites suggested by the municipality are satisfactory with regard to the nature, size and community support requirements of the program of the proposed facility and the area in which such site or sites are located does not already include an excessive number of community residential facilities for the mentally disabled or similar

commissioner shall make a determination within thirty days of the hearing.

(d) Review of a decision rendered by a commissioner pursuant to this section may be had in a proceeding pursuant to article seventy-eight of the civil practice law and rules commenced within thirty days of the determination of the commissioner.

(e) (1) A licensing authority shall not issue an operating certificate to a sponsoring agency for operation of a facility if the sponsoring agency does not notify the municipality of its intention to establish a program as required by subdivision (c) of this section. Any operating certificate issued without compliance with the provisions of this

section shall be considered null and void and continued operation of the facility may be enjoined.

(2) The office of mental health and the office for people with developmental disabilities shall not issue an operating certificate for the operation of a supportive living facility or a supervised living facility of more than fourteen residents if the agency or unit of government, voluntary agency or any other person or organization which intends to establish or operate such a facility does not notify the chief executive officer of the municipality in which that facility is to be established in writing of the intention to establish such facility and include in such notice the specific address of the site, the type of residence, the number of residents and the community support requirements of the program; provided, however, that nothing contained in this paragraph shall either be construed to require facilities of more than fourteen beds to meet any other requirement of this section, or to deem such facilities family units for the purposes of local laws and ordinances.

(f) A community residence established pursuant to this section and family care homes shall be deemed a family unit, for the purposes of local laws and ordinances.

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COUNTY: WESTCHESTER MUNICIPALITY: IRVINGTON VILLAGE OF HEALTH SERVICE AREA: 7 O1/15/16 PAGE 0017
ANNIE E POTH HOME R
67 NORTH BROADWAY 10533 FACILITY ID: 0800001E GROUP SERVED: AGE: 65-99 SEX: M/F
IRVINGTON CAPACITY: 0030 SCHOOL DISTRICT CODE - 660402 PERSONS SERVED: DEPENDENT ADULT

LICENSING AGENCY: NEW YORK STATE DEPARTMENT OF HEALTH TYPE: NOT-FOR-PROFIT HOME FOR ADULTS
SPONSOR: COMPANIONS OF THE FOREST OF AMERICA SERVICES: ROOM/BOARD/HSE. CASE MANAGEMENT
250 W 57TH STREET RM 209 SUPERVISION SOCIAL REHABILITATION
NEW YORK NY 10019 TEL. (212) 246-1330 SPONSORSHIP: NOT-FOR-PROFIT PERSONAL CARE

COUNTY: WESTCHESTER MUNICIPALITY: LARCHMONT VILLAGE OF HEALTH SERVICE AREA: 7
LARCHMONT HOUSE R
1 MAYHEW AVENUE 10538 FACILITY ID: 00012115 GROUP SERVED: AGE: 18-99 SEX: M
LARCHMONT CAPACITY: 0009 SCHOOL DISTRICT CODE - 660701 PERSONS SERVED: MENTALLY DISABLED

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: COMM RESIDENCE/SUPERVISED LIVING
SPONSOR: SEARCH FOR CHANGE INC
66 FULTON STREET
WHITE PLAINS NY 10606 TEL. SPONSORSHIP: NOT-FOR-PROFIT SERVICES: RESIDENTIAL/ADL

COUNTY: WESTCHESTER MUNICIPALITY: LEWISBORO TOWN OF HEALTH SERVICE AREA: 7
177 FALMOUTH ROAD ICF
177 FALMOUTH ROAD 10583 FACILITY ID: 00011193 GROUP SERVED: AGE: 00-99 SEX: M/F
SCARSDALE CAPACITY: 0011 SCHOOL DISTRICT CODE - 660101 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR: YOUNG ADULT INSTITUTE AND WORKSHOP INC
460 WEST 34TH STREET
NEW YORK NY 10001 TEL. (212)563-7474 SPONSORSHIP: NOT-FOR-PROFIT ADL SERVICES: RESID./HABILIT. SERV. COUNSELING
MEDICAL

8 WACCABUC ROAD IRA
8 WACCABUC ROAD 10526 FACILITY ID: 00012946 GROUP SERVED: AGE: 00-99 SEX: M/F
P.O. BOX 490.GOLDENS BRIDGE 10526CAPACITY: 0008 SCHOOL DISTRICT CODE - 662402 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR: HUDSON VALLEY DDSO
P.O. BOX 470
THIELLS TEL. (845)947-6000 SPONSORSHIP: NOT-FOR-PROFIT SERVICES: RESID./HABILIT. SERV.

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COUNTY: WESTCHESTER MUNICIPALITY: LEWISBORO TOWN OF HEALTH SERVICE AREA: 7 O1/15/16 PAGE 0018
SMITH RIDGE ROAD CR-IRA
250 SMITH RIDGE ROAD 10590 FACILITY ID: 00013866 GROUP SERVED: AGE: 00-99 SEX: M/F
SOUTH SALEM CAPACITY: 0006 SCHOOL DISTRICT CODE - 660805 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR: SPONSORSHIP: NOT-FOR-PROFIT COUNSELING
DATAHR REHABILITATION INSTITUTE SERVICES: RESID./HABILIT. SERV.
PO BOX 145 TEL. ADL
BREWSTER NY 10509

FAIRMOUNT HOUSE
1 FAIRMOUNT ROAD 10526 FACILITY ID: 00010796 GROUP SERVED: AGE: 18-99 SEX: M/F
GOLDENS BRIDGE CAPACITY: 0012 SCHOOL DISTRICT CODE - 660101 PERSONS SERVED: MENTALLY RETARDED/DV

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: COMMUNITY-BASED ICF/DD
SPONSOR: SPONSORSHIP: NOT-FOR-PROFIT ADL
COMMUNITY BASED SERVICES INC SERVICES: RESID./HABILIT. SERV. COUNSELING
P O BOX 59 MEDICAL
PURDYS NY 10578 TEL. (914) 764-8401 SPONSORSHIP: NOT-FOR-PROFIT

FOUR WINDS HOSPITAL
800 CROSS RIVER RD 10536 FACILITY ID: 00007185 GROUP SERVED: AGE: 14-99 SEX: M/F
KATONAH CAPACITY: 0175 SCHOOL DISTRICT CODE - 660101 PERSONS SERVED: MENTALLY DISABLED

LICENSING AGENCY: OFFICE OF MENTAL HEALTH TYPE: PSYCHIATRIC HOSPITAL
SPONSOR: SPONSORSHIP: PROPRIETARY
FOUR WINDS INC SERVICES: INPATIENT/TREATMENT
CROSS RIVER ROAD
KATONAH NY 10536 TEL. 914-763-3141

COUNTY: WESTCHESTER MUNICIPALITY: MAMARONECK HEALTH SERVICE AREA: 7
360 PALMER AVENUE IRA 10643 FACILITY ID: 00016073 GROUP SERVED: AGE: 00-99 SEX: M/F
360 PALMER AVENUE 01 PERSONS SERVED: MENTALLY RETARDED/DV
MAMARONECK CAPACITY: 0004 SCHOOL DISTRICT CODE -

LICENSING AGENCY: OFF OF MENTAL RETARDATION & DEVEL DISAB TYPE: INDIV RESIDENTIAL ALTERNATIVE (IRA)
SPONSOR: SPONSORSHIP:
ANOTHER STEP, INC. SERVICES: RESID./HABILIT. SERV.
23 WEST CENTRAL AVENUE
PEARL RIVER TEL. (845)920-0170

5-23-2016
7 J

CLIFFORD L. DAVIS
ATTORNEY AT LAW
202 MAMARONECK AVENUE
THIRD FLOOR
WHITE PLAINS, NEW YORK 10601-5301

(914) 761-1003 • FAX: (914) 997-6529
cdavis@clifforddavis.com
www.clifforddavis.com

May 23, 2016

Honorable Members of the Town Of
Lewisboro Town Board
11 Main Street
P.O. Box 500
South Salem, NY 10590

Re: Application of Richmond Community Services to site a group home at 8 Laurel Road, South Salem

Dear Honorable Members of the Town Board of the Town of Lewisboro:

I am counsel for Mary Beth Johnston and Michael Johnston, who reside at 7 Laurel Road, South Salem, New York 10590. This letter is submitted in opposition to the application of Sponsor Richmond Community Services ("Sponsor") to site a group home pursuant to New York State Mental Hygiene Law § 41.34 ("Padavan Law").

A. The Submission Is Defective

Initially, it must be noted that the Sponsor's application does not comply with the Padavan Law in that it fails to set forth the "type of community residence... and the community support requirements of the program." Mental Hygiene Law § 41.34 (c)(1). The Sponsor makes reference to a site assessment, but fails to provide any such information as to the suitability of the site. All that the Sponsor states is that it is providing "a brief summary of our proposed site and operations." The Site Selection Fact Sheet, consisting of barely two pages, provides no detailed information whatsoever, and does not comply with the spirit or the letter of the law. Nor does the Sponsor specifically provide detail as to number of staff persons who will be on site 24/7 and does not address how many staff persons will be at the site to address other medical, social, and behavioral needs. It is

respectfully submitted that this application requires not a brief summary, but a detailed analysis of what is proposed to take place at the site together with the detailed and specific community support requirements of the program so that the application can be fully reviewed.

The two page submission is defective in that it states that the site is serviced by municipal water. That is not accurate; the site is served by well water. Further, the brief summary falsely represents that "the location is selected with attention to proximity and/or accessibility to local community services including ... shopping facilities." There are no adequate shopping facilities within a nearby radius. For these reasons alone the application should be denied and the Sponsor should be required to re-submit its application so that it can be properly reviewed.

B. The Site Is Not Consistent With
Septic Field and Tank Requirements

In the brief Site Selection Fact Sheet the Sponsor makes clear that "[t]he home currently has 4 bedrooms." However, a review of the Town records makes clear that the house is permitted only for 3 bedrooms and that the Westchester County Department of Health has only approved the site for 3 bedrooms. The approvals limiting the site to three bedrooms is attached hereto as Exhibit "A".

A 3 bedroom house is required to have a 1000 gallon tank. The site at issue meets the requirement for a 3 bedroom house. However, as this house has four bedrooms it requires a 1,250 gallon tank. The house is not compliant with Town's regulations and the County Department of Health regulations. Attached hereto as Exhibit "B" are the pertinent regulations.

Moreover, as the Sponsor had to have known, a group home has to comply with further Westchester County Department of Health regulations as to sewage flow. As represented by the Sponsor as to residents and staff members the sewage flow will exceed that which is required of a four bedroom house.

The Town needs to require the Sponsor to submit an application to the Westchester County Department of Health for the Sponsor to comply with the four bedrooms from the perspective of tank capacity, septic field, and reserve field, as well as analyzing the specifics of sewage flow of a group home so that tank capacity, and

size of septic field and reserve field are consistent with the operation of this group home.

Of course, the Sponsor's proposed site has no special exceptions from the Town and County Department of Health regulations, and for this very reason alone the application must be denied.

C. The Site Is Not Consistent With
The Town's Zoning Code

Zoning Code § 220-42, attached hereto as Exhibit "C", specifically expresses this Town's analysis with regard to group homes and the concern to protect its citizens from an over concentration of facilities in any particular community. In particular, Zoning Code § 220-42.B provides that "to preserve the social as well as the physical character of one family residential neighborhoods, no new agency-operated boarding home or group home shall be established within two miles of any existing agency-operated boarding home or group home."

Here the proposed site is within approximately 1.2 miles of the group home located at 250 Smith Ridge Road (Route 123). That Smith Ridge Road facility is specifically listed on the Sponsor's printout; the Sponsor cannot claim it was not aware of it.

Notwithstanding the 1.2 mile proximity to the Smith Ridge Road facility, the Sponsor has made no application for an area variance, not even raising the issue that it is not in conformity with the Town's specific Zoning Code provision, which was enacted to deal with the very issues of saturation and preserving the residential character of neighborhoods.

Nor has the Sponsor complied with the Zoning Code in the additional following ways: there is no information required as to off-street parking, all correspondence with the State of New York has not been provided, the specific details of the operations are missing, the social and economic integration plan has not been provided, there is no vicinity map, and **NO** "Evidence of approval from the Westchester County Health Department".

Without compliance with the Town's Zoning Code the application

must be denied.

D. The List Of Facilities Is Inadequate

Mental Hygiene Law § 41.34(c)(1) requires the Sponsor to provide the lists of sites pursuant to § 463 of the Social Services Law "which can be reasonably be expected to permit the municipality to evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located."

I understand there are group homes located at the corner of Route 121 and Todd Road, as well as at the corner of Smith Ridge Road (Route 123) and Elmwood Road. These facilities were omitted from the registry list required to be provided. The Sponsor should be required to confirm why these homes were omitted, whether intentionally or inadvertently.

E. The Siting of the Group Home At 8 Laurel Road
Will Create An Over Concentration Impacting The
Nature And Character of the Areas Within the Municipality

The Sponsor has not addressed the concentration of the community regarding the group homes that must be taken into account. As set forth above there are already two group homes located within close proximity of the Sponsor's proposed site, both on Smith Ridge Road, one approximately 1.2 miles away, and the other only ½ mile away.

It is simply unfair to place but a third group home, not 1.2 miles or a ½ mile away, but now right next door to my client's property.

The impact of this siting, as recognized in the Zoning Code regarding spacing of two miles between group homes, is that my client's property and their community will unfairly bear the brunt of group homes.

It will have a detrimental impact on the community. The Vista community consists of lovely homes surrounded by wooded areas. Yet the very siting here will convert a lovely home into a business operation, operated on a 24 hour basis, seven days a week, every

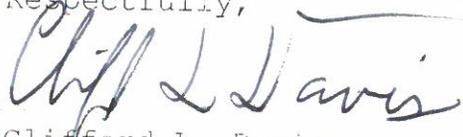
week of the year. As set forth in the "brief summary" the so-called residential house "will have a dedicated Manager and Director responsible for its management and operations." "Housing, meals, recreation, activities for daily living, medical/nursing service and 24 hour, 7 days per week continuous supervision will be provided to all residents." In addition "[t]here will be 24 hours, 7 days a week support for the individuals provided by trained Direct Support Staff, health and wellness professionals and other clinical staff who will meet their medical and nursing needs." In other words, we are not talking about a residence, but a full fledged busy professional operation with workers coming and going operating three shifts a day, every day of the year.

Such an intense operation must be examined closely and must not be over concentrated as it is here.

Further, the Town should consider the safety regarding egress and egress from the proposed site. Alternative sites previously considered and rejected by this Board had much larger parking areas with greater parking radiuses.

For the forgoing reasons the Sponsor's application should be denied.

Respectfully,


Clifford L. Davis

S-23-16
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EXHIBIT A

STEVEN D & JGANN HARGOLITS
 3 2 9847
 48A
 553000
 048A
 09847
 00344

NEW CANAN, CONN. 06840
 1200 1200
 1200

PROPERTY ADDRESS AYRELL ROAD #8
 TOWN'S V FIRE V SCHOOL D.I. SPECIAL _____

LAND COMPUTATIONS

Q. FT.	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	L								
2	L								
3	L								
4	L								
5	S			SO. FT.					
6	S			SO. FT.					
7	S			SO. FT.					
8	A	1.38			10000				
9	A								
0	A								
1	A								
2	A								
3	A								
4	A								
5	A								
6	A								
7	A								
8	A								
9	A								
0	A								

RESIDENTIAL PROPERTY FACTORS

GENERAL PROPERTY FACTORS	NEIGHBORHOOD FACTORS	LOT FACTORS
1. TOPOGRAPHY RATING: 3	1. TYPE: 3	1. LANDSCAPING RATING: 4
2. STREET OR ROAD: 2	2. URBAN: 2	2. DRIVEWAY: 2
3. UNPAVED: 2	3. SUBURBAN: 3	3. GARAPROVED: 3
4. VERY POOR: 4	4. SUBDIVISION: 4	4. FRONTING TRAFFIC: 4
5. PROPOSED ALLEY: 2	5. TREND: 3	5. COMPARISON TO NEIGHBORING PROPERTIES: 1
6. YES: 1	6. IMPROVING SIX-10: 3	6. LOT: 1
7. NO: 2	7. INFLUENCE ON SUBJECT PROPERTY: 3	7. TYPICAL: 2
8. UTILITIES: 1	8. DECLINING: 3	8. IMPROVEMENT: 1
9. WATER SEWER FERT: 2	9. ENHANCING: 3	9. BETTER: 1
0. NONE: 2	10. DEVALUING: 3	10. NONE: 1
1. ELECTRICITY GAS: 2	11. DESIRABILITY RATING: 3	11. NONE: 1
2. PRIVATE: 2	12. EXCELLENT: 4	
3. AVERAGE: 5	13. VERY GOOD: 6	
4. FAIR: 6	14. POOR: 7	
5. VERY POOR: 7	15. VERY POOR: 7	

553000 DISTRICT 048A SHEET 09847 BLOCK 00344 LOT

CLASS CODE: 210

RECORD OF OWNERSHIP: GLASS, DARLYN J. & Zella, Mary & Maria A. Sch. 66.4

DATE: 6/27/77

BOOK/PAGE: 7400/454

SALE PRICE: 68,896

ROUTING NUMBER: 18

PROPERTY ADDRESS: AYRELL ROAD #8

DATE: 8/7/87

BOOK/PAGE: 8929/141

SALE PRICE: 245,000

ROUTING NUMBER: 18

PROPERTY ADDRESS: BIRNBA, ALFONSO A.

DATE: 12/29/85

BOOK/PAGE: 11339/41

SALE PRICE: 300,000

ROUTING NUMBER: 18

PROPERTY ADDRESS: SHAPIRO, ROSE M. E. & SUSAN A. GREENBERG

DATE: 3/29/84

BOOK/PAGE: 44170

SALE PRICE: 627,500

ROUTING NUMBER: 18

PROPERTY ADDRESS: SHAPIRO, ROSE M. E. & SUSAN GREENBERG TRUSTEES

DATE: 1/9/87

BOOK/PAGE: 47079

SALE PRICE: ---

ROUTING NUMBER: 18

PROPERTY CLASSIFICATION CODE

MEMORANDA: 7/17 75-1

COMMERCIAL - 400

410 - Living Accommodations

411 - Other than 410

412 - Condominium apt.

413 - Cooperative apt.

414 - Hotel

415 - Motel

416 - Mobile home park

417 - Camps & cottages

418 - Other transient

419 - Other commercial

420 - Other commercial

RECREATIONAL - 500

510 - Amusement

520 - Amusement

530 - Amusement

540 - Amusement

550 - Amusement

560 - Amusement

570 - Amusement

580 - Amusement

590 - Amusement

600 - Amusement

610 - Amusement

620 - Amusement

630 - Amusement

640 - Amusement

650 - Amusement

660 - Amusement

670 - Amusement

680 - Amusement

690 - Amusement

700 - Amusement

710 - Amusement

720 - Amusement

730 - Amusement

740 - Amusement

750 - Amusement

760 - Amusement

770 - Amusement

780 - Amusement

790 - Amusement

800 - Amusement

810 - Amusement

820 - Amusement

830 - Amusement

840 - Amusement

850 - Amusement

860 - Amusement

870 - Amusement

880 - Amusement

890 - Amusement

900 - Amusement

910 - Amusement

920 - Amusement

930 - Amusement

940 - Amusement

950 - Amusement

960 - Amusement

970 - Amusement

980 - Amusement

990 - Amusement

1000 - Amusement

BUILDING PERMIT RECORD

DATE: 2/04

AMOUNT: \$15,000

NUMBER: 15922

DATE: 5/13

AMOUNT: 10,000

NUMBER: 2013-0179

7R 5.23.16

Separate Sewerage System Private Water Supply

Levissboro N.Y.
Municipality

CERTIFICATE OF CONSTRUCTION COMPLIANCE

located at Lot 22 Laurel Road WCDH File No. Sheet 201
Block 9834

owner Carmin & Louise Succi Lot 22 Job

Separate Sewerage System built by Dick Colbert Address Olsen Drive, Levissboro N.Y.

Consisting of 1000 Gal. Masonry, Metal Septic Tank 349 lineal feet X 24" width trench

Other requirements _____

Water Supply: _____ Public Supply From _____

Private Supply Drilled By _____ Address _____

Building Type Raised Ranch Number of Bedrooms 3 Date Permit Issued Aug. 1966

Erosion Control Completed _____ Waived _____

Other Requirements _____

I certify that the system(s) as listed serving the above premises were constructed essentially as shown on the plans of the completed work (copies of which are attached), and in accordance with the standards, rules and regulations, plans filed, and the permit issued by the Westchester County Department of Health.

Date Nov. 23, 1966 Certified By Stanley Talle...

Any person occupying premises served by the above system(s) shall promptly take such action as may be necessary to secure the correction of any unsanitary conditions resulting from such usage. Approval of the separate sewerage system shall become null and void as soon as a public sanitary sewer becomes available and the approval of the private water supply shall become null and void when a public water supply becomes available. Such approvals are subject to modification or change when, in the judgment of the Commissioner of Health, such revocation, modification or change is necessary.

With proper maintenance these systems can be expected to function satisfactorily and are not likely to create an unsanitary condition.

Date 30 Mar 67 William A. Brumfield, Jr., M. D., Commissioner By J. H. ...
SD 47 64 Westchester County Department of Health

the separate sewerage disposal system above described will be constructed in accordance with the regulations of the Westchester County Department of Health, and a written guarantee will be furnished to the Department, and a written guarantee will be furnished to the original system or any repairs thereto. 2) that the drilled trench has been undertaken and is revocable for cause or may be required a new permit. Approved for disposal of domestic waste.

J. H. ...

Address _____

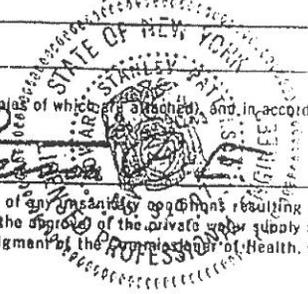
Section 201 WCDH File No. _____
Municipality Levissboro, N.Y.

Lot 22 Block 9834 Job _____

Total Habitable Space _____
Tank 231 lineal feet X 36" Square Feet 2506
Road, Levissboro, N.Y. width trench _____

BUILDING INSPECTORS COPY

Reviewed for compliance
30 Mar 67
J. H. ...



~~7.5~~ 5-23-16

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EXHIBIT B

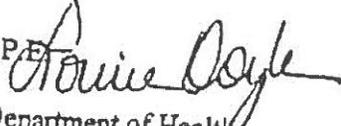
Executive

Department of Health
Joshua Lipsman, M.D., M.P.H.
Commissioner

August 23, 2000

TO: To all Building Departments

FROM: Louise Carosi Doyle, P.E.
Associate Engineer
Westchester County Department of Health
Bureau of Environmental Health



RE: Westchester County Department of Health Procedures For Residential
Additions/Renovations

The purpose of this Memo is to clarify Westchester County Health Department procedure for approval of residential additions and renovations for houses served by septic systems. Please include a copy of this memo in your building permit application packages. The final decision on whether an addition or renovation requires Westchester County Department of Health (WCDH) approval should be made by the building inspector, but the following guidelines should help.

The renovation or addition of a living room, kitchen, dining room, family room, sun room, powder room, etc does not normally require WCDH approval. The only exception to this is if the new foundation requires relocation of the septic system or if substantial loss of septic expansion area occurs. Depending upon the extent of the septic system relocation, a permit may be required by WCDH.

A complete tear down and rebuild of an existing residence will require a permit for a new septic system to be installed, even if the same number of bedrooms will be kept. The Department will defer to the building inspector as to what constitutes a complete tear down.

Adding bedrooms to a house requires a new permit for the expansion or complete replacement of the SSTS. The Department will determine the need for complete replacement of the SSTS based upon the age and condition of the existing septic system.

S-23-16
70

Relocating existing bedrooms to keep the total number of bedrooms in the house the same will be grandfathered if the original septic system was approved by the WCDH for the number of bedrooms requested. In this case the WCDH will sign floor plans for the renovation and no addition to the septic system is required. If there are no records available or the house predates our records, then the procedure is the same as that for adding bedrooms to the house.

The Department does not object to reducing the number of bedrooms in a house since septic sizing is determined by the number of bedrooms and not by bathrooms. However, be advised that the definition of a bedroom for WCDH purposes is "Privacy and reasonable access to a full bath." Therefore rooms such as dens, offices, libraries, exercise rooms, studies, bonus/unfinished rooms, etc. may be considered as bedrooms, and each will be reviewed on a case by case basis by the Department.

Houses destroyed by fire will be permitted to be rebuilt in kind if they meet building department criteria for grandfathering. Houses which will not be rebuilt in kind or do not meet building department criteria for grandfathering will require a permit for a new septic system.

Any addition not covered in the general outline above will be handled on a case by case basis.

LCD/MP:plt

Pc: Michael J. Sakala, P.E.

Edward J. Delaney, Jr.

Marian Pompa, Jr., PE ✓

Antonella Caruso

S-2316

7V

**WESTCHESTER COUNTY HEALTH DEPARTMENT
RULES & REGULATIONS
FOR**

**THE DESIGN AND CONSTRUCTION OF
RESIDENTIAL SUBSURFACE SEWAGE TREATMENT SYSTEMS
AND
DRILLED WELLS**

**IN
WESTCHESTER COUNTY, NEW YORK
(Formerly Known as Bulletins SD-22 and SD-82)**

Adopted by the Commissioner Pursuant to
Article II, Section 873.203.1 of
Chapter 873 of the Laws of Westchester County.

Effective Date January 1, 2002

7.5.23.16
W

6.0 DESIGN STANDARDS

a. Sewage Flow - The design basis for residential systems (single, two and three family homes) shall be 200 gallons per bedroom. For two and three family homes, an additional 25% of the total design flow shall be included for each additional kitchen facility. For group homes the design basis is 150 GPD per client and 15 GPD per staff member; lower group home design flows may be accepted upon justification from the design professional and the appropriate sponsoring agency.

b. Additions: When there is an increase in the footprint of the house, setback requirements between the new foundation or support piles and the sewage system shall apply. Plans to relocate portions of the impacted existing sewage system should be prepared and discussed with this Department prior to construction. Major modifications to the existing system may require an engineered permit application.

Adding and relocating bedrooms: Health Department policy is to insure that sewage treatment systems are sized to meet the needs of the structure connected to these systems. Whenever a proposal is submitted that would increase the total number of bedrooms over the total that was previously approved by the Department, an Engineered permit application to appropriately increase the sewage treatment system is required.

If the existing SSTS has not been approved by the Department, a preliminary engineering investigation of the capacity and condition of the existing system shall be performed. A report detailing this investigation shall be submitted to the Department to determine what credit, if any, will be given for this system.

c. House Sewers/Traps - In designing the house sewer, the local plumbing code applies. Ninety degree elbows are not permitted. All forty-five degree bends shall have accessible cleanouts with one cleanout located immediately inside the foundation wall. House sewers should be laid on a firm foundation at a minimum grade of one-quarter inch per foot. The minimum diameter for a house sewer is four inches. Acceptable materials for house sewers may include cast iron, ductile iron and sewer grade PVC. These materials shall comply with the applicable sections of the State Uniform Fire Prevention and Building Code (9NYCRR). If a house trap is installed, such trap shall be provided with a cleanout and a fresh air intake having a minimum diameter of one-half the size of the sewer to which it connects.

Water service lines and house sewer lines shall be separated by not less than 10 feet horizontally. If this condition cannot be met, the bottom of the water service shall be at least 18" above the top of the sewer line. If a common trench is used, the water service shall be laid on a solid shelf excavated at one side of the common trench. Where the lines must cross, there must be a minimum separation of 18" between the outside of the water main and the outside of the sewer. This shall be the case where the water service is either above or below the sewer. Suction lines from wells shall not cross house sewers.

d. Grease Traps: Grease traps are not normally required for residential occupancies, but are required for food service facilities. All grease traps must be readily accessible at all times, and be designed in accordance with NYSDEC standards.

e. Septic Tanks (See Figure 3)

Minimum Septic Tank Capacity: Septic tanks are designed to handle the normal daily flow which can be produced; therefore, the design shall be based upon the maximum capacity of the premises (i.e. bedrooms) rather than its number of inhabitants or its use at any particular time. The following table specifies the septic tank capacities based upon the number of bedrooms. Expansion attics may be considered as bedrooms. Discussions with the Department may be required to determine the number of bedrooms for system design.

Number of Bedrooms 1/	Nominal liquid capacity of tanks in gallons
1, 2, 31000
41250
51500
62000

1/ as shown on building plans filed with application and as determined by the Health Department.

For residences having more than six (6) bedrooms or for multi-family housing, the design professional should confer with the Department for septic tank sizing.

The following must be excluded from the septic tank:

1. Roof and footing drainage
2. Cellar and garage drains
3. Cooling water
4. Materials not readily degraded (see below).
5. Garbage Grinder Discharge
6. Sump pump discharge
7. Large hot tubs

All toilet, bathroom, kitchen and laundry waters from a household must be discharged into the septic tank. Brine backwash waste from household water softening equipment at low discharge rates may be discharged into the septic tank. Household chemicals such as bleaches, disinfectants, cleansers, etc., when used in normal household applications should not disrupt septic tank or absorption system operation. Roof, footing, garage, cellar and surface drains and cooling water must be excluded from septic tanks. Materials not readily degraded (e.g., paper towels, newspaper, wrapping paper, rags, sanitary napkins, disposable diapers, coffee grounds, cooking fats/oils, bones, facial tissues, and cigarette butts) should not be flushed into septic tanks. These products do not degrade in the tank and can clog inlets, outlets, and the absorption system. Examples of other products which must not be discharged into septic tanks include antifreeze, pesticides, herbicides, oil, gasoline, paint, turpentine, and concentrated acids or alkalies (e.g. sulfuric acid or sodium hydroxide).

Garbage grinders are not permitted.

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EXHIBIT C

Chapter 220. Zoning

Article V. Supplemental Regulations

§ 220-42. Agency-operated boarding homes or group homes.

In accordance with the purposes of this chapter, as set forth in Article I hereof, and in furtherance of the policy of the State of New York to deinstitutionalize those persons cared for in their natural homes which are designed to give an outwardly similar appearance to other one-family dwellings, the following regulations shall apply to agency-operated boarding homes or group homes:

- A. **Minimum lot area.** The minimum lot area required for the establishment of an agency-operated boarding home shall be the same as that required for other dwellings in the district in which it is located. For a group home, the minimum lot area requirement shall be increased by 15% for each person in excess of six, up to the maximum permitted number of 12.
- B. **Spacing.** For purposes of furthering the state's dispersal and deinstitutionalization policy, to prevent the undue concentration of agency-operated boarding homes and group homes in any one area and to preserve the social as well as the physical character of one-family residential neighborhoods, no new agency-operated boarding home or group home shall be established within two miles of any existing agency-operated boarding home or group home.
- C. **Off-street parking.** A minimum of one off-street parking space shall be provided for each staff member on the premises, plus two off-street parking spaces for visitors, plus such additional off-street parking space as may be deemed appropriate by the Zoning Board of Appeals.
- D. **Other information.** In addition to all other normally required items of information, the following additional documentation shall also be submitted with the special permit application:
 - (1) A copy of the operating certificate issued by the New York State Board of Social Welfare or the Department of Mental Hygiene, including any conditions and requirements attached hereto.
 - (2) Copies of all correspondence between the applicant and the State of New York with respect to the proposed facility.
 - (3) A complete statement of the proposed type, number, age and permanency of residence of the persons to be cared for and the number and qualifications of both resident and nonresident adult supervisory personnel.
 - (4) A complete statement of the applicant's plans for the social and economic integration of the projected residents into the community, including their educational, employment and recreational needs, transportation and service requirements and any other such information as may be relevant to the application and determined necessary by the Zoning Board of Appeals.

5-23-16

7 AA

- (5) A vicinity map indicating the location of the proposed facility in relation to other existing agency-operated boarding homes, group homes or other similar types of care facilities within a radius of two miles of the subject site.
 - (6) Evidence of approval from the Westchester County Health Department.
- E. Changes. Any change in the nature, size or type of operation from that originally approved shall be subject to a complete new application to the Board of Appeals in accordance with the same standards and procedures as required for the original application.

S.23.16

7 AB

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

NANCY & JOHN WILLE

Name (s)

LOCKWOOD RD, SOUTH SALEM, NY 10590

Address

Nancy C. Wille
John C. Wille

5.23.16

JAC

John & Wioletta Aniello
' Lockwood Road
South Salem, NY 10590
914

May 23, 2016

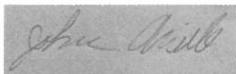
Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons:

As the current owners of the above mentioned property we oppose the application of Richmond Community Services at 8 Laurel Road, South Salem NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,



John Aniello



Wioletta Aniello

5.23.16

7AD

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Name (s)

Address

Ray & Joan Legenzyowski

Laurel Rd South Salem NY

5.23.16

JAE

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Susan + Gordon Hunger

Name (s)

Reservoir Road, So. Salem, N.Y. 10590

Address

5.23.16

7AF

Peter Parsons

From: yummy helmes <yummyhelmes@comcast.net>
Sent: Monday, May 23, 2016 7:39 AM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com;
jpappalardo@lewisborogov.com; fkelly@lewisborogov.com; dwelsh@lewisborogov.com
Subject: 8 Laurel Road

Town of Lewisboro Town Board:

The only issue of 8 Laurel Road must be the fact that, if approved, there will be three group homes concentrated within two miles. In a town that is 29 square miles, this is just too concentrated. Clearly, our existing town code prohibits this from happening.

Please uphold our town code and deny the request.

Thank you,

David & Yummy Helmes
1 Lockwood Road

S-23-16

7 A6

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Brian Pratt

Name (s)

Lockwood Rd

Address

S.23.16
7AH

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Neely and Michael Ciarcia

Name (s)

Lockwood Road S. Salem, Ny 10590

Address

Neely
Michael Ciarcia

5.23.16
7 AI

May 23, 2016

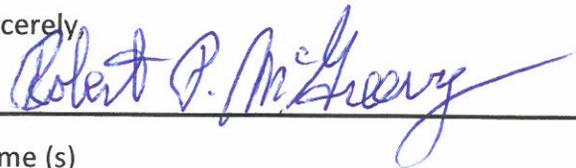
Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,



Name (s)

GLEN DRIVE

Address

S.23.16
7AT

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Robert & Sandra Russo

Name (s)

Laurel Rd, South Salem NY 10590

Address

5-23-16
7AK

Peter Parsons

From: Mary Beth Johnston
Sent: Saturday, May 14, 2016 12:05 PM
To: supervisor@lewisborogov.com
Subject: Laurel Road group home

Peter,

Hi there. I spoke to Rich Ellrodt this a.m. He said that they successfully fought the group home that was to be on Lockwood citing concerns over the septic field and the turn in the road.

Now even though the house at 8 Laurel is approved as a four bedroom house - there would be 8 FULL TIME residents. In most cases - even with a family with 6 kids and 2 adults - the children would be at school or activities and parents would spend some time at work or again, out of the house. This would be 8 people using toilets, showers, sinks - 24/7.

Is there any way through the town's attorneys to find out addresses of other residences they operate? I'd be interested in knowing how many times ambulances were called for such homes since they state their residents are "medically fragile" and their employees are not trained medical personnel.

Also were you able to find out if the home at Elmwood and 123 is indeed a "group home"? The other home at 250 Smith Ridge Road is 1.2 miles away from 8 Laurel Road.

I'm going to walk around the neighborhood today and see if I can talk to some of our neighbors and make sure they will be going to the meeting next Monday night.

Thank you.

Mary Beth Johnston

S-23-16

7AL

May 23, 2016

Mr. Peter Parsons, Town Supervisor
Town of Lewisboro – Town House
11 Main Street
South Salem, NY 10590

Dear Mr. Parsons,

The following property owners oppose the application of Richmond Community Services at 8 Laurel Road, South Salem, NY as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in the community and impair the character and nature of the community.

We urge you and the Town Board to deny Richmond Community Services' request.

Sincerely,

Barbara & John McKee

Name (s)

Reservoir Rd, So Salem NY 10590

Address

5.23.16

Peter Parsons

7AM

From: Barbara Gomez ·
Sent: Monday, May 23, 2016 11:52 PM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com;
dwelsh@lewisborogov.com; fkelly@lewisborogov.com; jpappalardo@lewisborogov.com
Subject: Fwd: Miscellaneous from 34 Glen Drive

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

From: **Barbara Gomez**
Date: Mon, May 23, 2016 at 11:46 PM
Subject: Miscellaneous from 34 Glen Drive
To: supervisor@lewisboro.gov, pdelucia@lewisborogov.com, dwelsh@lewisboro.gov, fkelly@lewisboro.gov, jpappalardo@lewisboro.gov

Hi Peter & Town Board Members,

I'm sure you going to be getting quite a lot of email in regards to the proposed group home on 8 Laurel Road.

8 Laurel Road is directly off Glen Drive. Glen Drive already has become a conduit road for other homes being built off Lockwood, East Street, & Silverspring.

In my 50 years as a resident the traffic has dramatically increased. Just last week I asked Pete Ripperger to reinstall the speed limit sign at the beginning of the road so that police could enforce the law. Glen Drive has become a freeway!

Adding a group home with residents, their visiting families, medical personal, deliveries, and staff is too much traffic for this location. I also doubt that there will be just 2 employees. The residents need 24/7 care and 2 people can't do that. I know, I work in health care.

Lewisboro has a large number of homes for sale, there are far better locations. Leading me to think about why this proposed home is the 3rd of it's type within a 2 mile radius (violating town code.)

It's a non-issue. It's absolutely inappropriate for 8 Laurel Road.

Additionally, why weren't Glen Drive residents notified and why did I have to hear about this proposal through the grapevine?

In closing, I'd like to express dismay with my elected town officials. From changing my electric provider without notification or my consent. Then compounding the problem by providing incorrect information to the public about opting out, to getting a song and dance when trying to get the speed limit sign reposted on Glen Drive (being told they'd have to look it up to see if one was ever there and then it would take awhile to get a crew out), to wasting my time and many others with this proposed group home which is clearly in violation of existing statutes.

I just don't understand it. I'm sure all of you ran for town office for many different reasons one of which I hope is to make a difference. Maybe you are and maybe you aren't. I really can't tell. Collectively, you need to be

better communicators to us, the taxpayers. You might be pondering, "Why haven't I seen her at a board meeting?" Not everyone has a work schedule that permits that. But in today's social media driven world, there are a plethora of ways to get the word out. You need to do a better job of it.

5.23.16

7AIV

If you've actually read this far down the page, it is my sincere hope that you listen to your constituents and not allow Richmond Community Services to purchase 8 Laurel Road. It would be a BIG mistake.

Kind Regards,
Barbara Sevcik Gomez
Glen Drive
Vista

5.23.16
7A0

Janet Donohue

From: Peter Moreno
Sent: Monday, May 23, 2016 6:41 PM
To: supervisor@lewisborogov.com
Cc: vistaunites@gmail.com; Janet L Donohue
Subject: Strong Opposition Of Proposed Group Home, 8 Laurel Rd. Vista

Mr. Supervisor,

I am writing to express my strong opposition of Richmond Community Services' intention to establish a group home at 8 Laurel Rd. in Vista as I feel that it will compromise the safety area residents by placing an undue burden on our limited public safety resources. The nature of the the planned facility ensures that a disproportionate number of requests for Emergency Medical Services will over burden the all volunteer Vista Fire Department. Moreover, I am sure that this facility will negatively impact police response times as they too respond to medical emergencies.

In sum, the fact that our community is serviced by an all volunteer fire department which handles all medical calls, as well a part time police department that often has but one officer on duty to cover all of Lewisboro, are reason enough to deny establishment of the proposed facility.

I respectfully request that you conduct a survey of how many calls for service currently come from similar facilities within the Town. I am certain that the numbers will confirm my position.

Peter Moreno
Lockwood Rd.
South Salem, N.Y. 10590

S.23.16

7AA

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Wednesday, June 01, 2016 5:28 PM
To: Janet Donohue; 'Mary Hafter';
Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: FW: Richmond Community Services application for an Individual Residential Alternative at 8 Laurel Road

From:
Sent: Wednesday, June 01, 2016 4:51 PM
To: supervisor@lewisborogov.com; pdelucia@lewisborogov.com; dwelsh@lewisborogov.com;
jpappalardo@lewisborogov.com; fkelly@lewisborogov.com
Subject: Richmond Community Services application for an Individual Residential Alternative at 8 Laurel Road

Gentlemen,

I want to add my written comments to the public discussion held regarding this matter at the May 23 Town Board Meeting, which I was unable to attend. I have reviewed the documents that were included with the meeting agenda (though at least one page is missing from NY Mental Hygiene Law site selection document that is posted on the Lewisborogov.com web site.) I have also read the news article related to this proposal which was published in the May 26 edition of the Lewisboro Ledger

My comments:

First, my immediate concern is that members of our community are applying pressure to the Town Board to reject this proposal based on discrimination against the intellectually disabled adults who will live in the house should the proposal be approved. I base this on the nature of the concerns of the citizens and the attorney representing one family as they were reported in the Ledger. These seemed to have little relevance as to whether a group of six adults could live safely without disrupting the lives of their neighbors in this house. I may be wrong. However, we have a very long history of discriminating against the intellectually disabled in this country, and in this state. (I ask you to remember the scandals unearthed at the Willowbrook State School on Staten Island in the 1970s.) And although we have come a long way, I, having a 62 year old intellectually disabled brother, can tell you from a lifetime of experience, that harsh discrimination still exists, especially for the elderly. Among the conclusions experts reached decades ago regarding providing a safe, fulfilling and healthy living environment for the intellectually disabled, one of the most important factors is that every disabled person deserves the right, and will thrive only in an environment that is not isolated from the rest of society. Although no one disputes this, it is often the case that those people who are asked to accept the disabled in their communities react with fear and discrimination. I am asking that you be vigilant in not allowing these prejudices to interfere with making the right decision regarding this proposal.

Second, I agree that the proposal presented by Richmond Community Services is weak and incomplete. I think it is your responsibility to determine whether this is evidence of a poorly managed organization that could be an unreliable and unstable neighbor. I think the only way to determine whether this is so, is to visit homes that the organization now manages, to review its finances in detail, and to make sure that the staff is committed and professional. It is also a concern of mine that on the RCS web site the most recent Form 990 posted is from 2011. (If you want or need assistance with this due diligence process I am willing to offer my time to visit sites and review necessary documents. Perhaps we can be joined by some neighbors from the Laurel Road neighborhood.) If RCS proves to be poorly run, then I think your only conclusion can be to reject the proposal.

Third, if in your investigation you find that RCS is a well financed, professionally managed organization with a strong and committed staff (and board), I ask that you clearly outline what factors must be addressed before you will approve this location as a community residential facility for the disabled. Here I return to my first point: In this process it is your responsibility to work with RCS openly and resourcefully to find solutions to the obstacles that must be addressed. For example, if the septic system is inadequate, be clear what improvements must be made, and in doing so, let them know

S.23.16

that if they make the investments in these improvements that you will approve the application. Be clear. Be open. And if at all possible, give these people the right to live the life we all have the luxury of taking for granted.

7AQ

If you have further questions or comments, please feel free to email me or to call me at 917-... I can fill your day with 62 years of stories of the heartbreaking daily challenges and prejudice that an intellectually disabled person must face. I do have hope, however, because I see now the opportunities that exist for new generations of children that never existed for my brother. The most important of these is that they have the right to live full lives among us all. And with that, amazingly, they enrich the lives of all of us. If you question that this is the case, I suggest you head over to Ridgefield one evening soon and check out what is happening at the Prospector Theater.

Thank you,

Nick Koechlin
Elmwood Road

S-23-16

7AS

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Wednesday, June 01, 2016 5:51 PM
To: Janet Donohue; 'Mary Hafter'; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: FW: Group Home: 8 Laurel Road

Sent: Wednesday, June 01, 2016 5:28 PM
To: supervisor@lewisborogov.com
Subject: Group Home: 8 Laurel Road

To the Town Board

On Monday, May 23rd, Linda and I attended the Board Meeting concerning the proposed group home. I walked in with very mixed feelings since I knew there would be many people who would just want to be "NIMBY", without regard for the people who really needed a place to live.

After listening to all the comments and doing some further research, I now believe the location for this group home is wrong. The septic issues as well as the proximity to 2 other group homes are major concerns. Peter DeLucia expressed his concerns for a septic system and the flow of that system for an approved 3-bedroom home not being sufficient. Housing a minimum of 9 people, 24 hours a day not including visitors is way too much for the system and the chance of contamination to the surrounding homeowners' wells is a major possibility.

Richard Ellrodt

5.23.16

7AT

May 31, 2016

Mr. Peter Parsons, Town Supervisor and
The Honorable Members of the Lewisboro Town Board
Town of Lewisboro – Town House
11 Main Street; P.O. Box 500
South Salem, NY 10590

Dear Supervisor Parsons and Members of the Town Board,

This letter is submitted in opposition to the application of Richmond Community Services (Sponsor) to site a group home at 8 Laurel Road.

As described in Clifford L. Davis' May 23rd letter to the Town Board and as discussed at the public hearing on the same date, there are several specific and valid reasons for the Town Board to object to the establishment of an Individualized Residential Alternative (IRA) residence at 8 Laurel Road.

However, there is a more fundamental issue with the Sponsor's application. The IRA program, administered by the New York State Office for People with Developmental Disabilities (OPWDD), is not intended for people meeting the definition of "medically fragile", i.e., "A medically fragile condition is defined as a chronic physical condition, which results in prolonged dependency on medical care for which daily skilled (nursing) intervention is medically necessary" [Oklahoma Health Care Authority].

Depending on the degree of physical, as well as mental disability, OPWDD's Intermediate Care Facility (ICF) or nursing home care would be appropriate for the types of people proposed to be housed at the 8 Laurel Road IRA.

In fact, § 41.34 of the NYS Mental Hygiene Law, referenced in Sponsor's application, states: "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which **provides a residence for up to fourteen individuals with mental disabilities**, including residential treatment facilities for children and youth.

Services for the physically handicapped, and particularly the medically fragile, are administered under different laws and by other agencies within the New York State Department of Health.

From the OPWDD web site: (https://www.opwdd.ny.gov/opwdd_services_supports/residential_opportunities)

- **"Intermediate Care Facilities (ICFs) are designed for those individuals whose disabilities limit them from living independently.** Services may be provided in an institutional or a community setting. For the most part, **ICFs serve individuals who are unable to care for their own basic needs, require heightened supervision and the structure, support and resources that define this program type.** ICFs provide 24-hour staffing supports for individuals with specific adaptive, medical and/or behavioral needs and includes intensive clinical and direct-care services, professionally developed and supervised activities (day services) and a variety of therapies (e.g., physical, occupational or speech) as required by the individual's needs."
- **"An Individualized Residential Alternative (IRA) is a type of community residence that provides room, board and individualized service options.** Similar to the CR living environments, Supervised IRAs provide 24-hour staff support and supervision for up to 14 residents, whereas *Supportive* IRAs are

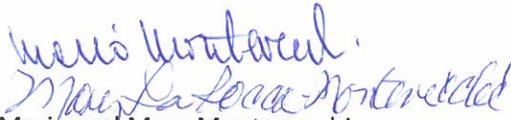
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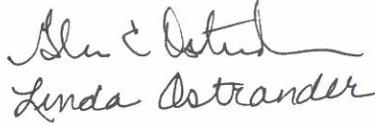
limited to 3 or fewer individuals and provide need-based supports and services for those who are living in their own homes or apartments, but do not require 24-hour staff support and supervision. **Day services are also available for individuals living in IRAs and may include day habilitation, prevocational services and supported employment.** Depending upon the individual's skill level, some may be competitively employed."

When the question of more appropriate housing alternatives came up at the public hearing, someone from OPWDD said those programs were administered by other state agencies. The ICF alternative administered by OPWDD was not mentioned. Perhaps it also is inappropriate for the intended residents.

Sponsor's application is seriously flawed and deficient. It should be objected to for the reasons stated in Clifford L. Davis' letter, the many reasons and supporting comments made at the public hearing, and the fact that the application was made for the wrong type of facility to house and care for medically fragile people.

Respectfully,


Mario and Mary Montevocchi
Birch Road
South Salem, NY 10590


Glenn and Linda Ostrander
Lockwood Road
South Salem, NY 10590

cc: Peter DeLucia, Town Board Member
John Pappalardo, Town Board Member
Frank Kelly, Town Board Member
Daniel Welsh, Town Board Member

S.23-16

7AV

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Thursday, May 26, 2016 5:02 PM
To: 'Ron Frumkes'
Cc: Janet Donohue; am@herodesmole.com; jh@herodesmole.com; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: RE: Group home, 8 Laurel Road,Richmond Ass.

From: Ron Frumkes [mailto:]
Sent: Thursday, May 26, 2016 10:14 AM
To: supervisor@lewisborogov.com
Subject: Group home, 8 Laurel Road,Richmond Ass.

Mr. Parsons, We are sorry that we were unable to attend the Town Meeting on May 23 regarding the above mentioned property. We are very strongly opposed to the sale of this property to Richmond Community Services. Why would you allow a property like this in our neighborhood is beyond comprehension? This purchase removes the property from the town tax roll, creates additional traffic, impairs home values in the area and does not provide any positive for the inhabitants. Why in this quiet neighborhood? Why not closer to shopping and other activities? Our understanding is there is no law that mandates this acquisition and that the property is out of code at this time. We urge you and the Town Board to oppose Richmond Community Services request! Sincerely, Lisa and Ron Frumkes, Reservoir Rd.

S. 23.16
JAW

Janet Donohue

From: Peter Parsons <Supervisor@lewisborogov.com>
Sent: Thursday, May 26, 2016 5:14 PM
To: 'Pete White'
Cc: Janet Donohue; am@herodesmole.com; jh@herodesmole.com; Dan Welsh; Frank Kelly; John Pappalardo ; Peter DeLucia
Subject: RE: 8 Laurel Road

From: Pete White [mailto:pwhite@salesrecruiters.net]
Sent: Thursday, May 26, 2016 3:46 PM
To: supervisor@lewisborogov.com
Cc: pdelucia@lewisborogov.com; jpappalardo@lewisborogov.com; fkelly@lewisborogov.com; dwalsh@lewisborogov.com
Subject: 8 Laurel Road

Mr. Parsons,

Although we applaud the services Richmond Community provides and we support the concept of "group homes", we oppose the application of Richmond Community Services at 8 Laurel Road as the application is deficient and will unfairly over concentrate Mental Hygiene Law group homes in our community.

Thank you all for your dedication to our town.

Peter and Laura White
Silvermine Dr.
South Salem NY



<https://www.linkedin.com/in/peterwhitecpc>

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