

Lewisboro Comprehensive Plan

***Lewisboro: Growing
Connections to Our
Community,
Environment, and
Each Other***

August 12, 2024



NELSON POPE VOORHIS
environmental • land use • planning

Town of Lewisboro-Comprehensive Plan

August 12, 2024

Prepared for:

Town of Lewisboro Town Board

Town of Lewisboro Town Hall

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Preface

The Town of Lewisboro's Comprehensive Plan is a living document that outlines a vision for the community's future. It was created by the people, for the people who live and work in Lewisboro through a robust and inclusive public input process that began in the winter of 2021 and closed in the winter of 2024. Residents and stakeholders - through a variety of methods including online surveys, virtual workshops, and in-person workshops - provided both broad input and specific, targeted feedback on the draft vision statement, goals, objectives, and the final draft of the Comprehensive Plan itself.

The vision statement and supporting goals, objectives, and implementation opportunities presented in this Comprehensive Plan will serve as a roadmap that will guide the actions of Lewisboro's Town Board and its agencies until the Plan is reviewed again. As per New York State Town Law, Lewisboro's Zoning Code must also be in accordance with the goals and objectives laid out in the Comprehensive Plan.

In executing the public outreach and participation strategy and developing this Comprehensive Plan, Lewisboro's Town Board and the Comprehensive Plan Steering Committee worked with a team from Nelson Pope and Voorhis, a professional planning consultant. This working group agreed that, going forward, the Town Board should make an annual assessment of the Comprehensive Plan goals and objectives that have been accomplished and plans for those that still need to be implemented. The final chapter of this Comprehensive Plan contains an implementation matrix to guide this work, which outlines the goals and objectives, categorizing them as short, medium, long-term, or ongoing priorities. The Town Board should revisit the Comprehensive Plan in approximately ten years identify any changing conditions in the Town, including new technology and sustainability considerations.

In the pages that follow, residents and stakeholders will find a wide range of information that will answer the following questions:

- Why do Towns undertake the Comprehensive Planning process and why is it important?
- How did Lewisboro engage the public, gather input, and develop this Comprehensive Plan throughout the multi-year process?
- What is Lewisboro's aspirational vision for the next 10 years?
- What are the broad, clearly defined goals and specific, actionable objectives that support this vision?
- What is the vision for land use in Town and how will this guide preservation and future development?
- How can the Town implement the goals and objectives over the next 10 years and beyond?

Each of these questions has been answered with thorough consideration of the needs and aspirations of Lewisboro's residents and stakeholders, including local organizations, committees, and business owners.

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* Summarized from Table 9.12-20 of the [Westchester County Hazard Mitigation Plan, Section 9.12, Town of Lewisboro](#)



A. Introduction

A.1. History of Comprehensive Plans for the Town

In 2021, the Town of Lewisboro Town Board determined that the existing 1985 Town Master Plan ("1985 Plan") should be updated to address changing circumstances in the community, environment, and culture. As part of the update process, the Town appointed a Comprehensive Plan Steering Committee (CPSC) to oversee the preparation of a new Town Comprehensive Plan. [The Town's current Plan](#) was created in 1985 and last reviewed in 1999 – the 1985 Town Master Plan remains in effect at this time.

A comprehensive plan is a document that describes a Vision for a community's future and the goals and objectives that, through actions taken by the Town Board and other agencies, support that Vision. An adopted Comprehensive Plan reflects consensus that is achieved through a participatory public input process, and contains the land use, environmental, and related policies that will guide the Town Board and its agencies in their actions until the Plan is reviewed again. Before a plan can be adopted, the Town must carefully consider the generic environmental impacts of adopting the Plan in accordance with the regulations implementing the New York State Environmental Quality Review Act (SEQRA).

A comprehensive plan is broad in nature. It is a document by the people for the current and future betterment of people who live and work in Lewisboro. In some sections, the Plan may be very specific about tools and recommended solutions, while in others, it may simply present an overall goal that guides the Town Board in the adoption of specific local laws and regulations. The Plan is adopted to guide the actions of the Town, such as land acquisition and funding

decisions. New York State Town Law ("Town Law") regulates the preparation and adoption of a town comprehensive plan. Section 272-a of Town Law defines a comprehensive plan as:

"...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city."

The 1985 Comprehensive Plan can be summarized into the following goals:

1. Residential Community - Future development which takes place consistent with recommendations of this Plan should be predominantly residential and guided by the following policies :
 - a. The level of permitted housing density must be related to the physical development limitations of the land.
 - b. Distinction and balance must be maintained between the moderately high density hamlet areas and low density/rural areas.
 - c. Opportunities should be provided for a range of housing including type, cost, and character.
 - d. Business and commercial uses should not be permitted located in residential areas. Low profile activities, which are incidental to a residence, such as a home occupation, may be permitted as accessory uses.
2. Four Hamlet Centers - Each hamlet has provided services for Lewisboro residents in the surrounding area for many years, a pattern which should continue. The hamlets can be enhanced through commitment to the following policies:
 - a. Hamlet centers are appropriate for locally-oriented retail and service businesses.
 - b. The existing character of the hamlets should not be permitted to be altered by future development.
 - c. Moderately high-density residential areas in the hamlets provide important housing opportunities.
 - d. Development in the hamlet areas should incorporate up to date site construction and design standards.
3. Open Space and Natural Resource Preservation - Only continual attention to the preservation and protection of natural features and resources will ensure the existence of the present exceptional setting in the future. Adherence to the following policies should maintain and possibly enhance the position of the natural physical environment in the Town as it continues to develop.
 - a. Lands that encompass critical environmentally sensitive features (wetlands, streams and buffer areas, aquifers and aquifer recharge areas, and floodplains and steep slopes) are to be protected from most types of disturbance.
 - b. Existing committed open space should be retained as open space.

- c. The Town should pursue additional trails to increase public access to open space.
 - d. Critical areas should be considered for additional open space.
 - e. Maintain and expand the Town's recreational facilities.
4. Enhance Community Character and Appearance - The "Lewisboro Character" should be an active part of discussions in planning for the Town's future. The several components which contribute to the Town's character can be better identified, preserved, and enhanced through commitment to the following policies:
- a. Town's low density residential character should be preserved.
 - b. Architectural review by the appropriate Town agencies should be a standard step in review of new commercial and multifamily developments.
 - c. Areas of special character should be protected with zoning regulations and architectural review.
 - d. Individual buildings which have historic interest or contribute to the visual character of the community should be protected.
5. Establish a Regional Position - Certain policies can be followed by the Town to ensure that the first four goals listed can continue to be pursued in a period of continual new construction. These are:
- a. Safety and intersection improvements are needed and should be implemented.
 - b. Maintenance and improvements to local roads should be based on intended use from existing and future development.
 - c. Land adjacent to Route 22 along Interstate 684 between Route 138 is the only area in Lewisboro suitable for commercial campus development.
 - d. Improvement or provisions of central water systems should be explored as appropriate depending on the scale of new construction or the availability of funds.

NYS Town Law requires that a comprehensive plan be evaluated on a regular basis. Given the time lapse since the last review and adoption of a comprehensive plan, a new Comprehensive Plan was necessary.

A.2. The New Comprehensive Plan

This Comprehensive Plan presents a new and improved vision, goals, and objectives to effectively guide the growth and preservation of Lewisboro. Moreover, this Plan is inherently flexible, providing the Town with options and opportunities rather than mandates and requirements.

This Comprehensive Plan reaches a wider variety of topics that were not highlighted or even considered in the 1985 Comprehensive Plan. For example, when the old Plan was developed, sustainability and technology were not traditionally a concern for communities.

It is important to recognize that this Plan was created by the residents and other members of the Lewisboro community, including business owners and local organizations and committees. This Plan is a reflection and inflection point for the current and future success of the Town. Public engagement and feedback were an essential part of the creation of this Plan, with numerous in-

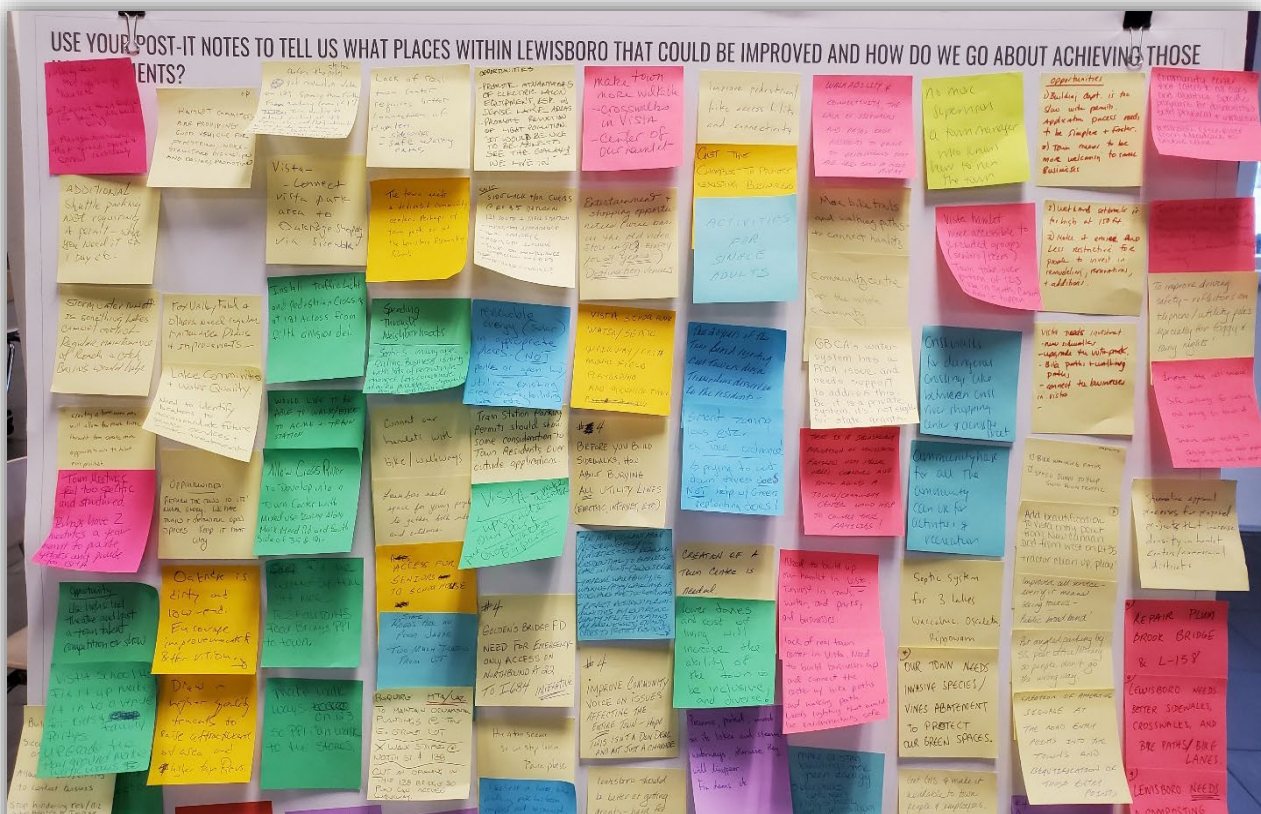
person and online workshops, as well as multiple online surveys. The input from all of these helped highlight key topics that the community found to be important and also helped to edit the vision, goals, and objectives to accurately portray the ideas of the community. The Town Board, with the help of the Comprehensive Plan Steering Committee and the planning consultants, has been able to create this document to help guide the future of the Town.

The Comprehensive Plan is a living document, and it is recommended that it is revised in ten (10) years to account for possible changes in the community and times, just as this document has. Moreover, the Town Board should assess annually what has been accomplished as highlighted by the Comprehensive Plan and what still needs to be implemented.

A.3. Plan Structure

This Comprehensive Plan consists of the following sections:

1. [Introduction](#)- provides the history and purpose of this document;
2. [Comprehensive Plan Process Overview](#)- describes the process followed in the preparation of this Plan, a brief overview of the public participation process, and the next steps;
3. [Vision](#)- describes the overall vision that will be pursued for the Town of Lewisboro;
4. Land Patterns- describes the generalized and conceptual land use pattern to guide preservation and development in the Town;
5. [Goals and Objectives](#)- identifies how the Vision and Land Patterns can be accomplished for the following topic areas:
 - Land Use and Zoning
 - Housing
 - Economic Trends
 - Environmental Resources
 - Climate Change, Sustainability, and Resiliency
 - Infrastructure
 - Community Facilities and Services
 - Transportation and Mobility and
 - Community Character; and
6. [Appendices](#)- provides the [Inventory and Analysis Report](#) and [Accessibility and Inclusive Design Best Practices](#).



B. Comprehensive Plan Process

B.1. First Steps

New York State Town Law enables a Town to prepare a comprehensive plan that sets forth the vision and supporting goals, objectives, and implementation measures for the immediate and long-range protection, preservation, enhancement, growth, and development of the community, and to regulate land use in order to protect the public health, safety and general welfare of its citizens. The legislation recognizes that participation of citizens in the planning process is "essential" to the design of a comprehensive plan. Ultimately, a comprehensive plan "fosters cooperation among governmental agencies planning and implementing capital projects" and gives due consideration to the needs of residents and stakeholders.

A comprehensive plan is not required in New York, but when one is adopted by the Town Board, the Town's zoning laws *must* be in accordance with the goals and objectives laid out in the Comprehensive Plan. Moreover, a comprehensive plan is a "living document" that should adapt to the changing conditions in a town and should optimally, as a result, be updated every 10-15 years.

The Town of Lewisboro commenced the preparation of a new Comprehensive Plan in the winter of 2021, as the Town Board authorized the formation of a Steering Committee. The Steering Committee created their mission statement as follows:

- Engage the Lewisboro Community in order to inform the future of our Town and capture the vision in an updated Comprehensive Plan.

- Ensure fair and equal opportunities for all members of the community to provide input throughout the multi-year process.

The Steering Committee was very focused on transparency and inclusive public participation throughout the process. They also set up a dedicated page within the Town's website where they could share resources and updates with community members and post Steering Committee meeting videos, agendas, and minutes. The Comprehensive Plan Steering Committee (CPSC) was tasked with preparing a request for proposal (RFP) for assistance with and facilitation of the Comprehensive Plan process. The CPSC also conducted a preliminary survey that was open from June – November 2021 and returned 897 responses. The survey was designed to provide the consulting firm a preliminary sense of the Town's vision and a starting point for further work.

The Town ultimately entered into a contract with Nelson, Pope & Voorhis, LLC (NPV) in the spring of 2022, to assist in the preparation of the new Comprehensive Plan after an extensive due diligence process. The CPSC worked with NPV to discuss issues, review and refine public participation events, and coordinate the review of a draft of the Plan as it was developed. The CPSC consisted of five (5) members of the community, with two (2) Town Board members acting as liaisons to the CPSC. In addition, the chairs of the Town's Planning Board, Zoning Board of Appeals, and Architecture and Community Appearance Review Council were included in the monthly meetings, the ongoing work, and the Zoning Sub-Committee.

An [*Inventory and Analysis Report*](#) was conducted to establish the current conditions in the Town related to:

- *Land Use & Zoning*
- *Environmental Resources*
- *Transportation & Mobility*
- *Community Facilities*
- *Infrastructure- stormwater sewer, water, and wireless communications*
- *Demographics*
- *Housing*
- *Economics*
- *Parks and Recreation/Open Space*
- *Historic and Scenic Resources*
- *Resiliency & Climate Change*
- *Community Character*

[*Appendix A, Inventory and Analysis Report*](#) provides a snapshot of current conditions influencing land use and other patterns in the Town. Data regarding the latest U.S. Census statistics, regional reports, economic information, land use and environmental inventories, and other data, informed the preparation of this Plan.

B.2. Public Outreach Strategy

An essential element to preparing a Comprehensive Plan is gathering public input and building a general consensus of the Town's needs, strengths, and vision for the future. The CPSC developed a Community Outreach Plan, which identified stakeholders and delineated an approach to communicating with the public and interested parties. In order to assist with the outreach efforts, eight (8) outreach teams were created, with one for each hamlet, one lakes team, and two language focused teams for the Spanish and Mandarin speaking populations of Lewisboro. The Outreach Plan was posted on the Steering Committee's webpage and presented for feedback at ongoing updates to the Town Board. All materials were translated into Spanish and Mandarin. All public participation events were held at accessible locations and in numerous formats to maximize participation.



Community Outreach Poster at Preserve

Photo credit: CPSC, 2023

In terms of project roles, there were numerous boards and committees playing integral roles in the development of the Comprehensive Plan and its related public outreach.

The Steering Committee managed the multi-year process, ensuring inclusive and wide-reaching public input was provided directly to the consultant team.

The staff at Nelson Pope and Voorhis, the consultant team, translated the public input into actionable goals, objectives and recommendations, which are featured later in this document.

The Zoning sub-committee reviewed the first draft of the consultant team's Zoning chapter amendments, with an eye towards consistency and practical implementation in addition to helping to limit the total rounds of revisions that are required for the draft Zoning chapter updates.

The Town Board reviewed draft materials along the way, providing advanced questions or concerns. These reviews were completed through:

- Quarterly updates and regular email updates/requests.
- Participation in workshops and surveys.
- Joint Board meeting with the Town Board, Planning Board, Zoning Board of Appeals, Architectural and Community Review Council.

Ultimately, the Town Board is responsible for the adoption and implementation of the updated Comprehensive Plan.

In terms of consistency with the Community Outreach Plan, the Committee used the following methods of baseline advertising for each round of public outreach with additional methods employed as necessary:

- Town website (including dedicated Steering Committee page and Google translate option/button)
- Town weekly community email
- Parks and Rec Seniors' Newsletter
- Town stand-alone email blast
- Parks & Rec Stand-alone email blast
- Record Review
- Katonah-Lewisboro Times
- Town social media
- Constant Contract mailing list (developed using baseline advertising methods and Town-wide postcard mailer)
- Outreach Team paper and physical flier posting and distribution

Public participation took place through three (3) methods: online surveys, in-person workshops, and webinar workshops. All surveys were available in print or large print via postal mail upon request. A project specific webpage was created and continually updated to share a wide range of resources with community members - including working documents and drafts, Steering Committee meeting video recordings, agendas and minutes, and outreach and project announcements.

Additionally, a project specific email address was created to encourage members of the community and other stakeholders to submit questions, comments and/or concerns throughout the planning process. The CPSC also sent out web blasts and numerous public notifications via their mailing list, on the [Town website](#), Town weekly community email, and Town social media. Direct outreach was also conducted by the Outreach Teams, which included posting flyers, and tabling at events. An important part of the CPSC's mission was to ensure all meetings were publicized and as accessible as possible.

**Comprehensive Plan
Public Workshops**

**IN PERSON OPEN HOUSE
EN PERSONA A PUERTA ABIERTA
线下开放参观日**

**SATURDAY, JANUARY 21ST
SÁBADO, ENERO 21
1月21日星期六**

**9:30AM - 12:30PM
上午 9:30 至下午 12:30**

JOHN JAY HIGH SCHOOL CAFETERIA
EN LA CAFETERÍA DE LA JOHN JAY HIGH SCHOOL
约翰杰伊高中自助餐厅

FOR MORE INFORMATION PLEASE VISIT
PARA MÁS INFORMACIÓN FAVOR DE VISITOR
如需更多信息，请访问
WWW.LEWISBOROGOV.COM/CMPSC

CHILDCARE
AVAILABLE -
REGISTRATION
REQUIRED

SI NECESITA CUIDO
DE MENORES ES
NECESARIO QUE SE
REGISTER

TRADUCTOR
ESPAÑOL
DISPONIBLE

如果您需要托儿服
务，请注册
提供中文翻译

**VIRTUAL MEETINGS
REUNIONES VIRTUALES
线上会议**

FEBRUARY 6 / FEBRERO 6 / 2月6日
FEBRUARY 9 / FEBRERO 9 / 2月9日
7:30PM - 9:00PM / 晚上 7:30 至晚上 9:00

REGISTER BY 1/31
REGISTRARSE ANTES DEL 31 DE ENERO
在 1/31 之前注册参加虚拟会议。网址为
WWW.LEWISBOROGOV.COM/CMPSC

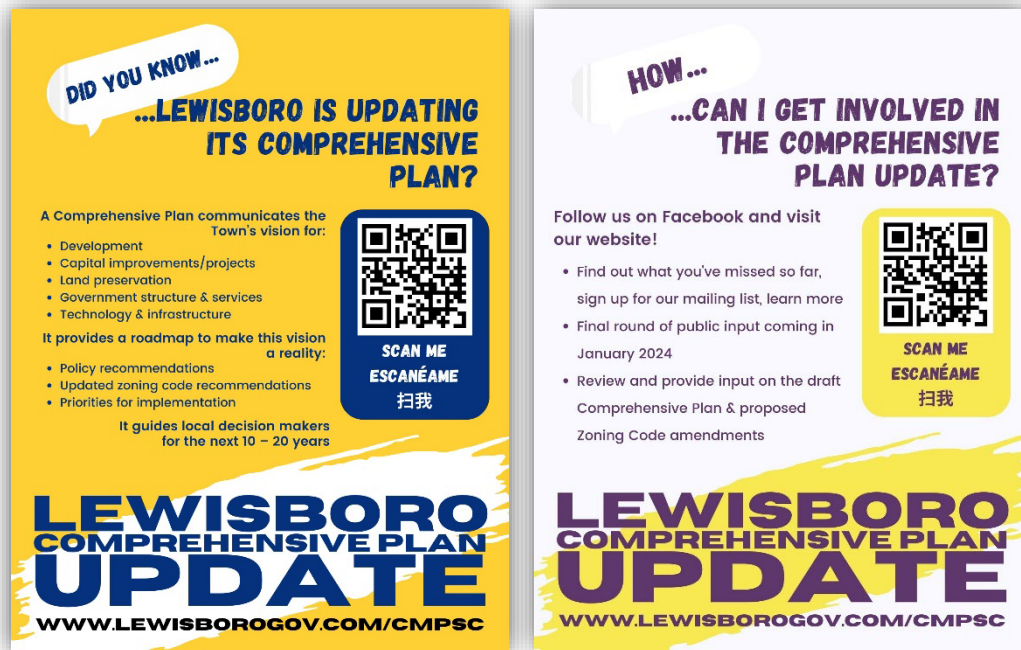
Town of Lewisboro Seal

Flyer from First Public Workshop

Photo credit: CPSC, 2022

Informational Campaigns

In addition to advertising the specific workshops, the CPSC organized two informational campaigns through the Outreach Teams. The goal of these campaigns was to help spread the word about the project and share information on why Lewisboro was updating its Comprehensive Plan and how the public could get involved. The first took place in March 2023 and the second took place in October 2023.



Flyers from March 2023 (left) and October 2023 (right) Informational Campaigns

Photo credit: NPV, 2023

First Round of Public Outreach

The first round of public outreach consisted of one (1) in-person meeting on January 21, 2023, two (2) virtual meetings on February 6 and 9, 2023, and an online survey which was open from January 5 to February 15, 2023. Each of these events focused on the same topics, with slightly different formatting. The overall objective of the first round of public meetings was to identify the strengths, weaknesses, and opportunities of the Town. In total, 352 people participated in this round of public outreach. The meeting



First Public Workshop

Photo credit: NPV, 2023

invitations and reminders were sent to 675 addresses via a Constant Contact mailing list, and

virtual fliers were sent out via the Community Outreach Teams, with translations in English, Spanish, and Mandarin. In addition, the workshop/survey was publicized via the Town cable channel, flyers posted in each Hamlet by the Outreach Teams, posted to the Parks and Recreation social media, and additional direct emails were sent to the school district Parent Teachers Organizations and business owners.

At the in-person workshop, participants viewed numerous maps of the Town, highlighting different key features such as water resources and land use. They then could use post-it notes to write out strengths, weaknesses, and opportunities they saw within the Town and stick them to 24x36 inch boards. In addition, participants had the option to suggest wording for the vision statement, following the prompt of, "In 10 years, Lewisboro will...." Facilitators from NPV were on hand to answer questions and have discussions with participants. Translators, for Spanish and Mandarin, and childcare services were available for participants as well.

The online survey, hosted on Survey Monkey, had the same prompts as the in-person workshop, but instead of posting notes on the boards, participants typed in and submitted their responses. The online survey was available in Spanish and Mandarin as well as in physical copies or physical large print copies.

The virtual meetings consisted of a brief presentation followed by breakout rooms. Each room had a moderator who shared their screen to show a document summarizing people's responses to the same aforementioned prompts.

The key takeaways from the first round of public meetings were the following:

- Importance of rural character.
- Protection of environmental resources.
- Need for increase multi-mobility, especially sidewalks.
- Need for additional road safety.
- Upgrade community facilities and develop a multi-generational community center.
- Need for increased infrastructure – wireless communications.
- Additional housing options – expand accessory dwelling unit options and explore other small-scale multifamily options.
- Help existing businesses and strengthen hamlet areas.
- Maintain historic and scenic resources – better develop community character.
- Create a resilient and sustainable community.
- Work towards improving the water quality of the lakes.

Overall, the first round of public meetings acted as a guidance for the development of the vision, goals, and objectives. People were able to provide broad ideas as well as specific examples of focus for the Comprehensive Plan, which helped to shape the Second Round of Public Meetings.

Second Round of Public Outreach

The second round of public outreach consisted of in-person meetings on May 13, May 20, June 10, and June 11, 2023, and an online survey open from May 13 to June 30, 2023. These meetings were different than the first round of public meetings and outreach as they were hamlet based; the May 13, 2023, meeting was focused on Goldens Bridge and Cross River, the May 20, 2023, meeting was focused on South Salem and Waccabuc, the June 10, 2023, meeting was focused on Lewisboro and Vista, and the June 11, 2023, meeting was focused on the full Town and provided a forum for business owners in Town, since it was well outside typical operating hours. People from any hamlet were allowed to attend any of the meetings. The goal of focusing on different hamlets for each meeting was to understand the varying and trending concerns and priorities in the different hamlets of the Town.

Invitations and reminders for the second round of workshops were sent to 700+ addresses via a Constant Contact mailing list and virtual fliers were sent by the Community Outreach teams by email and social media in English, Spanish, and Mandarin. Additional advertising for the second round of public outreach included the following methods:

- [Parks & Rec website](#) and social media.
- Town Cable Channel.
- Fliers posted in each Hamlet via Outreach Teams (English, Spanish, Mandarin).
- Emails to KLSD PTOs & business owners.
- Email via KLSD Superintendent to District Staff.
- Library programs (April 22 & 26).
- Senior group program (May 31).
- Posters located at the firehouses, LVAC, Town parks, Town buildings, and Library.
- Lawn signs (5 per hamlet at key intersections)
- Notify Lewisboro call/text alert system (900+ people).
- Social media campaign.

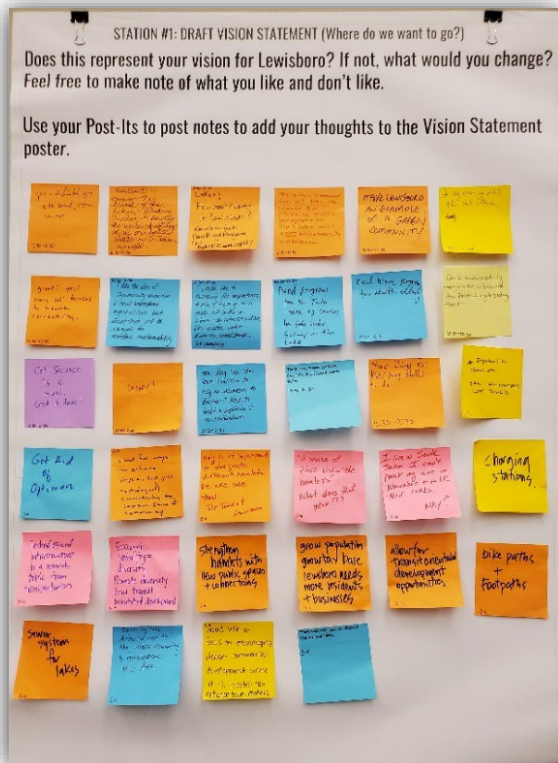
The draft Vision Statement and Draft Goals and Objectives, posted to the Steering Committee website and presented at these meetings, were formed using the public comments during the first round of public outreach. 19 goals and 105 objectives were presented and focused on the following topics:

- *Land Use and Zoning*
- *Housing*
- *Economic Development*
- *Natural Resources*
- *Climate Change, Sustainability, and Resiliency*
- *Infrastructure*
- *Community Facilities and Services*
- *Transportation and Mobility*
- *Community Character and Historic Preservation*



Community Outreach Lawn Sign

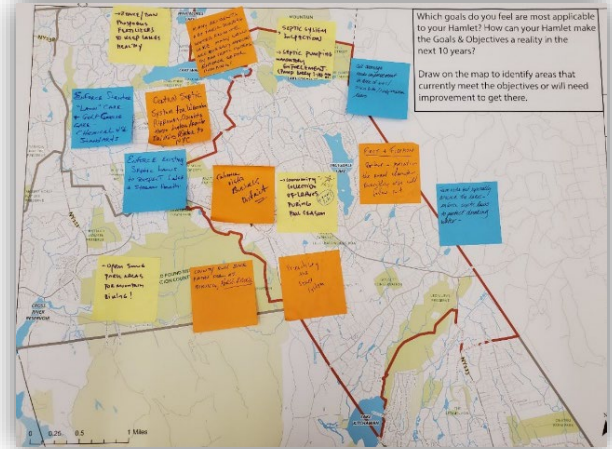
Photo credit: CPSC, 2023



Public Responses from Second Workshop

Photo credit: NPV, 2023

The in-person meetings had five (5) stations for participants. The first station focused on a draft vision statement, looking for comments or possible edits to the proposed statement. The second, third, and fourth stations had the draft goals and objectives broken up into three (3) groups: built environment, environmental resources, and community resources. Facilitators were located at each of these stations to assist with questions, comments, and clarifications related to the goals and objectives. The last station had maps of the two hamlets that were the focus of that meeting. Participants were encouraged to identify locations on the map where one of the goals or objectives could be applied. Translators for Spanish and Mandarin, and childcare services were available for participants.



Photos from Second Workshop

Photo credit: NPV, 2023

The online survey, hosted by Survey123, followed a similar template to the in-person meetings, with a focus on reviewing the draft vision, goals, and objectives. Participants could put if they strongly agreed, disagreed, felt neutral, or disagreed with the vision statement, goals, and objectives. Participants were also able to complete a mapping exercise after selecting their hamlet, placing a point on a location where one of the goals and objectives could be applied. In addition, the online survey was available in Spanish and Mandarin as well as in physical copies or physical large print copies. In total, 290 people participated in this round of public outreach.



Online Responses from Public Survey – Word Cloud

Photo credit: NPV, 2023

Overall, the results from this round of public outreach showed general support for the draft vision statement, goals, and objectives. The outreach provided the planning consultants with minor edits to the wording of certain portions of the drafts but, more importantly, provided context for some of the goals and objectives. Participants were able to highlight the exact locations where goals and objectives could be applied.

Third Round of Public Outreach

The third round of public outreach consisted of an in-person presentation and question and answer session by the consultants. A PowerPoint presentation was shown covering the overall status of the planning process and summaries of the goals and objectives. After, the public was able to ask questions related to the Plan, with the consultants able to either answer questions as they were asked or note them for further investigation, including possible edits. This document includes edits resulting from this third round of outreach. Ultimately, the goal was to make sure the public was able to comment on and question the draft of the compiled plan.

Similar to the first two rounds of public outreach, the CPSC used all of the baseline methods of advertising outlined on page 8. Invitations and reminders for the third round of workshops were sent to 700+ addresses via a Constant Contact mailing list and virtual fliers were sent by the Community Outreach teams by email and social media in English, Spanish, and Mandarin.

Additional advertising for the third round of public outreach included the following methods:

- Parks & Rec website and social media.
- Town Cable Channel.
- Fliers posted in each Hamlet via Outreach Teams (English, Spanish, Mandarin).
- Emails to KLSD PTOs & business owners.
- Email via KLSD Superintendent to District Staff.
- Emails to firehouses and LVAC.
- Lawn signs (5 per hamlet at key intersections)
- Notify Lewisboro call/text alert system (1,800+ people).



Flyer for Third Public Workshop

Photo credit: CPSC, 2024.

B.3. Next Steps

Upon completion of the draft Comprehensive Plan, the Town Board will hold a public hearing to present the document and obtain feedback on its recommendations. The Town Board will further review and revise the Plan in light of the public comments. Following the completion of an environmental review of the potential effects of implementing the Plan, the Town Board can move to adopt this Comprehensive Plan. Ultimately, the Town Board and other boards and committees will use the Plan as a policy guide in their decision-making. They can refer to the [Implementation Matrix](#) when considering projects, legislation, and funding to advance the Town's Vision for its future.



C. A Vision for Lewisboro

C.1. Vision Statement Lewisboro: Growing Connections to Our Community, Environment, and Each Other

The Town of Lewisboro Comprehensive Plan presents a forward-thinking and long-term Vision for the Town's future. This vision is supported by broad and clearly defined **goals** and specific actionable **objectives**. The **vision statement** developed throughout this Comprehensive Plan process, located on the following page, summarizes the Town's future aspirations for its community.

VISION STATEMENT

The Town of Lewisboro is a historic community with an abundant amount of natural resources composed of six hamlets – Cross River, Goldens Bridge, Lewisboro, South Salem, Vista, and Waccabuc – each with its own distinctive character and history.

The Town's ideal location affords residents easy access to the New York metropolitan area while offering an alternative from urban environs. Natural resources in and around the Town include many lakes, parks, preserves, and reservoirs. As a result, ecological sustainability and preservation must be integral to any community growth the Town may experience.

In the next 10 years Lewisboro will:

- Continue to maintain its rural and open character while evolving to increase social connections and a neighborhood feel within the hamlets.
- Strive to improve day-to-day operations by exploring possible technological additions, sewage improvements, and water regulations.
- Create additional connections through various transportation focused means allowing for better access for all to areas of interest including but not limited to shopping areas, parks, and schools.
- Pursue an environmentally sustainable future by protecting and enhancing existing natural and historic resources, transitioning to renewable energy, and developing climate resiliency initiatives.
- Work towards an economically sustainable future by expanding community-based businesses and local agriculture.
- Seek to expand and diversify housing opportunities, while respecting existing architectural characteristics and scale of the buildings within Lewisboro.

Moreover, the Town will be an equitable and inclusive place across all hamlets.

C.2. Goals and Objectives Summary Tables

Goals and objectives are intended to support the Vision Statement and create an action agenda for planning and policy making in the Town. As discussed previously, the zoning and land use decision-making in the Town must be consistent with the adopted Comprehensive Plan. These goals and objectives are expanded upon further in the Plan.

LAND USE AND ZONING	
Goal/Objective	Description
Goal 1	Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings).
1.1	Maintain the existing character (architectural styling, rural setting, and scale of buildings) of Lewisboro's neighborhoods, ensuring that new developments do not conflict with it.
1.2	Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.
1.3	Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town.
Goal 2	Update zoning to accommodate Lewisboro's changing needs and goals.
2.1	Review and amend the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations.
2.2	Amend, as needed, inconsistencies in the Zoning chapter , where appropriate.
2.3	Review permitted, special permit, and accessory uses.
2.4	Review supplemental regulations to ensure they are modern and reflect the needs and vision of the Town.
2.5	Ensure the Zoning chapter includes appropriate enforcement mechanisms.
2.6	Investigate reviewing the Town's cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town's remaining vacant land and large properties seeking future subdivision applications.

HOUSING	
Goal/Objective	Description
Goal 3	Promote diverse housing opportunities, accommodating all generations within Lewisboro.
3.1	Investigate conducting a housing needs study for the Town to determine where gaps in housing type and price points may exist and explore potential housing types that may result in greater housing accessibility and equity while maintaining the Town's existing character (scale of buildings).

HOUSING	
Goal/Objective	Description
3.2	Explore reviewing and amending zoning regulations to support apartments above existing ground floor retail space in the hamlet downtowns, specifically updating non-residential zoning districts and section 220-26 , R-MF Multifamily Residence District.
3.3	Re-examine and strengthen, where necessary, the current accessory apartment regulations section 220-40 and 220-40.1 in the Zoning chapter to provide more flexibility in the development of accessory dwelling units.
3.4	Explore the development of a senior housing floating zone to encourage additional housing for seniors.
3.5	Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.

ECONOMIC DEVELOPMENT	
Goal/Objective	Description
Goal 4	Provide an environment that fosters the expansion of local business opportunities within Lewisboro to provide long-term economic stability and diversity to the community in keeping with the general community environment.
4.1	Review and amend the bulk regulations and uses of the Town's business zoning districts to remove unnecessary obstacles that may hinder the establishment or expansion of small or local businesses.
4.2	Encourage the establishment of new businesses that will serve residents' needs and contribute to a greater variety of commercial offerings so that residents can shop locally.
4.3	Investigate incorporating design guidelines into the business district regulations that will help elevate the aesthetics of the business districts within each hamlet area.
4.4	Create a more inviting pedestrian atmosphere by developing pedestrian connections from hamlet centers to key community facilities such as parks and schools.
4.5	Explore working with business owners to create an attractive built environment that will enhance opportunities for new and current businesses.
4.6	Explore ways to facilitate the local approval and permitting processes and help identify funding to assist businesses in the hamlet areas.
4.7	Explore developing additional programs or opportunities to promote the existing businesses within Lewisboro.
Goal 5	Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local and regional agricultural economy.
5.1	Promote a sustainable and local/regional agricultural economy.
5.2	Consider reviewing and revising, where necessary, the Town's zoning regulations to allow for a diverse agricultural economy.
5.3	Explore the development of a local food economy by incentivizing land uses that promote the use and sale of locally/regionally produced goods in Town.

ECONOMIC DEVELOPMENT

Goal/Objective	Description
5.4	Encourage value-added agricultural uses (converting raw products to new end products) throughout Town to support and complement the continuation of agricultural operations in Lewisboro.
5.5	Explore programs and other means to protect current farms so that they may continue to operate within the Town.

NATURAL RESOURCES

Goal/Objective	Description
Goal 6	Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.
6.1	Continue to be good stewards of the Town's preserves and ensure continued public access, improved connectivity between public areas where possible, and use of these quality open spaces.
6.2	Continue to support the work of the Open Space and Preserves Advisory Committee's trail maintenance programs.
6.3	Explore preparing an Open Space Plan that identifies sensitive natural resource areas and prime agricultural lands and tools for the protection and improved use of these lands. The Plan should be adopted as an addendum to the Comprehensive Plan Update to ensure the Plan is considered in land use policymaking decisions.
6.4	Explore the possibility of reauthorizing the Open Space Bond Fund to assist in the preservation of environmentally sensitive areas.
6.5	Explore the adoption of definitions for "net lot area" and "environmental constraints" and apply them to the bulk regulations in the Zoning chapter . This would subtract land that contains environmental constraints such as wetlands and waterbodies, steep slopes, agriculturally significant soils (where relevant), drinking water sources, established forests, and floodplains from the developable land area.
Goal 7	Protect and enhance the health of existing natural resources and the Town's streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.
7.1	Review, clarify, and strengthen, where necessary, the Town's Sewer and Sewage Disposal (Chapter 183), Wetlands and Watercourses (Chapter 217), Wetlands and steep slopes (Section 220-21), and Tree Preservation (Chapter 203) regulations.
7.2	Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.
7.3	Assist the lake communities with identifying funding opportunities and partnerships for restoring lake water quality and habitats. Also, see Objective 9.1.
7.4	Promote the use of non-motorized or electric motorboats on the lakes to protect water quality.

NATURAL RESOURCES	
Goal/Objective	Description
7.5	In partnership with the lake communities, explore the creation of a Local Waterfront Revitalization Program, which would be a Town led planning document that could lead to additional grant opportunities. The Town's lakes are eligible for this program.
7.6	Explore developing a strategy to map Lewisboro's local wetlands.
7.7	Explore developing an invasive species abatement program for plants and animals to protect the Town's natural resources.
7.8	Promote native and pollinator-friendly landscape plantings during subdivision and site plan review.

CLIMATE CHANGE, SUSTAINABILITY, AND RESILIENCY	
Goal/Objective	Description
Goal 8	Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.
8.1	Continue to implement climate smart "actions" outlined in the Climate Smart Action Checklist.
8.2	Consider reviewing and amending the zoning regulations to allow for the siting and use of alternative energy utilities, including but not limited to battery energy storage, rooftop wind, geothermal, and solar systems.
8.3	Decrease stormwater runoff from impervious surfaces by implementing sustainable and green infrastructure practices and projects outlined in the 2021 Westchester County Hazard Mitigation Plan .
8.4	Explore developing infrastructure throughout the Town for electric vehicles.
8.5	Continue to support the Town's existing recycling initiatives and explore additional programs, including but not limited to, composting, repair café, electric lawn equipment, community swap program, community yard sales, and "zero-waste days" (where residents can bring non-municipal waste to a central location for proper recycling and disposal).
8.6	Consider reviewing and amending the zoning regulations to incorporate the International Dark-Sky Association's dark sky lighting standards which will reduce nighttime light pollution.
8.7	Encourage sustainable and green building design to the extent practicable during site plan review.
8.8	Educate the public on sustainable and green building practices that can be incorporated into existing structures during rehabilitations, restorations, and home repairs.
8.9	Explore potential county and state model laws, grants, and programs that will assist in the retrofitting of existing homes and buildings or the development of new homes and buildings with sustainable and green building practices and technology.

INFRASTRUCTURE	
Goal/Objective	Description
Goal 9	Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro's current and future community facilities, homes, and businesses.
9.1	In partnership with the lake communities, explore potential grants, the creation of sewer districts, or other means to help finance the operation and maintenance of septic systems.
9.2	Advocate and continue to strengthen partnerships with the Westchester Department of Health to potentially increase recordkeeping and data exchange on the testing, pumping, and permitting of septic systems.
9.3	Review and strengthen Chapter 183 , Sewers and Sewage Disposal, to assist the Town in increased enforcement of the chapter and recordkeeping of the inspections.
9.4	Explore the potential of adopting local regulations that require inspection of septic systems prior to the conveyance of any property.
9.5	Educate residents on the importance of septic system inspections and pump outs in relation to water quality and drinking water resources.
9.6	Explore and strengthen partnerships with NYCDEP and EOHWC to assist with improving lake and watershed water quality.
9.7	Consider seeking funding to undertake a study to understand the full capacity of the drinking water in the Town of Lewisboro. The study would analyze recharge rates and safe yields for the Town.
9.8	Continue to work towards improving drinking water quality within the Town.
9.9	Explore reducing electrical power outages during storm events by investigating ways to improve infrastructure, including but not limited to burying utility lines in the most vulnerable areas.
Goal 10	Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.
10.1	Advocate and work with local and state agencies to reduce noise pollution generated by I-684 and other state roads, including NYS Routes- 22, 35, 121, 123, 124, and 138.
10.2	Identify where broadband and cellular infrastructure gaps exist within the Town and develop a plan to reduce those gaps, including identifying sources of funding.
10.3	Continue participating in the Wireless Master Plan Study with CityScape , and work towards implementing the recommendations of that study.
10.4	Seek potential partnerships with the school district to improve wireless service within the community.
10.5	Promote the development of colocation of telecommunications and broadband services (locating multiple providers in the same facility).

COMMUNITY FACILITIES AND SERVICES	
Goal/Objective	Description
Goal 11	Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.
11.1	Continue to seek funding for projects that will assist the Town in installing inclusive playground equipment and enhancing accessibility in its public parks and preserves.
11.2	Continue to implement government facility upgrades to meet ADA barrier free and space requirements and provide an inclusive environment for all people.
Goal 12	Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.
12.1	Explore undertaking a parks and recreation plan that will assist the Town in identifying and prioritizing park upgrades and maintenance. The Plan should also identify opportunities to upgrade its parks and trails to be more accessible and reassess the fee-in-lieu of recreation (as per section 195-26A(5) of the Town Code).
12.2	Continue to maintain and upgrade recreational facilities as needed.
12.3	Explore the potential for the development of a community, multi-use center and investigate the possibility of the Lewisboro Elementary School as the facility for the center.
Goal 13	Continue to work towards creating an equitable and inclusive Town for all.
13.1	Continue to support and promote the work of the Town committees and groups that focus on providing an inclusive environment within the Town, including but not limited to the LGBTQ+ Pride Task Force, Lewisboro Senior Adults' meetings, Advisory Committee for the Disabled, and the Veterans Advisory Committee.
13.2	Continue supporting the Town's underrepresented groups' events, which provide a safe space and demonstrate that the Town is welcoming to all.
13.3	Explore ways to increase equity at Town events and create standard guidelines for Town events. The Town should continue to support events for, and engage with, underrepresented groups.
13.4	Continue to work with the senior and veteran populations within the Town and maintain and enhance current programming.
13.5	Explore updating the Town website to become an important resource for information on resources and programming for those that are disabled, seniors, veterans, and other groups within the Town.
13.6	Continue to support the ongoing work of all Town committees and volunteer boards as well as the creation of new/future committees and groups.
Goal 14	Continue to support government departments and provide necessary resources for departmental functions.
14.1	Explore updating the digitized Town Tax Assessor maps to the recommended State standards.
14.2	Continue to support the needs of the various Fire Departments and emergency services that serve the Town of Lewisboro.
14.3	Continue to provide the needed resources for the Building Department to effectively enforce the Town's environmental, building, and zoning regulations.

COMMUNITY FACILITIES AND SERVICES

Goal/Objective	Description
14.4	Continue to seek means of updating and modernizing government facilities and department equipment.
14.5	Continue to seek partnerships where applicable with the School District.

TRANSPORTATION AND MOBILITY

Goal/Objective	Description
Goal 15	Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.
15.1	Seek funding and partnerships to pursue complete street improvements and programs, especially along NYS Routes 22, 35, 121, 123, 124, and 138.
15.2	Explore developing off-street pedestrian paths and safe bike routes throughout Town to connect shopping areas, recreation, community services, and amenities to neighborhoods.
15.3	Explore ways to create a Town bike, trail, and sidewalk plan that identifies and prioritizes potential rights-of-way throughout the Town that are appropriate for bicycle and pedestrian infrastructure.
15.4	Explore opportunities and partnerships to construct trails along existing utility easements and rights-of-way.
15.5	Continue to improve walkability by improving crosswalks and connecting new and existing sidewalk infrastructure in appropriate locations throughout Town, especially where connections between neighborhoods, public transportation routes, and community services are possible.
15.6	Plan and incorporate infrastructure for future transportation technologies including but not limited to electric bikes, scooters, and cars.
Goal 16	Create opportunity for increased public transportation resources within Lewisboro.
16.1	Work with Westchester County to expand and enhance public transit throughout Town.
16.2	Seek funding for a study to determine the public transportation needs within the Town of Lewisboro.
Goal 17	Work towards creating safe streets for all users.
17.1	Evaluate the need for traffic calming along NYS Routes 22, 35, 121, 123, 124, and 138, and near schools.
17.2	Work with NYSDOT to study and implement design and safety improvements that encourage walking and biking along NYS Routes 22, 35, 121, 123, 124, and 138.
17.3	Pursue New York State Department of Transportation (NYS DOT) funding opportunities.

COMMUNITY CHARACTER AND HISTORIC PRESERVATION	
Goal/Objective	Description
Goal 18	Preserve Lewisboro's existing rural and community character and promote and protect its historic attributes.
18.1	Continue to preserve historic buildings, sites, landmarks, and landscapes throughout Town.
18.2	Promote the work of the Landmarks Advisory Committee.
18.3	Consider developing a local landmark designation process, as this process is the most effective at protecting significant historic sites.
18.4	Consider adopting a Historic Preservation law to explicitly allow for the designation of local landmark districts, implementing a "neighborhood preservation" overlay zoning district/landmark designation, or creating a historic zoning overlay district.
18.5	Review and revise the existing zoning regulations to encourage the adaptive reuse of older historic buildings to ensure that the objective of preserving historic resources will be encouraged.
18.6	Update the Town's website to provide more information on the importance of historic preservation and the historic and culturally significant resources within the Town.
18.7	Promote education and visitor interest in the Town by installing interpretative signage that provides information regarding historic and scenic resources.
18.8	Consider reviewing and updating Section 220-31 , SC Special Character Overlay, to ensure that it is protecting the Town's historic resources and special character areas.
18.9	Review the areas designated under the Special Character Overlay to determine if the overlay should be expanded to include other areas within the Town.
18.10	Explore developing design guidelines for the Special Character Overlay to assist the Architecture and Community Appearance Review Council in its review of applications.
Goal 19	Ensure that the Town's gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.
19.1	Beautify the main Town transportation corridors, especially at the entrances into the Town.
19.2	Create and install appealing signage at the road entry points into the Town and beautification of those entry points that will visually unify the Town.
19.3	Retain stone walls, barns, and cemeteries as part of the Town's scenic history.
19.4	Preserve the scenic rural and historic character of the Town's roads.
19.5	Work with businesses to improve overall curb appeal and site maintenance.



D.Land Patterns

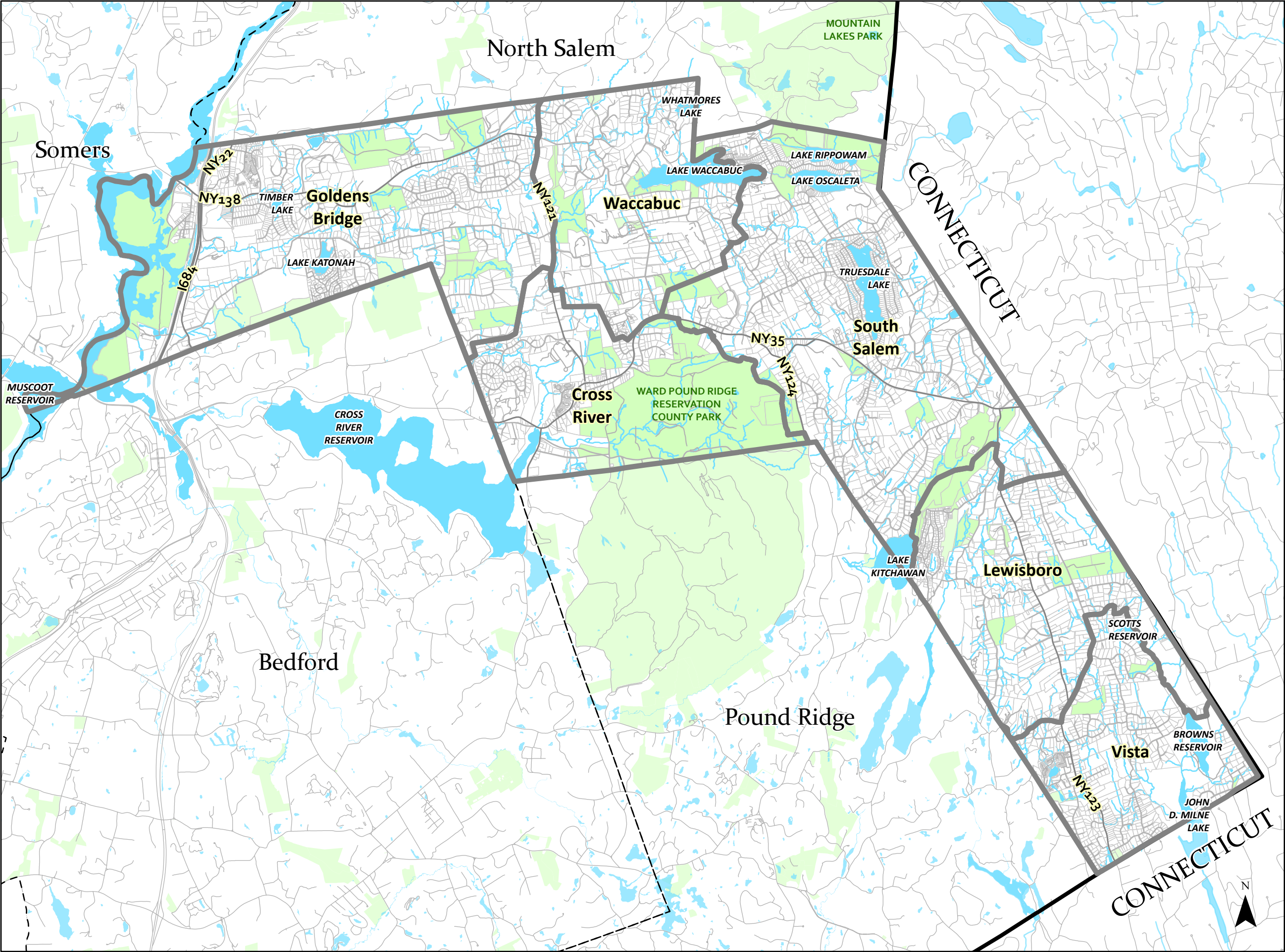
D.1. Hamlet Areas

As stated previously, the Town of Lewisboro contains six (6) hamlets (Map 1, Lewisboro Hamlets). The hamlets' official boundaries have never been formalized, and residents tend to self-identify as to what hamlet area they belong. The Comprehensive Plan does not establish official hamlet boundary areas. However, for the purposes of the Plan, approximate boundaries were created for each of the hamlets, as shown in Map 1. The hamlet boundaries provide a general location of each of the hamlets and assist the reader in understanding the geographic location being referred to in the document. The hamlet boundaries also provide a better understanding of similarities and differences among the hamlet areas within the Town. The hamlet boundaries are for planning purposes only and do not reflect any formal designation. Below are descriptions of Lewisboro's hamlet according to *Images of America* and *Remembering Lewisboro New York*, both authored by Maureen Koehl.

Goldens Bridge

Goldens Bridge, located in the northwestern portion of Lewisboro, has been in existence since the mid-1700s as a farming community primarily focused on livestock raising.² The hamlet was

² <https://goldensbridgehamlet.org/lewisboro/>



**Town of Lewisboro
Comprehensive Plan**

**Map 1
Lewisboro Hamlet
Planning Areas**

- Surrounding Municipalities
- Roads
- ▭ Parcels
- Streams
- Water Bodies
- Parkland and Nature Preserves
- ▭ Hamlet Boundaries

0 0.25 0.5 1 Miles

Source: Westchester County GIS 2022, NYS GIS 2022.



also known as a vacation spot at the turn of the 20th century for its "clean, pure air" and was populated with vacation homes and hotels.³ Goldens Bridge has experienced numerous transportation and infrastructure changes over the years. The hamlet was interrupted by the construction of a railway in 1847, and then the damming of the Croton River in 1905 by New York City to create the Muscoot Reservoir, a drinking water source for New York City residents. The hamlet suffered further disruption with the construction of both New York State Route 22 and Interstate I-684, which was completed in 1974.⁴ Even with all of these changes, Goldens Bridge is a hamlet with deep roots and a history of community associations, one of the longest being the Goldens Bridge Association, founded in 1935, and the more recent Goldens Bridge Hamlet Organization, founded in 2015.

Cross River

Cross River hamlet has experienced similar changes to Goldens Bridge. Cross River was a rural farming community with a thriving hamlet center until 1905, when New York City condemned and flooded many acres of land, including its hamlet center, for the expansion of the development of the Cross River Reservoir.⁵ The Cross River Reservoir is mostly located in the Town of Bedford, but Cross River and a small portion of the reservoir is in Lewisboro. It has a capacity of over 11 billion gallons of water. New York State Routes 35 and 121 intersect within the hamlet center. Through all of the upheaval, Cross River is a community that has thrived and transformed into the hamlet it is today that is home to many residents, a key local commercial area, and the prominent John Jay Middle School and John Jay High School complex. It is also home to Westchester County's largest park, Ward Pound Ridge.



John Jay Field, Cross River

Photo credit: NPV, 2023

Waccabuc

This hamlet's focal point is Lake Waccabuc, which is named after Wepack or Wepuck, the name given to the lake by the Native Americans of that area.⁶ This area was primarily home to dairy farmers from the 1700s until the 1950s and is a rural, quiet, tucked-away hamlet with the smallest population of the hamlets.⁷ After farming, the hamlet became a countryside getaway for people from New York City. Waccabuc served as a vacation spot for wealthy families, the

³ Koehl, Maureen, *Remembering Lewisboro New York*, The History Press, Charleston, SC, 2008.

⁴ Koehl, Maureen, *Images of America Lewisboro*, Arcadia Publishing, Charleston, SC, 1997.

⁵ Koehl, Maureen, *Remembering Lewisboro New York*, The History Press, Charleston, SC, 2008.

⁶ <https://www.waccabuc.org/lake-waccabuc>

⁷ Ibid.

current Waccabuc Country Club being one of the original vacation homes. Over the years, many families that used this hamlet as a summer home or vacation spot became year-round residents.⁸

South Salem

South Salem, also known as the "heart of Lewisboro," still contains one of the Town's oldest buildings, a structure built in the late 1700s by a blacksmith and businessman.⁹ This home now serves as the Lewisboro Town Hall, housing to some of the Town's municipal offices. South Salem has remained Lewisboro's "hub" since its beginnings, as it hosted the Town's only inn and restaurant, shoemakers, traders, churches, nursery and grade schools, and a general store.¹⁰ Today, South Salem is still the center of Lewisboro as it is the location of the Town's library, municipal offices, and a New York State Police Troop K office.

Lewisboro

The Lewisboro hamlet, once an area of large dairy farms and undeveloped trails, has gone from a quant hamlet village to the modern quiet suburb that it is today. Throughout this development, Lake Kitchawan remained the main attraction of this hamlet. Lewisboro is also home to Onatru farm, which was once one of the area's largest complete working farms. Today, it serves as a park and nature preserve for Lewisboro residents.¹¹

Vista

The hamlet of Vista is in the southernmost part of Town, and its growth was slower than the rest, as it served as a commuter's pathway from Lewisboro to New Canaan for farmers to deliver produce and milk to markets. Its original residents were mostly farmers with strong ties to Connecticut with which Vista shares a border.¹² Throughout the mid-1800s to early 1900s, Vista was a quiet farming and residential area that served as the home to many small local families and had a strong sense of community.¹³ Today that sense of community remains, but with much more development as it now contains residential and commercial areas. Scott's Reservoir, Brown's Reservoir, and John D. Milne Lakes are located in this hamlet area.



Smith Ridge Veterinary, Vista

Photo credit: NPV, 2023

⁸ <https://www.waccabuccc.com/history.html>

⁹ Koehl, Maureen, *Images of America Lewisboro*, Arcadia Publishing, Charleston, SC, 1997.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

¹³ Koehl, Maureen, *Remembering Lewisboro New York*, The History Press, Charleston, SC, 2008.

"Downtown" Hamlet Areas

It is also important to note that within the aforementioned hamlets are numerous small "downtown" areas. These areas provide the residents with various commercial services but are not extremely large or overwhelming to the essentially rural landscape of the Town. Moreover, in these areas, commercial uses form in small clusters, shaping these areas into common gathering locations for residents, essentially becoming hamlet centers. Residents gather whether it be for dinner, to go grocery shopping, or to have access to various personal service businesses. Many of these areas were the subject of key conversations during the public participation workshops and surveys, as residents listed many local stops and shopping areas that they frequent.

D.2. Open Space/ Recreation Areas

The Town's public/private recreation areas and conserved lands cover a total land area of 2,142.4 acres. Of this, 1,742 acres are wild, forested, conservation lands, public parks, and preserves, and 400.4 acres are private recreation and private conservation easements. See Chapter 7, Environmental Resources, and Chapter 10, Community Facilities and Services in the [Inventory and Analysis Report](#) for more information regarding the Open Space and Recreational Areas within the Town.

D.3. Special Character Overlays

The Special Character Overlay Districts were established in accordance with the goals and policies of the [1985 Lewisboro Town Master Plan](#) to protect the significant characteristics of several specially identified sections of Lewisboro. These areas encompass relatively large land areas that contain a substantial number of contiguous buildings and common landscape elements reflective of a period of Lewisboro's history. Moreover, each area presents a unique setting which, for the benefit of present and future generations, can be protected while allowing for new development if detailed attention is given to the enhancement of the special characteristics. The five (5) Special Character Overlay Districts are as follows:

- SC-OGB: Old Goldens Bridge
- SC-CR: Cross River
- SC-MS: Mead Street
- SC-SS: South Salem
- SC-ER: Elmwood Road/West Lane

Given the previously established historic significance of these areas and the community's overwhelming support to maintain that historic connection, it is important for these special character districts to remain a part of any future zoning for the Town.

D.4. Lewisboro's Lakes

Lewisboro has many lake communities and reservoirs. It has eight major (8) lakes with active lake residential communities surrounding them. They are Lake Waccabuc, Lake Oscaleta, Lake Rippowam, Truesdale Lake, Lake Katonah, Lake Kitchawan, Lake Whatmores, and Timber Lake. The Town is also home to the drinking water supply sources of Scott's Reservoir, Brown's Reservoir, and John D. Milne Lake that provide drinking water to communities in Connecticut. Map 2, Lewisboro Lakes and Reservoirs, identifies the lakes and reservoirs found within the Town of Lewisboro.

Table 1. Lake and Reservoir Surface Area and Depths

Lake/Reservoir	Surface Area (acres)	Maximum Depth (ft)	Average Depth (ft)
Lake Waccabuc	140	46	23
Lake Oscaleta	67	35	19
Lake Rippowam	37	19	13
Truesdale Lake	83	11	4
Lake Katonah	23	10	5
Lake Kitchawan	105	14	6
Lake Whatmores	25	-	-
Timber Lake	7	10	7
Scott's Reservoir	16	21	-
Brown's Reservoir	42	44	-
John D. Milne Lake	67	70	-

Sources: <https://www.lewisborogov.com/community/page/lakes>, and email dated September 14, 2022, from the First Water District.

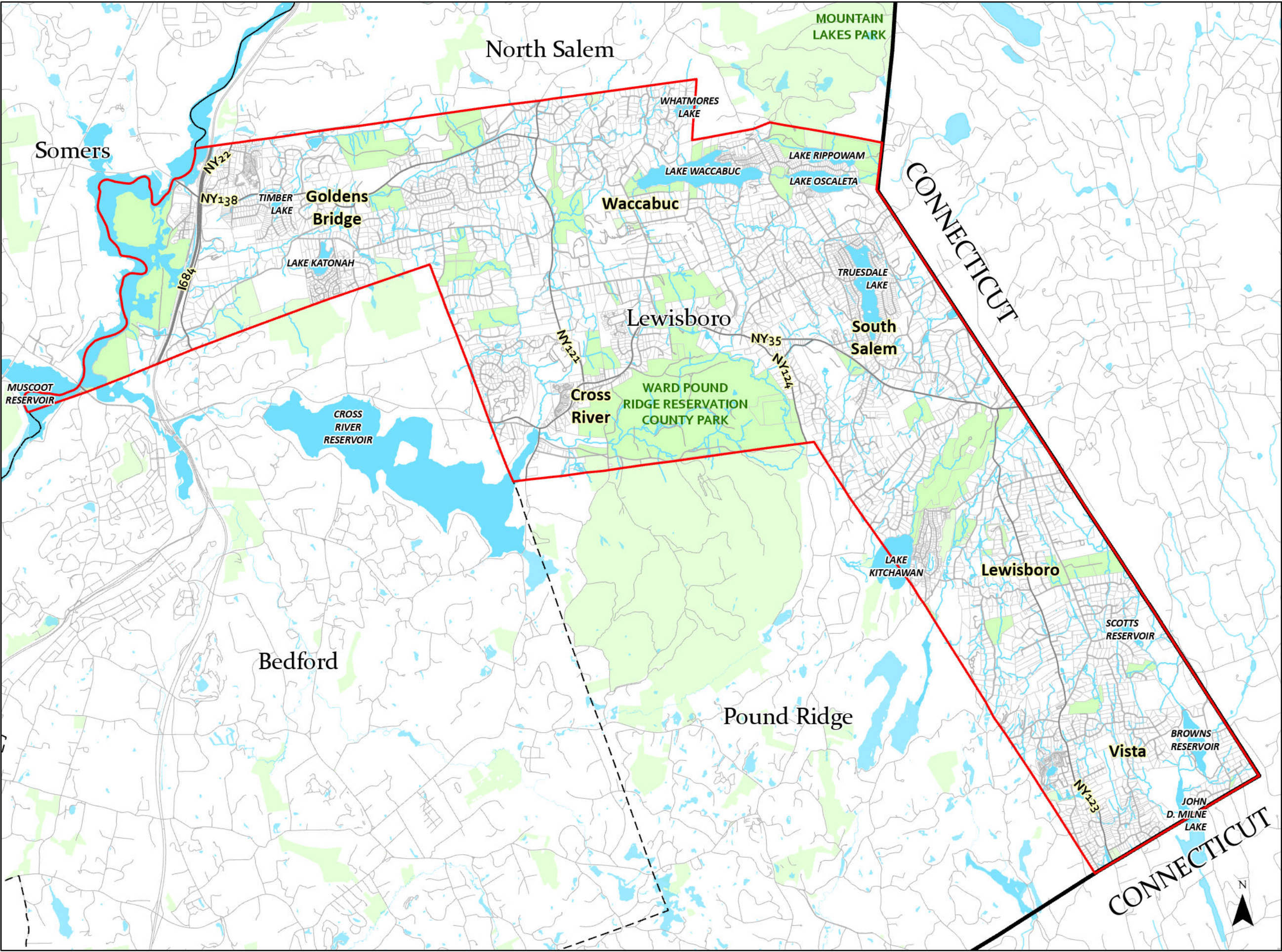
Scott's Reservoir, Brown's Reservoir, and John D Milne Lake

Norwalk, Connecticut uses reservoirs in Lewisboro as a source for its drinking water supply. These are Scott's Reservoir, Brown's Reservoir, and John D. Milne Lake. These reservoirs are part of the City of Norwalk's First Taxing District Water Department, which currently services 40,000 customers in Norwalk and small areas of New Canaan, Westport, and Wilton.

Lewisboro's Lake Communities

Three Lakes

Lake Waccabuc, Lake Oscaleta, and Lake Rippowam, known as the Three Lakes, are along the Town's northeastern boundary, and are connected by navigable channels. The Three Lakes are privately owned and entirely surrounded by privately owned land, and therefore, there is no public access. Other properties within the Three Lakes communities that do not have direct lake access have deeded lake rights. The Long Pond Preserve abuts Lake Waccabuc, but access to the lake is prohibited from the preserve.



**Town of Lewisboro
Comprehensive Plan**

**Map 2
Lewisboro Lakes
and Reservoirs**

- Town of Lewisboro Boundary
- Surrounding Municipalities
- Roads
- Parcels
- Water Bodies
- Streams
- Parkland and Nature Preserves

0 0.25 0.5 1 Miles

Source: Westchester County GIS 2022,
NYS GIS 2022.



The Three Lakes Council was created in 1970 to assist in the environmental efforts to protect the 2,200-acre watershed area of the three lakes.¹⁴ The purpose of the Three Lakes Council is:

- To improve and safeguard water quality and the condition of Lakes Oscaleta, Rippowam, and Waccabuc.
- To inform and educate the community in the Three Lakes watershed about safeguarding and improving the quality of the waters and watershed.
- To encourage and support the management, preservation, and acquisition of valuable wetlands, shoreline, and other undeveloped portions of the Three Lakes.
- To address issues that may be impacting the enjoyment of the lakes by residents of the community.
- To study and report on potential issues relevant to these purposes and to coordinate community action when necessary.¹⁵



Lakeside Association of Waccabuc

Photo credit: NPV, 2023

Truesdale Lake

This lake is south of Three Lakes. Similar to the Three Lakes ownership pattern, Truesdale Lake is surrounded by 70 properties with direct waterfront access, and another 200 properties have deeded lake rights.¹⁶ This lake is private and provides no public access. Truesdale Lake is a manmade lake and was developed in 1908 with the construction of its dam. The lake was enlarged over time to reach its current 83-acre size. There are three Truesdale Lake associations that provide beach access to their members. The Truesdale Lake Management Committee, which oversees the lake's water quality, is a subcommittee of the three Truesdale lake associations and the unaffiliated Lake Shore Drive homes, which also have riparian rights to the lake.¹⁷

Lake Katonah

In 1926 Lake Katonah, in the western portion of Town, was dammed enlarging it from 8.5 acres to its present 26 acres.¹⁸ The Lake Katonah Club was founded in 1928 and manages the lake community offering a wide range of amenities and recreational activities. Lake Katonah is a private lake, and approximately 108 houses are part of the lake community.

¹⁴ <https://threelakescouncil.org/introducing-the-three-lakes-council/>

¹⁵ Ibid.

¹⁶ <https://truesdalelake.com/about/>

¹⁷ <https://truesdalelake.com/lake-management/>

¹⁸ <https://www.lewisborogov.com/community/page/history-town-lewisboro>

Timber Lake

Timber Lake is part of the Goldens Bridge Association, which is also known as the Colony and was founded in 1935.¹⁹ The Goldens Bridge Association controls 150 acres of which 17 are preserved for the enjoyment of the residents of the lake community. Similar to the Lake Katonah Club, the Goldens Bridge Association oversees the community and its recreational amenities. The lake is a private lake accessible only to properties within the lake community.

Lake Kitchawan

Lake Kitchawan is a spring fed lake that is located within the Towns of Pound Ridge and Lewisboro. This is also a private lake and is accessible to properties within the lake community. The lake community was developed in 1925 with the Lake Kitchawan Park Owners Club being formed in 1928.²⁰ At present, the Lake Kitchawan Association operates the lake and oversees the lake and its recreational amenities.

Lake Whatmores

Lake Whatmores is a small private lake that crosses Lewisboro's boundary into North Salem. It is home to a small number of properties. The lake is overseen by the Whatmores's Lake Association, whose mission is to maintain the lake.

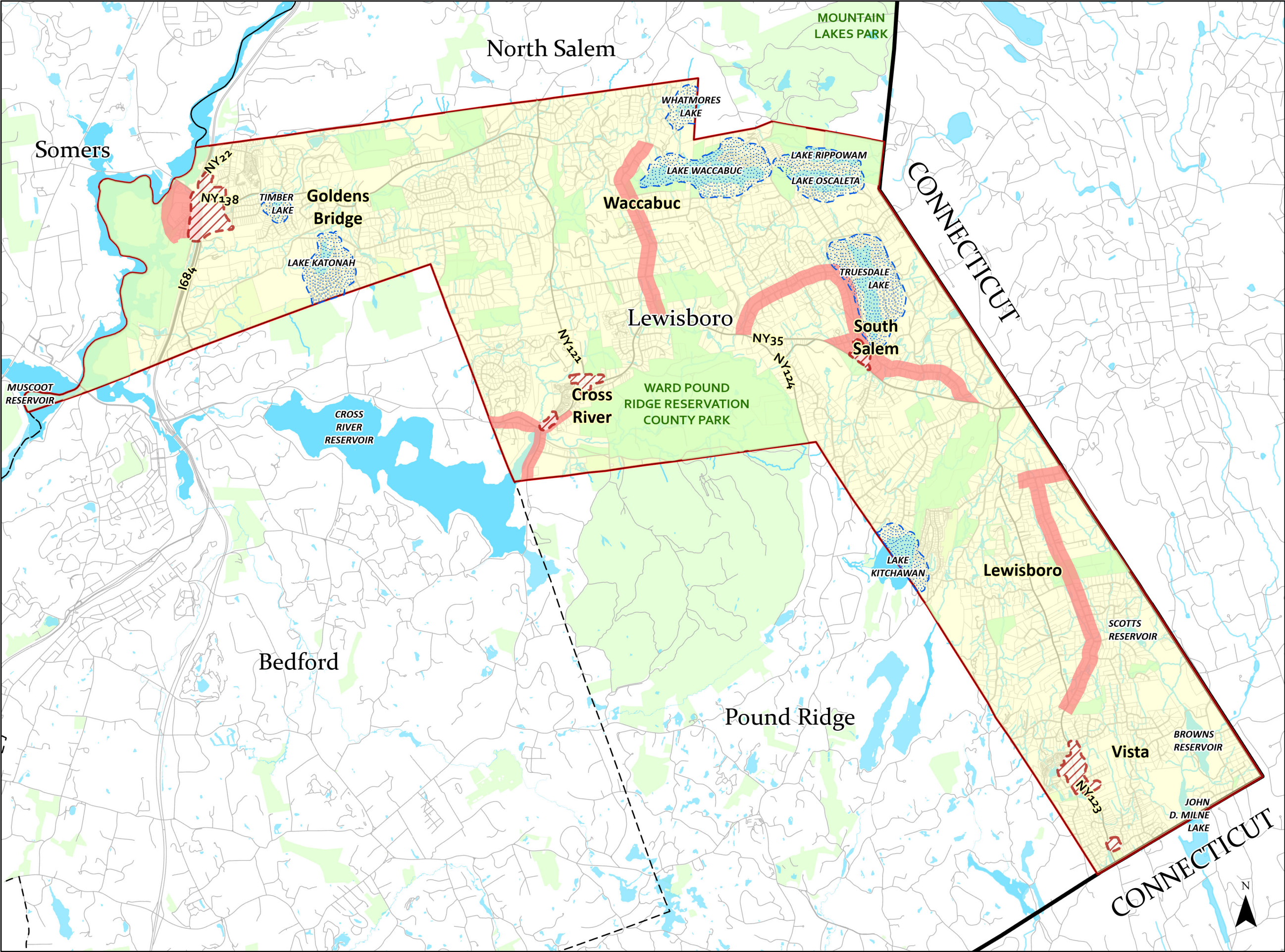
D.5. Future Land Use Map

The map that follows, Map 3, Future Land Use, illustrates the future land use pattern for the Town. It presents a visual depiction of how the Town envisions the land to be used in the future. These areas were determined through the Comprehensive Plan process, accounting for input from public outreach as well as information gathered through the baseline analysis. The consensus from the public outreach was that the residents of Lewisboro want to *enhance* the current land uses rather than change them. In doing so, the Town will be able to organically grow as its land uses are currently established.

The map clearly shows that the majority of the Town consists of neighborhoods - including the Lake Communities - and open space/recreation areas. In addition, there are several clusters of commercial or mixed uses in the downtown hamlet areas. The Special Character districts help the Town to protect its history and develop without forgetting its past. It is important to note that the map acts as a *conceptual* presentation of the land patterns within Lewisboro. It is by no means a definitive identification of the different "boundaries" of uses within the Town, but it does act as a guiding document for future zoning and understanding of the Town at the time of this Comprehensive Plan.

¹⁹ <http://www.goldensbridge.org/GBsite/Home.htm>

²⁰ <https://www.lakekitchawan.org/history>



**Town of Lewisboro
Comprehensive Plan**

**Map 3
Future Land Use Map**

- Town of Lewisboro Boundary
- Surrounding Municipalities
- Roads
- Parcels
- Water Bodies
- Streams
- Open Space/Recreation
- Special Character Overlay Districts
- Downtown Hamlet Areas
- Lake Community Neighborhoods
- Residential Areas

0 0.25 0.5 1 Miles

Source: Westchester County GIS 2022, NYS GIS 2022.



A scenic view of a lake with a red canoe in the foreground, lily pads, and trees reflected in the water. The background shows a forested hill under a cloudy sky.

E. Goals and Objectives



E.1 Land Use and Zoning

The Town of Lewisboro encompasses 29 square miles. Of this total, 26 square miles are within tax parcels, and the remaining lands (approximately three (3) square miles) are within road rights-of-way, waterbodies, and any other area that does not fall within a tax parcel. A large portion of the Town is not within a tax parcel boundary, as there are many lakes within the Lewisboro community. Lake Waccabuc, Lake Kitchawan, Truesdale Lake, Lake Oscaleta, and Lake Rippowam are not included within tax parcels in the Town and account for nearly 0.7 square miles.²¹

GOAL 1: *Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings).*

GOAL 2: *Update zoning to accommodate Lewisboro's changing needs and goals.*

The majority of the Town, by area and parcel count, is comprised of residential land uses, specifically the single-family land use category ([see Table 2](#)). Wild, forested, conservation lands, public parks, and preserves constitute the second largest area of land use in the Town, with many of the parcels extending across large portions of the Town. Vacant land represents the third largest area of land use in the Town, including residential vacant land, vacant land adjacent to several of the Town's lakes, rural vacant land, vacant land located in commercial areas, and other types of vacant land.

²¹ [Lakes | Town of Lewisboro New York \(lewisborogov.com\)](#)

Table 2. Town of Lewisboro Land Use

Land Use	Acres	Number of Tax Parcels	% Acres in Town	% Tax Parcels in Town
Wild, Forested, Conservation Lands, Public Parks, and Preserves	2,719.3	80	16.2%	1.3%
Agricultural	383.7	16	2.3%	0.3%
Private Recreation	384.3	48	2.3%	0.8%
Single-Family Residential	9,616.1	4,643	57.4%	77.8%
Two-Family Residential	37.2	45	0.2%	0.8%
Multifamily Residential	17.7	12	0.1%	0.2%
Commercial	152.0	55	0.9%	0.9%
Community Services and Cultural Facilities	456.4	79	2.7%	1.3%
Public Utilities	810.7	186	4.8%	3.1%
Vacant Land	2,171.0	804	13.0%	13.5%
TOWN TOTAL	16,748.4	5,968	100%	100%

Source: Westchester County GIS 2022, Town of Lewisboro Assessor's Office 2022.

Note: Numbers may add up to more than 100% due to rounding.

The majority of the land in the Town of Lewisboro is zoned for residential uses – these zones encompass just over 98 percent of the Town's land area (Map 4, Zoning). There are eight (8) different residential zoning districts, with five (5) being one-family residence districts, two (2) two-family and one (1) multifamily residence district. There are four (4) non-residential zoning districts in the Town code including RB, Retail Business, GB, General Business, CC-20, Campus Commercial, and SU, Service Utility. Additional information is available in Chapter 4, Land Use and Zoning, of the [Inventory and Analysis Report](#).

In addition to these non-residential districts, there are several SC, Special Character Overlay, districts. These SC Overlay Districts were established to protect the significant characteristics of several specifically identified sections of Lewisboro, which encompass relatively large land areas that contain a substantial number of contiguous buildings and common landscape elements reflective of a period of Lewisboro's history. Each area presents a unique setting which, for the benefit of present and future generations, can be protected while allowing for new development so long as detailed attention is given to the enhancement of the special characteristics.

The following Boards ensure that all processes and services related to land use and development in the Town of Lewisboro are supported as envisioned by the Comprehensive Plan. Policies that influence planning are implemented at three levels within Lewisboro:

- The Town Board approves laws that set planning policy.
- The Planning Board assists in the formulation of and carrying out of the Town policy.
- The Zoning Board of Appeals may grant variances from the Town's Zoning Chapter.

As stated previously, the residents of Lewisboro want to *enhance* the current land uses rather than alter the current land uses. In doing so, the Town will be able to organically grow as it continues to develop its land use as they are currently established. With an analysis of the land use and zoning detailed above and in the [Inventory and Analysis Report](#), and feedback supplied by the public through the various public participation events, the following goals and related objectives were formed for land use and zoning:

GOAL 1

Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings) and Use and Zoning

Objective 1.1

Maintain the existing character (architectural styling, rural setting, and scale of buildings) of Lewisboro's neighborhoods, ensuring that new developments do not conflict with it.

Throughout the public participation process, there was an overwhelming trend toward maintaining the current character of Lewisboro. This requires establishing what exactly is meant by the character of the Town. Public input highlighted the importance of the existing architectural styling, the natural setting, and the scale of the buildings. The architectural styling is reflected in various buildings throughout the Town, especially within the SC Overlay Districts. Continuing the current characteristics in the neighborhood areas will involve respecting the existing open space and natural areas. Reviewing the scale and massing of any new development will ensure that proposed projects will fit within the context of the existing neighborhood developments.

Objective 1.2

Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.

Bulk regulations and other development requirements help to make sure that the proposed uses for development are properly established for the area. Bulk regulations act as a balancing measure during the development review process, so that proposed development is in scale with the surrounding properties. If someone wants to develop outside of the allotted bulk regulations, a Zoning Board of Appeals review is necessary to obtain a variance. Having the bulk regulations and other development requirements be logical in terms of the associated zoning is essential to encouraging the existing character of the Town. Additionally, the Town should refer to the [Transportation Demand Management Toolkit](#) when considering amendments to parking and other requirements associated with potential development.

In addition, the development regulations should make sure not to be too overbearing. For example, the parking requirements should allow for waivers if the calculated parking needed is not logical or even possible for the neighborhood. Landscaping and lighting regulations should encourage aesthetically pleasing additions to the properties, making sure that proposed improvements do not diminish neighboring properties. [Dark sky regulations](#) were mentioned during public participation as a way of establishing lighting standards that would not impact neighbors.



House in Goldens Bridge

Photo credit: NPV, 2023

Objective 1.3

Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town.

Section [220-48](#) of the Town Code outlines the standards for site development plan applications. Given the concept of "character," as established in this Comprehensive Plan, the section should be reviewed to incorporate appropriate language related to this topic. For example, at the time of this writing, this section does not mention the natural setting or scale of buildings, which have been identified as important aspects of the character of the Town.

GOAL 2

Update zoning to accommodate Lewisboro's changing needs and goals.

Objective 2.1

Review and amend the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations.

Objective 2.2

Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.

In the case of Objectives 2.1 and 2.2 consistency is key. First, the Town's application review process should be consistent with the New York State Town Law. In doing so, the Town makes sure to act in good faith for property owners as they want to make improvements to their properties. In support of this, making sure that the Zoning chapter is consistent, with minimal ambiguity, will help property owners know what is required of them to make changes and what is ultimately allowed in the Town. This will include:

- Checking references from one section of the code to another.
- Ensuring definitions are clear, and the terminology is consistent if referred to in different sections of the chapter.
- Consider how code revisions need to be worded in correlation with existing regulations.

Objective 2.3

Review permitted, special permit, and accessory uses.

As currently organized, the Town's [Zoning chapter](#) separates out the different uses in list format for each zoning district. A review of the permitted uses would be helpful to ensure that the uses identified in the various zoning districts align with the intent of the district and the overall vision of the Town. In reviewing the uses, the Town may also identify certain uses that are outdated or need updating to reflect current trends.

Objective 2.4

Review supplemental regulations to ensure they are modern and reflect the needs and vision of the Town.

[Article V](#) of the Zoning chapter highlights all supplemental regulations for the Town. Some of these regulations may have been established as new uses were introduced to the Town. These should be reviewed to make sure that they are 1) still active uses in the Town today and 2) uses that are reflective of modern terminology and requirements.

Objective 2.5

Ensure the Zoning chapter includes appropriate enforcement mechanisms.

[Article IX](#) of the Zoning chapter outlines the enforcement and administration related to compliance with the chapter. This article should be reviewed to ensure that the enforcement mechanisms are logical and will assist the Town in correcting the violation. A reoccurring comment from the public was that more governmental regulations were not desirable, but rather, making sure current regulations are enforced.



House in Lewisboro

Photo credit: NPV, 2023

Objective 2.6

Investigate reviewing the Town's cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town's remaining vacant land and large properties seeking future subdivision applications.

[Article XI](#) of the Zoning chapter consists of the Cluster Development regulations. This article should be reviewed to ensure that it is able to be used appropriately for the benefit of the Town. Cluster developments should be used to protect contiguous open space and environmentally sensitive areas for the remaining vacant land or large properties seeking subdivision approval. The application of the cluster provisions and process should be clear and easily applied within the Town.



E.2 Housing

The total number of housing units in the Town has been on the rise, experiencing a ten (10) percent increase in the last decade from 4,632 to 5,136 housing units.

GOAL 3: *Promote diverse housing opportunities, accommodating all generations within Lewisboro.*

Residential housing is located throughout the Town in all of its hamlet areas. [Table 3](#) lists the current number of housing units for each hamlet area. Goldens Bridge and South Salem have the most housing units in the Town.

Table 3. Total Housing Units of Hamlet Planning Areas

Hamlet Planning Areas	Total Housing Units	Percent of total Housing in Lewisboro
Cross River	477	9.9%
Goldens Bridge	1,232	25.4%
South Salem	1,394	28.8%
Vista	855	17.7%
Waccabuc	390	8.1%
Lewisboro Hamlet	494	10.2%

Source: 2020, 2010 American Community Survey, Five-Year Estimate.

The Town of Lewisboro has a large percentage of owner-occupied housing. In general, less than 13% of each hamlet area's housing units in the Town are renter occupied, with the majority of the rental units located in hamlet planning areas of Goldens Bridge, Lewisboro hamlet, and Vista ([see Table 4](#)).

Table 4. 2020 Hamlet Planning Area Housing Units and Occupancy

	Cross River		Goldens Bridge		South Salem		Vista		Waccabuc		Lewisboro Hamlet	
	Count	% of Total	Count	% of Total	Count	% of Total	Count	% of Total	Count	% of Total	Count	% of Total
Total housing units	477	-	1,232	-	1,394	-	855	-	390	-	494	-
Occupied housing units	448	93.9	1,164	94.5	1,216	87	807	94.4	347	89.0	469	94.9
Owner occupied	442	92.7	1,036	84.1	1,172	84.1	710	83.0	342	87.7	408	82.6
Renter occupied	6	1.3	128	10.4	44	3.2	97	11.3	5	1.3	61	12.3

Source: 2020, 2010 American Community Survey, Five-Year Estimate.

A small percentage of the Town's housing stock has been built since the year 2000. In fact, the median built year for a housing unit is 1972, resulting in a median age of 50 years.

The share of single-family detached dwelling units of the Town's housing stock is 79.3 percent. Townhomes (single-family attached housing units) account for 13.2 percent of the housing stock, and two-family homes account for 4.0 percent. Less than six (6) percent of the Town's housing stock consists of housing structures with three units or greater. In 2023, the Town had 121 housing units that were approved or pending approvals. However, approximately 40% of the new housing approved or pending approvals are single-family detached housing, the rest were townhomes or condominiums. As a result, the Town's housing stock is diversifying, although this is happening in an incremental manner rather than a “boom” of housing growth.

The Town of Lewisboro has several affordable housing options for residents, including accessory dwelling units (ADUs), middle income housing, and Affordable Affirmatively Further Fair Housing (AFHH) housing. Despite these options, Chapter 5 Housing, of the [Inventory and Analysis Report](#), notes an affordability gap for both renters and owners in the Town, and many households are cost burdened. Housing was therefore highlighted as an important topic for the future of Lewisboro. Additional details are provided in Chapter 5 of the [Inventory and Analysis Report](#).

GOAL 3

Promote diverse housing opportunities, accommodating all generations within Lewisboro.

Objective 3.1

Investigate conducting a housing needs study for the Town to determine where gaps in housing type and price points may exist and explore potential housing types that may result in greater housing accessibility and equity while maintaining the Town's existing character (scale of buildings).

Based on the results of the [Inventory and Analysis Report](#), it was clear that there is a affordability gap for the residents of Lewisboro. To better understand this gap, the Town should consider undertaking a housing study to understand where the gap is rooted and possible solutions to improve conditions, including recommendations outlined in this Plan. Once the study is completed, the Town should look to implement the various improvements while ensuring that all new development maintains the Town's existing character. In order to achieve this goal, the Town may consider establishing design standards for certain types of housing and additional review by an Architecture and Community Review Council Board for consistency with the surrounding area's character to proposed projects. As part of these design standards and all future development, the Town should consider the [seven principles of Universal Design](#).

Objective 3.2

Explore reviewing and amending zoning regulations to support apartments above existing ground floor retail space in the hamlet downtowns, specifically updating non-residential zoning districts and section [220-26](#), R-MF Multifamily Residence District.



Multi-family Housing in Cross River

Photo credit: NPV, 2023

As currently written, the [Town Code](#) allows for dwelling units above existing ground floor retail space. However, the minimum lot requirements to permit multifamily housing in these districts is five (5) acres, and the density is capped at two density units per acre. This severely limits the number of units or properties that would be able to provide additional dwelling units.

Exploring revising the Zoning chapter to amend these requirements in these zoning districts

would provide additional rental units for those interested in downsizing, young people looking to move out for the first time, or who are on a more limited budget. It would also provide business and property owners with additional income. Moreover, the change would not threaten the existing character of street-level commercial hamlet corridors but rather encourage the use of otherwise underutilized space. In doing so, more people would also be in closer proximity to these corridors, making use of the concentrated "downtown" areas.

Objective 3.3

Re-examine and strengthen, where necessary, the current accessory apartment regulations section [220-40](#) and [220-40.1](#) in the Zoning chapter to provide more flexibility in the development of accessory dwelling units.

One of the concerns expressed by the residents was the cost of housing and the lack of housing opportunities for young people to afford within their community as they become adults. There was wide support for creating housing opportunities, but the residents did not want housing options to come at the expense of changing the community characteristics or developing housing within only one or two areas of the Town.

One avenue to provide additional housing units throughout the Town is to encourage the development of accessory apartments. Lewisboro currently allows accessory apartments within its one-family homes within the principal or in an accessory structure like a garage or barn. The regulations require owners to have their full-time residence in at least one of the dwelling units on the property. A number of regulations are required of an owner looking to establish an accessory unit, which may reduce the interest in creating accessory apartments. The Town should consider examining and adjusting the regulations as needed to increase opportunities for additional accessory apartments.

Lewisboro also permits the development of an accessory dwelling unit in a standalone building on a one-family lot. However, accessory residence dwellings (dwelling units in a standalone structure) require a minimum lot area of 20 acres. The Town should consider reviewing the requirements for these units and the accessory apartments, as some appear to be excess or unsurmountable prerequisites for many property owners that ultimately become obstacles to developing new units.

Objective 3.4

Explore the development of a senior housing floating zone to encourage additional housing for seniors.

The public input process identified a need for additional housing for seniors. Many seniors may want to downsize but do not want to leave their community, and Lewisboro has few options for them to consider. Rather than needing to move out of the area, the Town should consider the

development of senior housing to provide additional housing needed for the older members of the community. Exploring the development of a senior overlay zoning district would allow for the development of senior housing in locations that are appropriate for slightly more density, and it would afford the Town discretion on the location and overall development of the site.

Objective 3.5

Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.

Lewisboro requires 10% affordable housing units in all residential developments of ten (10) or more dwelling units created by subdivision or site plan, and in residential developments of five (5) to nine (9) units, at least one (1) affordable unit is required. The difficulty in the Town's current regulations is that very few new units are being constructed, and the Town should explore other incentives to promote the development of additional affordable housing units than the density bonuses it already permits. Options could include waivers of certain bulk regulations or permitted reduction of lot area.



Multi-family Housing in Vista

Photo credit: NPV, 2023



E.3 Economic Development

The Town of Lewisboro is a residential community that supports basic commercial uses and services, including three primary shopping centers anchored by grocery stores dispersed throughout three of its six (6) hamlets. Many residents drive outside the Town to larger commercial retail hubs, such as Mount Kisco, NY, Ridgefield, CT, and the City of Danbury, CT, to access big-box and retail chain stores as well as expanded retail services options.

Many local businesses are part of the Lewisboro Chamber of Commerce, which includes the four major Lewisboro business hamlets of Goldens Bridge, Cross River, South Salem, and Vista.²² The benefits of becoming a member include business exposure and internet presence through the Chamber's website; networking and volunteer opportunities. There were 48 members in the Lewisboro Chamber of Commerce as of March 2023.

GOAL 4: *Provide an environment that fosters the expansion of local business opportunities within Lewisboro to provide long-term economic stability and diversity to the community in keeping with the general community environment.*

GOAL 5: *Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local and regional agricultural*

²² Lewisboro Chamber of Commerce, Cross River, New York – About. Accessed March 2021.
<https://www.lewisborochamber.com/PAbout.html>

The residents of the Town of Lewisboro have relatively limited shopping options within Lewisboro's boundaries. Lewisboro is served by a number of small commercial centers, predominantly located along the Town's major transportation routes. Lewisboro's shopping plazas (North County Shopping Center in Goldens Bridge, Orchard Square at Cross River in Cross River, and Oakridge Common in Vista) exhibit similar characteristics, with a grocery/produce store "anchoring" a plaza or strip mall accompanied by smaller, specialized retail stores as well as personal service establishments and restaurants. A small commercial area is also located in the South Salem hamlet close to Lewisboro's cluster of municipal facilities near the shore of Truesdale Lake, including the Town Hall and Lewisboro Library. This commercial area is rural and residential in character.

There are also numerous agriculturally based businesses within the Town, with a total of 383.7 acres of agricultural land across 16 parcels. Ten (10) of these 16 parcels are classified as "horse farms" according to NYS Property Type Classification Codes. The remaining six parcels that exhibit agricultural uses are classified as "poultry and poultry products" or "nursery and greenhouse."

With these existing conditions in mind, there was a need to establish numerous goals and objectives related to the overall economic development of the Town, with additional focus on the agricultural aspect. Additional details can be found in Chapter 6, Economic Trends, of the [*Inventory and Analysis Report*](#).

GOAL 4

Provide an environment that fosters the expansion of local business opportunities within Lewisboro to provide long-term economic stability and diversity to the community in keeping with the general community environment.

Objective 4.1

Review and amend the bulk regulations and uses of the Town's business zoning districts to remove unnecessary obstacles that may hinder the establishment or expansion of small or local businesses.

Section [220-24](#) of the Zoning chapter, Schedule of regulations for non-residential districts, outlines the uses in the Town's business zoning districts, including the General Business, GB, and Retail Business, RB, districts. [Attachment 2 – Schedule of Dimensional and Bulk Regulations for Non-residential Districts](#) also provides the current bulk regulations for the business districts. Both sections should be reviewed to ensure that they are encouraging the establishment of small or local businesses rather than requiring excess standards that cannot be achieved on a smaller

scale. During the public workshops, numerous business owners expressed concern that the zoning requirements are limiting to what they can do on their site and want to see restrictions relaxed a bit to provide them more flexibility to expand or adjust their business as needed.

Objective 4.2

Encourage the establishment of new businesses that will serve residents' needs and contribute to a greater variety of commercial offerings so that residents can shop locally.

Throughout the inventory and analysis process of the Comprehensive Plan, it became clear that there were limited offerings within the Town for the residents in terms of businesses that serve their needs. It also became apparent that residents realized these limitations and wanted to see growth in their ability to shop locally for most, if not all, of their essentials instead of needing to shop outside of the Town. Encouraging the establishment of new businesses through Town-led incentives or programs may help grow Lewisboro's local economy and allow people to meet their needs without traveling elsewhere. Examples include but are not limited to creating easy to access information on the Town's approval process for potential new business owners, creating checklists or flow charts to assist with the approval and permitting process, and designating a Town department to assist new business owners with questions.

Objective 4.3

Investigate incorporating design guidelines into the business district regulations that will help elevate the aesthetics of the business districts within each hamlet area.

One area of concern expressed by the public included the overall aesthetics of the hamlet downtowns. This concern was expressed by all hamlet areas. Many people found that the hamlet downtowns lacked any curb appeal or visual distinction to let people know that they "arrived in Lewisboro." Design guidelines are not mandates but assist property owners in the development of their projects by providing information on the design expectations of that



ACME Shopping Center, Goldens Bridge

Photo credit: NPV, 2023

community. In the case of the Town of Lewisboro, there are no design guidelines in place specifically for the business districts. In order to encourage appropriate development and help improve the overall appearance of the business areas, design guidelines should be developed to provide guidance to property owners in the business districts when undertaking new development, additions, or upgrades to their properties.

Objective 4.4

Create a more inviting pedestrian atmosphere by developing pedestrian connections from hamlet centers to key community facilities such as parks and schools.

To help the business districts flourish, the Town needs to encourage easy access by residents to their main commercial areas with Complete Streets concepts in mind (see Goal 15). As pointed out by many residents throughout the public participation process, this includes improving the pedestrian environment. Residents want to be able to access the business areas/hamlet centers as well as the community facilities without needing to get in their cars to go from place to place. Initial steps are being taken by the Town to address this issue with the development of the numerous pedestrian improvements including, but not limited to:

- **Goldens Bridge:**

- Providing crosswalks at the signalized intersection of NYS Route 138 and North Street and a sidewalk along North Street from the Metropolitan Transportation Authority (MTA) parking lot /shopping center driveways to NYS Route 138.

- **Cross River:**

- Providing crosswalks at the signalized intersection of NYS Route 35 and NYS Route 121; providing a sidewalk(s) along Route 121; and
- Providing a crosswalk across Route 121 at the northern limits of the project area, in the vicinity of the property line between John Jay schools and the shopping center.



Orchard Square at Cross River

Photo credit: NPV, 2023

- **Vista:**
 - Providing a bike lane along Route 123 between Glen Drive and the entrance to the shopping center; and
 - Providing a crosswalk across Route 123 at the entrance to the shopping center.
 - Providing a Shared Use Path along NYS Route 123, from the New York/Connecticut line at Puddin Hill Road to Elmwood Road.

The Town should continue to pursue additional pedestrian improvements as necessary. In addition, due to jurisdictional ownership, the Town should work to collaborate improvements with appropriate state agencies as needed.

Objective 4.5

Explore working with business owners to create an attractive built environment that will enhance opportunities for new and current businesses.

As stated previously, residents want to see improvements to the aesthetics of the hamlet commercial areas. To assist businesses, the Town should meet with the business owners or business organizations and identify ways that they can enhance their curb appeal through improved landscaping or other streetscaping elements. These improvements can also soften the impact of the commercial businesses that neighbor residential neighborhoods. In addition, improving the built environment will encourage more pedestrian interaction with and around the existing and future businesses.

Objective 4.6

Explore ways to facilitate the local approval and permitting processes and help identify funding to assist businesses in the hamlet areas.

The Town should provide current and future business owners with a clear understanding of the permitting and approval processes. This may involve creating documents that clearly outline the steps in the processes or identifying a Town point person to act as a business community liaison that will assist business owners with understanding the approval and permitting processes. Business owners noted confusion and frustration associated with the organization related to these processes.

There are also many different funding opportunities at the New York State level that are offered throughout the year through various agencies and grant programs. However, many business and property owners will be unaware of the opportunities. The Town should work with the Chamber of Commerce and business community to notify businesses and property owners of information on upcoming opportunities. This could also be the same Town liaison as described above.

Objective 4.7

Explore developing additional programs or opportunities to promote the existing businesses within Lewisboro.

The Town should consider exploring the possibility of securing funding through grants or other opportunities to help support business and property owners, such as façade programs or small grant funds. The Town could explore creating specific programs in partnership with the Chamber of Commerce to promote Lewisboro's businesses through, for example, special Townwide "shop local" events or "First Friday" events that offer incentives to shop at local stores or eat at local restaurants. These programs would demonstrate to businesses that the Town not only supports their existence but also is willing to put in the support needed for improvements that will help better the whole community.

GOAL 5

Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local and regional agricultural economy.

Objective 5.1

Promote a sustainable and local/regional agricultural economy.



Lower Mead Farm Sign

Photo credit: NPV, 2023

The Town has many small businesses and farms, and opportunities for cross-promotion of businesses should be investigated. To better support the existing local and regional agricultural economy, the Town, in collaboration with business organizations such as the Chamber, can explore creating partnerships between existing businesses and its farms to promote local agricultural products within Lewisboro and in its neighboring communities. In addition, farms such as the numerous horse farms could promote local businesses to their patrons through advertisement, use of local businesses, or sales of local products. The Town can also promote its local businesses and farms on its website or social media through links to resources or directories.

Objective 5.2

Consider reviewing and revising, where necessary, the Town's zoning regulations to allow for a diverse agricultural economy.

The current zoning regulations allow some agricultural uses such as raising of field or garden crops, under special use permits requiring ZBA review. Future review and possible revision of these uses, requirements, or approval process within the Zoning chapter may help to better encourage and support agricultural uses in the Town. Examples include the expansion of the types of primary or accessory agriculture uses, revising regulations that may create an obstacle to the expansion of uses, and streamlining the permit approval process.

Objective 5.3

Explore the development of a local food economy by incentivizing land uses that promote the use and sale of locally/regionally produced goods in Town.

The Town should consider revising its zoning to provide opportunities for additional sources of income for its farms and increase opportunities to create a stronger local food economy. Future review and possible revisions of the Zoning chapter may help to better encourage and support agricultural uses in the Town. Examples include but are not limited to considering increasing the ability to provide multiple agricultural uses on a farm, and ease of the on-site sale of crops or other farm products.

Objective 5.4

Encourage value-added agricultural uses (converting raw products to new end products) throughout Town to support and complement the continuation of agricultural operations in Lewisboro.

The majority of the recognized farms in Lewisboro, as per the [Westchester County Agricultural District](#), currently have a focus on equine operations. There are a few operations in the Town that are considered nurseries, crops, or similar uses. These agricultural uses allow residents to enjoy locally sourced products, which can ultimately grow into a local food economy if supported accordingly by the Town. Value-added agricultural uses, such as the sale of jams and



Farm in South Salem

Photo credit: NPV, 2023

sauses made from locally grown produce, are a perfect example of extending the agricultural uses and economy in Lewisboro. However, the current zoning regulations only allow for “temporary stands for the sale and display of field and garden crops grown on the premises.” Reviewing the Zoning chapter to improve agriculture's ability to operate, while keeping in mind the Town’s character, would assist in the development of value-added agricultural uses. \

Objective 5.5

Explore programs and other means to protect current farms so that they may continue to operate within the Town.

The Town may consider working with the [Westchester County Agriculture & Farmland Protection Board](#) (AFPB) for input on establishing better local regulations related to agricultural uses, specifically farms within its boundaries. There are five farms within Lewisboro that are recognized as of 2024 of the [Westchester County Agricultural District](#), including the Gossett Brothers Nursery and Sassafras Farm, among others. Protecting the future of these farms will help retain the natural character of Lewisboro, which was a high public priority. The Town could explore the development of a Farm Preservation Plan for Lewisboro and its farms, including horse farms and small backyard yards.



Farm in South Salem

Photo credit: NPV, 2023



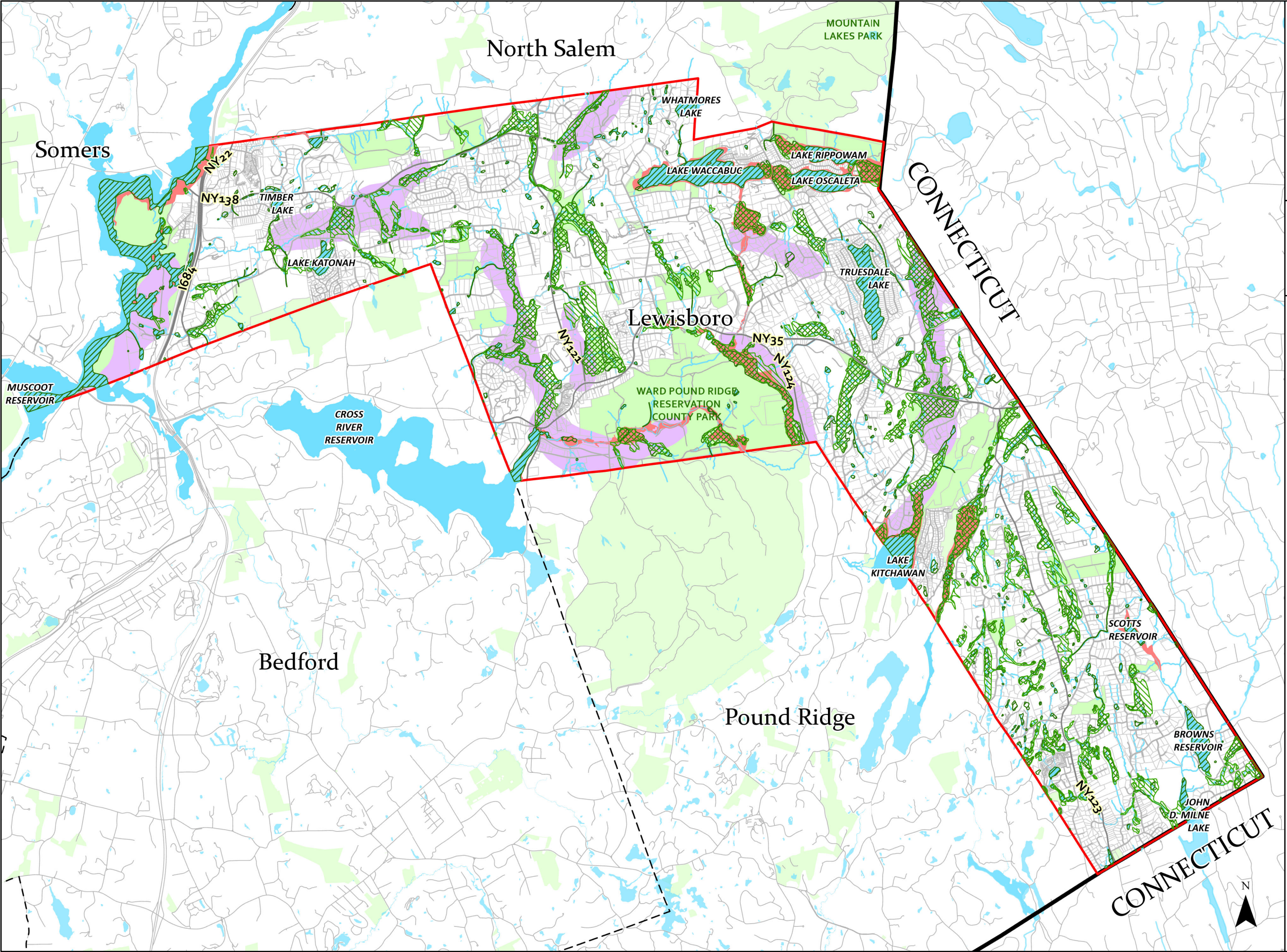
E.4 Natural Resources

Environmental resources in the Town of Lewisboro include numerous lakes, streams and wetlands, and areas of forested lands and preserves. According to the Lewisboro Land Trust, there are twenty open space properties, including preserves, parks, trails, and sanctuaries. These natural resources provide scenic, economic, health, and ecological value to the Town and the surrounding region. For more information on the Town's open spaces, please see Chapter 7, Environmental Resources, of the [*Inventory and Analysis Report*](#).

GOAL 6: *Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.*

GOAL 7: *Protect and enhance the health of existing natural resources and the Town's streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.*

Wetlands are prominent throughout the Town and serve to link much of the surface water bodies, such as stream tributaries, to the Town's lakes and reservoirs. In particular, several wetland complexes are present around the Muscoot and Cross River Reservoirs. In the Town of Lewisboro, wetlands are regulated at the federal, state, and local levels. Knowledge of these regulatory bodies is important given the fact that 17.4 percent or 3,262 acres of the land area of Lewisboro consists of federal or state wetlands and regulated reservoirs. Map 5, Water Resources, shows the locations of these wetlands throughout the Town. Activities that occur within or immediately adjacent to wetlands are subject to local, state, and federal regulations.



**Town of Lewisboro
Comprehensive Plan**

**Map 5
Water Resources**

- NYS DEC Wetlands
- NWI Wetlands
- 100-Year Floodplain
- Town of Lewisboro Boundary
- Surrounding Municipalities
- Roads
- Parcels
- Streams
- Water Bodies
- Aquifers
- Parkland and Nature Preserves

0 0.25 0.5 1 Miles

Source: Westchester County GIS 2022,
NYS GIS 2022.



The Town has eight (8) lakes with residential communities surrounding them, referred to locally as “Lake Communities.” For the most part, these lake communities are responsible for safeguarding the lakes. These private lakes include Lake Waccabuc, Lake Oscaleta, Lake Rippowam, Truesdale Lake, Lake Katonah, Lake Kitchawan, Lake Whatmore, and Timber Lake. There are also numerous reservoirs in the Town, including the Muscoot Reservoir, Cross River Reservoir, Scotts Reservoir, Browns Reservoir, and John D. Milne Lake, all part of either the New York City or Norwalk Connecticut drinking water supply systems.

A Town Lakes Committee was formed in 2007 to address stormwater and runoff issues at its seven lakes (excluding Lake Whatmore). At the conclusion of the grant process in 2016, the Lakes Committee disbanded. While the committee was in existence, they authorized a Townwide Lake Management Plan. Many of the conclusions of the [2009 report](#) remain valid today. The report identified the primary source of pollutants as phosphorus, which was related to septic systems leakage and stormwater runoff from the neighborhoods surrounding the lakes.

Overall, the water quality across these lakes is continuing to suffer due to pollution and wastewater runoff. As the quality of the water within these lakes lessens, it must also be noted that this polluted water can also spread and affect the overall water systems of the area. The phosphorus runoff, for the most part, is attributed to septic tanks that need to be replaced and, more importantly, upgraded. This is an issue throughout all of the Town’s lakes. Moreover, the current phosphorus and nitrogen concentrations also threaten the ultimate survival of the aquatic ecosystems.

For more information on the overall water quality issues and concerns, please see Chapter 7, Environmental Resources, and Chapter 5, Infrastructure, of the [Inventory and Analysis Report](#).



Lake Waccabuc

Photo credit: NPV, 2023

GOAL 6

Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.

Objective 6.1

Continue to be good stewards of the Town's preserves and ensure continued public access, improved connectivity between public areas where possible, and use of these quality open spaces.

Throughout the public participation process, residents highlighted their appreciation of the Town's numerous preserves and open spaces while also noting a need to improve the overall conditions. Residents want these places to be kept in good condition and are interested in the Town helping to support those improvements. Onatru Farm was one location identified by residents needing restoration and additional attention by the Town. Moreover, the need for additional connectivity of the natural areas of the Town was repeatedly noted by residents. This connects to the goals and objectives, highlighting an overall need for increased connectivity in the community, including additional trails.



Onatru Reservation Sign

Photo credit: NPV, 2023

Working with the Open Space and Preserves Advisory Committee regarding trail maintenance programs is crucial for the continued enjoyment of the natural environment of Lewisboro. The Town should seek to further partner with and promote this Committee and its work by creating additional volunteer opportunities or events such as partnering with the schools or events like Earth Day. Events bringing residents to the preserves would help residents rediscover the wonderful preserves as well as maintain and improve the quality of these open spaces. In addition, the Town should continue to support the land preservation work of the Lewisboro Land Trust through promoting their events and seeking partnerships on programs and education of the importance of Lewisboro's preserves.

Objective 6.2

Continue to support the work of the Open Space and Preserves Advisory Committee's trail maintenance programs.

The Open Space and Preserves Advisory Committee's mission is to make recommendations to the Town Board regarding opportunities to preserve and utilize open space, provide a positive environmental purpose, establish criteria for parcel evaluation, recommend and promote preservation management plans, and promote the maintenance, improvement, and creation of recreational trails within the preserves. However, this Committee is in need of additional volunteers to assist in their work.



Example of Informational Signage at
Leon Levy Preserve
Photo credit: NPV, 2023

The trails were repeatedly mentioned during the public participation process as an important part of the leisure and enjoyment of the natural environment of the Town. Maintenance of the trails is essential to encouraging continued use and appreciation these areas. Moreover, the Town may wish to encourage the involvement of residents in volunteer opportunities to assist the maintenance program. Similar to Objective 6.1, the Town should seek to further partner and promote this Committee and its work by creating additional volunteer opportunities or events such as partnering with the schools or events like Earth Day.

Objective 6.3

Explore preparing an Open Space Plan that identifies sensitive natural resource areas and prime agricultural lands and tools for the protection and improved use of these lands. The Plan should be adopted as an addendum to the Comprehensive Plan Update to ensure the plan is considered in land use policymaking decisions.

Open Space Plans allow communities to take inventory of the resources within their boundaries. It also assesses the need for new recreational facilities and the protection of ecologically sensitive resources such as wetlands, stream corridors, and important habitats. It can also identify potential trail networks that will better connect Lewisboro's open spaces and greenways. After identifying important open spaces, an open space plan would assist the Town in identifying where development should occur or recommend land use regulations that would help protect the community from development in key ecological areas. Funding through grant programs such as the Greenway Grants program could help fund an Open Space Plan.

Objective 6.4

Explore the possibility of reauthorizing the Open Space Bond Fund to assist in the preservation of environmentally sensitive areas.

The Town currently has an Open Space Bond Fund that was established in 2000 based off an Open Space Inventory Index created in 2000. The bond still has \$500,000 and is set to expire in 2025. Only four (4) of the 29 properties inventoried have been preserved, of which the Leon Levy and Old Field preserves were purchased with some of the open space funds. The other two properties were associated with Echo Farm. With many people in the community recognizing the importance of the natural environment in Lewisboro, the Town should consider reauthorizing the fund. Moreover, this fund can then seek additional outside funding as a community-based program already exists to support the open spaces. The Town may consider working in conjunction with the Open Space and Preserves Advisory Committee to prioritize which additional properties to preserve.

Objective 6.5

Explore the adoption of definitions for “net lot area” and “environmental constraints” and apply them to the bulk regulations in the Zoning chapter. This would subtract land that contains environmental constraints such as wetlands and waterbodies, steep slopes, agriculturally significant soils (where relevant), drinking water sources, established forests, and floodplains from the developable land area.

Many other communities use the net lot area of a property, calculated through the deductions of environmentally constrained areas, to determine if a property is a buildable lot under a zoning district. While the Town does have some environmental deductions within the [Zoning chapter](#), a review of these provisions would help to ensure that developing or subdividing land would avoid impacting environmentally sensitive resources as much as possible.

GOAL 7

Protect and enhance the health of existing natural resources and the Town’s streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.

Objective 7.1

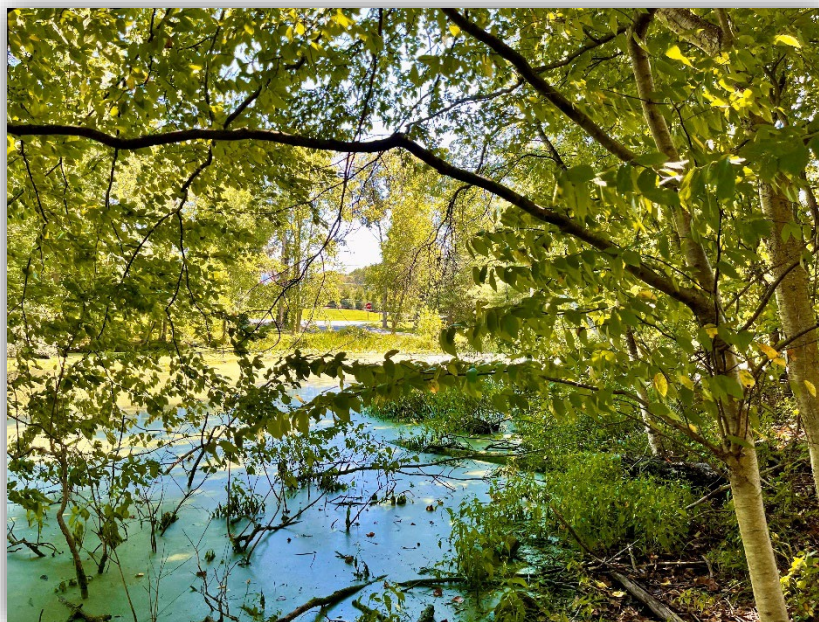
Review, clarify, and strengthen, where necessary, the Town's Sewer and Sewage Disposal ([Chapter 183](#)), Wetlands and Watercourses ([Chapter 217](#)), Wetlands and steep slopes ([Section 220-21](#)), and Tree Preservation ([Chapter 203](#)) regulations.

The aforementioned chapters in the Town Code should be reviewed to ensure that the natural environment of Lewisboro is properly regulated using best practices. The Town should review for clarity, remove discrepancies, and update as needed any environmental regulations to ensure that the Code applies to the current and future conditions of the Town. Updates may also include developing new regulations that are already not addressed in the Town Code.

Objective 7.2

Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.

Lewisboro should review and strengthen, where necessary, its environmental regulations to align with the more stringent enforcement regulations of the Town Code. In doing so, the Town will remove inconsistencies and areas of confusion and allow code enforcement agents to have the mechanisms in place to obtain compliance and correct any violations.



Pond on Puddin Hill Road, Vista

Photo credit: CPSC, 2023

Objective 7.3

Assist the lake communities with identifying funding opportunities and partnerships for restoring lake water quality and habitats. Also, see Objective 9.1.

The public repeatedly highlighted concerns over the water quality of Lewisboro’s lakes during the public participation process, especially in the hamlet areas that contain many of the lake communities, such as Waccabuc and South Salem. While residents noted that the lakes are private, they recognize that this issue is more complex and expensive to rectify than a lake association can undertake. The Town should increase its assistance to the lake communities by identifying external funding opportunities and supporting the development of grant applications (see Objective 7.5). This may also include finding partnerships for the lake communities with non-profit organizations or government agencies that may help with water quality improvement projects. The lakes ultimately tie into the ecosystem of Lewisboro as a whole, so ensuring they are in good health is for the benefit of the entire community, not just the “Lake Communities.”



Twin Lakes Village Sign, South Salem

Photo credit: NPV, 2023

Objective 7.4

Promote the use of non-motorized or electric motorboats on the lakes to protect water quality.

Lewisboro should educate residents on the benefits of non-motorized/electric boats on the lakes to help with the water quality of the lakes and work with the lake communities to prohibit gas motorboats on the lakes.

Objective 7.5

In partnership with the lake communities, explore the creation of a Local Waterfront Revitalization Program (LWRP), which would be a Town led planning document that could lead to additional grant opportunities. The Town’s lakes are eligible for this program.

The [LWRP is a New York State program](#) that assists waterfront communities in addressing local and regional waterway issues, improving water quality, protecting environmentally sensitive resources, supporting appropriate development of underutilized waterfronts, and promoting

public waterfront access and recreation. The Town is an eligible applicant for the LWRP program since they are located along New York’s inland waterways as designated pursuant to [Executive Law, Article 42](#). The lakes designated as inland waterways include Lake Waccabuc, Lake Oscaleta, Lake Rippowam, Truesdale Lake, Lake Katonah, and Lake Kitchawan.

The Town developed a [Town-wide Comprehensive Lakes Management Plan](#) in 2009, which could be updated under the LWRP Program. Funding is available from the State to develop LWRPs. Once an LWRP is developed, it opens a designated LWRP community for additional funding. However, all implementation projects would need to be on publicly owned land or on land where permanent public access, such as an easement, is established. The permanent public access requirements of the LWRP funding is one area that may be an issue for the lake communities due to the private ownership of the lakes. Still, there may be solutions for this, especially if the program helps provide funding to improve the water quality of the lakes.

Objective 7.6

Explore developing a strategy to map Lewisboro’s local wetlands.

Wetlands are a prominent part of the Town, with 17.4 percent of the land area consisting of federal or state wetlands and regulated reservoirs. According to the [New York State Freshwater Wetlands Act of 1975](#), wetlands greater than 12.4 acres must be protected and require a 10-foot adjacent area to be maintained from its delineated boundary. In 2028, the minimum acreage will drop to 7.4 acres, and the State will be able to regulate wetlands of “unusual importance.” Federal wetlands, protected by the U.S. Army Corps of Engineers (ACOE) under [Section 404 of the Clean Water Act](#) do not have a minimum acreage and are all regulated. It is important that the Town develop a strategy to map and update, as needed, the local wetlands within Lewisboro to assist the Planning Board and Town staff during project reviews.



Wetlands in William K. Love Preserve, Vista

Photo credit: Lewisboro Land Trust Website, 2023

Objective 7.7

Explore developing an invasive species abatement program for plants and animals to protect the Town's natural resources.

The inadvertent introduction of invasive species has created negative impacts on ecological communities throughout the United States. Lewisboro residents highlighted this issue during the public participation process, and they expressed concern that the invasive species are affecting the Town's natural environment. More importantly, residents repeatedly emphasized the importance of controlling or removing the existing invasive species in the area. The Town should consider developing an invasive species program in its Town parks and preserves. Potential funding sources or programs, such as the [New York State Department of Environmental Protection Invasive Species Grant Program](#), would potentially fund an abatement program to safely combat invasive species before ecological communities are further impacted in Lewisboro.

Objective 7.8

Promote native and pollinator-friendly landscape plantings during subdivision and site plan review.

Native and pollinator-friendly landscaping plantings help support natural habitats. During site plan, subdivision, and wetland permit application reviews, the Planning Board should require native species in landscaping plans and review the proposed planting plans for species listed on the [New York State Department of Environmental Protection Prohibited or Regulated Species list](#). In addition, resources such as the [Lower Hudson Prism](#) provide information on species that are being watched and have the potential to become listed as invasive species.

Objective 7.9

Educate the public on the importance of wetlands, trees, and native plantings.

Residents should have better access to information regarding some of the commonly planted invasive species and which plants are better options for their properties. The Town should provide materials and post information on its website on invasive species and which species are considered native to the area. In addition, the Westchester County government, the [Westchester Native Plant Center](#), and ["Pollinate Now: Bioregional Strategy for Habitat Restoration in the Hudson River Estuary Watershed"](#) are good resources for plant species to consider when landscaping.



E.5 Climate Change, Sustainability, and Resiliency

Climate change has already begun to have noticeable impacts on the Town of Lewisboro and other New York State communities. Warming temperatures and increases in the frequency and intensity of extreme precipitation events because of climate change have been observed and documented in New York State. Communities can become resilient by (1) mitigating climate change; and (2) adapting to climate change impacts. Policies to “mitigate” or lessen the effects of climate change include efforts to lower the carbon footprint and conserving and converting energy to renewable sources.

GOAL 8: *Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.*

Emissions of carbon dioxide and other greenhouse gases have been shown to be the major cause of global warming by trapping these gases within the atmosphere and increasing temperatures. Emission levels can be reduced by locally driven mitigation actions. Adapting to continuing changes in climate may include strategies such as creating cooling centers, furthering floodplain and wetland preservation, or ensuring the Town’s hazard mitigation plan, which identifies projects that minimizes loss of life and property due to natural disasters, is up to date and in effect.

In 2010, the Town of Lewisboro pledged to become a [Climate Smart Community](#) (CSC), as the Town acknowledges that climate change poses a real and increasing threat to the environment. The Climate Smart Communities program established by New York State aids local governments in taking action to reduce greenhouse gas emissions and adapt to climate change. It offers resources such as free technical assistance, grants, and rebates for electric vehicles.

With the help of this program, Lewisboro has established a set of resolutions and goals to reduce greenhouse gas (GHG) emissions and adapt to a continuously changing climate. The Town of Lewisboro established a task force of local officials and community members to aid in these efforts, as well as to work cooperatively with other task forces and neighboring communities. With this, the Town has established guidelines for GHG emission action plans and reporting and aims to reduce electricity use by monitoring existing facilities, implementing Energy Star compliance for new public buildings, incorporating energy efficient technologies into current infrastructure, and improving fuel efficiency of local government vehicles. The “reduce, reuse, recycle” approach to waste management was also expanded, promoting activities like composting, yard sales, green purchasing, etc.

In 2010, the Lewisboro Town Board created the Sustainability Advisory Committee to assist the Town in areas such as energy conservation, renewable energy, transportation alternatives, green building technologies, waste management, local food, and green related jobs. In 2021, this Committee developed a Sustainability Strategic Plan which set forth a series of goals to be included in Lewisboro’s next Comprehensive Plan. These include:

- Become a Climate Smart Community
- Become a [Clean Energy Community](#)
- Implement Townwide Sustainable Procurement Process
- Promote Energy Conservation and Renewable Energy Development
- Promote Alternatives to Automobile Transportation
- Reduce waste and promote sustainable material management
- Promote Local Food Production

Although Lewisboro has already joined the [Climate Smart Communities program](#), this Strategic Plan establishes the goal of achieving silver CSC status within (3) three years of the adoption of the Comprehensive Plan and maintaining that status for a minimum of 10 years. The implementation of new policies and sustainable practices of a CSC provides long term natural resource protection and energy cost savings.

Within the Strategic Plan, the Sustainability Committee reviewed many potential methods of utilizing green energy and transitioning to a climate friendly community. These ideas include Town code revisions, transition to high-efficiency lighting, developing a solar community program, increasing access to public transportation and pedestrian/bicycle paths, and promoting local food production, among many others. Overall, the document outlines many options and

projects that could be implemented by Lewisboro that work towards the overall goal of sustainability. For more information related to the existing measures undertaken related to climate change, sustainability and resiliency, please refer to Chapter 8 of the [Inventory and Analysis Report](#).

GOAL 8

Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.

Objective 8.1

Continue to implement climate smart “actions” outlined in the Climate Smart Action Checklist.

In order to achieve at least silver level certification as a CSC, Lewisboro must continue to implement climate smart actions to meet the required points and other requirements as outlined by Climate Smart Communities checklist.²³ Many of the other actions in the CSC program will help the Town to simultaneously reduce greenhouse gas emissions and implement the goals of the Town’s Sustainability Strategic Plan.

Objective 8.2

Consider reviewing and amending the zoning regulations to allow for the siting and use of alternative energy utilities, including but not limited to battery energy storage, rooftop wind, geothermal, and solar systems.

Section [220-17](#), Utilities, of the Town’s Zoning chapter does not contain provisions for allowing alternative energy utilities. There is a definition for “Solar Panel” in the Zoning chapter, but the term is only further discussed in Section [220-12](#), Yards and Setbacks. The Zoning chapter should be amended to allow for alternative energy utilities, at a size and scale that is appropriate for use on residential properties, parking lots, and commercial buildings. Regulations should also include provisions, as applicable, requiring detailed decommissioning agreements, consideration of environmental constraints, and facility siting requirements.

²³ [Actions \(ny.gov\)](#)

As the Town aims to protect open space and preserves, alternative energy regulations should be encouraged or incentivized on rooftops, as awnings over parking areas and on previously disturbed sites to avoid clearcutting woodland or prime farmland.

Objective 8.3

Decrease stormwater runoff from impervious surfaces by implementing sustainable and green infrastructure practices and projects outlined in the 2021 Westchester County Hazard Mitigation Plan.

The 2021 Westchester County Hazard Mitigation Plan²⁴ was developed with Westchester County and its 43 participating jurisdictions. The plan outlines several projects for the Town and the overall county that can help to decrease stormwater runoff. Flooding and severe storms are identified as medium or high hazards for both the Town and the county. The implementation of sustainable and green infrastructure practices and the various projects identified in the 2021 Hazard Mitigation Plan should be undertaken by the Town that will ultimately decrease stormwater runoff. Funding for the various projects is available through both State and federal government agencies. Specific Mitigation Measures are outlined in [Table 5](#).

Table 5. Proposed Hazard Mitigation Initiatives, Summarized from Table 9.12-20 of the Westchester County Hazard Mitigation Plan, Section 9.12, Town of Lewisboro

Project Number	Project Name	Problem Description	Solution Description
0-001	Repetitive Loss Mitigation	Frequent flooding events have resulted in damages to residential properties. These properties have been repetitively flooded as documented by paid NFIP claims. The Town has three repetitive loss properties, but other properties may be impacted by flooding as well.	Conduct outreach to 10 flood-prone property owners, including RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).

²⁴ [Hazard Mitigation Plan Downloads \(westchestergov.com\)](https://www.westchestergov.com/Hazard-Mitigation-Plan-Downloads)

Table 5. Proposed Hazard Mitigation Initiatives, Summarized from Table 9.12-20 of the Westchester County Hazard Mitigation Plan, Section 9.12, Town of Lewisboro

Project Number	Project Name	Problem Description	Solution Description
0-002	Backup Power for Police Department	The Police Department lacks backup power. The Department is currently located in a building that is not Town owned.	The Town will evaluate potentially relocating the Police Department to the Town House. If the Department is relocated, the Highway Department will evaluate the current backup power capacity and work to upgrade the generator at the Town House if necessary. If the Police Station stays at the current location, the Engineer will research what size generator is needed to power the facility. The Town will then purchase and install the selected generator and necessary electrical components to supply backup power to the facility. Public Works will be responsible for maintenance and testing of each generator following installation.
0-003	Elmwood Culvert	The culvert at Elmwood Road is undersized, leading to degraded flow and low capacity to handle higher volume flows. This leads to an increased flood risk.	The Town Engineer will complete an engineering survey of culverts on Elmwood Road that are undersized and contribute to flooding to determine the proper size necessary to provide stormwater capacity. The Town DPW will complete the necessary upsizing for those culverts noted to be undersized.
0-004	Flood Outreach	Additional education is needed to increase public awareness of flooding preparedness.	The Town will provide ongoing outreach to the community regarding flood hazard risk and flood risk reduction. This information will be included in the parks & recreation brochure.
0-005	Sheltering and Temporary/Permanent Housing	The Town has not designated emergency shelters and has not identified appropriate locations for the placement of temporary and permanent housing outside of the Special Flood Hazard Area.	The Town will work with Westchester County to designate emergency shelters and identify appropriate locations for the siting of temporary and permanent housing within the region.
0-006	Critical Facility Flood Outreach (Privately Owned)	The Town has numerous critical facilities with flood exposure which are privately owned.	The FPA will conduct outreach to facility managers to discuss flood exposure and potential options for mitigation.

Table 5. Proposed Hazard Mitigation Initiatives, Summarized from Table 9.12-20 of the Westchester County Hazard Mitigation Plan, Section 9.12, Town of Lewisboro

Project Number	Project Name	Problem Description	Solution Description
0-007	Town-owned Critical Facility Flood Protection	The Town has numerous Town owned critical facilities located within the SFHA. Critical facilities exposed to flooding include: <ul style="list-style-type: none"> •WELL #3 •WELL #5 SEASONAL •WELL #3 SEASONAL •WELL #2 SEASONAL •Wild Oaks Waste Water Plant 	The Engineer will survey each flood exposed critical facility to determine level of flood protection. For facilities not protected to the 500-year flood level, the Town will complete a feasibility assessment to determine cost-effective measures that can be completed to provide 500-year flood protection. Cost-effective measures will be completed.
0-008	Evaluate Use of Lewisboro Elementary School as Shelter	Lewisboro lacks a designated emergency shelter. The Village is interested in using the Lewisboro Elementary School as a shelter but the building is owned by the school district and only partially leased by the Town of Lewisboro.	The Town will evaluate the potential use of the school as a shelter. The Town will determine the level of protection the school provides. If the School is a good candidate for a shelter, the Town will move to enter an agreement with the school district and make any necessary upgrades to the facility to support sheltering.
0-009	Culvert Replacement	Culverts beneath Todd Road and Kitchawan Road are degraded and require replacement to prevent collapse which would cause flooding.	The Town will pursue funding to replace culverts beneath Todd Road and Kitchawan Road. Once funds are secured, the Engineer will oversee the replacement of each culvert.
0-010	Truesdale Lake Dam	The Truesdale Lake Dam is old and at risk of not supporting high lake levels. The Dam has the potential to cause downstream flooding events if compromised.	The Town will work with the Lake Association to complete an engineering analysis of the Dam to determine where deficiencies exist. The Village will then complete any necessary repairs or retrofits to protect the Dam from potential damages and failure.
0-011	Coordination with Utilities & State Agencies	Many hazard concerns within the Town of Lewisboro can only be addressed by state agencies and utility providers who have jurisdiction over the identified problem areas.	The Town will develop and maintain open lines of communication with the following state agencies and utility providers: <ul style="list-style-type: none"> • NYSEG • Cell Phone Service Providers • NYS DOT

Source: [Westchester County Hazard Mitigation Plan, 2021, section 9.12, Town of Lewisboro, Table 9.12-20, Proposed Hazard Mitigation Initiatives](#)

Objective 8.4

Explore developing infrastructure throughout the Town for electric vehicles.

During the public workshops, residents specifically expressed their interest in the development of public EV charging stations throughout the Town, with specific notes regarding Level 3 EV chargers. Hamlet centers and areas with proximity to municipal buildings could be ideal locations for initial implementation of EV infrastructure. The Town should explore possible external funding opportunities that will help aid in the development of the infrastructure, such as funding sources listed on NYSERDA's website for Charge NY.²⁵

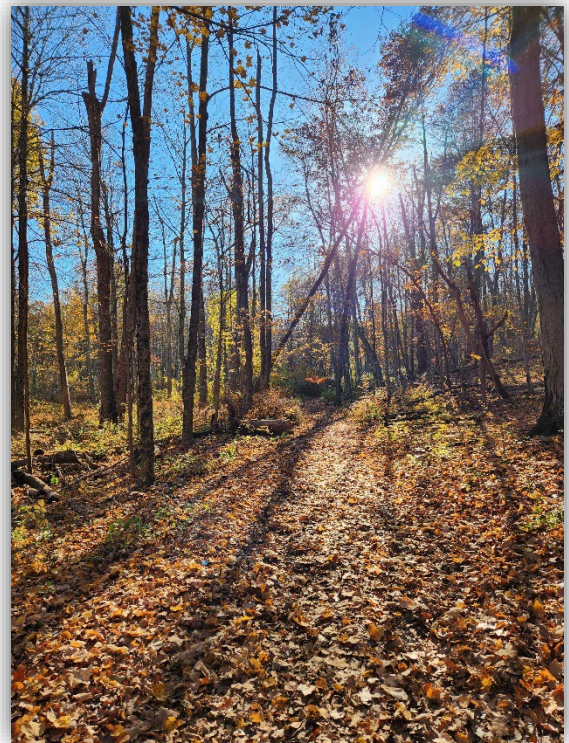
The Town's Sustainability Committee identified the following Town-owned properties as potential locations for hosting electric vehicle (EV) charging stations:

1. Vista Town Park
2. Onatru Town Park
3. Town Hall / Lewisboro Library
4. South Salem Municipal Park and Ride
5. Lewisboro Town Park
6. Cyrus Russell Community House

Objective 8.5

Continue to support the Town's existing recycling initiatives and explore additional programs, including but not limited to, composting, repair café, electric lawn equipment, community swap program, community yard sales, and "zero-waste days" (where residents can bring non-municipal waste to a central location for proper recycling and disposal).

As noted in Chapter 8, Climate Change, Sustainability, and Resiliency, of the [Inventory and Analysis Report](#), the Town has initiated several programs that support recycling and waste reduction programs such as food scrap waste, and electric lawn equipment. The Town



Ward Pound Ridge

Photo credit: NPV, 2023

²⁵ [Charging Station Programs - NYSERDA](#)

should continue these programs and look to expand them. Through the public process residents commented on the need for a more centrally located place to allow for recycling/food waste drop off. This may also include expanding operating days and times and making the schedule more easily found and publicized.

The Town should consider creating annually or biannually community swaps/yard sales, which can encourage the community to come out and consider more environmental conscious consumer enjoyment. The Town may also consider applying for the [Municipal Waste Reduction Program \(MWR&R\) Grant](#) which awards funding to municipalities for “planning, educational and promotional activities to increase public awareness of and participation in waste reduction and recycling. Municipalities may request funding toward costs for recycling coordination, publications, education and outreach for recycling and waste reduction.”²⁶ The Town may consider trying to obtain additional funding to continue its successful [“Electrify Your Lawn Care Program.”](#)

Objective 8.6

Consider reviewing and amending the zoning regulations to incorporate the [International Dark-Sky Association’s](#) dark sky lighting standards which will reduce nighttime light pollution.

Many communities have begun adopting regulations related to exterior lighting, minimizing the footcandles permitted on properties. In other words, the regulations limit how bright the lights can be on a property as well as how far the resulting glow from those lights can overflow boundaries of the property. In doing so, light pollution and glare can be minimized. The Town should review the Model Lighting Ordinance developed by the Illuminating Engineering Society with the International Dark Sky Association which established many standards to achieve dark sky compliance and incorporate applicable standards into its Zoning chapter.²⁷

Objective 8.7

Encourage sustainable and green building design to the extent practicable during site plan review.

The Planning Board should consider encouraging applicants during site plan review to incorporate sustainable and green building practices into the design of their projects. Section 220-48(B)(3) of the Zoning chapter mentions that solar access should be considered, but this should be further expanded to include other practices such as:

- Permeable paving.
- Green or solar rooftops/rooftop agriculture.

²⁶ [Grants for Recycling Coordination and Education Projects - NYS Dept. of Environmental Conservation](#)

²⁷ [June 15 - Approved \(darksky.org\)](#)

- On-site building use of renewable energy including solar or geothermal.
- Implementation of EV charging stations.
- Landscaped rain gardens or bioswales.
- Leadership in Energy and Environmental Design (LEED) certification.
- Passive Building Certification.
-

If these practices are proposed as part of the project, continued maintenance of green infrastructure should also be incorporated into the site plan approvals.

Objective 8.8

Educate the public on sustainable and green building practices that can be incorporated into existing structures during rehabilitations, restorations, and home repairs.

Residents should be made aware of programs and opportunities that will support and incentivize them to make their properties more sustainable and green. The Town should update its website to provide best practices and potential funding sources for residents. Many sustainable and green building practices can be incorporated into existing buildings and homes. On a broader scale, the Town as a whole may be able to find funding for its existing government buildings and facilities, bringing them into compliance with “newer” environmental standard practices.



Goldens Bridge

Photo credit: NPV, 2023

Objective 8.9

Explore potential county and state model laws, grants, and programs that will assist in the retrofitting of existing homes and buildings or the development of new homes and buildings with sustainable and green building practices and technology.

To implement Objective 8.8, the Town should explore what funding is available for upgrading existing buildings and homes. [Sustainable Westchester](#) and [RetrofitNY](#) are a few examples of organizations and programs that can help with funding. In addition, energy providers such as [New York State Energy Research Authority \(NYSERDA\)](#) and [New York State Electric and Gas \(NYSEG\)](#) provide numerous grant opportunities for government and property owners to undertake building upgrades.



E.6 Infrastructure

The density and intensity of development depends in part on whether centralized wastewater treatment and water supply systems are available or can be extended into an area. Most of the Town of Lewisboro is not served by centralized facilities and falls within an area regulated by the New York City Department of Environmental Protection (NYC DEP) and its associated watershed regulations, which place additional controls on development, land uses, and wastewater utilities. While it is important that the availability of these facilities does not become the primary “driver” of land use decision-making, in the case of the Town, its utilities and expansion potential directly affect future development potential.

GOAL 9: *Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro’s current and future community facilities, homes, and businesses.*

GOAL 10: *Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.*

Most residents use individual on-site private wells as their primary drinking water source. There are two public water districts that are controlled by the Town - Oakridge Water District and Keeler Field Water District. There are 13 other water districts, which are private community well districts. The Town also operates four (4) community water systems: Town Park, Fox Valley Park, Cyrus Russell Community House, and Onatru Farm, all associated with Town owned properties.

The primary means of wastewater treatment within the Town is individual on-site septic systems. There are only two (2) public wastewater treatment plants in the Town of Lewisboro; both service the Town's sewer districts, Wild Oaks Sewer District and Oakridge Sewer District. Both of the sewer districts are associated with housing developments, and both plants are operating at capacity. All other areas within the Town do not have access to the Town's public sewer systems and are serviced by individual septic systems, private development community septic systems, or wastewater treatment plants owned and operated by other entities. Private wastewater treatment plants, such as those run by the Katonah-Lewisboro School District are not under the jurisdiction of the Town and would require private approvals for expansions and/or connections.

In addition, other infrastructure, such as wireless communications and broadband, are also important in providing residents with the technologies they need to live and work. Both need improvements in coverage and capacity. Chapter 9, Infrastructure, of the [Inventory and Analysis Report](#) contains additional details of the Town's infrastructure.

GOAL 9

Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro's current and future community facilities, homes, and businesses.

Objective 9.1

In partnership with the lake communities, explore potential grants, the creation of sewer districts, or other means to help finance the operation and maintenance of septic systems.

Overall, the water quality across the lakes in Lewisboro is suffering due to pollution and wastewater runoff. The lakes have been negatively impacted primarily by the lack of proper maintenance of existing septic systems. The Town undertook a [Townwide Lake Management Plan](#) in 2009 and has recently undertaken three additional engineer's reports to determine the water quality of Lake Kitchawan, Lake Waccabuc, and Lake Truesdale, as well as to present possible solutions. All solutions are costly, and as a result, the Town may need to assist the lake communities in pursuing external funding to help support the long-term ecology of the lakes, as discussed in Objective 7.3. In addition, the Town may want to explore the possibility of creating sewer districts in the areas surrounding the lakes to aid in the implementation of the water quality projects identified in lake engineering studies. The water quality of the lakes and other waterbodies such as the reservoirs in Vista, is a high priority of the Town's residents. The residents generally supported exploring other options for addressing this issue, recognizing the current funding structure is not working.

Objective 9.2

Advocate and continue to strengthen partnerships with the Westchester Department of Health to potentially increase recordkeeping and data exchange on the testing, pumping, and permitting of septic systems.

The installation of new wells and the creation of private water districts require permits from the [Westchester County Department of Health](#) and [NYSDEC](#) (for projects requiring a withdrawal of 100,000 gallons per day). In addition, septic systems are permitted through the Westchester County Department of Health and NYCDEP. As a result, the Town had little control over the process. In order to better address the water quality issues the Town is facing, the Town should explore its options and work with Westchester County Department of Health on developing better methods of data exchange and enforcing the required testing and repairs of septic systems.

Objective 9.3

Review and strengthen [Chapter 183](#), Sewers and Sewage Disposal, to assist the Town in increased enforcement of the chapter and recordkeeping of the inspections.

The Town should review this chapter to ensure the current regulations are up to date and properly protect the environment in Lewisboro. The chapter currently requires inspections of septic systems once every five years at a minimum. According to the [Westchester County Department of Health](#), septic tanks should be pumped out every two to three years. With inspections happening every five years, at best, it is likely the property owners are also pumping out their system at this frequency.

Moreover, the Town does not appear to have an up-to-date list of when properties have received inspections or pumped out their septic tanks. This can allow properties to go extended periods without having their septic tanks properly inspected or pumped. These can both result in the deterioration of the septic tanks, and ultimately decreased water quality due to failing systems. Overall, the Town should improve the recordkeeping associated with the sewers and related inspections to support future, appropriate enforcement of the regulations.

Objective 9.4

Explore the potential of adopting local regulations that require inspection of septic systems prior to the conveyance of any property.

There appear to be numerous properties that are nonconforming in terms of the condition and regulation of their septic systems. The Town should explore the adoption of local regulations requiring proof of recent inspection or current inspection of a septic system prior to the conveyance of any property will result in many benefits. First, people who are looking at purchasing a property in the Town can be fully aware of the condition of the septic system of their soon to be property. This will allow them to either work with the existing owner to have the needed updates done or be better prepared to complete the updates themselves. More importantly, if a septic system is worsening the condition of the water in the surrounding area, these inspections can lead to corrective actions to improve water quality.

Objective 9.5

Educate residents on the importance of septic system inspections and pump outs in relation to water quality and drinking water resources.

Many residents may not be aware of the regulations and recommendations related to septic systems and related water quality. The New York State and Westchester County Departments of Health have documents that provide additional information for the proper operation and maintenance of septic systems.^{28, 29} The Town may also consider having additional information related to septic systems on its website for residents to be able to easily access and reference. In addition, the Town may want to work directly with the lake communities to develop an education program.



Bridge L-158, Goldens Bridge

Photo credit: NPV, 2023

²⁸ [Septic System Operation and Maintenance \(ny.gov\)](https://www.ny.gov/septic-system-operation-and-maintenance)

²⁹ [Homeowners Septic System-rev Septic Systems-2-up.qxd \(westchestergov.com\)](#)

Objective 9.6

Explore and strengthen partnerships with NYCDEP and EOHWC to assist with improving lake and watershed water quality.

The Town of Lewisboro is home to a portion of two reservoirs, the Muscoot Reservoir and the Cross River Reservoir, which are part of the New York City drinking water supply system. [Article 11 of the New York State Public Health Law](#) and [§24-302 of the New York City Administrative Code](#) provides New York City the authority to develop rules and regulations to protect New York City's drinking water supply. [Chapter 18 of the Rules of the City of New York](#) entitled "Rules and Regulations for the Protection of Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources" is promulgated and enforced by the NYCDEP. The East of the Hudson Watershed Corporation is a local development corporation established by the municipalities in Northern Westchester, Putnam, and Dutchess Counties in the New York City Watershed to install stormwater retrofit projects to meet the requirements for phosphorus reduction required by NYSDEC. The Town should seek additional partnerships with these agencies in order to try and secure funding to improve the water quality of the lakes and drinking water supplies for the Town's residents.

Objective 9.7

Consider seeking funding to undertake a study to understand the full capacity of the drinking water in the Town of Lewisboro. The study would analyze recharge rates and safe yields for the Town.

The full capacity of the drinking water in the Town of Lewisboro is unknown. However, a study undertaken by Leggette, Brashears and Graham, Inc. (undated) looked at the recharge rates and safe yields for the Town. The study found that due to the rural nature of the Town and the use of septic systems, most of the water used is recharged back into the underlying bedrock and stratified-drift deposits. The groundwater recharge is also heavily reliant upon rainfall. The Town should consider undertaking an additional study to determine the full capacity of the drinking water in the Town and update the Leggette study. In doing so, the supply capacity can be understood in a comprehensive way and not on a case-by-case basis when a new development proposal is being considered.

Objective 9.8

Continue to work towards improving drinking water quality within the Town.

Upgrades to the existing Oakridge Water Filtration Plant are being undertaken to meet the State's new water regulations with regard to the amount of perfluorooctanesulfonic acid (PFOS) permitted in drinking water. In addition, most residents rely on well water. It is important that the Town continues promoting testing of well water and making improvements to its public water supplies. The Town should also continue to seek funding for projects that will assist in improving water quality.

Objective 9.9

Explore reducing electrical power outages during storm events by investigating ways to improve infrastructure, including but not limited to burying utility lines in the most vulnerable areas.

The Town of Lewisboro has its electricity supplied by the New York State Electric and Gas (NYSEG). Lewisboro currently has a total of eight circuits supplying electricity to the entire community. The Town should work with NYSEG or other state agencies to complete a study to understand the needed improvements to the electrical infrastructure in the Town. For example, many residents must rely on generators and limited cellphone and wireless service during storm related power outages. A study may help to shine a light on suggested improvements to decrease these insecurities.



Electrical Infrastructure on Main Street, South Salem

Photo credit: NPV, 2023

The residents of the Town frequently lose electric and cable service as a result of storm events and trees taking out wires that are currently above ground. The vast majority of the residents throughout the public participation process were in support of burying, also referred to as undergrounding, the utility transmission lines to lessen the impact of storm events with the ultimate goal of fewer outages in the overall Town. The Town could seek funding or work with NYSEG to try and bury some of the lines. Undergrounding lines is a costly endeavor. As an alternative, the Town could undertake a study to identify areas that are prone to outages and implement additional protections to the poles/wires in those areas. In addition, tree maintenance is also important in terms of removing dead trees or limbs that could cause electrical outages.

GOAL 10

Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.

Objective 10.1

Advocate and work with local and state agencies to reduce noise pollution generated by I-684 and other state roads, including NYS Routes- 22, 35, 121, 123, 124, and 138.

During the public outreach process, the residents highlighted the need for noise reduction measures along I-684 and NYS Routes 22, 35, 121, 123, 124, and 138. The Town should meet with New York State Department of Transportation about key areas of noise and potential noise abatement measures such as landscaping or noise walls.

Objective 10.2

Identify where broadband and cellular infrastructure gaps exist within the Town and develop a plan to reduce those gaps, including identifying sources of funding.

The Town's Antenna Advisory Board (AAB) is working with CityScape as part of the Northern Westchester County Wireless Telecommunications Infrastructure Master Plan Wireless Study to better understand the needs of Lewisboro's residents and identify a plan to reduce the wireless coverage gap in the Town. The final report was completed in 2023, and results indicate that the current cell towers are fairly spread out, and there is a need to reduce the coverage gap within the Town.

Using this report to understand the extent of the gaps will help the Town create an action plan and identify how much funding is necessary to support the proposed improvements. BroadbandUSA has compiled a list of various funding programs from various federal agencies that may act as a good initial resource for the Town to investigate.³⁰ The Town should also work with appropriate state agencies to help facilitate improved reliability and consistency of services from wireless and internet providers in the area.

³⁰ [Funding Programs | BroadbandUSA \(doc.gov\)](#)

Objective 10.3

Continue participating in the Wireless Master Plan Study with CityScape, and work towards implementing the recommendations of that study.

As identified in Objective 10.2, the Town recently finalized a Wireless Master Plan Study and is working towards an implementation plan. The Town should identify implementation measures and continue working with the County to fulfill the study's recommendations.

Objective 10.4

Seek potential partnerships with the school district to improve wireless service within the community.

After COVID, many communities realized the necessity of good wireless connections for students and teachers to continue lessons. Moreover, many classrooms have turned to electronic methods to provide increased access to information, classroom schedules, handing in assignments, etc. In a Town like Lewisboro, where the connection is already inconsistent, working with the school for a common goal of better connectivity will help the community at large. This may include spursuing school owned properties for future towers, as many of the properties are already developed and will allow for improved connection of students and faculty alike.



Meadow Pond Elementary School

Photo credit: NPV, 2023

Objective 10.5

Promote the development of colocation of telecommunications and broadband services (locating multiple providers in the same facility).

Many residents were concerned with the possible visual impact of numerous telecommunication towers, despite agreeing with the need for additional coverage in the Town. A possible solution to this concern is to encourage colocation. This would allow for more providers without needing towers and other infrastructure for each one. Using the same location for different providers will help to expand the connectivity while also keeping in mind the importance of the character of Lewisboro.



E.7 Community Facilities and Services

The Town of Lewisboro’s residents, landowners, and businesses are well served by the comprehensive system of facilities and services provided by governmental and community agencies, employees, and volunteers who collectively add to the quality of life within the Town. The Town strives to ensure that all residents are served adequately by programs and facilities considered necessities and essential services.

The Town of Lewisboro contains multiple government owned buildings, community centers, parks, and preserves that serve the residents of Lewisboro including:

- Lewisboro Town Offices
- Lewisboro Town House
- Lewisboro Library
- Post Offices
- Lewisboro Town Park
- Onatru Farm Park
- Fox Valley Town Park

GOAL 11: Enhance accessibility and inclusivity for Lewisboro’s public spaces and community facilities.

GOAL 12: Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.

GOAL 13: Continue to work towards creating an equitable and inclusive Town for all.

GOAL 14: Continue to support government departments and provide necessary resources for departmental functions.

There are numerous emergency services offered throughout the Town, including the police department, numerous fire departments, and ambulance services. The Town of Lewisboro is also

entirely with the Katonah-Lewisboro Union Free School District (referred to as Katonah-Lewisboro School District). The school district has three (3) elementary schools, one (1) middle school, and one (1) high school. Chapter 10 of the [Inventory and Analysis Report](#) provides further information regarding the community facilities and services in Lewisboro.

GOAL 11

Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.

Objective 11.1

Continue to seek funding for projects that will assist the Town in installing inclusive playground equipment and enhancing accessibility in its public parks and preserves.

In June 2023, the Town had a grand opening and ribbon cutting for a new playground in the Lewisboro Town Park located in the hamlet of Cross River. The playground is a prime example of increased inclusivity for those of all physical abilities and should serve as a blueprint for other future playground areas in the Town. In continuance of this, the Town should work towards enhancing the accessibility of its other public parks and preserves. This may initially involve the implementation of additional ADA compliant paths/routes from parking lots and areas within the parks as well as appropriate amenities as discussed in [Appendix B, Accessibility and Inclusive Design Best Practices](#). In doing so, more people will be able to enjoy the public parks and preserves without worrying about being able to safely maneuver. This objective can be implemented simultaneously with the connectivity focused Goal 15 and its related objectives.



Sign for Lewisboro Library Fair

Photo credit: NPV, 2023

Objective 11.2

Continue to implement government facility upgrades to meet ADA barrier free and space requirements and provide an inclusive environment for all people.

The Town can implement various upgrades to its facilities, including but not limited to providing ADA compliant parking and ramps to access facilities from parking as well as expanding safe passage to and from community facilities through sidewalks with ADA crosswalks as discussed in [Appendix B, Accessibility and Inclusive Design Best Practices](#). Each of these changes can help to provide a more inclusive environment for all residents in the Town.

GOAL 12

Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.

Objective 12.1

Explore undertaking a parks and recreation plan that will assist the Town in identifying and prioritizing park upgrades and maintenance. The plan should also identify opportunities to upgrade its parks and trails to be more accessible and reassess the fee-in-lieu of recreation (as per section [195-26A\(5\)](#) of the Town Code).

The Town's parks and recreational areas were repeatedly highlighted as priorities for the residents, especially long-term maintenance and upgrades to park facilities. Developing a parks and recreation plan will assist the Town in identifying the next steps in terms of improvements. Feedback received during the public outreach process highlighted the need for additional information regarding the location and interest in creating inclusive pedestrian interconnections between parks and community spaces. [Appendix B, Accessibility and Inclusive Design Best Practices](#) identifies several locations in need of ADA paths and provides guidance related to these improvements. Moreover, the Town should review its current fee-in-lieu of recreation regulations to ensure that any new development is mitigating its impact on the Town's recreational facilities. A fee-in-lieu of recreation is a fee paid by the applicant to the Town of Lewisboro, which is deposited in a trust fund to be used for the purchase and development of permanent park and playground sites within the Town.

Objective 12.2

Continue to maintain and upgrade recreational facilities as needed.

The Town's residents love their parks. Throughout the public engagement process, the public continuously highlighted the need to maintain and upgrade all of the park facilities. Lewisboro should maintain its parks and invest in areas in need of rehabilitation. Onatru Farm was specifically highlighted on numerous occasions as in need of maintenance and improvements to enhance public enjoyment. [Appendix B, Accessibility and Inclusive Design Best Practices](#)



Parks and Recreation Building

Photo credit: NPV, 2023

[Design Best Practices](#) provides suggestions for improved accessibility including companion seating, ensuring the tennis court entrance meets accessibility standards, and redesigning the play area for universal and accessible play.

Objective 12.3

Explore the potential for the development of a community, multi-use center and investigate the possibility of the Lewisboro Elementary School as the facility for the center.

A key topic of discussion for the community throughout the public participation process was the desire for a community, multi-use center for all to enjoy. This location could offer daycare, “hard-skills” courses, additional programs for both the senior and adolescent populations, courses related to boat safety and swimming on the lakes, rooms available for resident reservations, etc. Moreover, the location could operate as a cooling/heating center and large community gathering location otherwise lacking in the community. Locations identified by the public include the Lewisboro Elementary School and Onatru Farm. The public also suggested enhanced use of the library to include many of the aforementioned programs for the public. It is important that the community, multi-use center also be as centrally located as possible to encourage its use for all residents of the Town, rather than being too distant for residents in the outermost hamlets.

GOAL 13***Continue to work towards creating an equitable and inclusive Town for all.*****Objective 13.1**

Continue to support and promote the work of the Town committees and groups that focus on providing an inclusive environment within the town, including but not limited to the LGBTQ+ Pride Task Force, Lewisboro Senior Adults' meetings, Advisory Committee for the Disabled, and the Veterans Advisory Committee.

During the public participation process, the Town identified many different volunteer committees and groups that assist in making Lewisboro the community it is today. In addition to those listed above, the Town should continue to work to encourage an inclusive environment for people of all backgrounds, nationalities, races, and ethnicities.

The Town can do this by continuing to support the various committees and groups by providing educational workshops, reposting flyers for events on the Town's social media channels and website as discussed in Objective 13.2, and seeing what resources groups may need to further their missions and feel supported by the Town. For example, many of the groups identified a need for access to additional meeting spaces (see Objective 12.3).

Objective 13.2

Continue supporting the Town's underrepresented groups' events, which provide a safe space and demonstrate that the Town is welcoming to all.

The Town should continue to provide support for underrepresented groups' events through reposting flyers on the Town's social media outlets and website. Moreover, the Town should advertise major events of the various groups, such as the annual Pride event, the Town ceremonies for Veterans' and Memorial Day, etc. In doing so, the Town can continue to provide a safe space that is welcoming to all, while encouraging others to also come, participate, learn, and support the groups and surrounding community.

Objective 13.3

Explore ways to increase equity at Town events and create standard guidelines for Town events. The Town should continue to support events for and engage with underrepresented groups.

By establishing standard guidelines for Town events Lewisboro can help to ensure that all groups and event attendees feel welcome. For example, the Town could develop an application form for those interested in hosting events or meetings with a list of best practices for accessibility at such events or meetings.

Objective 13.4

Continue to work with the senior and veteran populations within the Town and maintain and enhance current programming.

Many of the senior and veteran populations commented throughout the public participation process. They noted that it is important for the Town to continue to provide and enhance the current programming as well as provide space for their meetings and other activities. It was also suggested that future programming be located in more easily accessible locations, with no/minimal stairs, and there was support for a senior center (Objective 12.3). The Town should also continue to support current events, such as the Veteran's Day parade.

Objective 13.5

Explore updating the Town website to become an important resource for information on resources and programming for those that are disabled, seniors, veterans, and other groups within the Town.

The current Town website is in need of an update in order to more appropriately provide for the needs of the community. Many residents noted the need for improvements and updates of the website, identifying lack of resources and difficulty finding information as common issues. The website should make it easier for residents to know what is happening in the Town, how they can get involved, who they need to contact for certain questions, etc. Easier access to this information will likely improve residential involvement in Town events as well. Additionally, the website has adopted various practices of accessibility, including providing the Google Translate button. The Town should consider applying Web Content Accessibility Guidelines (WCAG) and to the website to increase accessibility for those with a wide range of disabilities, including visual, auditory, physical, speech, cognitive, language, learning, and neurological disabilities.³¹

³¹ [Web Content Accessibility Guidelines \(WCAG\) 2.1 \(w3.org\)](https://www.w3.org/2019/12/11/updates/20191211/)

Objective 13.6

Continue to support the ongoing work of all Town committees and volunteer boards as well as the creation of new/future committees and groups.

As the Town continues to grow and develop, there will likely be new committees and groups that form. Similar to the existing groups, these future groups should be supported to encourage the Town's growing and changing needs.

GOAL 14

Continue to support government departments and provide necessary resources for departmental functions.

Objective 14.1

Explore updating the digitized Town Tax Assessor maps to the recommended State standards.

Updating and digitizing the Town Tax Assessor maps would increase residents' knowledge of their properties. Moreover, those who wish to move into the community would have better access to information regarding properties they are interested in purchasing. Many residents currently have a limited understanding of their property's history or taxes, a limitation that could be improved with digitization.

Objective 14.2

Continue to support the needs of the various Fire Departments and emergency services that serve the Town of Lewisboro. The Town can explore pursuing grants and other external funding opportunities to better support any updates the fire departments or emergency services need. There are numerous funding opportunities established to help first responders. By looking externally for funding and continuing to encourage volunteer engagement, the Town would be able to help these services without creating an added burden on residents.

Police Department

The Lewisboro Police Department is in need of facility and equipment upgrades as the



Goldens Bridge Fire Department Sign

Photo credit: NPV, 2023

current facility is not compliant with New York State regulations for processing Juvenile Offenders. The facility is also not currently compliant with the New York State Courts for processing Adult Offenders and does not meet federal Occupational Safety and Health Administration standards as well. Immediate updates include the installation of a shower area and a generator for the department.

Fire Department

There are three fire departments located within the Town of Lewisboro. The **Goldens Bridge Fire Department** and **Vista Fire Department** are all in need of additional volunteers and are considering more incentives for volunteer first responders. The **Salem Fire Department** is in need of building updates, such as a new rear parking lot and partial roof replacement. Overall, there is a need for improved water access throughout the Town so that the Fire Departments can better fight potential fires.



Goldens Bridge Fire Department

Photo credit: NPV, 2023

Ambulance Services

The **Lewisboro Volunteer Ambulance Corps (LVAC)** is in need of additional volunteers as well as improvements to its main building. These improvements include heating, cooling, and electricity changes to update the building from its original construction in 1982.

Objective 14.3

Continue to provide the needed resources for the Building Department to effectively enforce the Town’s environmental, building, and zoning regulations.

The public highlighted the need for additional personnel to support the enforcement of the various regulations outlined in the Town’s Code. This would allow the regulations to be properly enforced, aiding in the improvement of many issues that have grown due to the inability to keep up with all of the needed work.

Objective 14.4

Continue to seek means of updating and modernizing government facilities and department equipment.

Lewisboro has numerous government facilities used by residents. The library was identified as one location in need of updating and expanding the programs and resources it offers. In addition, residents also noted that many of the government facilities that house government departments need upgrades and better maintenance. Upgrading these facilities may also increase energy efficiency and save taxpayer money in the long run. In addition, it would also support Goal 8 of the Comprehensive Plan.

Goal 11 and its related objectives focus on expanding ADA compliance of Town buildings, which could be done in cooperation with overall updates and modernization of facilities. Overall, the Town’s department equipment should be updated to make sure job efficiency is a priority, as well as improving the Town’s environmental impact.

Objective 14.5

Continue to seek partnerships where applicable with the School District.

The School District is an important part of the community, with many families and students living in the Town. Working with the School District could help solve many problems in Lewisboro, such as the need for additional meeting spaces or better internet access.



E.8 Transportation and Mobility

The Town of Lewisboro's major transportation routes are mostly New York State roads under the jurisdiction of the New York State Department of Transportation, Region 8. These include Interstate 684, NYS Routes 22, 35, 121, 123, 124, and 138. Currently, there are no roads owned or maintained by Westchester County within the Town's boundaries. Local public roads are under the jurisdiction of the Town of Lewisboro Highway Department, including 11 miles of dirt roads that the Town maintains. Local roads also include private roads maintained by local homeowner associations, private clubs or through mutual use and maintenance agreements among landowners. Lewisboro's local roads are typically narrow and are not marked with street lines. See Chapter 11, Transportation and Mobility, in the [Inventory and Analysis Report](#) for more information on the Town's transportation infrastructure.

GOAL 15: Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

GOAL 16: Create opportunities for increased public transportation resources within Lewisboro.

GOAL 17: Work towards creating safe streets for all users.

Public Transportation

In terms of public transportation, the Town is limited to one stop on the Metro North Harlem Line within its boundaries at Goldens Bridge. Some residents also elect to travel east to the New

Canaan train station in Connecticut, located on the New Canaan Branch of the Metro North New Haven Line. The closest Westchester County bus stop (Bee-Line) is located in nearby Katonah, a hamlet in the neighboring Town of Bedford. There is also a shuttle bus, operated by the Housatonic Area Regional Transit (HART), that takes commuters to the Katonah train station platform Monday through Friday, where they can meet five express trains in the morning and seven in the evening.³²

Local Policies

On October 11, 2011, the Town Board of the Town of Lewisboro adopted a resolution establishing a [Complete Streets Policy](#). This policy contains the following requirements, along with stipulations for situations in which bicycle, pedestrian, and/or transit facilities may not be warranted:

Bicycle, pedestrian, and/or transit facilities shall be considered in the design of the following activities:

- *Construction of any new public or private road.*
- *Paving, re-paving, re-construction, or widening roads.*
- *Land development or re-development projects, as determined applicable/appropriate by the Town of Lewisboro Planning Board.*

The Town's Complete Street Policy also states that the design of new or reconstructed facilities should anticipate the likely future demand for bicycling, walking, and transit facilities and should not preclude the provision of future improvements. The Policy further suggests that the Town should develop implementation strategies and tools that may include evaluating and revising manuals and practices, developing and adopting network plans, identifying goals and targets, and tracking measures such as safety and modal shifts to gauge success.

Ultimately, Complete Streets are designed and operated to enable safe access for all users of roads rather than heavily focusing on motorists. These designs emphasize the concepts of "traffic calming" to slow vehicular traffic and encourage safe multi-modal interactions. Complete Street design is a sustainable practice that can improve safety, encourage walking and bicycling, improve health, lower transportation costs by providing more cost-effective options, and create strong and livable communities. It is important to note that any projects which receive state funding must consider these design objectives.

Local Planning Efforts

The Town of Lewisboro has undertaken initiatives to study ways to improve mobility within the Town. The Town of Lewisboro 2021 Sustainability Strategic Plan and the 2014 Town of Lewisboro Bike and Pedestrian Plan are summarized below.

³² [SHUTTLE: Ridgefield - Katonah | HARTTransit](#)

Town of Lewisboro 2021 Sustainability Strategic Plan

The Sustainability Advisory Committee developed the Town of Lewisboro 2021 Sustainability Strategic Plan which includes specific transportation-minded recommendations. The recommendations include:

1. Assess suitable sites for constructing an off-road bike trail.
2. Coordinate with pedestrian and bike path committee on areas where pedestrian walkways and bikeways can be added to reduce car use with downtown areas.
3. Conduct a bicycle and/or pedestrian audit.
4. Increase access to public transportation such as Metro North.
5. Encourage municipal employees to engage in alternative commuting strategies by incentivizing discounts or rebates for public transportation, carpooling, or alternate forms of transportation, such as bicycling.
 - a. Educate municipal employees and residents via existing regional mobility managers, websites, and social media apps, about alternative routes and transportation methods.
6. Conduct a bicycle education program that teaches participants how to safely operate their bicycles in varied settings and improve bicycle riding and handling skills.
7. Manage municipal fleet vehicles to implement a fleet right-sizing and vehicle improvement strategy.
 - a. Inventory & itemize the number of vehicles that are gasoline-powered; gasoline-electric, non-plug-in hybrid; diesel-powered; diesel-electric, non-plug-in hybrid; solely electric; powered by compressed natural gas; hydrogen-fueled; fueled by B20 or higher biofuel for more than four months of the year.
 - b. Complete and adopt a Municipal Fleet Improvement Strategy that might include:
 - i. Modernization of fleet vehicles;
 - ii. Improved equipment specifications that focus on emissions, fuel efficiency, and more durable/sustainable replacements;
 - iii. A fleet vehicle replacement plan that adheres to upgraded efficiency standards;
 - iv. A plan to replace single-purpose equipment with multi-purpose machines; and
 - v. A fleet rightsizing initiative/policy that includes cross-community sharing of fleet vehicles and equipment.

2014 Town of Lewisboro Bike and Pedestrian Plan

Due to the narrow and winding local roads of Lewisboro and its high traffic volume State roads, the Town recognizes that the roads are not as conducive to multi-modal transportation alternatives such as walking and bicycling. As a result, the Town undertook a bike and pedestrian study, which resulted in the following recommendations:

1. Remove obstacles for short trips to key destinations.

2. Connect the hamlets-State highways and trail networks.
3. Create Intermunicipal Connections.

The Town has identified the following pedestrian improvements as priorities for future development and initial implementation of the local plans:

- **Goldens Bridge:**
 - Providing crosswalks at the signalized intersection of NYS Route 138 and North Street and a sidewalk along North Street from the Metropolitan Transportation Authority (MTA) parking lot /shopping center driveways to NYS Route 138.
- **Cross River:**
 - Providing crosswalks at the signalized intersection of NYS Route 35 and NYS Route 121; providing a sidewalk(s) along Route 121; and
 - Providing a crosswalk across Route 121 at the northern limits of the project area, in the vicinity of the property line between John Jay schools and the shopping center.
- **Vista:**
 - Providing a bike lane along Route 123 between Glen Drive and the entrance to the shopping center; and
 - Providing a crosswalk across Route 123 at the entrance to the shopping center.

GOAL 15

Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

Objective 15.1

Seek funding and partnerships to pursue complete street improvements and programs, especially along NYS Routes 22, 35, 121, 123, 124, and 138.

During the public participation, residents repeatedly voiced their concerns regarding the conditions of roads throughout the Town, in terms of maintenance as well as working towards complete streets. Some roads within the Town are still dirt/gravel, resulting in issues for residents during poor weather conditions. Additionally, many of the roads throughout the Town are narrow and windy, with very small or no road shoulders. According to the NYSDOT, “a Complete Street is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities.

Photo credit: NPV, 2023

In general, the public had concerns about pedestrian and bicyclist safety throughout the Town and felt that there were too many motorists that speed along the roadways. The public participant process provided several specific locations throughout the Town which are summarized in **Table 6, Streets and Pedestrian Improvements** below. Ultimately, these identified locations should be the first locations of focus for improvements.

Hamlet	Locations/Recommendations
Cross River	<ul style="list-style-type: none"> • Routes 35 and 121 – <ul style="list-style-type: none"> – Investigate turning lanes to lessen queuing and resulting traffic and general concern of intersection safety. – General concern of safety for pedestrians and bicyclists. – Improve pedestrian access to Cross River Shopping Center, Cameron’s Deli and other neighboring shops. – Improve safety from the school to shopping areas.

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Table 6. Streets and Pedestrian Improvements

Hamlet	Locations/Recommendations
Goldens Bridge	<ul style="list-style-type: none"> • Intersection of Increase Miller Road and Route 138 – three-way intersection with central green triangle, limited visibility and unclear signage. This was noted as a possible location for a properly developed roundabout. • Overall, need for sidewalks and better pedestrian access to shopping centers. • Route 138 – <ul style="list-style-type: none"> – Overall, very narrow with limited shoulder space for pedestrians and bicyclists. – Investigate pedestrian access along Route 138 connecting residents to train station. – Investigate crosswalk at North Street and Route 138. – Consider sidewalks from along Route 138 from the Firehouse to the Goldens Bridge Shopping Center. • North bound ramp of Interstate 684 exiting onto Route 22 – too much traffic and speeding. • Connecting the Metro North Parking lot to the east of I-684 to the ACME Shopping Center. • Route 22- <ul style="list-style-type: none"> – Needs sidewalks and bike lanes. – Incorporate crosswalk/sidewalk along Route 22 to the Goldens Bridge Shopping Center.
South Salem	<ul style="list-style-type: none"> • Crosswalk/sidewalks are needed near: <ul style="list-style-type: none"> - Lily's Deli and Market - Town Hall - Lewisboro Library - Post Office
Vista	<ul style="list-style-type: none"> • Intersection of Smith Ridge Road and Conant Valley Road – intersection has limited signage and poor visibility. • Intersection of Smith Ridge Road and West Road – poor signage and limited visibility. • Overall, need for sidewalks and better pedestrian access to shopping centers.
Waccabuc	<ul style="list-style-type: none"> • Main Street– wide street which promotes speeding. • Intersection of Chapel Road and Mead Street – has limited signage and poor visibility.

The Town should seek partnership with NYSDOT to help address the Town's concerns and pursue funding, where available, for complete street implementation, especially at key areas identified through the Comprehensive Plan process.



Intersection of Increase Miller Road and Route 138

Photo credit: Google Maps, 2023

Objective 15.2

Explore developing off-street pedestrian paths and safe bike routes throughout Town to connect shopping areas, recreation, community services, and amenities to neighborhoods.

Residents expressed a desire for connectivity of key locations throughout the Town, such as the shopping areas – located in Goldens Bridge, Cross River, and Vista, the recreational locations – such as Onatru Farm and Leon Levy, and community services – such as the post office and Town Hall, the Goldens Bridge train station, and John Jay High School. Being able to access these locations through the use of shared use paths, available for pedestrians and cyclists alike, would be beneficial to those in the community without cars or who wish to not have to drive everywhere within the Town.

Objective 15.3

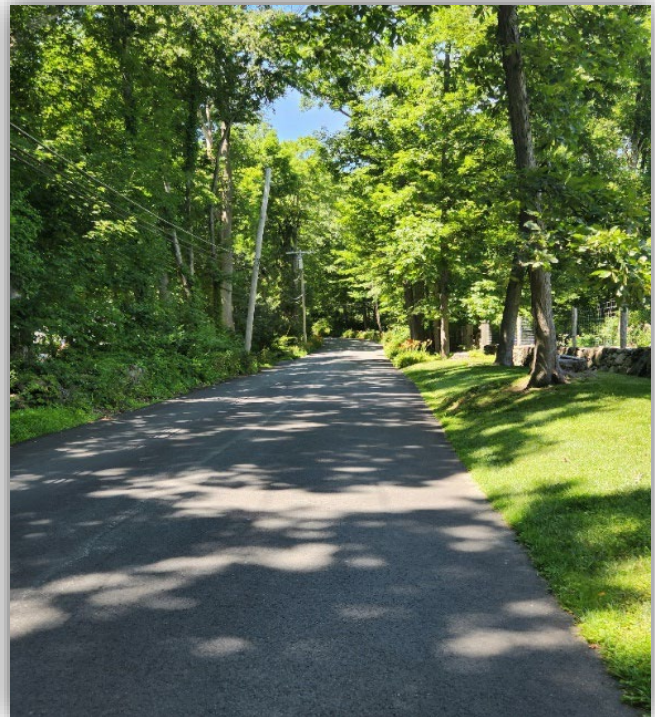
Explore ways to create a Town bike, trail, and sidewalk plan that identifies and prioritizes potential rights-of-way throughout the Town that are appropriate for bicycle and pedestrian infrastructure.

In 2014, the Town undertook a bike and pedestrian study which included the following specific recommendations:

1. Remove obstacles for short trips to key destinations: This recommendation was specifically aimed at creating safe passage for bikes and pedestrian users within one mile of the Katonah-Lewisboro School District campuses, the three main commercial centers of Vista, Cross River, and Goldens Bridge, and the Goldens Bridge Train Station. Improvements would include the installation of traffic calming measures, sidewalks, ADA accessibility, crosswalks, and pedestrian signalization. The development of trail connections from the surrounding residential neighborhoods to the Katonah-Lewisboro School District campuses was also recommended in the study.
2. Connecting the hamlets-State highways and trail networks: The Town recognized that most trips around Lewisboro will involve the use of one of its five (5) NYS Routes- 35, 121, 123, 124, and 138. The study noted that “with the exception of certain lengths of Rt 35 which have enhanced shoulders, the majority of these roads require significant safety improvements to meet the minimum needs of bike users.” The study recommended seeking improvements, when possible. The study specifically identified seeking improvements when NYSDOT undertakes its maintenance of these roadways.
3. Intermunicipal Connections: This recommendation focuses on working with neighboring communities to expand bike and trail networks.

The Town can build on these previous recommendations while reevaluating and identifying areas in Lewisboro that are best suited for bicycle and pedestrian infrastructure improvements. During the public participation process, residents highlighted the locations in **Table 6, Streets and Pedestrian Improvements** to be included in the future plan.

The Town should seek funding through the NYSDOT programs or New York State Consolidated Funding Application process, to develop a more in-depth bike and pedestrian study (Objective 17.3).



Local Road in Lewisboro

Photo credit: NPV, 2023

Objective 15.4

Explore opportunities and partnerships to construct trails along existing utility easements and rights-of-way.

With or without a trail, bike, and pedestrian study, the Town should consider using utility easements and rights-of-ways to provide residents with additional trails for connectivity. In doing so, the Town would be using space that has limitations for development otherwise to provide residents with improved connectivity for pedestrians and possibly bikers as well. This may include the incorporation of designated bike lanes or expansion of proper sidewalks for pedestrians along the shoulders of the roads. Improvements along state roads will require collaboration with appropriate state agencies.

Objective 15.5

Continue to improve walkability by improving crosswalks and connecting new and existing sidewalk infrastructure in appropriate locations throughout Town, especially where connections between neighborhoods, public transportation routes, and community services are possible.

As part of the effort to create complete streets in the community, improving crosswalks and improving overall infrastructure is very important. The public repeatedly noted a need for better sidewalks and crosswalks in areas where people are frequently navigating the Town without bicycles and cars. **Table 6, Street and Pedestrian Improvements** provides locations that were identified as needing improvements. The Town should also consider establishing regulations related to sidewalk standards, maintenance, snow removal, etc. and clearly define who is responsible.

Objective 15.6

Plan and incorporate infrastructure for future transportation technologies including but not limited to electric bikes, scooters, and cars.

The Bike and Pedestrian Committee noted that the Town should work towards developing infrastructure for electric vehicles. This was supported in the public participation process, as residents suggested electric vehicle infrastructure at public locations in the Town, such as near Town Hall or the Golden's Bridge Train Station. The latter is under the control of the Metropolitan Transportation Authority (MTA) and will require collaboration for any possible improvements to the associated parking lots and properties.

In order to incorporate these into future plans, the Town can consider implementing incentives to developers for providing public EV charging stations as a part of their plans. Additionally, including electric bikes and scooters in the Town could provide residents with new forms of transportation throughout Lewisboro.

GOAL 16

Create opportunities for increased public transportation resources within Lewisboro.

Objective 16.1

Work with Westchester County to expand and enhance public transit throughout Town.

The closest Westchester County bus stop (Bee-Line) for residents of Lewisboro is in nearby Katonah, a hamlet in the neighboring Town of Bedford and the bus shuttle that is operated has limited times with a focus on computer access from computer parking lots to other public transit. Throughout the public participation process, residents expressed a need for additional public transit, such as an additional bus stop in the Town. This would provide residents with an opportunity for improved connectivity, allowing people to not have to depend on Metro North at Goldens Bridge or driving to Katonah to take the bus. The Town should meet with Westchester County to explore options to expanding the service into Lewisboro.



Goldens Bridge

Photo credit: NPV, 2023

Objective 16.2

Seek funding for a study to determine the public transportation needs within the Town of Lewisboro.

With transportation repeatedly highlighted throughout the public participation process, the Town should complete a study to determine what exactly the needs of its residents are to improve public transportation. Seeking external funding would assist in minimizing the costs for Town. During the public participation process, residents mentioned the incorporation of an additional bus stop or fixed route/microtransit (on-demand shuttle) options that would provide residents without cars and with limited mobility a better way to get around the Town. The study should consider both of these options.

GOAL 17

Work towards creating safe streets for all users.

Objective 17.1

Evaluate the need for traffic calming along NYS Routes 22, 35, 121, 123, 124, and 138, and near schools.

Residents raised concerns related to excessive speeding and unsafe driving conditions within the Town. The Town should consider the possible implementation of traffic calming improvements, which make streets safer by reducing opportunities for illegal and aggressive driving. Some measures the Town may consider are additional sidewalks, separate bike lanes or wide paved shoulders for them, dedicated bus lanes, accessible public transportation stops, frequent and safe crosswalks, median islands, curb extensions, and roundabouts to name a few. The goal is to ultimately lessen the long expanses of roads in residential areas that have no traffic controls.

Specific areas of concern presented during the public participation process by residents include:

- Mead Street needs speed bumps; drivers honking as they come around sharp turns.
- Excessive speeding along 138 to get to Goldens Bridge Train Station.
- Excessive speeding along Routes 123, 121, 22 and 35.

Objective 17.2

Work with NYSDOT to study and implement design and safety improvements that encourage walking and biking along NYS Routes 22, 35, 121, 123, 124, and 138.

The majority of the major thoroughfares are under the ownership of the NYSDOT. This makes collaboration with the agency essential to being able to properly design and implement improvements in the Town. When the NYSDOT is proposing to improve various portions of the state-owned roads, such as regularly scheduled maintenance, the Town should work with the agency to ensure the improvements are appropriate for the area and seek any potential upgrades to make the roads more aligned with the Town's Complete Streets policy. The Town may also consider working with the NYSDOT to align improvements with the strategies outlines in the *Strategies for a New Age: New York State's Transportation Master Plan for 2023* adopted in summer 2006.³⁴

Objective 17.3

Pursue New York State Department of Transportation (NYS DOT) funding opportunities.

While funding through NYSDOT is not guaranteed annually, the Town should stay up to date on the various funding opportunities offered. This includes the Transportation Alternatives Program (TAP) and the Congestion Mitigation and Air Quality Improvement (CMAQ) program which are intended to fund projects that “create new and enhance existing bicycle and pedestrian facilities, improve access to public transportation, create safe routes to schools, convert abandoned railway corridors to pedestrian trails, and help reduce congestion and greenhouse gas emissions from the transportation sector.”³⁵ These funding opportunities can ultimately help support the Town to improve the multi-modal presence, providing better connectivity for pedestrians and drivers alike.



Example of Private Dirt Road

Photo credit: NPV, 2023

³⁴ [Master Plan print version.pub \(ny.gov\)](#)

³⁵ [TAP-CMAQ \(ny.gov\)](#)



E.9 Community Character and Historic Preservation

“Community Character” is a term used to describe the sense of place a community conveys. The distribution of land uses, building massing, land/streetscapes, natural features, scenic views, historic context, and architecture can all play a role in the character that makes a community unique.

The Town of Lewisboro, while not far from New York City, maintains large areas of forested and open space land, in part due to extensive areas of wetlands and preserved open space which precludes development. The Town’s zoning and development review process also provides consideration to the sense of place in Lewisboro.

GOAL 18: Preserve Lewisboro’s existing rural and community character and promote and protect its historic attributes.

GOAL 19: Ensure that the Town’s gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.

The Special Character Overlay District (SCO) sets design standards for new development along certain major roadways, which has helped to provide continuity in the design and character of the Town as viewed from public vantage points. The SCO, §220-31 of the Town Zoning chapter, regulates the development of Old Goldens Bridge, Cross River, Mead Street, South Salem and Elmwood Road. These areas roughly correspond with many of the Town’s known historic resources (as discussed below), such as the Cross River Eligible Historic District, Waccabuc Historic District, and other listed or eligible sites located in Lewisboro, Vista, and South Salem

Hamlets. The Town of Lewisboro is rich with intact historic buildings and landscapes and contains a number of listed and eligible Federal and State historic buildings and districts. A Historic District is identified by New York State and the National Park Service by (among other criteria) a high concentration of significant buildings or historic sites which embody characteristics or are associated with or contribute to local history. Lewisboro has one (1) designated historic district, Waccabuc, and one (1) eligible historic district, Cross River. Outside of those districts, an additional three (3) structures are listed on the Historic Registers, and nine (9) are eligible for listing. In addition to the State and National Register, the Town maintains a list of locally landmarked properties through its Landmarks Advisory Committee.

The Town of Lewisboro does not contain any listed Statewide Areas of Scenic Significance (SASS), but locally scenic vistas are plentiful, with many listed in the Town's Special Character Overlay District Analysis and Guidelines (prepared 1990). See Chapter 12, Community Character, of the [Inventory and Analysis Report](#) for more details regarding the existing community character and historic preservation in the Town.

GOAL 18

Preserve Lewisboro's existing rural and community character and promote and protect its historic attributes.

Objective 18.1

Continue to preserve historic buildings, sites, landmarks, and landscapes throughout Lewisboro.

The historic character of the Town has been identified, through the inventory and analysis as well as public participation process, as a very important part of the overall character of the Town. Continuing to make preservation a priority in Lewisboro is essential to maintaining the historic character of the Town. This can be done through the Town Board locally designating buildings, landmarks, and landscapes (see Objective 18.3).

Objective 18.2

Promote the work of the Landmarks Advisory Committee.

The Landmarks Committee's mission is the implementation of a voluntary local designation of historic buildings (pre-1850) plaque program. This program can also be used as the foundation for a truly developed designation process, as discussed in Objective 18.3 below. Moreover, the work of the Committee can continue to be expanded as an important resource in the Town, with possible future collaborations with the Architecture and Community Review Council (ACARC) during historically relevant project reviews.

Objective 18.3

Consider developing a local landmark designation process, as this process is the most effective at protecting significant historic sites.

In addition to the State and National Register, the Town maintains a list of locally historically significant properties through its Landmarks Advisory Committee. As currently stands, this is a voluntary program that recognizes the historic significance of a structure or property, one which should be further developed. These properties are currently largely limited to residential structures and based on homes dated prior to 1850 that also have maintained the historic integrity of the interior. The Town may consider expanding this program and officially designating sites and structures that meet the criteria of the State or National Register. This would provide heightened protections and awareness of these sites and structures to avoid unnecessary demolition or incompatible development of these properties. Lewisboro could look towards the New York State Certified Local Government Program as a model for historic preservation (see Objective 18.4).

Objective 18.4

Consider adopting a Historic Preservation law to explicitly allow for the designation of local landmark districts, implementing a “neighborhood preservation” overlay zoning district/landmark designation, or creating a historic zoning overlay district.

Despite an abundance of historic resources, the Town currently does not have a historic preservation law in place, with local historic designations not supported by any adopted regulatory procedures. In order to best protect the current and future designated historic landmarks, the Town should consider adopting a historic preservation law, including the procedure for local landmark designation as discussed in Objective 18.3.

Moreover, the Town can consider the creation of a new zoning historic zoning district/overlay and the establishment of clear review standards in relation to future development in recognized historic areas. These standards should be set as a means of protecting historic properties, not adding additional unnecessary regulatory restrictions for property owners, as was voiced as a concern during public participation. A new historic district/overlay provides the opportunity to protect historic buildings outside of the current Special Character Overlay, a concern that was raised by the ACARC. The Town may consider using the Cross River Eligible Historic District and Waccabuc Historic District as starting points.

There are a number of ways to enact a local historic preservation law including through the zoning and land use process, the enactment of a local landmarks law, and participation in the Certified Local Governments (CLG) Program. Local regulation can provide a process for the design

review and approval of proposed alterations but cannot limit the property to the point where economic return cannot be secured by the landowner. The CLG program is a state and federal partnership that provides technical and financial assistance to participating communities to assist in the preparation of local preservation plans and surveys to develop local protections. The Town of Lewisboro is not a CLG community.



St. John's Church, South Salem

Photo credit: NPV, 2023

Objective 18.5

Review and revise the existing zoning regulations to encourage the adaptive reuse of older historic buildings to ensure that the objective of preserving historic resources will be encouraged.

The Town Zoning chapter currently has no incentives to adaptively reuse historic structures. Many communities have adopted adaptive reuse as part of their zoning code, to allow for older buildings to be improved today rather than torn down and replaced with “modern” structures. For example, historic mansions have been converted to multi-tenanted spaces in some communities and houses have been converted to office spaces. Encouraging the adaptive reuse of older historic buildings would simultaneously help to encourage the continuance of the historic character present in many areas of the Town and allow for appropriate economic development.

Objective 18.6

Update the Town's website to provide more information on the importance of historic preservation and the historic and culturally significant resources within the Town.

There is no information on the Town's website for residents to understand what is involved in the historic preservation process, nor are they provided with information on historically designated or eligible properties. (These can be found in Community Character chapter of [Appendix A, Inventory and Analysis Report](#).) In other words, residents have no foundation to understanding the importance and benefits of historic preservation other than through their own research if truly interested. Moreover, the Town's website has very limited information regarding

historically significant resources, only providing details related to the Cyrus Russell Community House and Onatru Farm as “Buildings with a History”³⁶ and the Elementary School.³⁷ With the community repeatedly highlighting the importance of the historic character in the Town, it is important that this be properly highlighted on the website as well. In doing so, people will have easier access and a better understanding of historic preservation in the Town and its importance to the Town’s heritage and character.

Objective 18.7

Promote education and visitor interest in the Town by installing interpretative signage that provides information regarding historic and scenic resources.

While travelling through the Town, it is not always clear which locations are of historic or scenic importance to the community. Developing appropriate interpretative signage will help to improve this clarity and educate the public on the importance of these sites and structures. The signs can include the location, details related to the importance of the locations, related photos, etc. These should be developed with the Town Historian to provide write-ups related to the location. All of the sign locations can also be compiled on a map, so that members of the community can enjoy a historic wayfinding experience while also encouraging easier recognition of the historic and scenic resources.



Research Lab Ruins, Leon Levy

Photo credit: NPV, 2023

³⁶ [Buildings with a history in the Town of Lewisboro | Town of Lewisboro New York \(lewisborogov.com\)](https://www.lewisborogov.com/buildings-with-a-history)

³⁷ [A History of Lewisboro and Meadow Pond Elementary School | Town of Lewisboro New York \(lewisborogov.com\)](https://www.lewisborogov.com/history)

Objective 18.8

Consider reviewing and updating Section 220-31, SC Special Character Overlay, to ensure that it is protecting the Town’s historic resources and special character areas.

Section 220-31, SC Special Character Overlay provides information related to the regulation of the Special Character Overlay areas in Lewisboro. The section should be reviewed to ensure that the wording and resulting practices best protect the historic/special character areas, with clear regulations and standards.

Objective 18.9

Review the areas designated under the Special Character Overlay to determine if the overlay should be expanded to include other areas within the Town.

There are currently five (5) Special Overlay Districts in the Town: Goldens Bridge, Cross River, Mead Street, South Salem and West Lane/Elmwood Road. Each of these should be reviewed to ensure that they appropriately account for the special character for which they were initially established to protect. This may result in the slight expansion or shifting of the district boundaries, as noted by the ACARC.

Objective 18.10

Explore developing design guidelines for the Special Character Overlay to assist the Architecture and Community Appearance Review Council in its review of applications.

Similar to Objective 4.3 for business districts, developing clear design guidelines for the Special Character Overlay districts can help ensure that the appearance of improvements in these areas encourage and do not take away from the special character for which they are originally recognized for. The Special Character Overlay District Analysis and Guidelines (prepared 1990) identified views and vistas that should be preserved and maintained in each overlay district. As seen below , these can be used to help shape the design guidelines.

Goldens Bridge

The focus in this area is on mitigating existing “undesirable views that relate to the general business area” as current views of the railroad, I-684, and Route 22 “[offer] no clue to the charming residential hamlet beyond.”

Cross River

The Guidelines note that “As one traverses Route 35 from east to west through the district, views open over residential properties to the south, to the reservoir

to the south, to the stream to the north, and finally over the meadow at the Four Winds entrance... As one proceeds south on NYS Route 121, views up Cross River and Down to the reservoir punctuate the drive...the views to the reservoir begin to be [seen] through the canopy of trees....”

Mead Street

Views along Mead Street occur at Hunt Farm Road at the golf course, at Tarry-a-Bit Drive and up the hill past Mead Memorial Chapel where vistas of Lake Waccabuc open up from the “strongly defined” road corridor. In addition to the vista-type views, the road itself is scenic as it is often “framed dramatically by the large, mature trees that line the street.” Two particular points are noted looking down towards the golf course, and from the intersection at Post Office Road looking down the slope.

South Salem

Bouton Road, Main Street and Spring Street are winding, rolling roadways with extensive tree canopy, which limits views. The Guidelines note that views occur on Bouton Road just after the NYS Route 35 intersection, where a ravine opens to the north, and at the Lewisboro Elementary school where the view to the school opens, breaking the residential pattern. A view of the South Salem Presbyterian Church anchors the center of the South Salem Special Character District.

Elmwood Road

Most views in this area occur down the length of the forested roadway, which features stone walls and grade changes that define the roadway edge. At Onatru Farm the tree cover gives way to open meadow viewshed. The northern end of the district is defined by columnar street trees which give the area a “stately formal character.”

GOAL 19

Ensure that the Town's gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.

Objective 19.1

Beautify the main Town transportation corridors, especially at the entrances into the Town.

Beautifying the transportation corridors can help to encourage and accentuate the natural environ of the Town. The Lewisboro Garden Club has already worked to beatify some roads in the Town through their "Golden Roads Daffodils Initiative."³⁸ The Town should work to further support this initiative, expanding it through other transportation corridors and the entrances into the Town. Improving the visual appearance of these roadways will augment the Town's character and charm.

Objective 19.2

Create and install appealing signage at the road entry points into the Town and beautification of those entry points that will visually unify the Town.

During the public participation process, many members of the community identified a need for appealing signage at the road entry points into Town. For some of these locations, it is not clear that you are finally "in Lewisboro." Further beautification of these entry points, through additional plantings and regular maintenance can help to encourage a unified, well taken care of community image that others would want to be a part of. This will also increase personal morale for the community, seeing the visual improvements to the commonly passed entry points. It will also assist in unifying the Town's hamlet areas by having consistent signage for all of the Town's gateways.



Stone Wall in Goldens Bridge

Photo credit: NPV, 2023

³⁸ [Lewisboro Garden Club - Golden Roads](#)

The Town should consider working with the Lewisboro Garden Club who already aid in the beautification of several gardens throughout Lewisboro.

Objective 19.3

Retain stone walls, barns, and cemeteries as part of the Town's scenic history.

During the inventory and analysis process, the stone walls, barns, and cemeteries were identified as important parts of the Town's history and character. These locations add to the scenic character of the Town and should be protected from unnecessary removal or demolition.

Objective 19.4

Preserve the scenic rural and historic character of the Town's roads.

The local roads throughout the Town are for the most part narrow, containing many twists and turns. Stone walls can be found throughout the Town along these local roads. Some of the walls are remnants from older farms, but many of the walls are more recent. These walls provide a bucolic visual image along the roadways. In addition to the beautification of the roads through additional appropriate signage and plantings as discussed in Objectives 19.1 and 19.2, the Town should work to preserve many of the existing structures along the roads that establish the scenic rural and historic character such as the stone walls.

Objective 19.5

Work with businesses to improve overall curb appeal and site maintenance.

In order to improve the overall curb appeal of the Town near businesses, the Town should work with business owners. The Town may consider working with these owners to establish what is needed to provide better, more consistent site maintenance and improvement of the overall curb appeal. This will ultimately work in favor of the Town and businesses, providing additional beautification for Lewisboro and enticing more people to spend time at the various businesses.



Stone Wall in South Salem

Photo credit: NPV, 2023

The background image is a photograph of a rural landscape. In the foreground, there is a grassy field with long shadows cast across it. A rustic stone wall runs diagonally from the middle ground towards the right. Behind the stone wall is a wire mesh fence. The background is filled with a dense forest of tall, leafy green trees under a bright sky.

F. Implementation

F.1 Adoption and Filing

The Lewisboro Comprehensive Plan is intended to guide the Town's policies, funding, capital improvement programs over the next 10-20 years. The first step in implementing this Plan is for the Town Board to adopt the document. As per Section 272-a of the NYS Town Law:

- All town land use regulations shall be in accordance with a comprehensive plan adopted pursuant to Section 272-a.
- All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration.

As is evident, the Plan is an important document when seeking funding or planning capital projects within the Town. Once adopted, the Comprehensive Plan will be filed with the Town Clerk and a copy sent to the Westchester County Planning Department. It should also be made available online, and hard copies available at Town Hall and at the Lewisboro Library.

Once the Comprehensive Plan is adopted, there are many strategies that the Town and its residents can use to implement long range policies. Some of the primary mechanisms that can be used to meet the Town's goals are outlined below. Importantly, the plan should be consulted on a regular basis by Town officials and board members when carrying out their various duties.

To ensure that the Comprehensive Plan is revisited periodically and to determine whether the Town's decision-making is aligned with the vision, goals and objectives outlined in the Plan, the Town Board should set aside time each year with its boards to review the Comprehensive Plan objectives, to identify what was implemented over the past year, and to set targets for the upcoming year. The Town Board could have this discussion at a workshop meeting around the time of its annual reorganization meeting. Based on the outcome of this discussion, the Town Board could then task the appropriate department(s), or a committee(s) if necessary, to implement the objectives identified for the coming year. In addition, the Plan should be reviewed in its entirety within 13-15 years of its adoption.

F.2 Tools for Implementation

A number of planning and zoning tools are discussed throughout this document as tools to implement the Comprehensive Plan Vision, including but not limited to:

- Amending [Chapter 220 Zoning](#), Town of Lewisboro Zoning Code
- [Chapter 183](#), Sewer and Sewage Disposal
- [Chapter 195](#), Subdivision of Land:
 - Section [195-26A\(5\)](#), Fee in lieu of reservation
- [Chapter 203](#), Tree Preservation
- [Chapter 217](#), Wetlands and Watercourses

- Various studies focused on:
 - Housing needs
 - Drinking water capacity
 - Wireless Master Plan
 - Public transportation
 - Pedestrian/bike improvements

F.3 Next Steps

Following this section, a matrix is provided which lists all of the goals and objectives in the plan and assigns a general timeframe for the implementation of each. Some of these projects have already begun; others should be started soon after the plan is adopted. In most cases, these projects are intended to advance several plan goals and objectives at once.

An immediate implementation measure will be an amendment to the Town's Zoning Chapter and related land use regulations – as noted above, under State law the Town's land use regulations must be in accordance with the adopted comprehensive plan. Ultimately, all of these changes must be reviewed and adopted by the Town Board. Some will occur immediately with the adoption of the Comprehensive Plan, while others can be adopted in the next several years.

F.4 Implementation Matrix

Within the table of goals and objectives are implementation timeframes. The table notes if they should be implemented in the short- or long-term. Some goals and objectives require implementation as part of an ongoing continual process. Some objectives may be implemented early and will continue to be achieved on an ongoing basis. Short-term objectives should be implemented within three (3) years of adoption, medium-term within 4-7 years, and long-term should be implemented within ten (10) years of adoption. The [Goals and Objectives](#) should be reviewed on a yearly basis by the Town Board, or future designated group, for the progress made each year.

LAND USE AND ZONING					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 1	Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings).				
1.1	Maintain the existing character (architectural styling, rural setting, and scale of buildings) of Lewisboro's neighborhoods, ensuring that new developments do not conflict with it.				✓
1.2	Review and amend the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.	✓			
1.3	Review and amend the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character (architectural styling, rural setting, and scale of buildings) of the Town.	✓			
Goal 2	Update zoning to accommodate Lewisboro's changing needs and goals.				
2.1	Review and amend the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations.	✓			
2.2	Amend, as needed, inconsistencies in the Zoning chapter, where appropriate.	✓			
2.3	Review permitted, special permit, and accessory uses.	✓			
2.4	Review supplemental regulations to ensure they are modern and reflect the needs and vision of the Town.	✓			
2.5	Ensure the Zoning chapter includes appropriate enforcement mechanisms.				✓
2.6	Investigate reviewing the Town's cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town's remaining vacant land and large properties seeking future subdivision applications.		✓		

HOUSING					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 3	Promote diverse housing opportunities, accommodating all generations within Lewisboro.				
3.1	Investigate conducting a housing needs study for the Town to determine where gaps in housing type and price points may exist and explore potential housing types that may result in greater housing accessibility and equity while maintaining the Town's existing character (scale of buildings).			✓	
3.2	Explore reviewing and amending zoning regulations to support apartments above existing ground floor retail space in the hamlet downtowns, specifically updating non-residential zoning districts and section 220-26, R-MF Multifamily Residence District.		✓		
3.3	Re-examine and strengthen, where necessary, the current accessory apartment regulations section 220-40 and 220-40.1 in the Zoning chapter to provide more flexibility in the development of accessory dwelling units.	✓			
3.4	Explore the development of a senior housing floating zone to encourage additional housing for seniors.		✓		
3.5	Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.	✓			

ECONOMIC DEVELOPMENT					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 4	Provide an environment that fosters the expansion of local business opportunities within Lewisboro to provide long-term economic stability and diversity to the community in keeping with the general community environment.				
4.1	Review and amend the bulk regulations and uses of the Town's business zoning districts to remove unnecessary obstacles that may hinder the establishment or expansion of small or local businesses.	✓			
4.2	Encourage the establishment of new businesses that will serve residents' needs and contribute to a greater variety of commercial offerings so that residents can shop locally.				✓
4.3	Investigate incorporating design guidelines into the business district regulations that will help elevate the aesthetics of the business districts within each hamlet area.		✓		
4.4	Create a more inviting pedestrian atmosphere by developing pedestrian connections from hamlet centers to key community facilities such as parks and schools.		✓		
4.5	Explore working with business owners to create an attractive built environment that will enhance opportunities for new and current businesses.		✓		
4.6	Explore ways to facilitate the local approval and permitting processes and help identify funding to assist businesses in the hamlet areas.			✓	
4.7	Explore developing additional programs or opportunities to promote the existing businesses within Lewisboro.	✓			
Goal 5	Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local and regional agricultural economy.				
5.1	Promote a sustainable and local/regional agricultural economy.				✓
5.2	Consider reviewing and revising, where necessary, the Town's zoning regulations to allow for a diverse agricultural economy.		✓		
5.3	Explore the development of a local food economy by incentivizing land uses that promote the use and sale of locally/regionally produced goods in Town.			✓	

ECONOMIC DEVELOPMENT					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
5.4	Encourage value-added agricultural uses (converting raw products to new end products) throughout Town to support and complement the continuation of agricultural operations in Lewisboro.				✓
5.5	Explore programs and other means to protect current farms so that they may continue to operate within the Town.		✓		

NATURAL RESOURCES					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 6	Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.				
6.1	Continue to be good stewards of the Town's preserves and ensure continued public access, improved connectivity between public areas where possible, and use of these quality open spaces.				✓
6.2	Continue to support the work of the Open Space and Preserves Advisory Committee's trail maintenance programs.				✓
6.3	Explore preparing an Open Space Plan that identifies sensitive natural resource areas and prime agricultural lands and tools for the protection and improved use of these lands. The Plan should be adopted as an addendum to the Comprehensive Plan Update to ensure the Plan is considered in land use policymaking decisions.		✓		
6.4	Explore the possibility of reauthorizing the Open Space Bond Fund to assist in the preservation of environmentally sensitive areas.			✓	

NATURAL RESOURCES					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
6.5	Explore the adoption of definitions for "net lot area" and "environmental constraints" and apply them to the bulk regulations in the Zoning chapter. This would subtract land that contains environmental constraints such as wetlands and waterbodies, steep slopes, agriculturally significant soils (where relevant), drinking water sources, established forests, and floodplains from the developable land area.	✓			
Goal 7	Protect and enhance the health of existing natural resources and the Town's streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.				
7.1	Review, clarify, and strengthen, where necessary, the Town's Sewer and Sewage Disposal (Chapter 183), Wetlands and Watercourses (Chapter 217), Wetlands and steep slopes (Section 220-21), and Tree Preservation (Chapter 203) regulations.	✓			
7.2	Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.		✓		
7.3	Assist the lake communities with identifying funding opportunities and partnerships for restoring lake water quality and habitats. Also, see Objective 9.1.				✓
7.4	Promote the use of non-motorized or electric motorboats on the lakes to protect water quality.	✓			
7.5	In partnership with the lake communities, explore the creation of a Local Waterfront Revitalization Program, which would be a Town led planning document that could lead to additional grant opportunities. The Town's lakes are eligible for this program.			✓	
7.6	Explore developing a strategy to map Lewisboro's local wetlands.			✓	
7.7	Explore developing an invasive species abatement program for plants and animals to protect the Town's natural resources.		✓		
7.8	Promote native and pollinator-friendly landscape plantings during subdivision and site plan review.	✓			

CLIMATE CHANGE, SUSTAINABILITY, AND RESILIENCY					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 8	Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.				
8.1	Continue to implement climate smart "actions" outlined in the Climate Smart Action Checklist.				✓
8.2	Consider reviewing and amending the zoning regulations to allow for the siting and use of alternative energy utilities, including but not limited to battery energy storage, rooftop wind, geothermal, and solar systems.		✓		
8.3	Decrease stormwater runoff from impervious surfaces by implementing sustainable and green infrastructure practices and projects outlined in the 2021 Westchester County Hazard Mitigation Plan.	✓			
8.4	Explore developing infrastructure throughout the Town for electric vehicles.			✓	
8.5	Continue to support the Town's existing recycling initiatives and explore additional programs, including but not limited to, composting, repair café, electric lawn equipment, community swap program, community yard sales, and "zero-waste days" (where residents can bring non-municipal waste to a central location for proper recycling and disposal).				✓
8.6	Consider reviewing and amending the zoning regulations to incorporate the International Dark-Sky Association's dark sky lighting standards which will reduce nighttime light pollution.	✓			
8.7	Encourage sustainable and green building design to the extent practicable during site plan review.		✓		
8.8	Educate the public on sustainable and green building practices that can be incorporated into existing structures during rehabilitations, restorations, and home repairs.	✓			
8.9	Explore potential county and state model laws, grants, and programs that will assist in the retrofitting of existing homes and buildings or the development of new homes and buildings with sustainable and green building practices and technology.		✓		

INFRASTRUCTURE					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 9	Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro's current and future community facilities, homes, and businesses.				
9.1	In partnership with the lake communities, explore potential grants, the creation of sewer districts, or other means to help finance the operation and maintenance of septic systems.			✓	
9.2	Advocate and continue to strengthen partnerships with the Westchester Department of Health to potentially increase recordkeeping and data exchange on the testing, pumping, and permitting of septic systems.				✓
9.3	Review and strengthen Chapter 183 , Sewers and Sewage Disposal, to assist the Town in increased enforcement of the chapter and recordkeeping of the inspections.	✓			
9.4	Explore the potential of adopting local regulations that require inspection of septic systems prior to the conveyance of any property.		✓		
9.5	Educate residents on the importance of septic system inspections and pump outs in relation to water quality and drinking water resources.	✓			
9.6	Explore and strengthen partnerships with NYCDEP and EOHWC to assist with improving lake and watershed water quality.		✓		
9.7	Consider seeking funding to undertake a study to understand the full capacity of the drinking water in the Town of Lewisboro. The study would analyze recharge rates and safe yields for the Town.			✓	
9.8	Continue to work towards improving drinking water quality within the Town.				✓
9.9	Explore reducing electrical power outages during storm events by investigating ways to improve infrastructure, including but not limited to burying utility lines in the most vulnerable areas.			✓	

INFRASTRUCTURE					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 10	Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.				
10.1	Advocate and work with local and state agencies to reduce noise pollution generated by I-684 and other state roads, including NYS Routes- 22, 35, 121, 123, 124, and 138.		✓		
10.2	Identify where broadband and cellular infrastructure gaps exist within the Town and develop a plan to reduce those gaps, including identifying sources of funding.	✓			
10.3	Continue participating in the Wireless Master Plan Study with CityScape, and work towards implementing the recommendations of that study.				✓
10.4	Seek potential partnerships with the school district to improve wireless service within the community.		✓		
10.5	Promote the development of colocation of telecommunications and broadband services (locating multiple providers in the same facility).			✓	

COMMUNITY FACILITIES AND SERVICES					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 11	Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.				
11.1	Continue to seek funding for projects that will assist the Town in installing inclusive playground equipment and enhancing accessibility in its public parks and preserves.				✓
11.2	Continue to implement government facility upgrades to meet ADA barrier free and space requirements and provide an inclusive environment for all people.				✓
Goal 12	Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.				

COMMUNITY FACILITIES AND SERVICES					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
12.1	Explore undertaking a parks and recreation plan that will assist the Town in identifying and prioritizing park upgrades and maintenance. The Plan should also identify opportunities to upgrade its parks and trails to be more accessible and reassess the fee-in-lieu of recreation (as per section 195-26A(5) of the Town Code).		✓		
12.2	Continue to maintain and upgrade recreational facilities as needed.				✓
12.3	Explore the potential for the development of a community, multi-use center and investigate the possibility of the Lewisboro Elementary School as the facility for the center.	✓			
Goal 13	Continue to work towards creating an equitable and inclusive Town for all.				
13.1	Continue to support and promote the work of the Town committees and groups that focus on providing an inclusive environment within the Town, including but not limited to the LGBTQ+ Pride Task Force, Lewisboro Senior Adults' meetings, Advisory Committee for the Disabled, and the Veterans Advisory Committee.				✓
13.2	Continue supporting the Town's underrepresented groups' events, which provide a safe space and demonstrate that the Town is welcoming to all.				✓
13.3	Explore ways to increase equity at Town events and create standard guidelines for Town events. The Town should continue to support events for, and engage with, underrepresented groups.	✓			
13.4	Continue to work with the senior and veteran populations within the Town and maintain and enhance current programming.				✓
13.5	Explore updating the Town website to become an important resource for information on resources and programming for those that are disabled, seniors, veterans, and other groups within the Town.	✓			
13.6	Continue to support the ongoing work of all Town committees and volunteer boards as well as the creation of new/future committees and groups.				✓

COMMUNITY FACILITIES AND SERVICES					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 14	Continue to support government departments and provide necessary resources for departmental functions.				
14.1	Explore updating the digitized Town Tax Assessor maps to the recommended State standards.			✓	
14.2	Continue to support the needs of the various Fire Departments and emergency services that serve the Town of Lewisboro.				✓
14.3	Continue to provide the needed resources for the Building Department to effectively enforce the Town's environmental, building, and zoning regulations.				✓
14.4	Continue to seek means of updating and modernizing government facilities and department equipment.				✓
14.5	Continue to seek partnerships where applicable with the School District.				✓

TRANSPORTATION AND MOBILITY					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 15	Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.				
15.1	Seek funding and partnerships to pursue complete street improvements and programs, especially along NYS Routes 22, 35, 121, 123, 124, and 138.		✓		
15.2	Explore developing off-street pedestrian paths and safe bike routes throughout Town to connect shopping areas, recreation, community services, and amenities to neighborhoods.		✓		

TRANSPORTATION AND MOBILITY					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
15.3	Explore ways to create a Town bike, trail, and sidewalk plan that identifies and prioritizes potential rights-of-way throughout the Town that are appropriate for bicycle and pedestrian infrastructure.	✓			
15.4	Explore opportunities and partnerships to construct trails along existing utility easements and rights-of-way.			✓	
15.5	Continue to improve walkability by improving crosswalks and connecting new and existing sidewalk infrastructure in appropriate locations throughout Town, especially where connections between neighborhoods, public transportation routes, and community services are possible.				✓
15.6	Plan and incorporate infrastructure for future transportation technologies including but not limited to electric bikes, scooters, and cars.			✓	
Goal 16	Create opportunity for increased public transportation resources within Lewisboro.				
16.1	Work with Westchester County to expand and enhance public transit throughout Town.			✓	
16.2	Seek funding for a study to determine the public transportation needs within the Town of Lewisboro.			✓	
Goal 17	Work towards creating safe streets for all users.				
17.1	Evaluate the need for traffic calming along NYS Routes 22, 35, 121, 123, 124, and 138, and near schools.		✓		
17.2	Work with NYSDOT to study and implement design and safety improvements that encourage walking and biking along NYS Routes 22, 35, 121, 123, 124, and 138.		✓		
17.3	Pursue New York State Department of Transportation (NYS DOT) funding opportunities.	✓			

COMMUNITY CHARACTER AND HISTORIC PRESERVATION					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 18	Preserve Lewisboro's existing rural and community character and promote and protect its historic attributes.				
18.1	Continue to preserve historic buildings, sites, landmarks, and landscapes throughout Town.				✓
18.2	Promote the work of the Landmarks Advisory Committee.				✓
18.3	Consider developing a local landmark designation process, as this process is the most effective at protecting significant historic sites.			✓	
18.4	Consider adopting a Historic Preservation law to explicitly allow for the designation of local landmark districts, implementing a "neighborhood preservation" overlay zoning district/landmark designation, or creating a historic zoning overlay district.		✓		
18.5	Review and revise the existing zoning regulations to encourage the adaptive reuse of older historic buildings to ensure that the objective of preserving historic resources will be encouraged.		✓		
18.6	Update the Town's website to provide more information on the importance of historic preservation and the historic and culturally significant resources within the Town.	✓			
18.7	Promote education and visitor interest in the Town by installing interpretative signage that provides information regarding historic and scenic resources.	✓			
18.8	Consider reviewing and updating Section 220-31, SC Special Character Overlay, to ensure that it is protecting the Town's historic resources and special character areas.	✓			
18.9	Review the areas designated under the Special Character Overlay to determine if the overlay should be expanded to include other areas within the Town.		✓		
18.10	Explore developing design guidelines for the Special Character Overlay to assist the Architecture and Community Appearance Review Council in its review of applications.			✓	

COMMUNITY CHARACTER AND HISTORIC PRESERVATION					
Goal/Objective	Description	Short Term	Medium Term	Long Term	Ongoing, Continuing
Goal 19	Ensure that the Town's gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.				
19.1	Beautify the main Town transportation corridors, especially at the entrances into the Town.	✓			
19.2	Create and install appealing signage at the road entry points into the Town and beautification of those entry points that will visually unify the Town.	✓			
19.3	Retain stone walls, barns, and cemeteries as part of the Town's scenic history.		✓		
19.4	Preserve the scenic rural and historic character of the Town's roads.		✓		
19.5	Work with businesses to improve overall curb appeal and site maintenance.		✓		



Appendix A: Inventory and Analysis Report

Appendix A, the Inventory and Analysis Report is available as a separate document.



***Appendix B: Accessibility
and Inclusive Design Best
Practices***

Purpose + Methodology

1. Purpose

This document provides guidance on a range of approaches for making recreational spaces and community facilities in the Town of Lewisboro accessible and inclusive. Approaches to accessibility and inclusion have expanded in recent years as open space and community facilities designers have taken into consideration the needs of people of diverse ages, abilities, and backgrounds. While Americans with Disabilities Act (ADA) standards remain legal requirements for access and use of public facilities, many new design strategies make community spaces welcoming to all. Such approaches include:

- Multi-generational spaces;
- Furnishing and recreational equipment design that considers mobility and sensory needs across a range of populations; and,
- Site and furnishing design that considers “neuro-diversity,” which concerns how people with autism spectrum disorder relate to the built environment.

Recommendations for future study with early- and long-term actions for enhancing accessibility and inclusion in the Town of Lewisboro as well as references to key guidance documents and precedent projects to support the Town of Lewisboro in pursuing future studies and actions are provided in this document.

2. Methodology

This document includes a site assessment of Town of Lewisboro public parks, preserves, and outdoor areas of community facilities. The assessment includes a windshield survey-level analysis of open spaces and community facilities, including identification of accessibility issues and additional considerations for making facilities accessible. The assessment supports overall goals and recommendations for accessibility and inclusion.

The document also includes references to external key guidance documents which set professional standards for ADA requirements, dimensional standards, materials, and inclusive design approaches. Precedents provide examples of innovative approaches to accessibility and inclusive design to inform scoping of future studies and projects.

Site Assessment

3. Summary

The site assessment considers 11 open spaces and community facilities in the ownership of the Town of Lewisboro, including four public parks, three preserves, and four community facilities. These sites are included in the Lewisboro Comprehensive Plan’s Inventory and Analysis Report. Each site was assessed at a windshield survey-level with the following baseline criteria in mind:

- Is ADA parking provided?

- Are circulation routes to and from features and facilities ADA accessible? (Note that because sites were not visited in person, an assessment of path slopes was not conducted.)
- If seating is provided, is there “companion seating”? (Companion seating is a dedicated 3’ x 4’ space adjacent to seating where a wheelchair can pull up and sit shoulder to shoulder with a person in the seating.)
- Is play equipment universally accessible and do play equipment and sports facilities make accommodations for people with disabilities?

Further, the site assessment considered opportunities for enhancing accessibility at each site, for example, by installing inclusive play equipment when a playground is renovated.

Overall, the assessment found several common issues with the sites as well as opportunities. These include:

- The Town’s public parks generally lack designated ADA accessible routes from parking lots to facilities.
- The Town’s play and recreational facilities feature standard equipment, layouts, and fencing and are not specifically designed with universal access in mind.
- The Town’s preserves are generally rustic, and therefore lack ADA accessible pathways through natural areas.
- As Town parks are renovated and preserves enhanced, there are opportunities to incorporate furnishings, equipment, signage, and lighting to support multi-generational use and accessibility across diverse abilities.

Site Assessment: Lewisboro’s Parks

#	Name	Description	Accessibility Issues	Additional Considerations	Guidance
1	Fox Valley Park	Park with pavilions, tennis courts, baseball and soccer fields, walking trails, and a playground. There are seasonal restrooms. A trail connects to Increase Miller Elementary. There is an ADA parking stall at the pavilion.	<ul style="list-style-type: none"> Limited paved paths to recreational facilities. 	<ul style="list-style-type: none"> Companion seating could be defined in bleachers and baseball dugouts. Topography will need to be considered if paved paths are installed to assure paths are ADA compliant. Consider adding an accessible trail. Consider adding lighting to path to Increase Miller public school. Confirm if path to Increase Miller is ADA accessible. Confirm if there is existing signage. If signage is added, could be made accessible for sight impaired. Ensure entrances to tennis courts are 36" wide to meet accessibility standards. 	<ul style="list-style-type: none"> NYC Parks Access for All USDA Accessibility Guidebook U.S. Access Board Guide to ADA Accessibility Standards ADA Checklist for Existing Facilities USDA Forest Trail Accessibility Guidelines (FSTAG) Autism Planning and Design Guidelines
2	Lewisboro Town Park	60-acre park with hiking and horse trails, pavilions, swimming pool, basketball, sand volleyball and pickleball courts, a baseball field, and an inclusive playground. There are composting toilets. There is an ADA accessible trail around the pond and 2 ADA parking stalls at the ballfield and pool area, and 3 in the main parking lot.	<ul style="list-style-type: none"> No ADA accessible routes to tennis courts from parking lots. 	<ul style="list-style-type: none"> Ensure there are paved paths to tennis and basketball courts. Companion seating could be defined in bleachers and baseball dugouts. Consider wheelchair accessibility for sand volleyball. 	<ul style="list-style-type: none"> NYC Parks Access for All USDA Accessibility Guidebook U.S. Access Board Guide to ADA Accessibility Standards ADA Checklist for Existing Facilities Autism Planning and Design Guidelines

#	Name	Description	Accessibility Issues	Additional Considerations	Guidance
3	Onatru Farm Park & House	Park with two short hiking trails, picnic tables, pavilions, sports fields, tennis courts, and a playground. There are seasonal restrooms and composting toilets.	<ul style="list-style-type: none"> Two unpaved parking lots lack accessible routes to fields and adjacent seating areas, courts, picnic tables, play area and restrooms. No inclusive playground. 	<ul style="list-style-type: none"> Companion seating could be defined for fields and tennis court. Playground could be redesigned for universal and accessible play. Ensure restrooms are ADA accessible. 	<ul style="list-style-type: none"> NYC Parks Access for All USDA Accessibility Guidebook U.S. Access Board Guide to ADA Accessibility Standards ADA Checklist for Existing Facilities Landscape Structures Inclusive Play Design Guide AARP Intergenerational Play Spaces Autism Planning and Design Guidelines
4	Vista Community Park	Park with paved parking lot, playground, and baseball field. There is an ADA parking stall.	<ul style="list-style-type: none"> No ADA accessible route to playground and field from parking lot. No inclusive play area. 	<ul style="list-style-type: none"> Companion seating could be defined for sports field bleachers. Playground could be redesigned for universal and accessible play. 	<ul style="list-style-type: none"> NYC Parks Access for All U.S. Access Board Guide to ADA Accessibility Standards ADA Checklist for Existing Facilities Landscape Structures Inclusive Play Design Guide AARP Intergenerational Play Spaces Autism Planning and Design Guidelines

Site Assessment: Lewisboro’s Nature Preserves

#	Name	Description	Considerations	Guidance
1	Brownell Preserve	118-acre preserve with trails and accessible parking lot.	<ul style="list-style-type: none"> Consider providing a short section of the trail meeting accessibility standards. Consider upgrading trailhead signs and kiosks to meet accessibility guidelines. 	<ul style="list-style-type: none"> USDA Accessibility Guidebook USDA Forest Trail Accessibility Guidelines (FSTAG) Autism Planning and Design Guidelines
2	Leon Levy Preserve	383-acre preserve with extensive trail system, native plant garden, and 19 th century ruins, with a gravel parking lot.	<ul style="list-style-type: none"> Consider adding ADA parking stall and accessible route to adjacent native plant garden. Consider adding short section of trail meeting accessibility standards, connecting to a focal point such as a lookout or ruin. 	<ul style="list-style-type: none"> USDA Accessibility Guidebook U.S. Access Board Guide to ADA Accessibility Standards USDA Forest Trail Accessibility Guidelines (FSTAG) Autism Planning and Design Guidelines
3	Old Field Preserve	100-acre preserve with trails for hiking and horseback riding. There is a parking area at the end of the gravel lane.	<ul style="list-style-type: none"> Consider upgrading kiosk to meet accessibility guidelines. 	<ul style="list-style-type: none"> USDA Accessibility Guidebook USDA Forest Trail Accessibility Guidelines (FSTAG) Autism Planning and Design Guidelines

Site Assessment: Lewisboro's Community Facilities

#	Name	Notes	Accessibility Issues	Additional Considerations	Guidance
1	Lewisboro Town House	Town hall, municipal departments, recycling center with ramp from parking lot to back entrance.			<ul style="list-style-type: none"> • ADA Checklist for Existing Facilities
2	Cyrus Russell Community House	Building available for event rental.	<ul style="list-style-type: none"> • Path from parking lot to entrance should be repaved for accessibility and reassessed to ensure it meets ADA requirements. 		<ul style="list-style-type: none"> • U.S. Access Board Guide to ADA Accessibility Standards • ADA Checklists for Existing Facilities • Autism Planning and Design Guidelines
3	Lewisboro Library	The public library hosts activities and events. There are ADA parking stalls and an accessible route from the parking lot to the library.			<ul style="list-style-type: none"> • ADA Checklists for Existing Facilities
4	Lewisboro Recreation Gym	The recreation gym has playground equipment, a basketball court, and a multipurpose gymnasium with a performance stage. There are restrooms and ADA parking, with a paved path from the parking lot to the entrance.			<ul style="list-style-type: none"> • ADA Checklists for Existing Facilities

Goals + Design Guidance

1. Accessibility + Inclusive Design Goals

The following descriptions of guidance documents reference general standards from local, state, and federal agencies for accessibility and inclusive design. As the Town of Lewisboro undertakes capital projects for parks, preserves, and community facilities, these guidance documents are a starting point for defining project scope, addressing ADA compliance issues, and incorporating universal design into project planning. Overall, these guidance documents suggest core goals for the Town of Lewisboro to consider for all capital projects:

- Comply with ADA requirements for site accessibility.
- Incorporate universally accessible experiences in the Town’s many natural areas where rustic paths are, by definition, non-ADA accessible.
- Consider multi-generational and inclusive design for new and renovated play areas and sports facilities.

2. Key Guidance Documents

The following describes key guidance documents for accessibility and inclusive design:

Local

[NYC Parks Access for All](#): This online reference from New York City’s Department of Parks and Recreation provides design criteria and examples for a variety of typical park features.

Federal

[USDA Forest Trail Accessibility Guidelines \(FSTAG\)](#): This guideline provides planning, layout, and furnishings strategies for making woodland trails accessible while maintaining their rustic character.

[USDA Accessibility Guidebook for Outdoor Recreation and Trails](#): This guideline complements FSTAG with additional recommendations for design of outdoor recreation facilities such as picnic areas, campgrounds, parking areas, and waste management.

[United States Access Board Guide to ADA Accessibility Standards](#): This resource compiles ADA standards issued by the U.S. Department of Justice and U.S. Department of Transportation. Requirements for parking, accessible routes, and recreational areas are included in the standards.

[ADA Checklists for Existing Facilities](#): This resource for compiles ADA requirements in a checklist format and describes how to survey existing facilities, play areas, swimming pools, and areas of sports activities.

Other Sources

[AARP Intergenerational Play Spaces](#): This resource from AARP includes design principles and case studies related to age-inclusive design of public spaces, play spaces, and outdoor fitness facilities.

[Autism Planning and Design Guidelines](#): These guidelines were developed by Ohio State University’s Knowlton School of Architecture City and Regional Planning Program. The guidelines include a range of approaches for considering neurodiversity in the design of pedestrian routes, trails, parking, and parks.

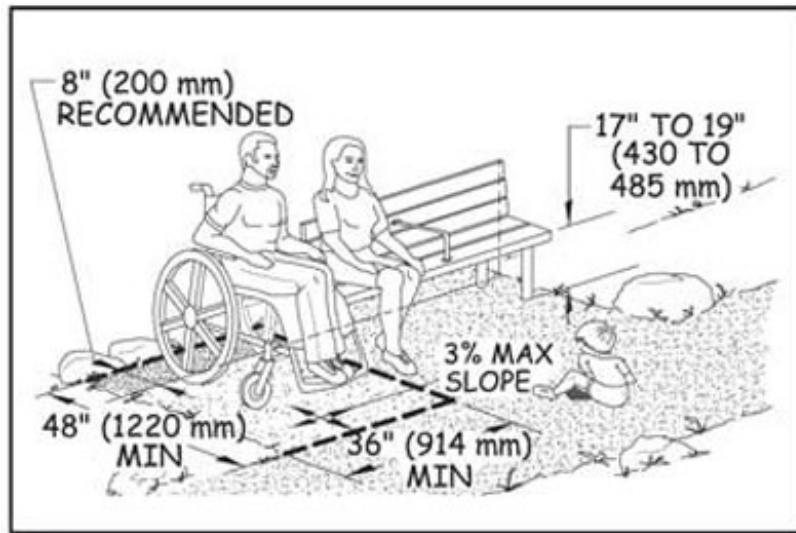
[Landscape Structures Inclusive Play Design Guide](#): This guide was developed by Landscape Structures, a leading manufacturer of adaptive playground equipment and parks furnishings. The guide includes principles, design strategies for different types of play, and safety considerations.

3. Precedents

The following precedents illustrate the application of ADA requirements and inclusive design principles to typical site conditions, furnishings, recreational facilities, and equipment. These precedents provide a reference for scoping enhancement projects for the Town’s parks, preserves, and community facilities.

Precedent Images

Details



Example: U.S. Access Board and ADA Guidance for Companion Seating

Companion seating is a 3' x 4' space adjacent to seating where a wheelchair can pull up.



Example: Companion seating

North Clackamas Park, Milwaukie, OR

Bench with companion seating area along paved accessible path.

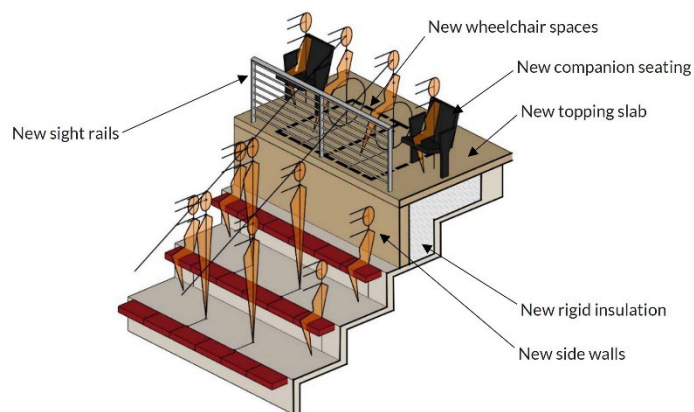
Precedent Images



Details

Example: Universally accessible sports

Accessible routes must connect each area of sport activity and to team player seating areas.



Example: Bleacher companion seating with handrails

Southern Bleacher Company

Precedent Images

Details



Example: Accessible route integrated with nature

Appalachian Trail at Bear Mountain State Park, Bear Mountain, NY

A 0.4-mile section of ADA accessible trail that extends from a parking area to a scenic viewpoint.



Example: Accessible playground

Amy Koppel Memorial Playground, Harlingen, TX

This accessible playground contains accessible ramps and a sensory tunnel.



Example: Universal access to play structures

Landscape Structures
Molded Bucket Seat with Harness

This type of swing is designed with an overhead yoke for children of all abilities.

Precedent Images

Details



Example: Multi-generational, accessible play area

Our Space Playground at Rec Park, Binghamton, NY

An accessible playground with ramps and paved paths between play components.

Play structures include multi-generational swings.



Example: Sensory play

Landscape Structures
Rhapsody Cascata Bells

Sensory play features stimulate children's senses, which is important for healthy brain development.



Precedent Images

Details



Example: Sensory play

Landscape Structures Sign Language Panel



Example: Neurodiversity considerations for play

Landscape Structures Cozy Dome

These play elements allow over-stimulated children a place to take a break from a busy playground.

Precedent Images

Details



Example: Accessible exercise equipment

Accessible adult fitness areas provide accessible routes to at least one of each type of exercise equipment and have at least a 30"x48" area of clear floor or ground space.



Example: Adult fitness equipment

Kompan Stay Fit Slider

Fitness equipment designed for seniors.

Precedent Images

Details



Example: Adult fitness equipment

Kompan Balance Station

Fitness equipment designed for all user types.



Example: Bench with arms

Benches with arms are functional for people of all ages.

Precedent Images**Details****Example: Accessible ramp**

Ramps are a critical accessibility feature that enable people with disabilities to navigate elevation changes. These features should be designed with non-slip surfaces and appropriate handrails and located in well-lit areas.

**Example: Accessible pedestrian crossings**

Accessible pedestrian signals provide essential information to pedestrians who are blind or who have low vision by alerting them to the status of the walk cycle via auditory, visual, and vibrotactile cues.

**Example: Directional guide paths**

Directional guide paths help blind and visually impaired people navigate.

Precedent Images

Details



Example: Inclusive multi-sensory signage

Multi-sensory signage for people of all ages and abilities.



Example: Accessible garden & planter

Accessible gardens and planters provide people with disabilities the opportunity to engage in gardening activities.

Recommendations

1. Short Term Studies + Actions

Short-term studies and actions include steps the Town of Lewisboro can take to coordinate with currently planned parks renovations and to identify opportunities across all parks, preserves, and community facilities for enhancements.

These recommendations support Goals 11 and 12 of the Comprehensive Plan, which are related to increasing accessibility and inclusivity of the Town’s community and recreational facilities. The Town’s departments of Buildings, Highway, and Parks and Recreation are the primary stakeholders that would be involved in the implementation of these recommendations.

Recommendations include:

- Assess inclusive play elements from the Lewisboro Playground Improvement project and review ADA compliance for lessons; document lessons for future park renovations.
- Conduct audit of all parks and community facilities for ADA compliance with parking and accessible route requirements.
- Study feasibility of creating paved, ADA accessible paths where trails connect schools to open spaces and parks.
- Study feasibility of incorporating accessible trails in preserve areas; conduct audit of all preserves for ADA compliance with parking and accessible routes to preserve facilities and restrooms.

2. Long-term Studies and Actions

Long-term studies and actions include steps the Town of Lewisboro can take to plan comprehensively for the parks, preserves, and community facilities systems as a whole. These studies and actions would involve implementing multiple, coordinated capital projects across sites within each system. Recommendations include:

- Study grading in parks to assess park circulation for ADA compliance; upgrade circulation in parks to provide accessible paths between parking and facilities.
- Assess signage in all parks and preserves to identify opportunities for enhancing universal accessibility for all populations, including support for multiple languages.
- Evaluate furnishings like seating and picnic tables in all parks and preserves to pinpoint opportunities for enhancing universal accessibility.
- As parks are renovated, incorporate design and features to create multi-generational spaces and consider inclusive design for people with disabilities and autism spectrum disorder.

Next Steps

1. Accessibility and Inclusion Across the Project Life Cycle

Future projects and further applications of the guidelines and standards outlined in this Appendix should consider accessibility and inclusion across the life cycle of new capital projects in the Town. The following considerations should guide each phase of future projects:

- In the project scoping and planning phase, establish clear goals and consider inclusion criteria, spanning the continuum from ADA compliance to tailored accommodations for specific user groups. This approach ensures a comprehensive and adaptable framework for accessibility and inclusion throughout the rest of the project.
- During the funding and procurement phase, review engineering and design consultant team experience for specializations in inclusive design.
- In the design phase, the engineering and design team should reference this appendix and consult relevant references and standards to ensure the project design approach is aligned with accessibility and inclusion principles.
- During project construction, monitor the installation of inclusive and accessible features, ensuring adherence to established guidelines.
- After construction is complete, establish a plan for ongoing operations and maintenance. Regular inspections should ensure that accessible and inclusive elements are consistently maintained in a state of good repair and remain in compliance with relevant codes and standards. This proactive approach ensures the sustained accessibility and functionality of inclusive design features.

2. Additional Considerations

When exploring potential projects, consider integrating principles of accessibility and inclusion to sites the public accesses that may not be within the jurisdiction of the Town of Lewisboro, such as schools and natural area preserves.