



TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street, 2<sup>nd</sup> Floor Conference Room  
Bedford Hills, New York 10507

WEDNESDAY, March 5, 2014

6:30 P.M. - EXECUTIVE SESSION - **Pending Litigation**

MINUTES: **January 15, 2014, February 11, 2014**

7:30 P.M.

CARRYOVER APPLICATIONS:

- 1. Shullman Family Limited Partnership (Owner) and Russell Speeders of Bedford Hills LLC (Applicant), 527 Bedford Road, Bedford Hills, NY 10507.** Section 72.5 Block 1 Lot 10, RB Zoning District. The applicant requests a Special Use Permit in accordance with Article VIII Section 125-68 of the Town of Bedford Zoning Ordinance to permit the continued operation of a car wash facility where such uses are classified as “automotive service stations or public garages” under the Town of Bedford Zoning Code.
- 2. Shullman Family Limited Partnership (Owner) and Russell Speeders of Bedford Hills LLC (Applicant), 527 Bedford Road, Bedford Hills, NY 10507.** Section 72.5 Block 1 Lot 10, RB Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the continuation of a Type C: Free-standing sign located at the northern edge of the property resulting in an area of 48 square feet where 25 square feet in area is permitted. Article XI Section 125-120.B (3).
- 3. Ian and Christina Hopkins-Winchester, 413 Harris Road, Bedford Hills, NY 10507.** Section 61.13 Block 1 Lot 12, R- R Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to amend an already approved variance granted by Resolution #07-13 Two of the Town of Bedford Zoning Ordinance. The amendment is to permit: The conversion of an existing residence to an accessory cottage that does not meet the requirements of the Town Code resulting in (1) 2,220 square feet of floor area where 800 square feet of floor area is permitted; (2) 29.56% maximum permitted percentage of floor area based on the proposed new residence of 7,510 square feet where 25% is permitted; (3) an existing front yard setback of 25.8 feet where 75 feet is required in the Residential 4-Acre Zoning District; 4) building coverage of 3.38% where 3% is permitted. Article VII Section 125-79.1A (5) and (7) and Article V Section 125-50.
- 4. Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit a manure storage area to be located not less than 15 feet from the rear property line where Town Code requires manure storage areas to be located at least 50 feet from each property line. Article III Section 125-25 (3) (b).

NEW APPLICATIONS:

- 1. Michael Richman and Ruth Toporoff (Appellants) 12 Alice Road, Bedford Corners, NY 10549 for property owned by: Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The appellants hereby seek an interpretation or appeal from the August 6, 2013 determination (which was revised on November 15, 2013 based on a survey dated November 6, 2013 and submitted on November 12, 2013) of the Building Inspector, Town of Bedford, regarding the inclusion of wetland areas in calculating building and impervious surface coverage in accordance with Zoning Code Article III Section 125-14 and Section 125-50. Said appeal is filed with the Zoning Board of Appeals pursuant to Section 125-129C (1) of the Code of the Town of Bedford. The appellants ask the Zoning Board to reverse said determination of the Building Inspector for property owned by Stefano and Suzanne Galli.
- 2. Michael Richman and Ruth Toporoff (Appellants) 12 Alice Road, Bedford Corners, NY 10549 for property owned by: Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The appellants hereby seek an interpretation or appeal from the Town of Bedford Building Inspector's determination that an accessory structure (shed) is 98 square feet as built, in accordance with Zoning Code Article V Section 125-50 and Article V Section 125-27 C. Said appeal is filed with the Zoning Board of Appeals pursuant to Section 125-129C (1) of the Code of the Town of Bedford. The appellants ask the Zoning Board to reverse said determination of the Building Inspector for property owned by Stefano and Suzanne Galli.
- 3. Peter Chryssos and Jennifer Cook, 103 Cedar Road, Katonah, NY 10536.** Section 38.20 Block 1 Lot 35, R-1 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the amendment of an active building permit to permit the legalization of an in ground swimming pool constructed 15'9" from the east side property line where a side yard setback of 30 feet is required for property located in the Residential 1 Acre Zoning District. Article V Section 125-50.
- 4. Lawrence Eichel, 52 North Street, Katonah, NY 10536.** Section 49.15 Block 3 Lot 56, TF Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the replacement of a pre-existing, non-conforming deteriorated 6-foot stockade fence located on the front property line of a residential property with a new stockade fence erected in the same location resulting with the smooth or finished side not facing the outside of the premises and a fence height of 6 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line. Article III Section 125-15(1) (b) and article III Section 125-15 A (3) (a).
- 5. John W. Schrader and Francina Stewart, 256 Mount Holly Road, Katonah, NY 10536.** Section 39.19 Block 1 Lot 4, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing residence resulting in a front yard setback of 64.2 feet and the expansion of the existing entry porch resulting in a front yard setback of 35.4 feet where 75 feet is required in the R-4 Acre Zoning District where the existing residence has a pre-existing, non-conforming front yard setback of 12.7 feet. The proposed building coverage is 3.19% where 3% is permitted in the R-4 Acre Zoning District and the existing building coverage is non-conforming at 3.32%. Article III Section 125-11 and Article V Section 125-50.
- 6. Maria Illescas, 7 High Street, Bedford Hills, NY 10507.** Section 60.15 Block 3 Lot 43, TF Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the legalization of an existing enclosed porch with a rear yard setback of 11.0 feet where 40 feet is required in the Two Family Zoning District. The setbacks of the existing residence are pre-existing, non-conforming for a property located in the Two Family Zoning District. Article III Section 125-11 and Article V Section 125-50.

**7. Angelo and Marge DeFilippo, 96 Pine Brook Road, Bedford, NY 10506.** Section 85.11 Block 1 Lot 19, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a detached three car garage resulting in a side yard setback of 23.9 feet where 50 feet is required for property located in the Residential 4 Acre Zoning District. Article V Section 125-50.

**8. Juan and Krista Briano, 732 Old Post Road, Bedford, NY 10506.** Section 73.19 Block 1 Lot 10, R-2 and R-4 Acre Zoning Districts. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the existing residence to remain while a new residence is under construction resulting in two residences on one building lot during construction. Article III Section 125-12 A.

Supporting documentation for all items on this agenda is available at the Town of Bedford website [www.bedfordny.gov](http://www.bedfordny.gov). (Enter – Town Meetings – Meeting Agenda Zoning Board of Appeals). Larger documents and plans are available at the office of the Zoning Board of Appeals