



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

**REVISED DATE**

~~WEDNESDAY, February 5, 2014~~

**TUESDAY, February 11, 2014**

6:30 P.M.

EXECUTIVE SESSION - **Pending Litigation**

7:30 P.M.

MINUTES: **December 4, 2013**

CARRYOVER APPLICATIONS:

**1. William and Teresa Waterman, 454 Cantitoe Street, Bedford, NY 10506.** Section 73.14 Block 1 Lot 9, R-2 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the ~~of~~ plumbing facilities consisting of a powder room (1 toilet and 1 sink) in an accessory structure used as a home office/studio where plumbing in accessory structures is prohibited.  
*Withdrawn*  
Article I Section 125-3 Definition of Studio

**2. Craig and Despina Molson, 65 Penwood Road, Bedford Corners, NY 10549.** Section 71.20 Block 2 Lot 1, R-2 and R-4 Acre Zoning Districts. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the renovation and conversion of an existing 3,001 square foot 2 ½ story frame residence into an approximately 2,055 square foot accessory cottage that does not meet the requirements of the Town Code resulting in (1) 2,055 square feet of floor area where 800 square feet of floor area is permitted; (2) 26.6 % maximum permitted percentage of floor area based on the proposed new residence of 7,713.44 square feet where 25% is permitted; (3) an existing side-front yard setback of 31.3 feet where 50 feet is required in the Residential 2 Acre Zoning District.  
Article VII Section 125-79.1A (5) and (7)

**3. 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.

**4. 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).

**5. 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 be located at least 50 feet from each property line. Article III Section 125-25 (3) (b).

**6. 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.

#### 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 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.

**2. Thomas Cadley, 23 South Road, Katonah, NY 10536.** Section 49.18 Block 4 Lot 51, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit a second story addition located off the rear side of the house, a covered front porch addition, and the reconstruction of a single family residence which was destroyed by fire resulting in a side yard setback of 6.50 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is pre-existing, non conforming at 6.5 feet; a side yard setback of 9.20 feet where 20 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is pre-existing, non-conforming at 9.20 feet; and a front yard setback of 20.50 feet where 35 feet is required in the R-1/4 Acre Zoning District where the existing front yard setback is 27.50 feet. The lot area is pre-existing, non-conforming consisting of 7,754 square feet where 10,000 square feet is required in the R-1/4 Acre Zoning District. Article III Section 125-11 and Article V Section 125-50.

**3. Alan and Meghan Bazaar, 9 Bedford Road, Katonah, NY 10536.** Section 49.15 Block 4 Lot 83, R-1/4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit a (1) the removal of existing covered porch and steps and the construction of a new expanded covered porch to an existing dwelling resulting in a side yard setback of 10.1 feet where 15 feet is required where the existing side yard setback is pre-existing, non-conforming at 10.1 feet; a side yard setback of 14.2 feet where 20 feet is required where the existing side yard setback is pre-existing, non-conforming at 14.3 at the location of the porch; and (2) The complete removal of the existing 1-car garage and the construction on the same footprint of a new 2-story, one car garage with studio above resulting in a rear yard setback of 3.5 feet where 40 feet is required in the R-1/4 Acre Zoning District where the existing rear yard setback is pre-existing, non-conforming at 3.5 feet; a side yard setback of 3.2 feet where 20 feet is required in the in the R-1/4 Acre Zoning District where the existing side yard setback is pre-existing, non-conforming at 3.2 feet; and resulting in combined building coverage for both projects of 30% where 20% is permitted where the existing building coverage is non-conforming at 24.8%; and combined impervious surface coverage for both projects of 49.3% where 40% is permitted where the existing impervious coverage is non-conforming at 44.2%. The lot area of the parcel is pre-existing, non-conforming consisting of 9,375 square feet where 10,000 square is required is the R-1/4 Acre Zoning District.  
Article III Section 125-11.

**4. 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

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