



TOWN OF BEDFORD

www.bedfordny.gov

AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street, 2nd Floor Conference Room
Bedford Hills, New York 10507

WEDNESDAY, June 11, 2014

REVISED AGENDA

MINUTES: **April 2, 2014**
7:30 P.M.

CANCELED

FOR RESOLUTION:

1. 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 the location of a manure storage dumpster 22.7 feet from the rear property line where the Town Code requires manure storage areas to be located at least 50 feet from each property line. Article III Section 125-25 (3) (b).

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. 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 as requested by a letter dated March 5, 2014 from Katherine Zalantis, Esq. representing Michael Richman and Ruth Toporoff, from the Town of Bedford Building Inspector's determination rendered sometime after February 6, 2014 that all requisite permits and approvals are in place for the horse barn/stable and direct that the Building Inspector revoke any certificate of occupancy for the horse barn/stable based upon the illegal construction. Said appeal is filed with the Zoning Board of Appeals pursuant to Section 125-129 (C) (1) (b) 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.

CANCELED

CARRYOVER APPLICATION:

1. Benjamin Morton and Christy Counts, 44 Bayberry Lane, Bedford, NY 10506. Section 84.13 Block 1 Lot 27, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the installation of plumbing facilities consisting of a half bath (1toilet and 1 sink) in a newly constructed accessory structure (4-stall barn) where plumbing in accessory structures is prohibited. Article I Section 125-3 Definition of Studio.

NEW APPLICATIONS:

1. Sarles Realty LLC, c/o Shamberg Marwell Hollis Andreycak & Laidlaw, PC, 234 Sarles Street, Bedford Corners, NY 10549. Section 94.5 Block 1 Lot 8, R-4 Acre Zoning District. The applicant seeks an interpretation or in the alternative a variance of the Town of Bedford Zoning Ordinance to permit:: The creation of an accessory apartment within an existing residence resulting in an apartment where the owner of the lot on which the accessory apartment is located is a limited liability company and one of whose members will be a resident of at least one of the dwelling units on the premises and where no more than 5 persons shall occupy the lot. Article VIII Section 125-79 B. (2) and (3).

2. 570 Bedford Road LLC, Splash Bedford Hills, LLC, ONAB Corp., 562 and 570 Bedford Road & Valerio Court, Bedford Hills, NY 10507. Section 72.5 Block 1 Lot 33, 39, 39.1, RB & R-1/2 Acre Zoning District. The applicant requests a Special Use Permit in accordance with Article V Section 125-49 and Article VIII Section 125-68 of the Town of Bedford Zoning Ordinance to permit the operation of a car wash and detail facility which such uses are classified as “public garages” under the Town of Bedford Zoning Code.

3. The Estate of Frances C. Tilt, 33 Hook Road, Bedford, NY 10506. Section 73.14 Block 1 Lot 15, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit an already installed 4-foot wood board fence on top of an existing 2-foot high stone wall as a replacement for a pre-existing, non-conforming wood board fence resulting in a total height of 6 feet in the front yard where 4 feet is permitted when the fence is located less than 20 feet from the front property line. There is an existing, non-conforming wire fence located in front of the wall. Article III Section 125-15 A (1) (b) and (3) (g)

4. Giuseppe and Camille Luppino, 212 Baldwin Road, Mt. Kisco, NY 10549. Section 83.08 Block 1 Lot 12, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a detached accessory structure to be used as a 2-bay garage with a studio apartment above which the family will occupy while a new single family residence is under construction resulting in two residences on one building lot during construction which is a variance of Article III Section 125-12A. The cottage does not meet the requirements of the Town Code resulting in variances of Article VIII Section 125-79.1A. (1) and (2) to permit a cottage to be located in a structure that has been in existence for less than 5 years and where total floor area to be occupied by the cottage has been in existence for less for less than 5 years.

5. Kevin McKenna dba Twist Frozen Yogurt and Bar and D.R. Katonah, LLC (Owner), 120 Bedford Road, Katonah, NY 10536. Section 60.7 Block 2 Lot 37, CB Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit: 1. Four signs on the parcel where 2 signs are permitted. Article XI Section 125-20.B, 125 Attachment 1. 2. A Type D: Window. A sign painted on the rear window of the building covers more than 20% of the glass area of the window in which it is located. Article XI Section 125-120.B. (4).