

**TOWN OF BEDFORD  
PLANNING BOARD MEETING**



**425 Cherry Street  
Bedford Hills, New York 10507  
Tuesday  
June 24, 2014 – 8:00 PM**

**Conferences:**

- 1 Scoping Session  
Proposed 10-Lot Subdivision  
Section 62.9 Block 1 Lot 13, R-4A Zone  
Upper Hook Road, Katonah  
Section 62.13 Block 1 Lot 1, R-4A Zone  
131 Upper Hook Road, Katonah  
Owner: **New York Bedford Castle Co.**  
Applicant: **America Capital Energy Corporation**  
(Continuation of Scoping Session.)
  
- 2 Preliminary Site Plan Approval  
Proposed Wash Load Building  
Section 73.18 Block 1 Lot 1, R-2A Zone  
535 Cantitoe Street, Bedford  
Owner: **Bedgolten Corporation**  
Applicant: **Bedford Golf and Tennis Club**  
(Review latest submission/ consider report to ZBA.)
  
- ~~Steep Slopes Permit  
Section 83.12 Block 1 Lot 9, R-4A Zone  
701 South Road, Bedford Corners  
Owner/Applicant: **Andrew Roos**  
(Review latest submission.)~~ POSTPONED
  
- 3 Waiver of Site Plan Approval  
Section 60.15 Block 1 Lot 2, LI Zone  
329 Adams Street, Bedford Hills  
Owner: **Bill Burns, Westchester Candy**  
Applicant: **Bryan W. Gettler, InterCounty Supply**  
(Review waiver and site approval.)
  
- 4 Preliminary Site Plan Approval  
Section 73.13 Block 2 Lot 5, R-2A Zone  
425 Cantitoe Street, Bedford  
Owner/Applicant: **Rippowam Cisqua School**  
(Review submission.)

- 5 Preliminary Site Plan Approval  
Six Tennis Courts  
Section 50.13 Block 1 Lot 8.1, R-2A and R-4A Zones  
240 Jay Street, Katonah  
Owner/Applicant: **Harvey School**  
(Review submission.)

**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  
Larger documents and plans are available at the office of the Planning Board.  
Agenda items subject to change.**

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DRAFT SCOPING OUTLINE  
AMERICA CAPITAL ENERGY CORPORATION  
TOWN OF BEDFORD, NEW YORK  
APRIL 22, 2014  
REVISED June 19, 2014

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
PRELIMINARY LISTING OF SCOPE OF ISSUES TO BE ADDRESSED

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Location of Action: The ±97.4 acre subject property is located at 131 Upper Hook Road, in the eastern portion of the Town of Bedford, approximately 0.3 miles west of the Town of Pound Ridge municipal boundary and roughly 2.5 miles east of Interstate intersection 684. The site is located south of, and possesses frontage along, Upper Hook Road to the north. Birch Drive/Glenwood Lane, a dead-end roadway network, is located immediately west of the site and Reynolds Lane, a dead-end roadway, is located immediately to the east/southeast of the site.

The subject site is situated entirely within the Bedford Central School District, is under the jurisdiction of the Bedford Village Volunteer Fire Department and the Town of Bedford Police Department. The site lies within the R-4A zoning district and is designated on the Town of Bedford tax maps as Section 62.13, Block 1, Lot 1 and Section 62.9, Block 1, Lot 13.

Classification of Action : Type I

Lead Agency: Town of Bedford Planning  
Board Town House  
425 Cherry Street  
Bedford, New York 10507

Involved Agencies: See Attached List

Scoping Meetings Held On: June 10, 2014;  
June 24, 2014

**GENERAL DEIS GUIDELINES:**

- i. The DEIS shall cover all items in this Scoping Outline. Each impact issue (e.g., wetlands, groundwater, etc.) shall be presented in a separate subsection and include a discussion of existing conditions, projected impacts associated with the proposed action and mitigation measures designed to minimize the identified impacts.
- ii. Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall merely summarize and highlight the information presented graphically.
- iii. All discussions of mitigation measures shall consider at least those measures identified in this Scoping Outline. Where reasonable and necessary, such mitigation measures shall be incorporated into the proposed action if not already included.
- iv. The DEIS shall be written in the third person, i.e., the terms "we" and "our" shall not be used. The project sponsor's conclusions, opinions, and assumptions shall be identified as those of "the project sponsor" or those of the "applicant".
- v. Information shall be presented in a manner which can be readily understood by the public. Efforts shall be made to avoid the use of technical jargon. Where practical, impacts and mitigation measures shall be described in terms which the lay-person can readily understand.
- vi. The entire DEIS shall be reviewed carefully to ensure consistency with respect to the information presented in various other DEIS sections and appendices.

**I. FRONT MATERIAL**

- A. Cover Sheet: The DEIS shall begin with a cover sheet that identifies the following:
  - 1. That it is a Draft Environmental Impact Statement.
  - 2. Date submitted.
  - 3. The name and location of the project.
  - 4. The Town of Bedford Planning Board as the Lead Agency for the project and the name and telephone number of the following person to be contacted for further information: Mr. Jeffrey Osterman, Town of Bedford Director of Planning (914) 666-4434.
  - 5. The name and address of the project sponsor and the name and telephone

number of a contact person representing the project sponsor.

6. The name and address of the primary preparer of the DEIS and the name and telephone number of a contact person representing the preparer.
  7. A space marked for the date of acceptance of the DEIS (to be inserted later).
  8. A space marked for the deadline by which comments on the DEIS are due (to be inserted later).
- B. Table of Contents: All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of exhibits, tables, appendices, and a list of additional DEIS volumes, if any.
- C. List of Consultants Involved With the Project: The names, addresses, telephone numbers and project responsibilities of all consultants involved with the project shall be listed.
- D. Appendix: The appendix shall contain all related SEQR documents including separate, stand-alone technical reports.

## II. SUMMARY

- A. The DEIS shall include a summary of the proposed action and alternatives. The summary shall include information found elsewhere in the main body of the DEIS and shall be organized as follows:
1. Brief description of the action and an explanation of the purpose and public need/benefits of the project. The description shall include, in summary form, the following information:
    - a) Precise location, size, zoning and tax map designation of the site.
    - b) Description of the existing site character, including any natural features, past site disturbances (i.e., excavated quarry pits) and the character of the surrounding area.
    - c) A summary history of the site, including any past-established development restrictions.
    - d) Description of the proposed impervious surface area (roofs, roads, walkways, etc.), projected amount of land to be disturbed, and open space considerations and any areas proposed for conservation easements.

- e) Description of the site's location relative to surrounding land uses and natural features, including the New York City Department of Environmental Protection (NYCDEP) reservoir.
  - f) Description of the expected year of project completion, construction phasing plan and anticipated construction schedule.
2. Identify the Involved Agencies, interested parties, and required approvals/permits. The list of Involved Agencies and interested parties shall include addresses for each agency identified.
  3. Requested changes or variances to the zoning regulations, if any, shall be identified.
  4. A simple and concise listing of the anticipated short and long term impacts (significant, beneficial and adverse) and proposed mitigation measures for each impact issue identified in the DEIS.
  5. Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and quantitatively compares each alternative to the various impact issues associated with the proposed action.
- B. Site Features Plan: The DEIS shall include a site features plan drawn to a scale of not less than 1" = 100'. The site features plan shall illustrate the following:
1. Ownership and features within 150 feet of the property line.
  2. Existing topography at 2' contour intervals.
  3. Slopes 0 - 14%, 15 - 24% and greater than 25%.
  4. Existing Town, State and Federally regulated wetlands, wetland buffers and New York City watercourses.
  5. Soil classifications.
  6. Off-site wetlands and wetland buffers within 150 feet of the project's perimeter. Correct 100 foot buffers shall be shown from all wetlands.
  7. Existing structures and potential archaeological sites.

### III. IMPACT ISSUES - THE NATURAL ENVIRONMENT

#### A. Topography

1. Existing Conditions

- a) Description of the site's topography including a discussion of any prominent or unique physiographical features.
- b) A topographic map shall be included in the DEIS. Said map shall indicate all slopes 0- 14%, 15 - 24% and greater than 25%.
- c) Tabulation of the following slope  
  
categories: 0 - 14%  
  
15 - 24%  
  
25% and greater
- d) A distinction shall be outlined between naturally occurring slopes and man-made slopes.
- e) Significant rock outcrops within the projected site disturbance locations shall be identified.

2. Potential Impacts

- a) Quantitative analysis of the projected disturbance to each slope category identified above.
- b) Discussion of the necessity for steep slopes permits based upon the definitions as set forth in Chapter 102-2 of the Code of the Town of Bedford.
- c) Discussion of slope impacts associated with construction activity that continues for more than one (1) year or in multiples phases.
- d) Discussion of the relative cut/fill balance on the site.
- e) Discussion of the maximum area to be disturbed at any one time.
- f) Proposed grading plan for all proposed improvements at a maximum contour interval of 2 feet.

3. Mitigation Measures-

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) The preparation of a Sediment and Erosion Control narrative, Plans and Details in conformance with the New York State Standards and Specifications for Erosion & Sediment Control.
- b) Compliance with steep slopes legislation (Chapter 102-2 of Town Code) and measures taken to avoid steep slope intrusions.

B. Soils and Geology

1. Existing Conditions

- a) A discussion of the site's subsurface geology including depth to and nature of bedrock formations and impermeable layers.
- b) A discussion of the existing glacial erratic located within proposed Lot 3.
- c) Identification of soil classifications and preparation of soil map in accordance with Soil Survey of Putnam and Westchester Counties, New York (SCS, 1994).
- d) Provide a description and status of New York State Department of Environmental Conservation's (NYSDEC) Environmental Remediation Site # V00670, which is located in the eastern portion of the site.
- e) Soil types evaluated in terms of:
  - 1) Distribution of soil types at subject site.
  - 2) Erosion potential.
  - 3) Permeability.
  - 4) Runoff.
  - 5) Construction limitations.
  - 6) Depth to bedrock.

2. Potential Impacts

- a) A discussion of soil impacts at projected site disturbance locations (i.e., SSDA's, house sites, roads/driveways, etc.) based upon soil type construction limitations and soil ratings outlined in Soil Survey of Putnam and Westchester Counties, New York (SCS, 1994). Included in this discussion shall be the potential impacts to Upper Hook Road from additional construction vehicles resulting from the proposed action.
- b) A discussion of any potential impact to the glacial erratic located within proposed Lot 3.
- c) Discuss any impacts associated with locating proposed residential uses in the vicinity of NYSDEC Remediation Site # V00670.
- d) A discussion of any potential adverse impacts to underlying bedrock and adjacent properties associated with unmitigated rock blasting.
- e) Analysis of material, if any, to be imported to or exported from the site which shall include an earthwork cut/fill analysis associated with the site construction. Discuss whether a balanced site has been achieved and quantify truck trips required to remove or import material, as applicable.
- f) Discuss conformance of the proposed road with applicable codes with regard to geometry, grade, sight distance, construction materials, etc.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) The preparation of a Sediment and Erosion Control narrative, Plans and Details in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- b) A construction phasing plan for clearing, earthwork and stabilization.
- c) Discussion of how the glacial erratic within proposed Lot 3 will be protected during and after construction.
- d) Conformance with the Planning Board's blasting protocol and discuss mitigation measures to minimize impacts on neighboring properties.
- e) Mitigation of impacts from construction vehicles utilizing Upper Hook Road during construction.

C. Wetlands

1. Existing Conditions

- a) Delineation and mapping of existing Town, State and Federally-regulated wetlands, adjacent areas, buffers and NYCDEP-regulated watercourses within the site and within 150 feet of the perimeter of the site.
- b) Geographical area.
- c) Wetlands type.
- d) An assessment of the existing wetland functions as identified in Chapter 122 of the Code of the Town of Bedford. Wetlands shall be assessed using the Hollands-Magee Model (HM) in a pre-development scenario.

2. Potential Impacts

- a) An assessment of the potential impacts to existing wetland functions, as identified in Chapter 122 of the Code of the Town of Bedford. Potential impacts to wetland functions shall be assessed using the HM Model during both development and post-development scenarios of the proposed action. Potential for siltation and turbidity in the wetlands will be discussed.
- b) Specific discussions should include the existence of a possible vernal pool located within Lot 10 and any potential impacts to this isolated wetland system. There should be particular consideration of the location of swimming pools on Lots 9 and 10.
- c) Based upon the extent of project wetland disturbance, the potential effects on flood retention, groundwater cleansing, wildlife habitat and surface water quality maintenance, including impacts to the New York City reservoir, shall be addressed. The amount of wetland and buffer loss from the proposal shall be discussed and shown in map and tabular form.
- d) Discuss the impacts of fertilizers, pesticides, herbicides, fungicides and any other chemical applications which may be used for maintenance of the individual building lots/properties. Impacts should include potential pathways for dispersal/flow and impacts to water quality (including the downstream New York City reservoir), streams and fish/wildlife.
- e) Consider the impact of locating pools upland of wetlands, including the impact of seasonal drawdown of the pools.

- f) Discuss the potential impact of grazing livestock in areas upslope of wetlands.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) Identification of stormwater runoff quality and quantity control measures.
- b) Identification of compensation measures for the loss of existing wetland acreage and associated functions for each wetland disturbance area of the project. Such measures may include a mitigation planting plan, wetland and/or buffer enhancement areas, removal/management of invasive species, establishment of limited/no-mow zones, establishment of disturbance restriction areas, etc.
- c) Demonstration that all proposed impervious surfaces on the site are located in conformance with Town and NYCDEP regulations.
- d) Methods for protecting large wetland networks that will be divided among several lots.
- e) Consideration of regulating livestock on lots upslope of wetlands.
- f) Consideration of dry wells to contain pool drawdown where pools are located near wetlands.

D. Surface and Groundwater

1. Existing Conditions

- a) A description of the existing drainage patterns, floodplains and wetland areas.
- b) Discharge points of existing drainage systems directing flow onto or off of the property.
- c) The on-site volume of stormwater runoff and peak discharge rates for the 2, 10, 25, 50 and 100 year storms shall be provided utilizing the Soil Conservation Service Technical Release Number 55. Calculation parameters such as soil types, ground cover, and time of concentration shall be verifiable in the report's calculations.

## 2. Potential Impacts

- a) An assessment of stormwater runoff quantity and quality impacts based upon the currently proposed development. The on-site volume of stormwater runoff and peak discharge rates for the 2, 10, 25, 50 and 100 year storms shall be provided utilizing the Soil Conservation Service Technical Release Number 55. Calculation parameters such as soil types, ground cover, and time of concentration shall be verifiable in the report's calculations.
- b) A determination that sufficient available groundwater recharge exists to accommodate the calculated daily demand of the currently proposed project along with the estimated existing water usage within the subwatershed. This analysis shall confirm that the projected water usage will not result in significant water level drawdown of the proposed on-site wells or any adjacent off-site wells, and will not impact on-site or nearby wetlands. The methodology for this analysis shall be approved by the Town's hydrogeologic consultant.
- c) A Pollutant Loading Analysis shall be provided to quantify the impacts associated with stormwater pollutants. Pollutant loading rates for phosphorus, nitrogen and BOD shall be quantified for both the pre-development and post-development condition.
- d) The proximity of neighboring wells to proposed SSDA's shall be determined.
- e) Provide a discussion of potential impacts of lawn fertilizers, pesticides, herbicides, fungicides, etc. on stormwater runoff to streams, ponds, New York City reservoir and wetlands both on and off the subject property.
- f) Provide a discussion of the potential impacts to Upper Hook Road from heavy construction equipment and how these potential impacts may contribute to additional soil erosion, roadway washouts, etc.
- g) If stormwater ponds are used, provide a discussion of potential thermal impacts to downstream water bodies/wetlands resulting from discharge from those ponds.
- h) Discuss the maintenance plan for ensuring stormwater practices are properly maintained in the future.
- i) Confirmation that existing drainage patterns will not be modified as a result of the development.

- j) An analysis shall be performed on the existing dam located within the wetland in the northeast corner of the property along Upper Hook Road. The dam's condition, hydraulic capacity and ability to convey the additional volume and/or rate of runoff generated by the proposed development shall be assessed.
- k) Baseline testing of groundwater via a test well.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) Preparation of a Sediment and Erosion Control Plan.
- b) Preparation of a Stormwater Pollution Prevention Plan (SWPPP) complying with the requirements of the Town of Bedford, NYSDEC and NYCDEP.
- c) Possible improvements to Upper Hook Road and any related stormwater conveyance systems.
- d) Groundwater monitoring/restoration program, if required.
- e) Measures to protect any identified interdependent wetland areas.

E. Vegetation

1. Existing Conditions

- a) Floral inventory shall be determined by field verification. Flora surveys should be done at various points in the growing season running from May to September to reflect various species development. A comprehensive list of species should be presented along with the survey dates, duration of surveys and qualifications of botanist/ecologist conducting the surveys. The potential for rare, endangered and threatened species should be addressed including those on the NYS Rare plant list and New York Natural Heritage Program (NYNHP) list. Generic determinations of woodland and vegetation age, condition and successional stage shall be provided to characterize the ecology of the vegetative communities, characterized by community type through the utilization the NYNHP Ecological Community descriptions as a standard for consistency. These community types shall be identified on a graphic exhibit within the DEIS entitled "Vegetative Community Map".

- b) Landmark trees as defined on a list of trees enunciated and established by the Bedford Town Board shall be identified. Any tree 8 inches and over d.b.h. shall be identified and located on the "Vegetative Community Map", where these may be affected by the proposed development.

2. Potential Impacts

- a) The impact of the proposed action on the site's vegetative communities versus existing conditions shall be graphically shown. The significance of the loss, if any, to vegetative communities or trees defined as "landmark trees" shall be presented in quantitative terms, with a development overlay on the "Vegetative Community Map".
- b) The ecological effects of vegetative loss shall be discussed qualitatively.
- c) Discuss the impacts on interconnected habitat regimes. The habitat value of each vegetative community should be addressed.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) The preparation of a Landscape Plan in appropriate areas of proposed site disturbance.  
  
Integrated into the Landscape Plan may include areas of "Ecoscaping" which would define the portions of the site to be re-vegetated with native species, aimed at replacing or compensating for losses, if required.
- b) Mitigation for the impact on significant trees shall be provided.
- c) A plan for site disturbance limits for each lot shall be presented and a discussion provided pertaining to the possibility of making such disturbance limit lines permanent with clear notes on the file map indicating those limits.
- d) In wetland areas, the Wetlands Commission's tree replacement policy will be addressed.

F. Wildlife

1. Existing Conditions

- a) Faunal inventory, including mammals, birds (breeding and migratory species), reptiles/amphibians and invertebrates, shall be determined by field verification. This section shall include discussions of the presence on-site (or potential for on-site presence) of the Indiana bat, northern long ear bat, eastern worm snake and any other potentially Endangered, Threatened or Special Concern species. Discussion shall include identification of the time at which the surveys were made.
- b) Generic determinations of relative population density and distribution shall be provided to characterize the wildlife ecology of each of the vegetative communities identified above in Section E.
- c) Areas of potential wildlife transit through the site linking green space on adjacent lands shall be identified and mapped on the "Vegetation Community Map" or on a separate map.
- d) Habitat analysis for wildlife should include any significant habitat interconnections, including any potential vernal pools.

2. Potential Impacts

- a) The qualitative effect of development on groupings of species shall be discussed to reveal generically which elements of the fauna are more or less disturbance sensitive.
- b) The ecological "chain-reaction" effects of vegetative loss including forest fragmentation shall be reviewed qualitatively to provide an analysis of the potential for loss of cover and food resources.
- c) Impact of the proposal on the displacement of wildlife, including the impact on surrounding neighborhoods.
- d) The impacts on the white tailed deer population should be discussed with regard to increased vehicle interactions, habitat loss, and increased nuisance activities on adjoining properties.
- e) Discuss whether the property is part of a larger wildlife corridor.
- f) Discuss the impact of fencing and/or other walls in wildlife corridors.
- g) Discuss the impact of the proposed development on any identified vernal pools.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) Landscape Plan: integrated into the Landscape Plan shall be area of "Ecoscaping" , if appropriate, which would define the portions of the site to be re-vegetated with native species, aimed at replacing or compensating for potential wildlife losses or displacement identified by the DEIS.

IV. IMPACT ISSUES - THE HUMAN ENVIRONMENT

A. Planning and Zoning

1. Existing Conditions

- a) Description of applicable land use plans and regulations (i.e., Town Zoning Ordinance, Town Subdivision Regulations, Town Comprehensive Plan) for the site and surrounding area.
- b) Describe existing (and any pending) development in the area.

2. Potential Impacts

- a) An analysis of the proposed subdivision's consistency with established land use regulations and articulated land use policies and ordinances. Specific discussion of the project's conformance to the Town's Affordable Housing Ordinance shall be included.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be evaluated.

B. Community Services

1. Existing Conditions

- a) Police protection.
- b) Fire protection.
- c) Ambulance service.
- d) Solid waste disposal.

- e) Upper Hook Road, including:
  - 1) The public's current use of Upper Hook Road for recreation such as walking and jogging.
  - 2) The School District's current use of Upper Hook Road for school buses.

2. Potential Impacts

- a) Potential impacts (adverse and beneficial) on the Town's community services resulting from the proposed development shall be discussed.
- b) An analysis of the proposed development's proximity to and impact on the capacity of existing services. There shall be an assessment of the capability of Upper Hook Road to convey school buses with regard to road geometry, weight limit restrictions, sight distance and general road condition (e.g. gravel surface).
- c) Discussion of water resources available for firefighting.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) Discussion of the proposed benefits to the Town of the proposal including financial contributions to the Town's recreation program and increased tax revenues for the Town.
- b) Discussion of the provision of potential additional water sources, such as an underground water storage tank.
- c) Discussion of additional mitigation measures outlined by the Fire Department.

C. Socio-Economic Conditions

1. Existing Conditions

- a) Current tax base and property value.

2. Potential Impacts

- a) Cost of community services provided to the development, including direct cost to taxpayers.
- b) Discussion of the post-development property values and associated tax value/benefit to the Town of Bedford and the School District.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be evaluated.

D. Construction Impacts

1. Existing Conditions

- a) Upper Hook Road, including an assessment of the capability of the road to convey construction vehicles, school buses, delivery vehicles, etc. with regard to road geometry, weight limit restrictions, sight distance and general road condition (e.g. gravel surface).

2. Potential Impacts

- a) Noise: Describe the impacts from temporary construction noise as it relates to potential rock blasting/rock hammering and tree cutting.
- b) Dust.
- c) Traffic: Discuss whether a balance between cut and fill has been achieved and quantify truck trips required to remove or import material, as applicable. Discuss whether Upper Hook Road can support the weight and volume of predicted construction traffic.
- d) Security.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) Limiting construction work hours, such as refraining from significant noise-producing activities on the weekends, notwithstanding what the local law may allow.
- b) Proper maintenance and noise control, including mufflers and calibration

of alarms for construction equipment.

- c) Dust control.
- d) Traffic flaggers.
- e) Security measures.
- f) Mitigation of impacts from construction vehicles utilizing Upper Hook Road during construction.

E. Aesthetic Resources

1. Existing Conditions

- a) Describe the existing community character of the specific area around the development and generally with respect to the Town of Bedford.

2. Potential Impacts

- a) Light: Describe the impacts from the proposed residential dwellings potentially creating a sky-glow effect brighter than that of the existing condition.
- b) Visual: Describe the potential visual impacts of the development from publically accessible vantage points. The discussion should include both potential seasonal and year-round views into the site. Specific discussion shall include the potential visual impact of the proposed subdivision's entrance and its impact to those traveling/walking on Upper Hook Road. The discussion shall include existing community character, the Comprehensive Plan's reference to Upper Hook Road being a fragile/scenic roadway and the impacts the development will have on that resource. The discussion shall include the potential impacts on internal views from Lots 4, 5 and 8.

Describe the potential impacts to the existing stone walls within the property.

- c) Open Space and Recreation: Describe the potential impacts to the existing Bedford Riding Lanes Association (BRLA) trails located within the site. Discussions shall include possible re-routing of the trails, elimination of trail sections and potential liability issues associated with

continuing to allow trail use within privately-owned properties.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be evaluated.

F. Cultural Resources

1. Existing Conditions

- a) Provide the results of the Phase 1A and Phase 1B archeological surveys completed for the site.
- b) Discussion with the Historic Preservation Commission of whether there is any local historic significance to the buildings in the area of disturbance.

2. Potential Impacts

- a) Describe potential impacts on historic or archaeological resources on the site, in particular with regard to the glacial erratic found on proposed Lot 3.
- b) Archaeological Site 1's location in Lot 3's area of disturbance.
- c) Archaeological Site 2's potential location in an area of disturbance if any change in site plan occurs.

3. Mitigation Measures

Mitigation measures to address identified impacts shall be described, including, but not limited to:

- a) The findings from Phase 1A and Phase 1B and mitigation measures required to protect historic or archaeological resources.
- b) A Phase 2 Intensive Archaeological Study of Site 1 has been recommended by Dr. Wiegand, and possible protections and/or a Phase 3 might be required depending upon the results of the Phase 2 study.
- c) The part of Archaeological Site 2 that is located just outside of the Area of Potential Effect (APE) shall be mapped. If plans change that locate Site 2 within the APE, then a Phase 2 study shall be done for Site 2. If plans do not change, discuss protection of Site 2 pending future

development.

G. Alternatives

A description and evaluation of the range of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. The description and evaluation of each alternative shall be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.

The following alternatives to the proposed action are to be evaluated in terms of the impact issues listed above. If a particular alternative analysis can be most effectively described in a graphic comparison format (i.e., charts, tables, etc.), the narrative discussion shall merely summarize the information presented graphically.

1. No action.
2. Alternative Access Locations, to be discussed with sufficient detail to be quantitatively and qualitatively compared to the preferred plan with regard to the above listed potential impacts.
  - a) Alternative, sole access to the proposed development from Birch Drive shall be evaluated. This alternative would eliminate access to the site from Upper Hook Road.
  - b) Alternative, sole access to the proposed development from Route 121 shall be discussed.
  - c) Alternative, sole access to the proposed development further east on Upper Hook Road shall be discussed.
  - d) Alternative, sole access to the proposed development from other adjoining properties shall be discussed.
  - e) The study of combining two or more of the above alternatives for multiple access locations shall be analyzed..
3. Discuss the feasibility of an alternative configuration of Lots 9 and 10 that would avoid the wetland impacts of the current proposed location of the driveways for Lots 9 and 10.
4. Discuss an alternative subdivision layout which addresses the requirements of the Town's Affordable Housing legislation.

V. **MISCELLANEOUS**

A. Adverse Environmental Effects that Cannot be Avoided if the Project is Implemented.

Adverse environmental impacts expected to occur if the proposed action is implemented regardless of the mitigation measures considered.

B. Irreversible and Irrecoverable Commitment of Resources

Those natural and human resources that will be consumed, converted or made unavailable for future use if the proposed action is implemented shall be identified.

C. Growth Inducing Impacts

1. Future growth potential.
2. Impact upon local roadways, future commercial and residential development.

D. Effects on the Use and Conservation of Energy Resources

This discussion shall include a demonstration that the development will satisfy electric generating capacity needs or other electric systems needs in a manner reasonably consistent with the most recent state energy plan.

E. Appendices

1. All SEQR documentation, the Positive Declaration and DEIS Scoping Outline.
2. Copies of all official correspondence related to issues discussed in the DEIS.
3. Copies of all technical studies and other pertinent documents in their entirety.

Involved Agencies

Deirdre Courtney-Batson, Chair ·  
Town of Bedford Planning Board  
425 Cherry Street  
Bedford Hills, NY 10507

Andrew Messinger  
Town of Bedford  
Wetlands Control Commission  
425 Cherry Street  
Bedford Hills, NY 10507

Dr. Sherlita Amler,  
Commissioner  
Westchester County  
Department of Health  
25 Moore Avenue  
Mount Kisco, NY 10549

Cynthia Garcia, SEQRA Coordination  
Section New York City  
Department of Environmental Protection  
Bureau of Water Supply  
Suite 350  
465 Columbus Avenue  
Valhalla, NY 10595

Environmental Permits  
New York State  
Department of Environmental Conservation  
21 South Putt Comers Road  
New Paltz, NY 12561

Attn: NANOP-R  
U.S. Army Corps of Engineers  
26 Federal Plaza  
New York, NY 10278

Interested Parties

Environmental Notice Bulletin  
c/o New York State  
Department of Environmental Conservation  
50 Wolfe Road  
Albany, NY 12233

Christopher Burdick, Supervisor  
Town of Bedford  
321 Bedford Road  
Bedford Hills, NY 10507

Joel Sachs, Esq., Town Attorney for  
Town of Bedford  
Keane & Beane, P.C.  
445 Hamilton Avenue  
Suite 1500  
White Plains, NY 10601

J. Jeffrey Osterman, Director of  
Planning Town of Bedford Planning  
Department 425 Cherry Street  
Bedford Hills, NY 10507

Town of Bedford Conservation Board  
425 Cherry Street  
Bedford Hills, NY 10507

John Stockbridge, Acting Chairman  
Bedford Historic District Review  
Committee 321 Bedford Road  
Bedford Hills, NY 10507

Bedford Village Free Library  
Village Green  
Bedford, New York 10506

Bedford Village Fire District  
Village Green  
Bedford, New York 10506

Interested Parties (cont'd)

Edward Burroughs, Commissioner  
Westchester County  
Department of Planning  
148 Martine Avenue, Room 414  
White Plains, NY 10601

Hahn Engineering  
Putnam Business Park  
1689 Route 22  
Brewster, NY 10509

New York State  
Office of Parks, Recreation and  
Historic Preservation  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

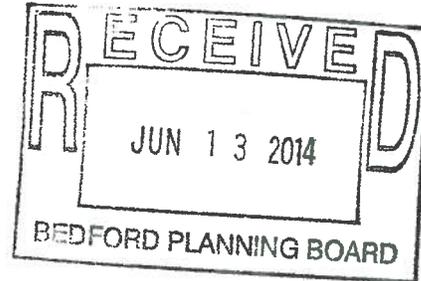
New York State  
Department of Environmental Conservation  
New York Natural Heritage Program  
625 Broadway, 5th  
Floor Albany, NY 12233

06192014 America Capital Scoping Document MF

**VIA HAND DELIVERED**

June 13, 2014

Planning Board  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507



Attn. Ms. Deirdre Courtney-Batson  
Planning Board Chair

**RE:** ***Bedford Golf and Tennis Club***  
***535 Cantitoe Street***  
***Preliminary Site Plan Application for Wash Load Building***  
***Section 73.18, Block1, Lot 1***

Dear Chairman Courtney-Batson and Members of the Planning Board:

On behalf of our client, Bedgolten Corporation (dba Bedford Golf and Tennis Club), we are submitting three (3) full-size sets and seven (7) reduced-size sets (unless otherwise noted) of the following materials prepared by Kellard Sessions Consulting, P.C., dated June 13, 2014, in connection with the referenced matter:

- Preliminary Site Plan Package for Bedford Golf and Tennis Club Proposed Wash Load Building consisting of the following:
  - Cover Sheet
  - Sheet 1/3 Overall Existing Conditions Plan
  - Sheet 2/3 Grading & Utility Plan
  - Sheet 3/3 Details & Notes
- Stormwater Pollution Prevention Plan Report for Bedford Golf and Tennis Club New Wash Load Building, prepared by Kellard Sessions Consulting, P.C., dated June, 2014 (submitted under separate cover to Hahn Engineering)
- Preliminary Site Plan Application
- Environmental Clearance Form

Ms. Deirdre Courtney-Batson

June 13, 2013

Page 2

- Short Environmental Assessment Form
- Fee - \$500.00
- Bedgolten Corporation authorization letter dated June 5, 2014
- Bedford Golf and Tennis Club authorization letter dated June 5, 2014
- Carbtrol Corporation Advanced Washwater Recycle Systems Literature
- Description of Bedford Golf and Tennis Club - New Wash Load Building, prepared by Lothrop Associates LLP Architects, dated June 10, 2014, which describes the conceptual long-range facilities plan contemplated by the Club
- Architectural Sketches, prepared by Lothrop Associates LLP Architects, dated (last revised) June 10, 2014
  - Sheet A-101 "Construction and Roof Plans"
  - Sheet A-201-A "Exterior Elevations and Building Section"
- Site Plans, prepared by Lothrop Associates LLP Architects, dated November 21, 2013
  - Existing Site Plan
  - New Site Plan

#### **WASH LOAD BUILDING NARRATIVE**

Bedford Golf and Tennis Club is seeking to install a "wash load building" to safely store the required chemicals and fertilizers, provide a mixing and loading facility for spray operations, and provide a fueling and wash area for turf maintenance equipment. Although present operations meet all New York State Department of Environmental Conservation (NYSDEC) and Westchester County Department of Health (WCDOH) requirements, this new state-of-the-art facility represents the latest technology available to both protect the environmental and reduce the amount of water used at the Club.

Ms. Deirdre Courtney-Batson

June 13, 2013

Page 3

One of the primary features of this system is the use of a carbon filtration system which recycles the wash water used to wash equipment. The system is a closed loop system which enables the Club to use significantly less water and safely contain any pollutants found in the clippings or on the machine. Clippings are blown off with an air gun and collected. Any clippings not being removed by the air gun are collected in a filter basket in the system. Clippings from both the wash system and the air gun system are reapplied to the rough areas of the golf course and used as a fertilizer along with the other clippings collected during mowing operations.

In addition to the clippings being collected, any oils, grease or fuel washed off of the equipment are trapped in the sand filtration and carbon absorption portion of the system. This enables the water to be reused for washing as necessary. This is also where the equipment is refueled so any spills will be completely contained in the system.

A second attribute this building will have is the Plant Star chemical mix/load and recapture system. This allows the sprayers to be filled with the chemicals and water already mixed and negates the need for rinsing the sprayers. Currently, the only acceptable way to clean the sprayers (as recommended by the NYSDEC) is to fill halfway with clean water and spray the rinsate out. This must be done two times which results in wasted time, fuel and additional discharge. The Plant Star system allows the Club to rinse the sprayers and store the rinsate to be used for the next chemical application.

Another advantage of this system is the ability for the Club to maintain all of the chemicals and fertilizers in a separate and secure building. All pesticides are currently stored in two locked, bermed buildings, as required by law. Presently, the Club stores its fertilizers in a bermed building, but they are stored with equipment. Keeping all of the chemicals, fertilizers and fuel in one specific secure location will enable the Club to develop an emergency response plan with the Fire Department, which will protect the Club's assets, as well as the environment.

Bedford Golf and Tennis Club recognizes the importance of minimizing the risks to the environment, as well as reducing the amount of water it uses. This state-of-the-art wash load building will help ensure that the Club is better able to accomplish these goals.

Ms. Deirdre Courtney-Batson

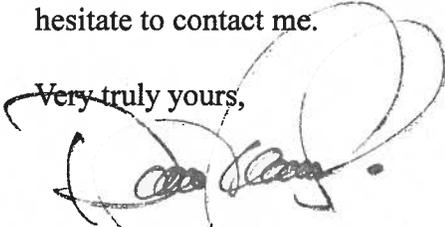
June 13, 2014

Page 4

We are respectfully requesting that this item be added to your June 24, 2014 meeting agenda for review of the preliminary site plan and application materials.

Should you have any questions or require additional copies of the submitted materials, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Sessions", is written over the closing "Very truly yours,". The signature is fluid and cursive, with a large loop at the end.

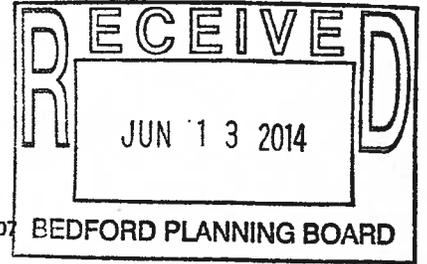
David Sessions, RLA, AICP  
Kellard Sessions Consulting, P.C.

DS/pg

Enclosures

cc: Robert Nielsen, Jr., Bedford Golf and Tennis Club w/Enc.  
George Rosamond, FCSI, CCS, AIA, LEED AP w/Enc.  
Frank Annunziata, P.E., Hahn Engineering w/Enc.

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



PRELIMINARY SITE PLAN APPLICATION

Submit to: Town of Bedford Planning Board, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Bedgolten Corporation  
Name of owner: dba Bedford Golf and Tennis Club Phone: 234-3779  
Address: 535 Cantitoe Street, Bedford, NY 10506

SIGNATURE OF OWNER: [Signature] Date: June 13, 2014

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Interest of applicant: \_\_\_\_\_

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Kellard Sessions Consulting, P.C. Phone: 273-2323  
Address: 500 Main Street, Armonk, NY 10504

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 73.18 Block: 1 Lot(s): 1 Area: 143.6 acres  
Zoning District: R-4A Proposed Use: Golf course wash load building  
Number of parking spaces required by the Bedford Town Code: N/A

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of \_\_\_\_\_ sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- c. Fee in amount of \$500, plus \$25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

(See reverse side of this form for information required with this application)

## DATA REQUIRED WITH THIS APPLICATION

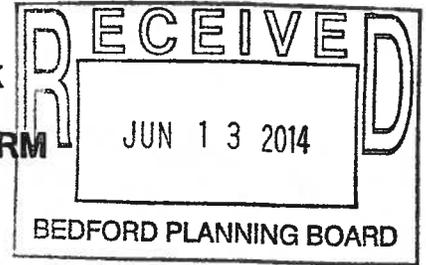
All of the following information shall be indicated shall be indicated on the preliminary site plan drawn at a scale of not less than one (1) inch equals 30 feet:

- a. Title of development, date, north point, scale, name and address of owner of record and applicant, if other than owner; and of engineer, architect, landscape architect or surveyor preparing the plan.
- b. Area and boundaries of the subject property, section and lot numbers of the subject property, adjacent and existing zoning and special district boundaries, building or setback lines as required by the Code, lines of existing streets and adjoining lots as shown on the Town's Official Tax Maps, and reservations, easements, and other areas dedicated to public or special use.
- c. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- d. Outline and elevations of the pavement of abutting streets, and of proposed means of vehicular access to and from the site.
- e. Locations of existing wetlands, watercourse, storm drains, and utility facilities, and proposed modifications or additions thereto.
- f. The proposed use or uses of land and buildings, existing and proposed, and location and finished floor levels of all buildings.
- g. Number of proposed parking and loading spaces, and location and elevation of these areas. (See Article X, Section 125-102)
- h. Location and layout of proposed recreation areas, where proposed.
- i. General plan for buffer screening and other site landscaping.
- j. General plan showing staged development, if intended.

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: Bedgolten Corporation, dba Bedford Golf and Tennis Club  
Address: 535 Cantitoe Street, Bedford, NY 10506 Phone: 234-3779

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Bedford Golf and Tennis Club
- b. Roads which site abuts NYS Route 22
- c. Bedford tax map designation: Section: 73.18 Block 1 Lot(s) 1
- d. Total site area 143.6 acres
- e. Does the applicant have a whole or partial interest in lands adjoining this site? No

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action Construction of a wash load building and re-configuration of existing pavement/parking area at an existing maintenance area.
- b. Relationship to other actions:
  - 1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: None
  - 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: None
  - 3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: None

All such actions must be reviewed in conjunction with the action proposed.

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- Type I.** An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action.** No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action.** Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

[Signature]  
Signature of Applicant

June 13, 2014  
Date

**TOWN OF BEDFORD  
ENVIRONMENTAL CLEARANCE FORM**  
(This side only for Official Use Only)

**1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:**

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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Town Agency

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Agency Signature

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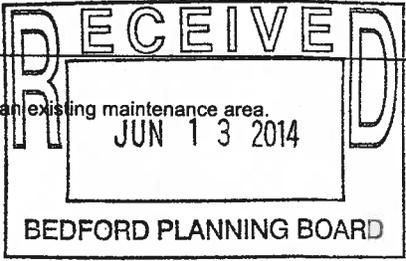
Date

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

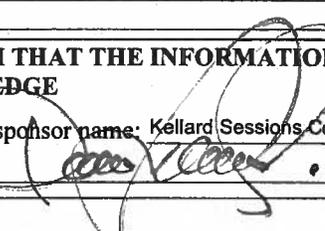
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Bedford Golf and Tennis Club Wash Load Building			
Project Location (describe, and attach a location map): 535 Cantitoe Street, Bedford, New York			
Brief Description of Proposed Action: Construction of a wash load building and re-configuration of existing pavement/parking area at an existing maintenance area.			
			
Name of Applicant or Sponsor: Bedgolten Corporation, dba Bedford Golf & Tennis Club		Telephone: 234-3779	
		E-Mail: mbgtc@optonline.net	
Address: 535 Cantitoe Street (Section 73.18, Block 1, Lot 1)			
City/PO: Bedford		State: NY	Zip Code: 10506
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC - Filing of a N.O.I. and SWPPP for disturbance to less than 1-acre			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ * acres	
b. Total acreage to be physically disturbed?		_____ +/-0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 143.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>golf course</u>			
<input type="checkbox"/> Parkland			

\*The existing maintenance area is approximately 1.4 acres. The entire site consists of 143.6 acres.



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Kellard Sessions Consulting, P.C. (Agent)		Date: June 13, 2014
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

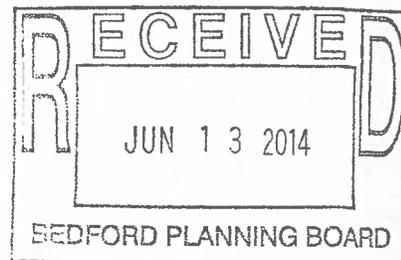
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- Part 1 / Question 7 [Critical Environmental Area] Yes
- Part 1 / Question 7 [Critical Environmental Area - Identify] Name:Geographic Area Overlaying Aquifer, Reason:Exceptional or unique character, Agency:Bedford, Town of, Date:11-3-84
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes- Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered] No
- Part 1 / Question 16 [100 Year Flood Plain] Yes
- Part 1 / Question 20 [Remediation Site] Yes





# BEDFORD GOLF AND TENNIS CLUB

June 5, 2014

To Whom It May Concern,

Robert J Nielsen, Jr. Is authorized to represent the Bedgolten Corp in all matters relating to the construction of the Wash-load station. This includes, but is not limited to:

Bedford Planning Board meetings

Bedford ZBA meetings

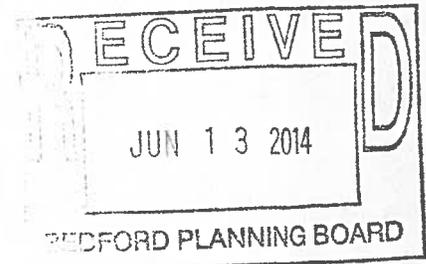
Any issues involving the Westchester County Department of Health

All matters related to the Town of Bedford Building Department

Sincerely,

Ralph Fletcher

President





# BEDFORD GOLF AND TENNIS CLUB

June 5, 2014

To Whom It May Concern,

Robert J Nielsen, Jr. Is authorized to represent the Bedford Golf and Tennis Club in all matters relating to the construction of the Wash-load station. This includes, but is not limited to:

Bedford Planning Board meetings

Bedford ZBA meetings

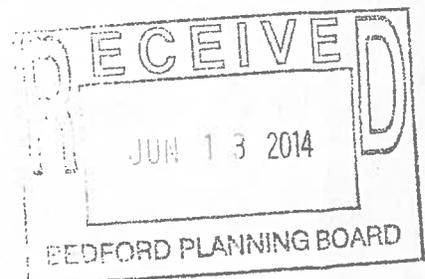
Any issues involving the Westchester County Department of Health

All matters related to the Town of Bedford Building Department

Sincerely,

Sherman Durfee

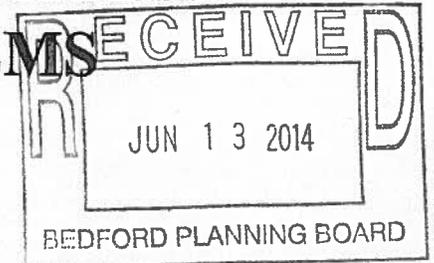
President



# CARBOTROL

## ADVANCED WASHWATER RECYCLE SYSTEMS

(MODELS GCW-3 GCW-4)

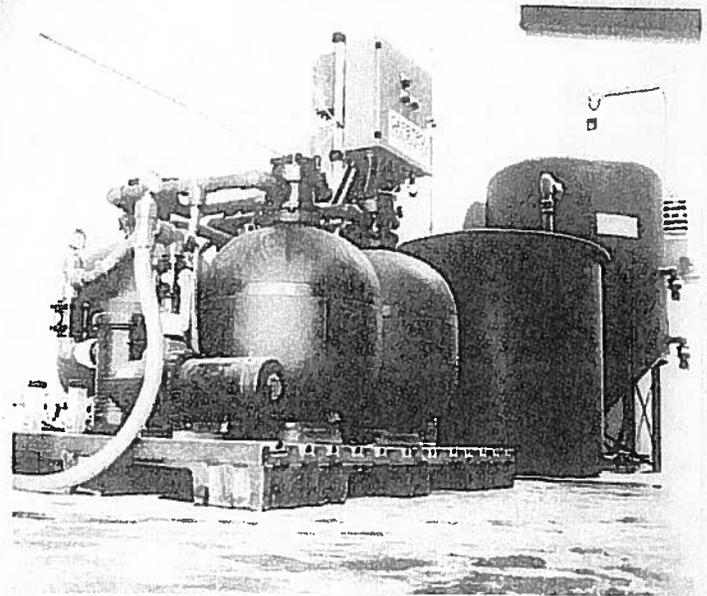


*Engineered systems provide:*

- \* Best Available Technology*
- \* Closed Loop Recycling*
- \* High Reliability and Low Maintenance*

*Typical Applications:*

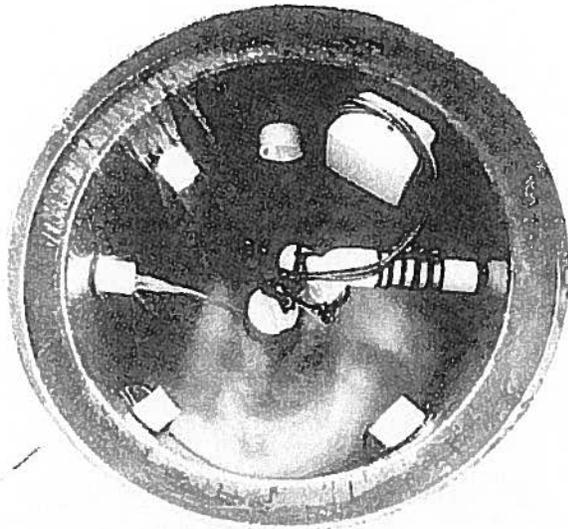
- \* Golf Course Maintenance*
- \* Vehicle Washing*
- \* Equipment Cleaning*



**Carbtrol Corporation**  
955 Connecticut Ave., Suite 5202  
Bridgeport, CT 06607  
800.242.1150 - [www.carbtrol.com](http://www.carbtrol.com)

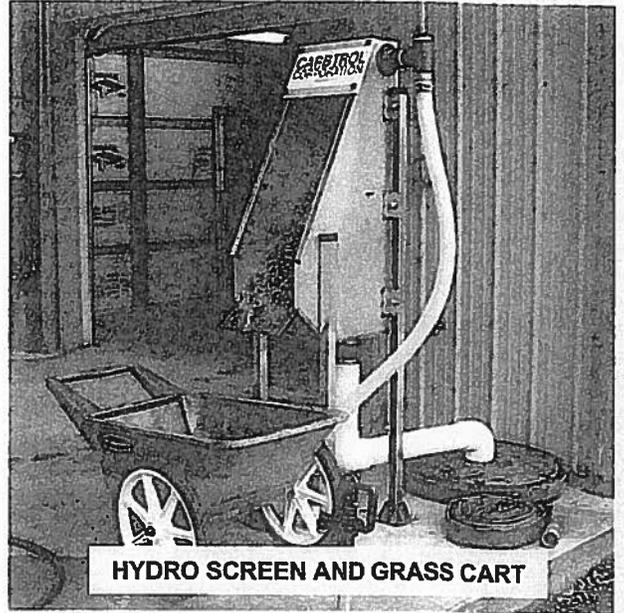
# CARBTROL

## ADVANCED WASHWATER RECYCLE SYSTEM



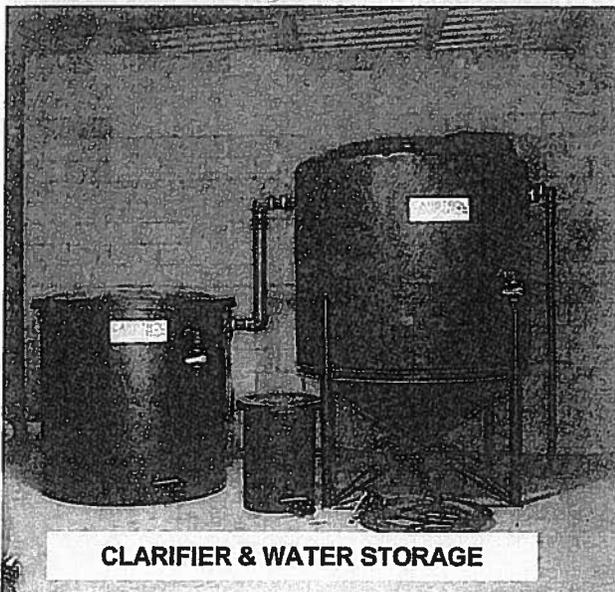
**PRIMARY COLLECTION SUMP**

Dirty wash water collects in the primary sump. At water high level, the pump engages. During pumping, the water is vigorously agitated to ensure that grass, and dirt, do not accumulate in the sump.



**HYDRO SCREEN AND GRASS CART**

Dirty water is pumped from primary sump to the solids separation screen. Grass and dirt are filtered by the screen and collected in a grass cart. Filtered water passes through the screen and flows into a transfer sump.



**CLARIFIER & WATER STORAGE**

Screened wash water is pumped from transfer sump to the clarifier where additional solids are removed by quiescent settling. The clarified water then flows to a storage tank, prior to final treatment and reuse.



**TREATMENT AND RECYCLE PACKAGE**

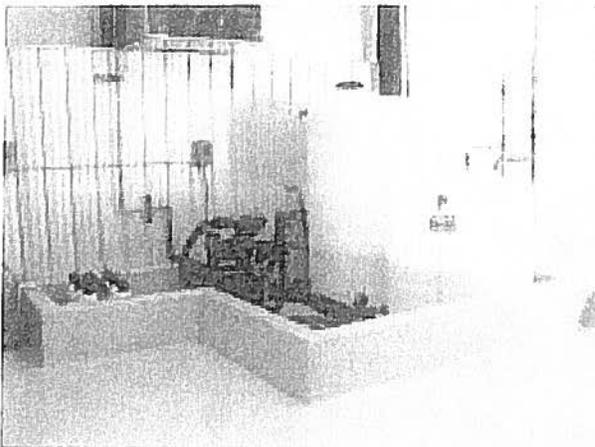
Clarified washwater is pumped to the treatment system which includes sand filtration and activated carbon adsorption. Oxidation using ozone and hydrogen peroxide provides final polishing. Water is available on demand.



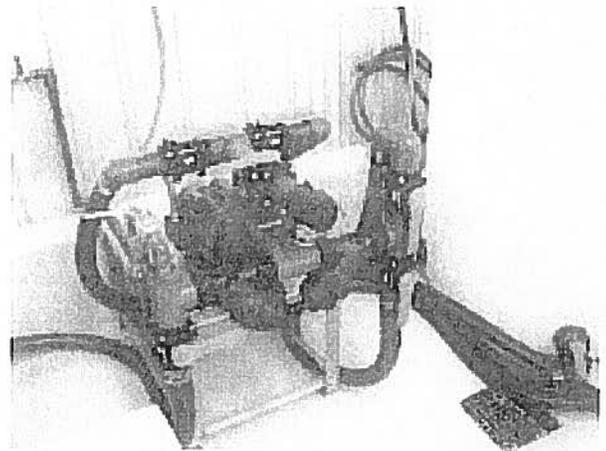
# PlantStar

## Chemical Mix/Load and Recapture Systems

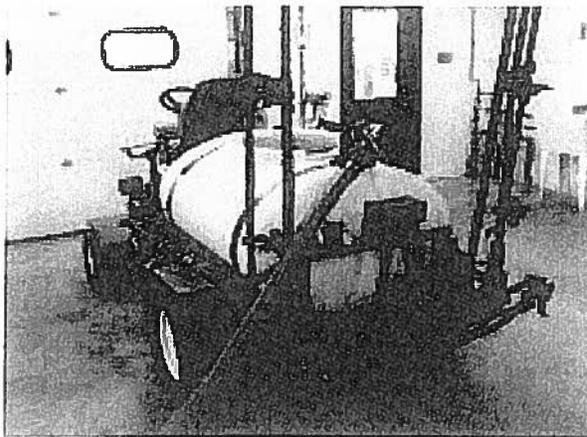
PlantStar mix / load and recapture systems speed turf chemical processing, allow recovery/reuse or treatment of spills, and minimize personnel chemical exposure. Investment costs for most mix and load packages pay back in one to two years in reduced turf chemical labor costs.



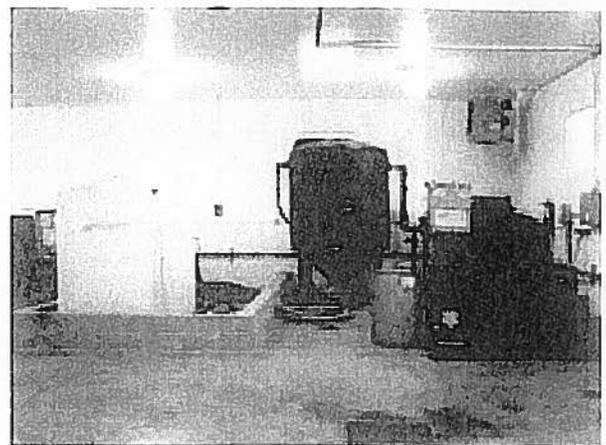
360 gallon open top mix tank with jet agitation and 550 gallon storage tank for rinsate or second mix tank



High volume, heavy duty FlowMax pump provides unparalleled mixing and agitation.



High volume transfer line and sprayer connections allow fast, spill free fill rates of 100 GPM or greater.



System can be integrated with the Carbtrol wash water recycle system or installed as a stand-alone unit

# PLANTSTAR

## Chemical Mixing and Recapture System

**Overview:** The PlantStar Chemical Mixing & Recapture System combines the finest components of our chemical handling and couples them with a custom installation to easily mix and contain pesticides, herbicides and soluble fertilizer materials in a closed loop system. This system allows the operator to blend, agitate and pump any chemical solution directly into a sprayer or storage tank with no exposure to the chemicals.

The recapture system also allows for sprayer tanks to be pumped out, washed, drained and the rinsate material collected out of a floor sump and stored for later use in a storage tank. Two additional sumps in the containment area and chemical storage area ensure the total recapture and containment of any spills.

### Components:

Liquid Storage: (All tanks have full recirculating ability and jet agitation)

- 1 360 gallon open top mix tank with jet agitation.
- 1 550 gallon upright storage tank for stock solutions and/or rinsate material

Pumps: 1 PlantStar-FloMax chemical/fertilizer heavy duty transfer pump with stainless steel impellor and wear plate

Controls: (All controls are installed and mounted in a NEMA 4X enclosure)  
1 3 HP, single phase or three phase electric motor with push button electrical starter

Accessories: 1 Heavy gauge, stainless steel mounting table for pump.  
Custom discharge system for loading/filling of sprayer equipment  
PVC 80 and polypropylene 2" components manifolded to both tanks' intake and discharge.  
Metal sump grate frames  
All technical drawings to ensure proper drainage and secondary containment

### Features:

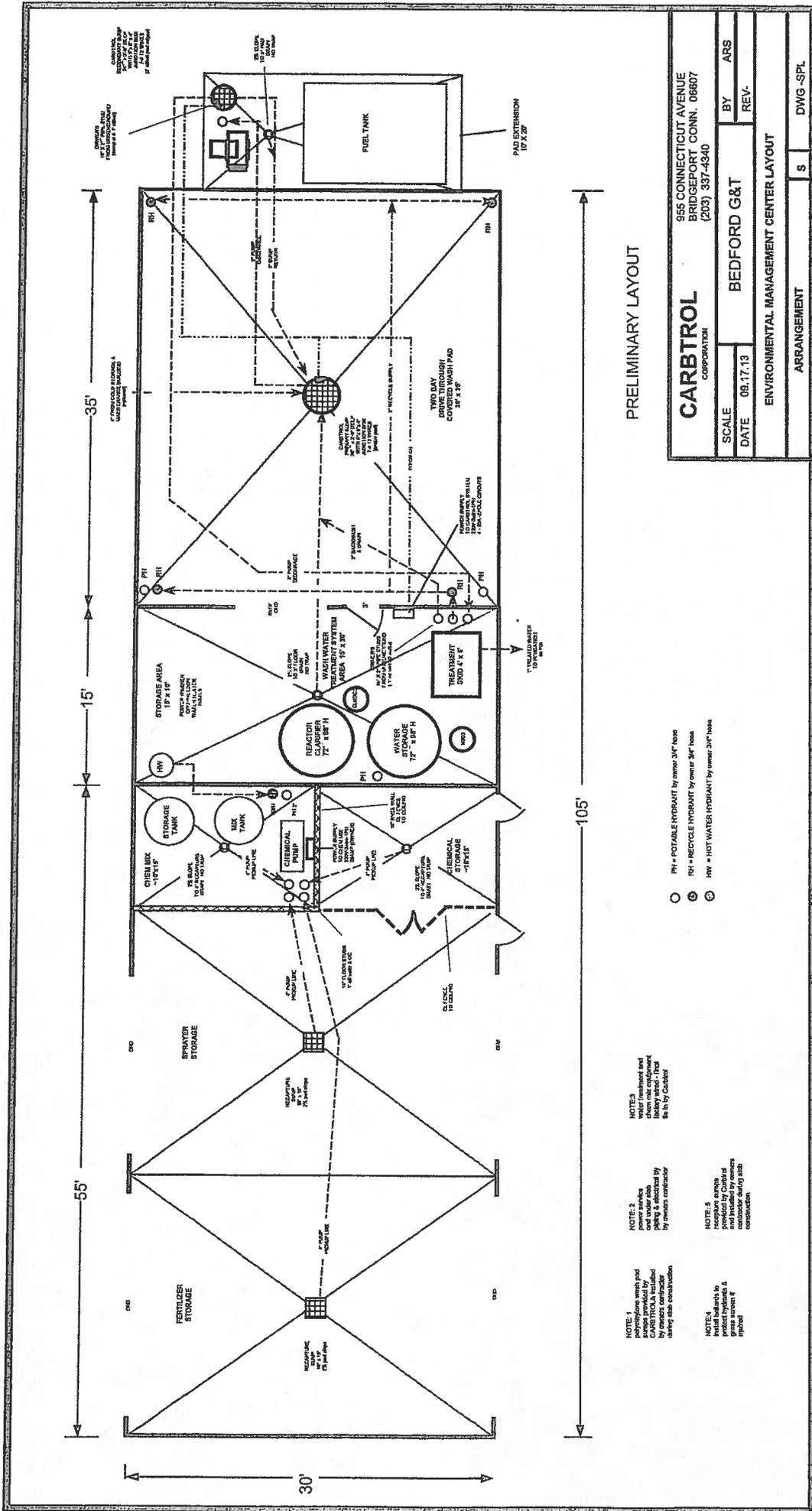
- 1 Transfer pump allows for close loop recirculation and agitation. Full transfer capabilities from any tank to any other.
- 2 Transfer pump link to containment sump allows for total recapture and reuse of any spills or rinsate within one of three containment areas.
- 3 Jet agitation in Mix Tank provides the capability to dissolve and fully mix chemical products with water.
- 4 Chemicals can be put in solution in Mix Tank then discharged using transfer pump into Storage tank or spray equipment.
- 5 Two tanks allow for storage of stock solutions and more versatile blending.
- 6 Water injection allows for full back wash capabilities in all lines supply and return.
- 7 All discharge connections are quick connect cam locks.

Options: Additional Storage and/or mix tanks.  
Wash down storage tank with sump transfer hook up.  
Potable water and Hot water injection for improved mixing and blending.  
Floor grate covers and custom filtration baskets

Requirements: Concrete floor system with containment wall and sloping floor to sump pit.  
Underground pipe connecting sump drains to pump intake.  
Water supply with back flow prevention equipment.

Installation Time: Two days (includes hands-on training)

Warranty: System includes a one year parts and labor warranty



PRELIMINARY LAYOUT

<b>CARBOTROL</b> CORPORATION 955 CONNECTICUT AVENUE BRIDGEPORT CONN. 06807 (203) 337-4340		BY <b>ARS</b>
SCALE 08.17.13	BEDFORD G&T	REV.
ENVIRONMENTAL MANAGEMENT CENTER LAYOUT		
ARRANGEMENT		S
DWG - SPL		

- PH = POTABLE HYDRANT by owner 3/4" hose
- ⊙ RI = RECYCLE HYDRANT by owner 3/4" hose
- ⊙ HW = HOT WATER HYDRANT by owner 3/4" hose

NOTE 1  
 All piping and  
 equipment shall  
 be installed in  
 accordance with  
 the applicable  
 codes and  
 standards.  
 CARBOTROL & included  
 by owner contractor  
 during site construction.

NOTE 2  
 All power service  
 shall be installed  
 in accordance with  
 the applicable  
 codes and  
 standards.  
 CARBOTROL & included  
 by owner contractor  
 during site construction.

NOTE 3  
 All electrical  
 shall be installed  
 in accordance with  
 the applicable  
 codes and  
 standards.  
 CARBOTROL & included  
 by owner contractor  
 during site construction.

NOTE 4  
 All structural  
 steel shall be  
 installed in  
 accordance with  
 the applicable  
 codes and  
 standards.  
 CARBOTROL & included  
 by owner contractor  
 during site construction.

September 20, 2013  
Robert Nielsen  
Bedford Golf & Tennis Club

**BUDGETARY QUOTATION**

Re: **CARBETROL® Washwater Recycle System (Model # GCW-4a)**

The proposed Carbtrol system will be designed to treat and recycle golf maintenance vehicle wash water from your maintenance facility. **Four (4) recycle** wash stations are supported at a flow rate 50 GPM and 80-psi. The system offers unlimited water availability and removal of solids, hydrocarbons, and turf chemicals using EPA-recommended Best Available Technology. Pre-engineered wash pad collection and solids separation processes eliminate wash pad odors. The system uses physical/chemical treatment technology that is not subject to upset by temperature, pH, or shock loads of pesticides.

**ITEM**                      **DESCRIPTION**

**GCW-4a**                      CARBTROL® Advanced Washwater Recycle System, including the following components and services:

- *Pre engineered wash pad water and solids collection system... including sumps, submersible pump with agitation jets, level and recycle water controls.*
- *Solids separation Hydro screen and Yard-Cart*
- *Secondary sump(1) with High-pressure transfer pump... 1 1/2 HP*
- *Reactor / Clarifier(cone bottom) ... 1000 gallon*
- *Sludge dewatering tank... 30 gallon*
- *Water storage tank (cone bottom)...1000 gallon*
- *Activated carbon filters (2)*
- *High pressure wash & booster pumps(2) - 80 psi*
- *High Capacity Ozone /Peroxide advanced oxidation system.*
- *System control panel.*
- *Full integration of equipment.*
- *Containment pad and utility drawings including contractor interfacing.*
- *System installation, start up and training.*

**TOTAL SYSTEM PRICE:**

TERMS: 20% engineering, 20% prior to production, 55% on shipment; 5% balance Net 30 Days  
FOB: Bridgeport, CT Freight & Handling Prepaid & Added. **State Sales Tax not included.**  
SHIPMENT: 8-12 weeks based on current backlog and subject to confirmation at time of order.  
QUOTATION VALID FOR SIXTY DAYS

Accepted By: \_\_\_\_\_  
Date: \_\_\_\_\_

September 20, 2013

Robert Nielsen  
Bedford Golf & Tennis Club

**BUDGETARY QUOTATION**

**Re: PlantStar Chemical Mix and Recapture System (Model # PS-CM-1)**

The proposed PlantStar Chemical Mix & Recapture System is designed to provide controlled chemical formulation and mixing, and to facilitate closed-loop load handling of pesticides, herbicides, and soluble fertilizer materials. The system minimizes worker exposure and provides for rapid loading of motorized sprayers through the use of quick connect transfer hoses.

**ITEM            DESCRIPTION**

**PS-CM-1**      PlantStar Chemical Mix/Load System including the following components and services:

1. 350-gallon open-top mix tank with jet agitation
2. 550-gallon upright storage tank for stock solutions and/or rinsates
3. PlantStar FloMax Wet Seal heavy-duty transfer pump - 100gpm transfer rate
4. 3 HP, single-phase or three-phase electric motor w/ push button electric starter
5. Controls: (NEMA 4X enclosure)
6. Stainless Steel Heavy metal gauge mounting table for pump
7. PVC 80 & polypropylene components manifolded to intake and discharge
8. 2" high volume transfer hoses with quick connect fittings
9. 2' rapid fill quick connections for motorized sprayer tanks
10. Spill collection sump and grate
11. Technical drawings to ensure proper drainage and secondary containment
12. Installation, startup, and training.

**TOTAL SYSTEM PRICE:**

TERMS: 20% Eng; 20% prior to shipment; 55% on shipment 5% net 30 days.

FOB: Factory.Freight and Handling Prepaid & Added. **State Sales Tax not included.**

SHIPMENT: 8-12 weeks based on current backlog and subject to confirmation at time of order.

QUOTATION VALID FOR THIRTY DAYS.

Accepted By: \_\_\_\_\_  
Date: \_\_\_\_\_

**Bedford Golf and Tennis Club- New Wash Load Building**

**June 10, 2014**

The Club has prepared a conceptual long range facilities plan with upgrades for the Clubhouse, Pro shop, summer camp activities, employee housing and maintenance facilities. Site Plans of existing conditions and planned improvements, dated November 21, 2013, are attached with facilities key numbered and described as follows:

1. Club House will be renovated to include enclosing the existing pavilion for increased year around dining, with kitchen and locker room upgrades.
2. New Pro Shop will be constructed with a view of the first tee. It will include retail space, club repair shop, indoor teaching bays and golf bag storage.
3. Pool Bar: approx. 1000 square foot addition for toilets and snack bar expansion.
4. New covered pole barn type shelter, approx. 1400 square feet, for summer camp activities.
5. Tennis/Golf & House: existing Pro Shop will be converted and expanded to provide employee housing (11 bedrooms), golf cart storage and caddy facilities.
6. New two story maintenance staff housing building with 16 bedrooms, will be provided at the existing maintenance area. The two existing staff housing residences, with 6 bedrooms, will be removed.
7. New Wash/ Load Building (this application), single story 3150 square foot drive-thru building will provide facilities for handling the fertilizer and sprayer loading and the fueling and washing of equipment. The building will recycle all fluids and will not discharge to the site. The exterior design of the building is a green metal roof with a grey split face concrete block walls with dark green metal trim. This scheme is selected to blend into the surrounding tree environment. The building will be screened from the course by the surrounding wooded area separating it from the golf fairways. The building will not be visible by the public.
8. New open bin bulk material storage shed to replace existing.
9. New Maintenance Building, approx. 9,000 square feet, for operations and storage will be constructed to replace the existing 5,400 square foot building which will be demolished.
10. Cart storage: approx. 960 square foot addition to the existing storage building to store 12 golf carts.

Site Improvements: The development of each facility will include required parking and related site improvements.



- 1. CLUB HOUSE
- 2. RESTAURANT
- 3. PRO SHOP
- 4. MEN'S HOUSING
- 5. TENNIS SHOP
- 6. POOL HOUSE
- 7. POOL STORAGE
- 8. CONCESSION STAND
- 9. TENNIS STORAGE
- 10. HOUSING
- 11. MAINTENANCE BUILDING
- 12. METAL GARAGE
- 13. STORAGE
- 14. EXISTING

BEDFORD GOLF & TENNIS CLUB  
 ROUTE 22, BEDFORD, NY  
 EXISTING SITE PLAN  
 LOTHROP ASSOCIATES LLP  
 NOVEMBER 21, 2013

RECEIVED  
 JUN 13 2014

BEDFORD PLANNING BOARD



- 1. CLUBHOUSE
- 2. PRO SHOP
- 3. PRO BAR
- 4. POLE BARN
- 5. TENNIS/GOLF/HOUSE STAFF
- 6. MAINTENANCE STAFF
- 7. WASH/LOAD AREA
- 8. MATERIAL STORAGE
- 9. MAINTENANCE BUILDING
- 10. CART STORAGE

 NEW CONSTRUCTION  
 RENOVATING  
 EXISTING

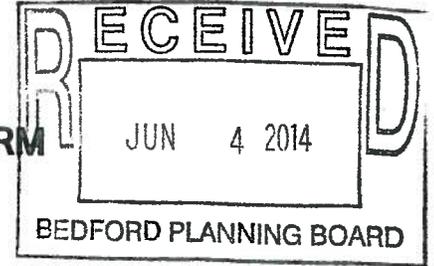
BEDFORD GOLF & TENNIS CLUB  
 ROUTE 22, BEDFORD, NY  
 NEW SITE PLAN  
 LOTHROP ASSOCIATES LLP  
 NOVEMBER 21, 2013

JUN 13 2014  
 BEDFORD PLANNING BOARD



PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM  
(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: BILL BURNS - WESTCHESTER CANDY  
Address: 5 BICKFORD LANE SOUTHGATE, NY 10590 Phone: 914-241-9290

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: BRYAN W GETTLER DBA INTERCOUNTY SUPPLY BEDFORD HILLS SUPPLY  
Address: 51 BERKSHIRE DRIVE BROOKFIELD CT Phone: 914-906-1991 (cell)  
BRYAN6@ICSNY.COM

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site 329 ADAMS ST BEDFORD HILLS NY 10507
- b. Roads which site abuts ADAMS STREET
- c. Bedford tax map designation: Section: 60.15 Block 15 / Lot (s) 1-2
- d. Total site area 140 FT X 150 FT
- e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action INSTALL 7 FT WIDE X 50 FT LONG RIGHT ANGLED SIDEWALK FOR ACCESS FROM NORTH TO EAST SIDE OF BUILDING
- b. Relationship to other actions:

- 1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: \_\_\_\_\_
- 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: \_\_\_\_\_
- 3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: \_\_\_\_\_

All such actions must be reviewed in conjunction with the action proposed.

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- Type I.** An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action.** No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action.** Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

Bryan W Gettler  
Signature of Applicant

6/4/2014  
Date

**TOWN OF BEDFORD**  
**ENVIRONMENTAL CLEARANCE FORM**  
(This side only for Official Use Only)

**1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:**

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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\_\_\_\_\_ Town Agency

\_\_\_\_\_ Agency Signature

\_\_\_\_\_ Date

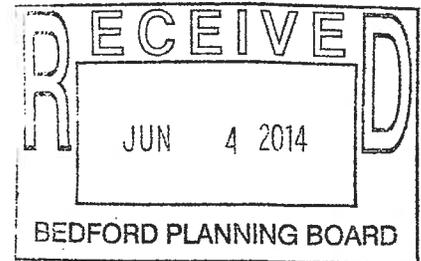
# ICS Intercounty Supply Plumbing & Heating

255 South Regent Street, Port Chester, NY 10573 DBA/Border Sales 914-939-4350  
332 Adams Street, Bedford Hills, NY 10507 DBA/Bedford Hills Supply 9914-666-9100

To: Jeffrey Osterman  
Director of Planning  
Town of Bedford

Date: June 4, 2014

Subject: Amended - Change of Use for 329 Adams Street, Bedford Hills, NY 10507



Dear Mr. Osterman,

We are currently located at 332 Adams Street operating as a Wholesale Plumbing and Heating distributor since June of 1987. Our lease at that location terminates in October of this year.

Due to the changing nature of our industry, we are seeking to downsize our current location and occupy the 329 Adams Street property across the street.

After that proposed relocation, the operation will undergo two major changes. The first will be the elimination of any deliveries to our customers from that location and the second will require all materials stocked for customer pick-up ONLY to be stored completely within the building itself. We currently have significant yard storage that will be moved to our Port Chester facility.

All of our future deliveries will be made from Port Chester exclusively and no deliveries or trucks will be assigned to the 329 Adams Street location.

The new location will, however, receive one delivery per day (very early) of replenishment material from the Port Chester branch and occasional UPS or Fed-Ex drop offs.

We also plan to have a maximum of 5 employees working there and will have them park within the facility along the western side of the parcel (plenty of space for 5 cars- No ON STREET PARKING required). The current utilization plan on file with the Town of Bedford, shows 7 parking spaces which we intend for use by our transient customers. Typically, our customers never park for more than 15 minutes or so and never more than 5 customers at one time. We believe the parking will be ample under our new 'pickup only' business plan.

We are requesting the installation of a sidewalk on the Eastern wall side of the building to gain walkway access from the front parking lot to the side overhead door. Additionally, we also want to move our existing 46ft x 26ft interior mezzanine to the 329 location. This allows us to maintain our interior layout in the new building.

In order to further modernize and create an energy efficient environment, we are planning the installation of a complete radiant floor heating system which will cut energy costs there by 70% while converting from Oil to LP Gas. Of course we will submit all the proper permits required for that installation.

We believe this move will strength our business and improve the new site and ensure the livelihood of our staff for years to come.

Thank you in advance for your consideration.

Sincerely,

Bryan W. Gettler  
Vice President

EXISTING CONDITIONS TO REMAIN

DISTURBED AREAS TO BE SEEDED  
W/ PERENNIAL RYE GRASS W/ HAY MULCH  
OVER

ONE STORY WAREHOUSE BLDG  
6900 SF

NEW 6" CONC  
SLABS  
6" DIA. PIPE

FIN. FL 108.8

MEZZANINE FL 3300 SF

CID  
TOP 107.5  
INV. 105.0

NEW 10' WALK

CAR 1  
CAR 2  
CAR 3  
CAR 4  
CAR 5

EXISTING  
DI SEE  
N/F C/U

CONC STEP

4" CONC SIDE WALK

110 FT. (10' 6")

CID  
TOP 101.5  
INV. 99.0

PLANTING

15' X 40' TRUCK  
LOADING 15'

SEPTIC AREA  
SEE PLAN BY DIPPLO  
ASPHD. FOR DET.

PARKING  
4" BLACKTOP  
4" ITEM # 4 BASE

SCALE

EDGE OF  
EXISTING PARKING

NEW 6" CONC. CURB

EXISTING PARKING

ADAMS

DECEIVE  
JUN 4 2014  
BEDFORD PLANNING BOARD

ST  
CURB NO LONGER  
EXISTS - ALL PAVED  
EMPLOYEE PARKING  
5 CARS

LANDSCAPE PLAN

EXISTING 6"  
NEW 6"

100

Waiver of Site Plan Approval

51 BERKSHIRE DRIVE  
Applicant's Home Address

Date:

BROOKFIELD, CT 06804  
City, Town, Village

Town of Bedford Planning Board  
Town House  
Bedford Hills, New York 10507



Sir or Madam:

I/We am/are the owner (s) of property located on 329 ADAMS STREET,  
BEDFORD HILLS, NY 10507 shown and designated on the Town Tax Maps as:  
Section 60 Block 15 Lot(s) 1-2.

It is my/our intention to INSTALL A SEVEN FOOT WIDE WALKWAY  
ON EASTERN SIDE TO NORTH SIDE (CERAMIC) ATTACHING TO PARKING  
LOT. INSTALL 46' x 26' MEZZANINE INSIDE EXISTING SPACE

Because of the limited nature of the proposed development or change of use, or to special conditions peculiar to this site, I/we am/are requesting a waiver of the requirement of site plan approval pursuant to Article IX Section 125-93 of the Code of the Town of Bedford.

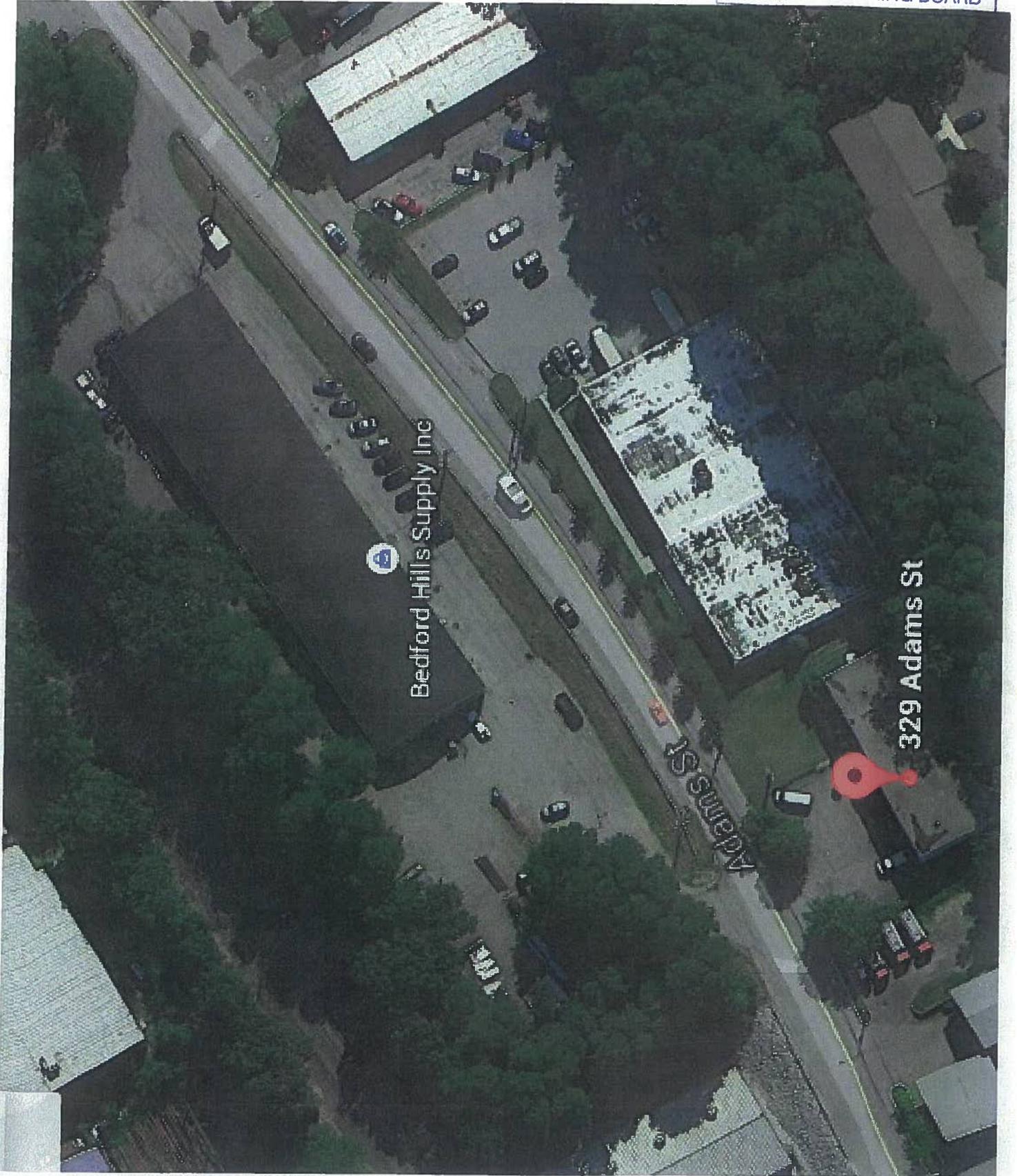
Very truly yours,

[Signature]  
Signature of Owner and/or Applicant

[Signature]  
Signature of Owner and/or Applicant

MOVE  
FROM  
BEDFORD  
HILLS SUPPLY  
TO  
329  
ADAMS  
STR.  
BEDFORD  
HILLS, NY

RECEIVED  
JUN 4 2014  
BEDFORD PLANNING BOARD



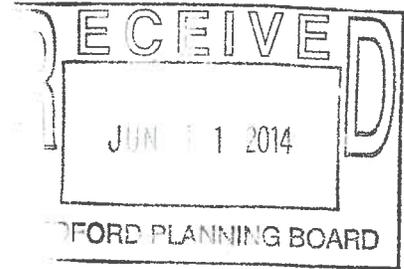


kaeyer, garment & davidson architects, pc  
285 main street mount kisco, new york 10549  
p:914.666.5900 f:914.666.0051 kgdarchitects.com

10 June 2014

Via hand delivery

Town of Bedford Building Department  
Town of Bedford Town Hall  
Cherry Street  
Bedford Hills, NY 10507



Attention: Ms. Deirdre Courtney-Batson, Chair of the Planning Board

RE: Rippowam Cisqua School - 439 Cantitoe Street, Bedford, NY  
Preliminary Site Plan Review – Alterations and Improvements to the Upper School Campus

Dear Ms. Courtney-Batson and Members of the Town of Bedford Planning Board:

We are submitting planning documents on behalf of the Rippowam Cisqua School related to proposed alterations to their Upper School Campus at the corner of Cantitoe and Clinton Streets. The School's intention regarding improvements is to provide: 1) exceptional educational facilities, 2) safe site circulation for vehicles and students, and 3) a more visually attractive campus. The school will continue to serve the same age group (5<sup>th</sup> – 9<sup>th</sup> graders) and operate at the enrollment that has been present on campus over the past 20 years.

We are submitting the following material in support of the preliminary Site Plan Application for the proposed additions and alterations:

1. 1 copy of the Preliminary Site Plan Application
2. 1 copy of the Town of Bedford Environmental Clearance Form
3. 1 copy of the Full Environmental Assessment Form
4. Application Fee
5. 1 copy of the Rippowam Cisqua School Enrollment History
6. 1 copy of the Rippowam Cisqua School Program Summary
7. 10 copies of Preliminary Site Plan Drawings (refer to title sheet for list of drawings)

As part of the preliminary submission presentation, we would like to project a brief power point including a short sketch-up video of the proposed building as seen from both the air and ground to aid in visually describing the proposal. We look forward to presenting the design at your planning board meeting on June 24th and receiving feedback from the Board to build upon as we further develop the proposal.

Sincerely:

KAEYER, GARMENT & DAVIDSON ARCHITECTS PC

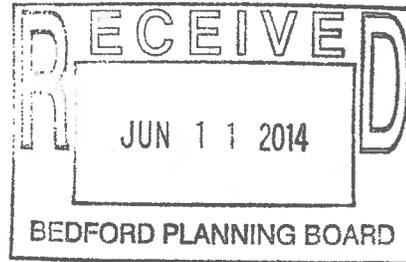
Erik A. Kaeyer, AIA LEED AP  
Vice President



kaeyer, garment & davidson architects, pc  
 285 main street mount kisco, new york 10549  
 p:914.666.5900 f:914.666.0051 kgdarchitects.com

**LETTER  
 of  
 TRANSMITTAL**

**DATE:** 06/10/14  
**TO:** Town of Bedford Planning Board  
 425 Cherry Street  
 Bedford Hills, NY 10507  
**ATT:** Ms. Deirdre Courtney-Batson, Chair  
**VIA:** Hand Delivered  
**RE:** Rippowam Cisqua School



COPIES	ITEM
1	Cover Letter
1	Preliminary Site Plan Application
1	Town of Bedford Environmental Clearance Form
1	Full Environmental Assessment Form - Part 1
1	Rippowam Cisqua School Enrollment History
1	Rippowam Cisqua School Program Summary
1 ea	Zoning Table and Drawing Key Plan
10	Copies of Preliminary Site Plan Drawings

**Remarks:** Rippowam Cisqua has already submitted a check in the amount of \$1,075 for the Application Fee. Thank you.

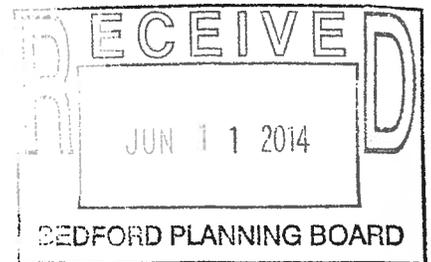
For your use                       As requested                       For comment

Sincerely:  
 KAEYER, GARMENT & DAVIDSON ARCHITECTS, PC

  
 Erik A. Kaeyer, AIA, LEED AP

cc: File

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



PRELIMINARY SITE PLAN APPLICATION

Submit to: Town of Bedford Planning Board, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: Rippowam Cisqua School Phone: 914.244.1240

Address: 439 Cantitoe Street, Bedford, NY 10506

SIGNATURE OF OWNER: *McR Reef* Date: 6/10/14

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Kaeyer, Garment & Davidson Architects, PC Phone: 914.666.5900

Address: 285 Main Street, Mount Kisco, NY 10549

Interest of applicant: Architect for the Rippowam Cisqua School

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Joseph C. Riina, P.E. Phone: 914.962.4488

Address: Site Design Consultants, 251 F Underhill Avenue, Yorktown Heights, NY 10598

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 73.13/14 Block: 2/1 Lot(s): 5, 9/1 Area: 27.76

Zoning District: R-2A Proposed Use: Continuing as educational facility- no change

Number of parking spaces required by the Bedford Town Code: 23 additional spaces provided

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of 14 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- c. Fee in amount of \$500, plus \$25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

(see reverse side of this form for information required with this application)

## **DATA REQUIRED WITH THIS APPLICATION**

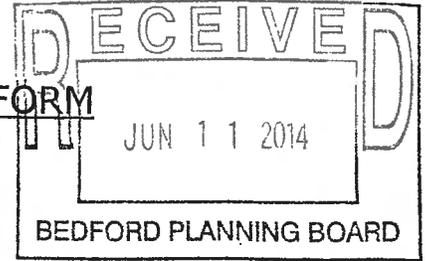
All of the following information shall be indicated on the preliminary site plan drawn at a scale of not less than one (1) inch equals 30 feet:

- a. Title of development, date, north point, scale, name and address of owner of record and applicant, if other than owner; and of engineer, architect, landscape architect or surveyor preparing the plan.
- b. Area and boundaries of the subject property, section and lot numbers of the subject property, adjacent and existing zoning and special district boundaries, building or setback lines as required by the Code, lines of existing streets and adjoining lots as shown on the Town's Official Tax Maps, and reservations, easements, and other areas dedicated to public or special use.
- c. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- d. Outline and elevations of the pavement of abutting streets, and of proposed means of vehicular access to and from the site.
- e. Locations of existing wetlands, watercourse, storm drains, and utility facilities, and proposed modifications or additions thereto.
- f. The proposed use or uses of land and buildings, existing and proposed, and location and finished floor levels of all buildings.
- g. Number of proposed parking and loading spaces, and location and elevation of these areas. (See Article X, Section 125-102)
- h. Location and layout of proposed recreation areas, where proposed.
- i. General plan for buffer screening and other site landscaping.
- j. General plan showing staged development, if intended.



TOWN OF BEDFORD ENVIRONMENTAL CLEARANCE FORM

(This Side to be completed by Applicant)



Identification of Applicant

Name Kaeyer, Garment & Davidson Architects, PC Address 285 Main Street, Mount Kisco, NY 10549 Phone 914.666.5900

Identification of Property Owner, if Other than Applicant

Name Rippowam Cisqua School Address 439 Cantitoe Street, Bedford, NY 10506 Phone 914.244.1240

Identification of Site Involved, if any

- a) Name or other identification of site Rippowam Cisqua School Upper Campus
b) Street which site abuts Cantitoe Street and Clinton Road
c) Tax Map Section Sections 73.13 / .14 Blocks 2 / 1 Lots 5, 9 / 1
d) Total site area 27.76 Acres
e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

- a) Description of Proposed Action Alterations and additions including: partial building replacement, interior renovations, driveway & parking alterations, reduction in curb cuts, landscaping, storm water management.
b) Relationship to other actions:
1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: N/A
2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: N/A
3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: N/A

All such actions must be reviewed in conjunction with the action proposed.

Classification of Proposed Action (see lists of Type I, II, Exempt, Excluded Actions)

- Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.
Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: [Handwritten Signature] Date: 6/10/14

# TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM

(This Side for Official Use Only)

Classification Approved; Further Action Required:

- Type I Action. The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt or Excluded Action. No Environmental Impact Statement is needed. No further action required.
- Unlisted Action. The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Comments:

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Town Agency

Agency Signature

Date

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

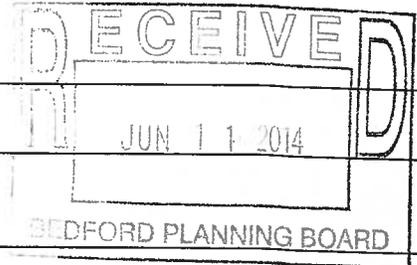
**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**



Name of Action or Project: Alterations and Additions to the Rippowam Cisqua School		
Project Location (describe, and attach a general location map): 439 Cantitoe Street, Bedford, NY 10506		
Brief Description of Proposed Action (include purpose or need): Alterations and additions to the Upper School Campus including: partial building replacement, interior renovations, internal driveway and parking alterations, reduction in curb cuts on both Cantitoe Street and Clinton Street, and other site improvements such as landscaping and storm water management.		
Name of Applicant/Sponsor: Kaeyer, Garment & Davidson Architects, PC, Erik A. Kaeyer, AIA, LEED AP-Vice President	Telephone: 914.666.5900	E-Mail: ekaeyer@kgdarchitects.com
Address: 285 Main Street		
City/PO: Mount Kisco	State: NY	Zip Code: 10549
Project Contact (if not same as sponsor; give name and title/role): same as above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Rippowam Cisqua School	Telephone: 914.244.1240	E-Mail: matt_nespole@rcsny.org
Address: 439 Cantitoe Street		
City/PO: Bedford	State: NY	Zip Code: 10506

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		6/14/14
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		6/14/14
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department	3Q 2015
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYC DEP	3Q 2014
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT (curb cut reduction) NYS DEC (SWPPP)	3Q 2014
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Existing town zoning: R-2A Residential Two Acre district ; existing and proposed use: R-2A Educational Facility

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Bedford Central School District

b. What police or other public protection forces serve the project site?

Bedford Police Department

c. Which fire protection and emergency medical services serve the project site?

Bedford Village, Bedford Hills, Katonah Fire Departments, and Katonah-Bedford Ambulance Corp.

d. What parks serve the project site?

Bedford Memorial Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Renovation of educational facility

b. a. Total acreage of the site of the proposed action? 13.83 acres  
b. Total acreage to be physically disturbed? 7.0 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 27.0 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 3.7 Units: square feet

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures 2
- ii. Dimensions (in feet) of largest proposed structure: 32 feet height; 53 feet width; and 134 feet length
- iii. Approximate extent of building space to be heated or cooled: 54,800 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

### D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? creation of basement, crawl space, and terraced courtyard
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): 4,000 cy
  - Over what duration of time? 2 months
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. existing soil and fill
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ 0.37 acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ 0.2 acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ 10 feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
\_\_\_\_\_ TBD \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
\_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):  
sanitary waste water - no change

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

\_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

\_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 0.24 acres (impervious surface)

\_\_\_\_\_ Square feet or 27.76 acres (parcel size)

- ii. Describe types of new point sources. curbs, swales

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
on-site storm water management

- If to surface waters, identify receiving water bodies or wetlands: N/A

- Will stormwater runoff flow to adjacent properties?  Yes  No

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_
- iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_
- iv. Does the proposed action include any shared use parking?  Yes  No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Planned electrical use should match or reduce existing usage.
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Existing power company plus on-site photovoltaic panels
- iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 8:00 AM-6:00 PM
- Saturday: \_\_\_\_\_ 8:00 AM-6:00 PM as needed
- Sunday: \_\_\_\_\_ N/A
- Holidays: \_\_\_\_\_ N/A

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 8:00 AM - 4:30 PM
- Saturday: \_\_\_\_\_ N/A
- Sunday: \_\_\_\_\_ N/A
- Holidays: \_\_\_\_\_ N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

Typical building construction noise levels during construction - 1.5 years, 7:00 AM - 3:00 PM Monday-Friday, no increase during construction

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

n.. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

A photovoltaic site lighting plan will be provided. Architectural site lighting to illuminate egress door areas and pathways to vehicles, cut-off fixtures, typical

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

• Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

- i. Check all uses that occur on, adjoining and near the project site.
  - Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
  - Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_
- ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.12 AC	3.7 AC	+0.58
• Forested	6.86 AC	6.86 AC	---
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.78 AC	17.2 AC	-0.58
• Agricultural (includes active orchards, field, greenhouse etc.)	0.25 AC	0.25 AC	---
• Surface water features (lakes, ponds, streams, rivers, etc.)	---	---	---
• Wetlands (freshwater or tidal)	---	---	---
• Non-vegetated (bare rock, earth or fill)	---	---	---
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

- v. Is the project site subject to an institutional control limiting property uses?  Yes  No
- If yes, DEC site ID number: \_\_\_\_\_
  - Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
  - Describe any use limitations: \_\_\_\_\_
  - Describe any engineering controls: \_\_\_\_\_
  - Will the project affect the institutional or engineering controls in place?  Yes  No
  - Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 6 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: udorthents, smoothed \_\_\_\_\_ 50 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 50 % of site  
 Moderately Well Drained: \_\_\_\_\_ 50 % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 95 % of site  
 10-15%: \_\_\_\_\_ 5 % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

**h. Surface water features.**

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification trout stream
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:

i. Name of aquifer: Principal Aquifer \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:  
 typical birds and wildlife \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: Geographic Area Overlaying Aquifer  
 ii. Basis for designation: Exceptional or unique character  
 iii. Designating agency and date: Date:11-3-84, Agency:Bedford, Town of

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

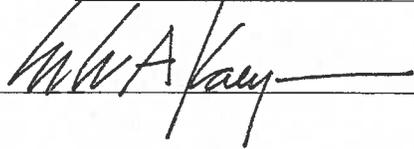
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mark A. Kaeyer, AIA, LEED AP

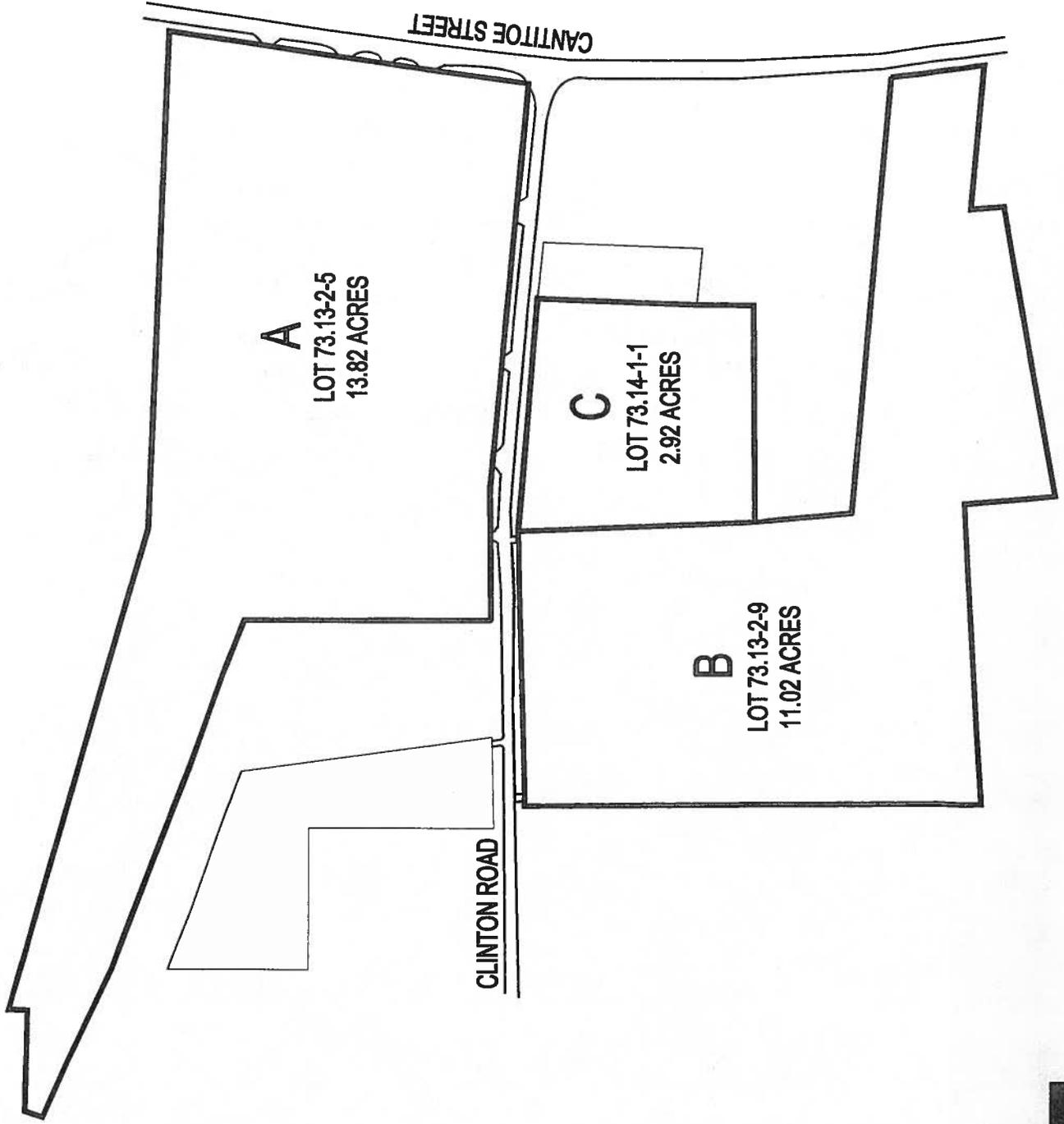
Date 6/10/14

Signature 

Title Vice President, KG&D Architects, PC



RIPPOWAM CISQUA SCHOOL  
BEDFORD, NEW YORK



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JUN 11 2014  
BEDFORD PLANNING BOARD



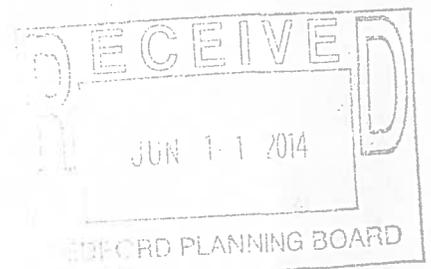
UPPER CAMPUS LOT KEY PLA  
JUNE 10, 2014

**KG&D** architects  
Kosyga, Gorman & Davidson architects, PC  
293 Main Street, Mount Kisco, New York 10549  
p: 914.665.5200 f: 914.665.0261 kgad@arch.com

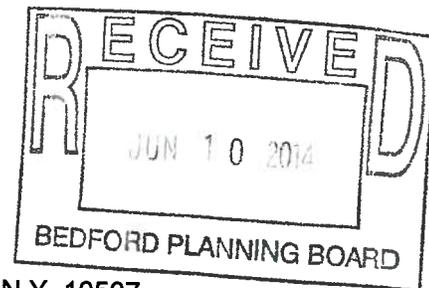
**Rippowam Cisqua School**  
**Upper School Campus**  
 Zoning Compliance Table  
 Upper School Campus

	CODE	Existing*	Proposed	Existing **	Proposed
<b>Zoning District</b>	<b>R-2A</b>				
<b>Minimum Lot Area</b>	<b>2 Acres</b>	<b>13.82 Acres*</b>	<b>13.82 Acres</b>	<b>27.76 Acres**</b>	<b>27.76 Acres</b>
	<b>87,120sf</b>	<b>601,999 sf</b>	<b>601,999 sf</b>	<b>1,209,226 sf</b>	<b>1,209,226 sf</b>
<b>Min Yard Requirements</b>					
<b>Front Yard</b>	<b>100'</b>				
<b>Main Building-Auditorium</b>		73.8'	NC		
<b>Main Building</b>		136.1'	119.9'		
<b>Cushman House</b>		21.1'	NC		
<b>Entrance Canopy</b>		113.3'	109.0'		
<b>Side Yard</b>	<b>80'/160'</b>				
<b>Main Building</b>		54.7'/263.1'	NC		
<b>Music Building</b>		87.0'	NC		
<b>Art Building</b>		47.5'	NC		
<b>Cushman House</b>		10.4'	NC		
<b>Faculty H./Garage</b>		58.5'	Removed		
<b>Rear Yard</b>					
<b>Main Building</b>		NA	NA		
<b>Maximum Height</b>					
<b>Stories</b>	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>		
<b>Feet</b>	<b>35'</b>	<b>22'</b>	<b>25'/35' -tower</b>		
<b>Maximum Bldg Coverage</b>					
<b>Percent Coverage</b>	<b>6%</b>	<b>9.26%</b>	<b>9.63%</b>	<b>4.99%</b>	<b>5.18%</b>
<b>Building Footprint</b>		<b>55,760 sf</b>	<b>58,001 sf</b>	<b>60,352 sf</b>	<b>62,593 sf</b>
<b>Maximum Impervious</b>					
<b>Percent Coverage</b>	<b>14%</b>	<b>22.64%</b>	<b>22.50%</b>	<b>12.19%</b>	<b>12.12%</b>
<b>Impervious Footprint</b>		<b>136,321sf</b>	<b>135,452 sf</b>	<b>147,446 sf</b>	<b>146,577 sf</b>

Campus Lot Areas	Lot Key	Lot #	acreage	Total
<b>Existing*</b>	A	73.13-2-5	13.82 acres	13.82 acres
<b>Existing** (total campus lot area)</b>	A	73.13-2-5	13.82 acres	
	B	73.13-2-9	11.02 acres	
	C	73.14-1-1	2.92 acres	



PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



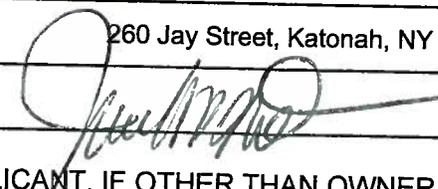
PRELIMINARY SITE PLAN APPLICATION

Submit to: Town of Bedford Planning Board, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: The Harvey School Phone: 914.232.3161

Address: 260 Jay Street, Katonah, NY 10536

SIGNATURE OF OWNER:  Date: 6/9/2014

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: same Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Interest of applicant: Six (6) new tennis courts

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: KG&D Architects, PC Phone: 914.666.5900

Address: 285 Main Street, Mount Kisco, NY 10549

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 50.13 Block: 1 Lot(s): 8.1 Area: 88.347

Zoning District: R-2A, R4-A Proposed Use: Tennis courts

Number of parking spaces required by the Bedford Town Code: none

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of 4 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- c. Fee in amount of \$500, plus \$25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

(see reverse side of this form for information required with this application)

## **DATA REQUIRED WITH THIS APPLICATION**

All of the following information shall be indicated on the preliminary site plan drawn at a scale of not less than one (1) inch equals 30 feet:

- a. Title of development, date, north point, scale, name and address of owner of record and applicant, if other than owner; and of engineer, architect, landscape architect or surveyor preparing the plan.
- b. Area and boundaries of the subject property, section and lot numbers of the subject property, adjacent and existing zoning and special district boundaries, building or setback lines as required by the Code, lines of existing streets and adjoining lots as shown on the Town's Official Tax Maps, and reservations, easements, and other areas dedicated to public or special use.
- c. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- d. Outline and elevations of the pavement of abutting streets, and of proposed means of vehicular access to and from the site.
- e. Locations of existing wetlands, watercourse, storm drains, and utility facilities, and proposed modifications or additions thereto.
- f. The proposed use or uses of land and buildings, existing and proposed, and location and finished floor levels of all buildings.
- g. Number of proposed parking and loading spaces, and location and elevation of these areas. (See Article X, Section 125-102)
- h. Location and layout of proposed recreation areas, where proposed.
- i. General plan for buffer screening and other site landscaping.
- j. General plan showing staged development, if intended.



kaeyer, garment & davidson architects, pc  
285 main street mount kisco, new york 10549  
p: 914.666.5900 f: 914.666.0051 kgdarchitects.com

LETTER  
of  
TRANSMITTAL

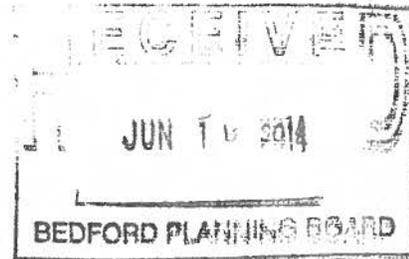
DATE: 06/10/14

TO: Town of Bedford  
Bedford Town House  
Bedford Hills, NY 10507

ATT: Town of Bedford Planning Board

VIA: Hand Delivery

RE: The Harvey School Tennis Courts



COPIES	ITEM
10 sets	Drawings

**Remarks: Enclosed are 10 sets of drawings for the submission of the preliminary site plan review for the Harvey School Tennis Courts.**

For your use

As requested

For comment

Sincerely:

KAEYER, GARMENT & DAVIDSON ARCHITECTS & ENGINEERS, PC

Kathy Delfay

cc: file