



TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street, 2<sup>nd</sup> Floor Conference Room

Bedford Hills, New York 10507

WEDNESDAY, July 2, 2014

**6:30 P.M.**

**MINUTES:** April 2, 2014

**NEW APPLICATIONS:**

**1. Michael Richman and Ruth Toporoff (Appellants) 12 Alice Road, Bedford Corners, NY 10549 for property owned by: Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The appellants hereby seek an appeal as requested by a letter dated May 14, 2014 from Katherine Zalantis, Esq. representing Michael Richman and Ruth Toporoff, from the Town of Bedford Building Inspector's March 19, 2014 determination that a manure dumpster is prohibited in a controlled area (i.e. the wetlands or wetlands buffer area.) Said appeal is filed pursuant to Section 125-129 (C) (1) (b) of the Code of the Town of Bedford.

**2. Michael Richman and Ruth Toporoff (Appellants) 12 Alice Road, Bedford Corners, NY 10549 for property owned by: Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The appellants hereby seek an interpretation or appeal as requested by a letter dated May 2, 2014 from Katherine Zalantis, Esq. representing Michael Richman and Ruth Toporoff, from the Town of Bedford Building Inspector's Letter of Permit Denial dated March 7, 2014 to the extent that it concluded that the Gallis' application to place a manure storage dumpster 22.7 feet from the property line required an area variance when the Gallis should have been required to obtain multiple use and area variances. Said appeal is filed pursuant to Section 125-129(C) (1)(b) of the Code of the Town of Bedford.

**3. Michael Richman and Ruth Toporoff (Appellants) 12 Alice Road, Bedford Corners, NY 10549 for property owned by: Stefano and Suzanne Galli, 341 Succabone Road, Bedford Corners, NY 10549.** Section 83.11 Block 2 Lot 3, R-4 Acre Zoning District. The appellants hereby seek an appeal as requested by a letter dated April 7, 2014 from Katherine Zalantis, Esq. representing Michael Richman and Ruth Toporoff, from (i) the Town of Bedford Building Inspector's undated handwritten determination rendered sometime after February 6, 2014 to the extent that the Building Inspector determined that all permits and approvals are in place for "structures" on the Gallis' property, including fences and a concrete structure in front of the barn; and (ii) the Building Inspector's April 3, 2014 determination. Said appeal is filed pursuant to Section 125-129(C) (1)(b) of the Code of the Town of Bedford.

**7:30 P.M.**

**CARRYOVER APPLICATIONS:**

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

**NEW APPLICATIONS (Continued):**

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

Article III Section 125-15 A (1) (b) and (3) (g)

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

**3. 570 Bedford Road LLC, Splash Bedford Hills, LLC, ONAB Corp., 562 and 570 Bedford Road & Valerio Court, Bedford Hills, NY 10507.** Section 72.5 Block 1 Lot 33, 39, 39.1, RB & R-1/2 Acre Zoning District. The applicant requests a Special Use Permit in accordance with Article V Section 125-49 and Article VIII Section 125-68 of the Town of Bedford Zoning Ordinance to permit the operation of a car wash and detail facility which such uses are classified as “public garages” under the Town of Bedford Zoning Code.

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