



TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street, 2nd Floor Conference Room
Bedford Hills, New York 10507

WEDNESDAY, July 9, 2014

7:30 P.M.

MINUTES: April 3, 2014, May 7, 2014

CARRYOVER APPLICATIONS:

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

NEW APPLICATIONS:

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

2. Apache Oil Company, Inc. 9 Haines Road, Bedford Hills, NY 10507. Section 60.13 Block 1 Lot 20, CB Zoning District. The applicant requests a Special Use Permit in accordance with Article VIII Section 125-68 of the Town of Bedford Zoning Ordinance to permit: the renovation and modification of an existing automotive service station for use as a gas and convenience store which such uses are classified as “public garages” under the Town of Bedford Zoning Code.

3. Brian Prato, 201 Railroad Avenue, Bedford Hills, NY 10507. Section 60.14 Block 2 Lot 11, LI Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the reconstruction of an existing, non-conforming commercial building resulting in a rear yard setback of 17 feet where 30 feet is required in the Light Industrial Zoning District where the existing setback is existing, non-conforming; and a side yard setback of 1.3 feet where 15 feet is required in the Light Industrial Zoning District where the existing setback is existing, non-conforming. Article III Section 125-11 and Article V Section 125-50 (125 Attachment 6).

4. J. P. Morgan Chase, 711-747 Bedford Road, Bedford Hills, NY 10507. Section 71.12 Block 2 Lot 1, LI Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit: (1) Three Type A Wall Signs on the east, west and south elevations of the building for tenant “Chase Bank” resulting in a total of four signs for the tenant where two signs are permitted. Article I Section 125-120.B.; and (2) Letter height on a sign of 28 ¼ inches where 12 inches is permitted when the sign is located less than 100 feet from the center line of the road. Article XI Section 125-120B (1).

5. Kathryn Dysart and Jeffrey Schwartz, 76 Mount Holly Road, Katonah, NY 10536. Section 50.6 Block 1 Lot 1, 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 full bath (1 toilet, 1 sink, 1 shower) in a newly constructed accessory structure (3-car garage) where plumbing in accessory structures is prohibited. Article I Section 125-3 Definition of Studio.

6. John W. Schrader and Francina Stewart, 256 Mount Holly Road, Katonah, NY 10536. Section 39.19 Block 1 Lot 4, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a new single family residence and the partial demolition of the existing residence to reduce the size to 640 square feet converting it to an accessory structure for use as a studio with plumbing resulting in (1) building coverage of 3.31% where 3% is permitted in the R-4 Acre Zoning District (Article III Section 125-11 & Article V Section 125-50); and (2) the existing residence to remain while the new residence is under construction and completed, resulting in two residences on one parcel (Article III Section 125-12A); and (3) plumbing in an accessory structure (studio) consisting of 1 toilet, 1 sink, 1 shower) where plumbing in accessory structures is prohibited (Article I Section 125-3 Definition of Studio).

7. Anne Margaret and Dennis Baum, 128 Baldwin Road, Bedford Corners, NY 10549. Section 83.12 Block 1 Lot 19, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to a pre-existing, non-conforming cottage that does not meet the requirements of the Town Code resulting in (1) a front yard setback of 35 feet where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is 71 feet; (2) the proposed total floor area has not been in existence for 5 years; (3) the total living space is proposed to be 1,469 square feet where 800 square feet is permitted. Article VIII Section 125-79.1A.(1)(2)(5).

Supporting documentation for all items on this agenda is available at the Town of Bedford website 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