

# TOWN OF BEDFORD PLANNING BOARD MEETING

425 Cherry Street  
Bedford Hills, New York 10507

Tuesday

November 25, 2014  
8:00 PM

## Public Hearing:

**8:00 PM** Preliminary Subdivision Approval –Lot Line Change (Two Lots)  
Section 84.13 Block 1 Lot 24, R-4A Zone  
50 Bayberry Lane, Bedford Corners  
Section 84.17 Block 1 Lot 1, R-4A Zone  
90 Fox Lane, Bedford Corners  
Owners/Applicants: **J. Ronald Morgan III and Adrienne D. Morgan**  
(Review results of field trip.)

## Conferences:

1. Special Use Permit – Tennis Court  
Section 83.8 Block 1 Lot 14, R-4A Zone  
196 Baldwin Road, Bedford Corners  
Owner: **E. Alexandria Stewart**  
Applicant: **Benedek & Ticehurst**  
(Review results of field trip.)
2. Special Use Permit – Tennis Court  
Section 94.5 Block 1 Lot 1.1, R-4A Zone  
221 Sarles Street, Bedford Corners  
Owner: **Bedford Real Estate Associates, LLC**  
Applicant: **Steve Kantor**  
(Review results of field trip.)
3. Waiver of Site Plan Approval  
Section 84.7 Block 2 Lot 5, Neighborhood Business Zone  
633-647 Old Post Road, Bedford  
Owner: **Alchemy Bedford, LLC**  
Applicant: **Kenneth Horn, Managing Member, Alchemy Bedford, LLC**  
(Consider Waiver of Site Plan Approval.)

4. **Site Plan Approval**  
Alterations and Improvements to the Upper School Campus  
Section 73.13 Block 2 Lot 5, R-2A Zone  
425 Cantitoe Street, Bedford  
Owner/Applicant **Rippowam Cisqua**  
(Review Environmental Assessment Form.)
  
- 5 **Preliminary Site Plan Approval – Construction of 7,000 SF Building**  
Section 71.12 Block 2 Lot 31 and 32, RB and LI Zones  
793 Bedford Road, Bedford Corners  
Owner: **John Nohilly**  
Section 71.12 Block 2 Lot 36, LI Zone  
799 Bedford Road, Bedford Hills  
Owner: **DP 21, LLC**  
Applicant: **John N. Galanin, Estate Motors**  
(Review results of field trip.)

## **Discussion:**

2015 Planning Board Schedule

## **Approval of Minutes:**

May 13, 2014  
May 27, 2014

**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.**

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

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

1. IDENTIFICATION OF OWNER

Name of owner: J. ROWARD MORGAN III and ARIENNE D. MORGAN

Address: 50 BAYBERRY LANE, BEDFORD, NY Phone: \_\_\_\_\_  
10506

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME

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

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: ROBERT S. JOHANSON P.L.S.

Address 42 SMITH AVENUE, N. KISCO Phone: (914) 241-3872  
N.Y. 10549

4. IDENTIFICATION OF PROPERTY

- a. Subdivision name or identifying title LOT LINE ADJUSTMENT - MORGAN
- b. Roads which property abuts BAYBERRY LANE + FOX LANE
- c. Bedford tax map designation: Section 84.13 Block 1 Lot(s) 24 (50 Bayberry) and \*
- d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4A TF VA NB CE PB-R PB-O LI
- e. Total area of property in acres 27.351

5. REQUIRED INFORMATION

- a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and, if necessary, submit a statement explaining the absence of any items.
- b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land Chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
- c. Fees: An application fee of \$500 plus \$150 for each new lot or dwelling unit.  
Lots or Units \_\_\_\_ Fee \$ \_\_\_\_\_
- d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization \_\_\_\_\_

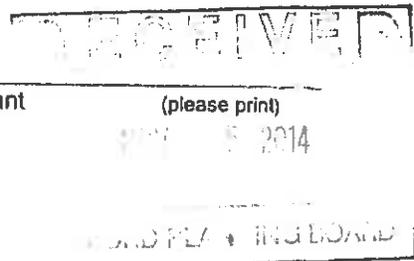
Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

All applications shall be signed by the owner of the property affected by this application and by the applicant if other than the owner.

Signature of Owner [Signature] Date 10/29/14 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Name of Owner J. ROWARD MORGAN III + (please print) Name of Applicant \_\_\_\_\_ (please print)  
ARIENNE D. MORGAN

10/09 (over)  
\*84-17-1-1 (90 Fox Lane)



To: P.B. & T.O. 11/5/14

#### ITEMS TO ACCOMPANY APPLICATION

- (1) Eleven (11) copies each of the preliminary subdivision plat\_\_\_\_, final construction plans\_\_\_\_, topographic map\_\_\_\_, and map of contiguous holdings\_\_\_\_\_.
- (2) Copy of deed or deeds to the subject property as well as copies of easement agreements affecting said property\_\_\_\_\_.
- (3) The engineer's or surveyor's certification of the total area of the subdivision shown on the on the plat\_\_\_\_, the length of all proposed roads shown on the plat\_\_\_\_, and the staking of the subdivision as required under Section 107-31 of the Town Code.
- (4) Proof of approval by the Wetlands Control Commission of any alterations to existing terrain conditions which are subject to the issuance of a permit by such Commission.  
(See Wetlands Chapter of the Town Code)
- (5) Such additional information, maps or studies, including but not limited to soils studies, hydrographic studies, as the Planning Board may deem necessary to study and determine the capacity of the land in relation to the proposed subdivision and any required assessment and/or impact statements.
- (6) Any required assessment and/or impact statements required pursuant to the New York State Environmental Quality Review Act (SEQRA)

#### CONSERVATION SUBDIVISIONS ONLY

- (7) Approval by resolution of the Town Board authorizing the Planning Board to consider a conservation subdivision of the subject property.
- (8) Statement requesting application of the conservation subdivision procedure, stating the purpose of the plan and listing proposed Town Code modifications\_\_\_\_, \_\_\_\_.
- (9) Four copies each of a sketch layout and preliminary construction plans for a conventional subdivision, in accordance with Section 107-31 of the Town Code.
- (10) Site development plan where authorization to construct attached buildings is requested\_\_\_\_\_.

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR FINAL SUBDIVISION APPROVAL

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

1. IDENTIFICATION OF OWNER

Name of owner: J. RONALD MORGAN III and ADRIENNE D. MORGAN

Address: 50 BAYBERRY LANE, BEDFORD N.Y. 10506 Phone: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAW<sup>3</sup>

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

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: ROBERT S. JOHNSONS PLS

Address 42 SMITH AVENUE, MT. KISCO, N.Y. 10549 Phone: (914) 241-3872

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title LOT LINE ADJUSTMENT - MORGAN

b. Roads which property abuts BAYBERRY LANE + FOXLANE

c. Bedford tax map designation: Section 84.13, Block 1, Lot(s) 24 (50 Bayberry Lane) SA

d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4A TF VA NB CE PB-R PB-O LI

e. Total area of property in acres 27.351

5. REQUIRED INFORMATION

- a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and, if necessary, submit a statement explaining the absence of any items.
- b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
- c. Fees: An application fee of \$500 plus \$150 for each new lot or dwelling unit.  
Lots or Units \_\_\_\_\_ Fee \$ \_\_\_\_\_
- d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization \_\_\_\_\_

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

All applications shall be signed by the owner of the property affected by this application and by the applicant if other than the owner.

J. Ronald Morgan III      12/29/09  
Signature of Owner      Date      Signature of Applicant      Date

J. RONALD MORGAN III      \_\_\_\_\_  
Name of Owner      (please print)      Name of Applicant      (please print)  
ADRIENNE D. MORGAN      (over)      \_\_\_\_\_  
10/09

\* 84.17-1-1 (90 Fox Lane)

To: P.B. & T.O. 11/5/09

#### ITEMS TO ACCOMPANY APPLICATION

- (1) Eleven (11) copies each of the final subdivision plat\_\_\_\_, final construction plans\_\_\_\_, topographic map\_\_\_\_, and map of contiguous holdings\_\_\_\_\_.
- (2) Proof of ownership by the applicant of the premises affected by this application\_\_\_\_, and certificate of title company covering all interests, liens and objections to title, if any\_\_\_\_\_.
- (3) The engineer's or surveyor's certification of the total area of the subdivision shown on the on the plat\_\_\_\_, the length of all proposed roads shown on the plat\_\_\_\_, and the staking of the subdivision as required under Section 107-31 of the Town Code.
- (4) The engineer's estimate of the cost of construction of the subdivision roads and all other improvements shown on the final construction plans\_\_\_\_\_.
- (5) A formal offer of cession to the Town of Bedford of any proposed new roads and/or park areas shown on the plat\_\_\_\_; or in the absence of such an offer, legal documents providing for, and fixing the responsibility for, suitable maintenance of such facilities\_\_\_\_; a deed conveying to the Town of Bedford any ten foot long sections of land which are to be provided between a temporary turnaround and the boundary line of the subdivision\_\_\_\_; and deeds conveying to the Town of Bedford or other appropriate agency any easement to be provided within or in connection with this subdivision\_\_\_\_\_.
- (6) Endorsed approval of Westchester County Department of Health on the plat\_\_\_\_
- (7) Proof of approval by the Bedford Town Board of all proposed road names\_\_\_\_\_.
- (8) Proof of approval by the Wetlands Control Commission of any alterations to existing terrain conditions which are subject to the issuance of a permit by such Commission\_\_\_\_. (See Wetlands Chapter of the Town Code)
- (9) Proof of approval by the State Department of Transportation, Westchester County Department of Public Works, or Town of Bedford Superintendent of Highways, as appropriate, of the design and proposed construction of any intersection of a proposed road shown on the plat with a state, County or Town road\_\_\_\_\_.
- (10) Proof of approval by the appropriate utility companies and/or special districts having jurisdiction of the proposed locations of underground utility lines and equipment\_\_\_\_\_.
- (11) Such additional information, maps or studies, including but not limited to soils studies, hydrographic studies, as the Planning Board may deem necessary to study and determine the capacity of the land in relation to the proposed subdivision and any required assessment and/or impact statements.

#### CONSERVATION SUBDIVISIONS ONLY

- (12) Approval by resolution of the Town Board authorizing the Planning Board to consider a conservation subdivision of the subject property.
- (13) Statement requesting application of the conservation subdivision procedure, stating the purpose of the plan and listing proposed Town Code modifications\_\_\_\_\_.
- (14) Four copies each of a sketch layout and preliminary construction plans for a conventional subdivision, in accordance with Section 107-31 of the Town Code.
- (15) Site development plan where authorization to construct attached buildings is requested.

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: J. Ronald Morgan III  
Address: 50 Bayberry Lane, Bedford, NY 10506 Phone: 914-666-2525

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAM C  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site MORGAN
- b. Roads which site abuts BAYBERRY LANE + FOX LANE
- c. Bedford tax map designation: Section: 84.13 Block: 1 Lot (s) 24 and 84.17-1-1
- d. Total site area 27.333
- e. Does the applicant have a whole or partial interest in lands adjoining this site? Yes

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action LOT LINE ADJUSTMENT
- 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

J. Ronald Morgan III  
Signature of Applicant

10/16/14  
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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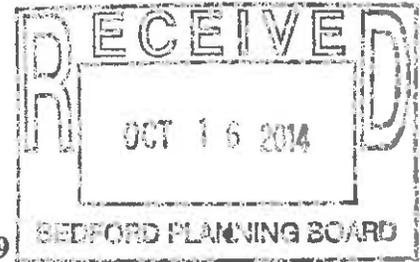
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\_\_\_\_\_  
Town Agency

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

\_\_\_\_\_  
Date

**ARONS & NEARY LLP**  
**126 BARKER STREET**  
**MOUNT KISCO, NEW YORK 10549**



**JOHN L. ARONS**  
**MARY C. NEARY**

**TEL: (914) 666-2525**  
**FAX: (914) 666-2325**

October 16, 2014

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

Re: Lot Line Change – J. Ronald Morgan III and Adrienne D. Morgan

Honorable Members of the Planning Board:

We represent J. Ronald Morgan III and Adrienne D. Morgan who present to the Town of Bedford Planning Board their plan to adjust the lot lines between their two parcels and request that this be placed on the Planning Board agenda for a Waiver of Subdivision Approval.

The Morgans' two (2) parcels that are the subject of this proposed lot line adjustment are:

**50 Bayberry Lane** - Tax Lot Section 84.13, Block 1, Lot 24 - 8.70 acres

The Morgans acquired this parcel on June 9, 1998. They reside on this parcel with their family. This parcel is improved with their residence, horse barn, paddocks, swimming pool and related ancillary structures.

**90 Fox Lane** - Tax Lot Section 84.17, Block 1, Lot 1 - 18.633 acres

The Morgans acquired this parcel on February 19, 2009 from Jerry and Margaret Johnson. It is improved with a single family residence that is currently occupied by tenants of the Morgans and contains a significant network of horse trails.

It is important for the Planning Board to understand the Morgans' goals and the reason for their requested lot line adjustment. Their goals are quite simple - to preserve the horse trails in their neighborhood and to keep their neighboring lands from being developed. The Morgans are active and enthusiastic horse owners and riders and did not want to see 90 Fox Lane developed and the horse trails eliminated.

In furtherance of their goals, the Morgans propose to redraw the property lines between 50 Bayberry Lane and 90 Fox Lane so that 50 Bayberry Lane will end up with 23.348 acres which will include the Morgans' residence and improvements and all of the horse trails. 90 Fox Lane will be 4.003 acres and will be sold.

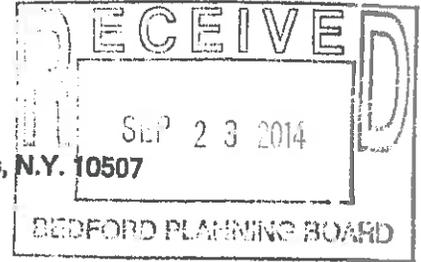
Respectfully

John L. Arons

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR A SPECIAL USE PERMIT

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



1. IDENTIFICATION OF OWNER

Name of owner: E. ALEXANDRIA STEWART

Address: 190 BALDWIN RD., BEDFORD, NY Phone: 234-7667

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: BENEDEK AND TICEHURST

Address: 4484 OLD POST RD. BEDFORD VILLAGE, NY 10506 Phone: 234-9666

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: SAME AS APPLICANT

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

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title 196 BALDWIN RD. STEWART PROPERTY

b. Roads which property abuts BALDWIN ROAD

c. Bedford tax map designation: Section 83.8 Block 1 Lot(s) 3

d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4A TF VA NB CE PB-R PB-O LI Zoning District.

e. Total area of property in acres 8.0575

5. REQUEST

The applicant requests that the Planning Board approve the issuance of a Special Use Permit under the following section of the Code of the Town of Bedford:

Article: III, Section: 125.27

The applicant proposes the following Special Permit Use:

TENNIS COURT

6. PUBLIC NOTICE

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit mailing with the Board Secretary prior to the hearing.

7. SITE PLAN

Attach a Preliminary Site Plan Application Form, fee and eleven (11) copies of a Preliminary Site Plan complying with all requirements of Article IX, Section 125-88 of the Bedford Town Code.

8. FEES (make checks payable to the Town of Bedford)

Special Use Permit Application: \$ 300.00 \$ 300.00

Preliminary Site Plan:  
\$500 plus \$25 per parking space required by the Bedford Town Code: \$ \_\_\_\_\_

Total: \$ 300.00

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

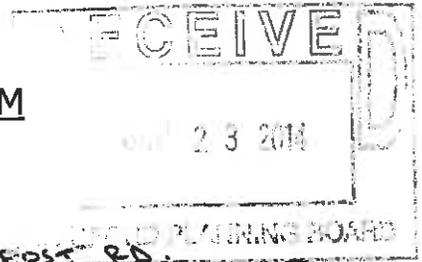
All applications shall be signed by the owner of the property affected by this application and by the applicant, if other than the owner.

C. Alexandria Stewart \_\_\_\_\_ [Signature] \_\_\_\_\_  
Signature of Owner Date Signature of Applicant Date  
9/22/14

C. Alexandria Stewart \_\_\_\_\_ SETH TICEHURST \_\_\_\_\_  
Name of Owner (Please Print) Date Name of Applicant (Please Print) Date  
9/22/14



**TOWN OF BEDFORD  
ENVIRONMENTAL CLEARANCE FORM**  
(This Side to be completed by Applicant)



Identification of Applicant

Name BENEDEK AND TILGHURST Address 4484 OLD POST RD. BEDFORD VILLAGE, NY 10506  
 Phone 234-9666

Identification of Property Owner, if Other than Applicant

Name E. ALEXANDRIA STEWART Address 190 BALDWIN RD, BEDFORD, NY  
 Phone 234-7667

Identification of Site Involved, if any

- a) Name or other identification of site 196 BALDWIN RD. STEWART PROPERTY
- b) Street which site abuts BALDWIN ROAD
- c) Tax Map Section 83.8-1-3 AND 83.8-1-14
- d) Total site area 8.0575 ACRES
- e) Does applicant have a whole or partial interest in lands adjoining this site? YES

Identification of Proposed Action

a) Description of Proposed Action INSTALLATION OF A TENNIS COURT

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: NONE
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: [Signature] Date: 9/22/04

**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

# LETTER OF PERMIT DENIAL



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

Application #:

Date: 10/10/2014

Parcel ID: 83.8-1-16

## Owner Information

Altman Fine Art & Adv Ser LLC, Michael

## Applicant information

Altman Marital Trust, Michael  
190 Baldwin Rd

Bedford Corners NY 10549

**Location:** 196 Baldwin Rd

**Parcel ID:** 83.8-1-16

**Permit Type:** Tennis Court

**Work Description:** Tennis Court

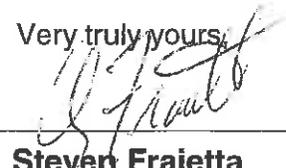
Dear Resident,

Regarding the application for a Special Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Installation of a tennis court located on the existing riding ring will require a Special Use Permit from the Planning Board in accordance with Article III Section 125-27 D (3) and a variance from the Zoning Board of Appeals in accordance with Article V Section 125-50 to permit a side yard setback of 26 feet where 50 feet are required in the R-4 Acre Zoning District. Confirmation of the merger of tax lots 83.8-1-3 and 83.8-1-14 must be submitted.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

  
Steven Fraietta  
Building Inspector

## TRANSMITTAL

Date: September 23, 2014

To: Planning Board  
Town of Bedford  
Town House  
Bedford Hills, NY  
10507



Project: Altman/ Stewart Residence  
196 Baldwin Road

Copies	Drawing No.	Description	Date
11		Project Narrative Letter	9/23/14
1		\$300. Application Fee Check	9/22/14
11		Planning Board Application	9/22/14
11		Authorization Letter	9/8/14
11		Environmental Clearance Form	9/22/14
11		Lot Merger Map	9/2/14
11		Topographic Map	9/2/14
11		Preliminary Site Plan	9/22/14
11		Preliminary Tennis Court Plan	9/22/14
11		Details	9/22/14

Thank you,

A handwritten signature in black ink, appearing to read "Seth Ticehurst". The signature is fluid and cursive.

Seth Ticehurst, RLA  
for B & T

September 22, 2014

Planning Board  
Town of Bedford  
Town House  
Bedford Hills, NY 10507



Re: Special Use Permit- Tennis Court  
Altman/ Stewart Residence  
196 Baldwin Road

Dear Chair Courtney-Batson and Planning Board Members,

Enclosed, please find the Planning Board Application and supporting documents for a proposed tennis court at the Altman/ Stewart Residence at 196 Baldwin Road.

The proposed tennis court will be situated in the location of an existing riding ring. This location is ideal for the tennis court because it requires minimal grading with no tree removal and adequate room for a sub-surface drainage system. Unfortunately, this location requires us to apply to the Zoning Board of Appeals for a 24'-0" side yard setback variance. The tennis court building application is currently pending. When we receive the official denial from the Building Department, we will apply to the Zoning Board.

The owners have submitted a letter to Mr. Harold Girdlestone, Town Assessor, requesting to merge tax lot 83.8-1-3 (4.0016 acres) with tax lot 83.8-1-14 (4.0559 acres), creating a new 8.0575 acre parcel. The building coverage, which includes the proposed tennis court, is 2.57% (3% is allowable in an R-4A Zone). The total impervious surface coverage, which includes the proposed tennis court, is 4.21% (8% is allowable in an R-4A Zone).

In closing we believe that the proposed tennis court will not have an adverse impact on the neighborhood character or the environment. It is well below the allowable threshold for building and impervious surface coverage and will not be visible from the adjacent neighbors.

We look forward to presenting this project at the October 14<sup>th</sup> Planning Board meeting to address any of your concerns.

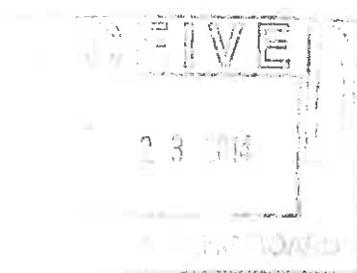
Sincerely,

Seth Ticehurst, RLA  
for B & T

Alexandria Stewart  
190 Baldwin Road  
Bedford Corners, NY 10549

September 8, 2014

Town of Bedford  
Town House  
425 Cherry Street  
Bedford Hills, NY 10507



Re: 190 Baldwin Road, Bedford Corners, NY

To Whom it Concerns:

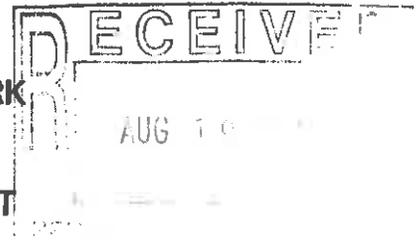
I hereby authorize Benedek & Ticehurst, Landscape Architects and Site Planners, P.C. to represent me as the applicant in all aspects of our submission to Town Boards and Commissions.

Sincerely,

A handwritten signature in cursive script that reads "Alexandria Stewart". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Alexandria Stewart

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



APPLICATION FOR A SPECIAL USE PERMIT

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

1. IDENTIFICATION OF OWNER

STEVE KANTOR - MANAGER

Name of owner: BEDFORD REAL ESTATE ASSOCIATES, LLC

Address: 457 WEST END AVE, NORTH PLAINFIELD NJ 07061 Phone: 917-750-5875

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: STEVE KANTOR

Address: 221 SARLES STREET, BEDFORD CORN. N.Y. 10549 Phone: 917-750-5875

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: BARRY G. NADERMAN, P.E. - NADERMAN LAND PLANNING & ENG., P.C.

Address: DEANS BRIDGE RD, SOMERS, N.Y. 10589 Phone: 914-745-5403

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title

b. Roads which property abuts: SARLES STREET

c. Bedford tax map designation: Section 94-05 Block 1 Lot(s) 1-1

d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI Zoning District.

e. Total area of property in acres: 6.570 ACS.

5. REQUEST

The applicant requests that the Planning Board approve the issuance of a Special Use Permit under the following section of the Code of the Town of Bedford:

Article: III, Section: 175-27 D (3)

The applicant proposes the following Special Permit Use:

CONSTRUCTION OF A TENNIS COURT

6. PUBLIC NOTICE

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit mailing with the Board Secretary prior to the hearing.

7. SITE PLAN

Attach a Preliminary Site Plan Application Form, fee and eleven (11) copies of a Preliminary Site Plan complying with all requirements of Article IX, Section 125-88 of the Bedford Town Code.

8. FEES (make checks payable to the Town of Bedford)

Special Use Permit Application: \$ 300.00 \$ 300.00

Preliminary Site Plan:  
\$500 plus \$25 per parking space required by  
the Bedford Town Code: \$ -

Total: \$ 300.00

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

All applications shall be signed by the owner of the property affected by this application and by the applicant, if other than the owner.

Stulahn 8/15/14  
Signature of Owner Date  
Manager  
Steven Kantor

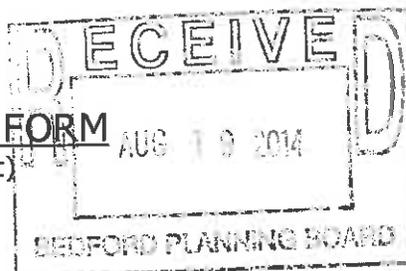
Stulahn 8/15/14  
Signature of Applicant Date

Bedford Real Estate Associates 8/15/14  
Name of Owner (Please Print) Date  
Steven Kantor  
Name of Applicant (Please Print) Date



TOWN OF BEDFORD ENVIRONMENTAL CLEARANCE FORM

(This Side to be completed by Applicant)



Identification of Applicant

Name Steven Kantor

Address 221 Sarles Street, Mt. Kisco, NY 10549

Phone 917-750-5875

Identification of Property Owner, if Other than Applicant

Name Steve Kantor Bedford Real Estate Associates, LLC

Address 457 West End Ace, North Plainfield, NJ 07061

Phone 917-750-5875

Identification of Site Involved, if any

- a) Name or other identification of site Kantor Residence
b) Street which site abuts Sarles Street
c) Tax Map Section 94.05 - 1 - 1.1
d) Total site area 6.570 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 Proposed Tennis Court with associated drainage and screening.

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: None
2. List any related actions which may be undertaken as a result of 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 a 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.

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: 8/18/14

# 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

# SINGLETON, DAVIS & SINGLETON PLLC

ATTORNEYS AT LAW

THOMAS J. SINGLETON  
ROBERT F. DAVIS  
WHITNEY W. SINGLETON\*

120 EAST MAIN STREET  
MOUNT KISCO, NY 10549

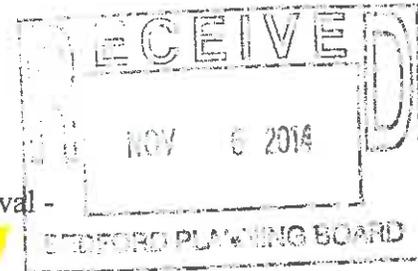
OF COUNSEL: PETER V. SPAGNUOLO\*\*

November 5, 2014

914.666.4400  
FAX: 914.666.6442  
WWW.SDSLAWNY.COM

\* ALSO MEMBER CONNECTICUT & FLORIDA BARS  
\*\* ALSO MEMBER CONNECTICUT BAR

Hon. Deirdre Courtney Batson, Chairperson and  
Members of the Town of Bedford Planning Board  
Town of Bedford Annex  
425 Cherry Street  
Bedford Hills, New York 10507



Re: Waiver of Site Plan Approval -  
Alchemy Bedford, LLC  
Bedford Playhouse  
633-647 Old Post Road  
Tax I.D. No. 84.7-2-5

Dear Chairperson Deirdre Courtney-Batson and Members of the Board:

I am writing in connection with proposed interior changes to a portion of the building located at 633-647 Old Post Road, commonly known as the Bedford Playhouse. I hereby request that pursuant to Town Code Section 125-93, your Board waive as unnecessary its site plan approval of such changes. An application for waiver of site plan approval is enclosed, together with our check in the amount of \$500 to cover the fee for this application.

As you may be aware, the former tenant of the Playhouse, Clearview Cinema, discontinued operations and assigned its lease to Bow Tie Cinemas. As that lease is now coming to an end, Bow Tie has indicated that it will not be renewing its lease. That has led to an exhaustive effort by my client, with the assistance of the Town, to seek out alternate theater operators. The search has encompassed several dozen cinema operators from San Diego to Maine. Unfortunately, this industry is simply weak at this time, particularly in the case of stand-alone theaters, such as this one, which lack sufficient complimentary or supporting uses within their area.

As Alchemy continues to search for and work with potential new theater operators, the lease expiration date is now less than a month away. Thus, out of an abundance of caution, as a contingency plan, Alchemy must pursue the alternative of converting the existing theater space to another permitted use, i.e., retail. Toward that end, Alchemy's representatives have met with

*To: PB & J.D. 11/2/14*

Hon. Deirdre Courtney Batson, Chairperson and  
Members of the Town of Bedford Planning Board  
November 5, 2014  
Page 2

Mr. Osterman to review potential changes, prepared plans for interior renovations, and submit this application for site plan waiver. As you will readily glean from Alchemy's plans, copies of which are also enclosed, there are no proposed physical alterations to the site or the building's exterior. The existing windows, doors, façade and other features affecting external appearance will all remain exactly as they are today. Accordingly, there will be no visual impacts.

As relates to potential non-aesthetic impacts of the proposal, there were only two relevant issues identified and discussed in our meeting with Mr. Osterman. With respect to the first, off-street parking, a change to retail use would result in a significant reduction in demand for parking as compared to existing conditions with the theater. The second issue, septic capacity, is not impacted at all by the instant application:

Off Street Parking: The Town Code's parking requirement for theaters is one (1) space per three (3) person seating capacity. Applying the Town's current requirement to the theater's existing seating capacity of 462, would result in a required 154 spaces solely for the theater. Utilization of the identical space for retail (one (1) space per two hundred (200) square feet) would require only 43 spaces. The net reduction of 111 spaces from the site's current overall parking demand, a reduction of 72%, represents a meaningful improvement for both the site and the Village Center in general, as traffic and parking demands will be reduced significantly.

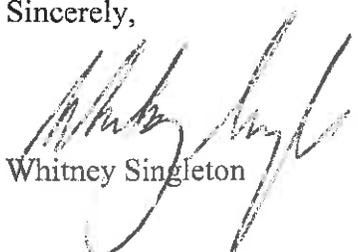
Septic In our meeting, Mr. Osterman properly identified potential septic impacts that could result from certain sewage generating uses such as restaurants. However, since this proposal is merely a back-up or contingency plan in the event that Alchemy cannot secure a substitute operator for the theater, there are presently no prospective tenants, and certainly no food use tenants. In an effort to address the issue identified by Mr. Osterman and not delay the property owner by analyzing uses that may never materialize and are presently incapable of assessment, Alchemy offers a solution that accomplishes both objectives. Alchemy will stipulate, as a condition of the waiver, that in the event that a future use (or assemblage of uses) of the present theater space is proposed which will generate septic (or parking) impacts, which would quantitatively or qualitatively, exceed those of the present usage, such as a restaurant would with respect to septic, Alchemy shall be required to demonstrate septic (or parking) capacity to safely accommodate such use.

Hon. Deirdre Courtney Batson, Chairperson and  
Members of the Town of Bedford Planning Board  
November 5, 2014  
Page 3

On the basis of the foregoing, we respectfully submit that, as provided by Section 125-93, the requested waiver "will not be detrimental to the public health, safety or general welfare." All real estate taxes and assessments are current.

In asking that your Board issue a waiver of site plan approved pursuant to Section 125-93, I would like to reiterate that this proposal is intended to be implemented *only* in the event that the theater use is unable to be continued. Moreover, any alterations would be solely within the interior space, with no change to the external appearance. Any potential use would be a permitted use within the NB district and site plan approval would be waived only to the extent there would be no increased impacts on either the septic or parking demand beyond the presently existing conditions, as would be the case for the proposed retail use. This application is entirely consistent with the intended scope of your waiver authority under Section 125-93. I trust that you will agree that the proposed retail alternative is in the Town's and Alchemy's mutual interest in minimizing the potential vacancy of this space within the Village.

Sincerely,



Whitney Singleton

WS:dds  
Enclosures

c: Kenneth Horn, Managing Member

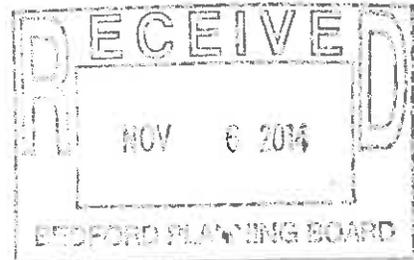
*Waiver of Site Plan Approval*

Kenneth Horn, 55 Major Lockwood Lane  
Applicant's Home Address

Date: November 5, 2014

Pound Ridge, New York 10576  
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 633-647 Old Post Road  
Bedford Village shown and designated on the Town Tax Maps as:  
Section 84.7 Block 2 Lot(s) 5.

It is my/our intention to Change of Use from theater to retail with no increase  
(Describe proposal)  
in square footage and significant decrease in required parking

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,

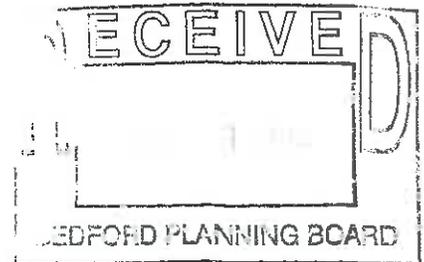
Alchemy Bedford, LLC

  
Signature of Owner and/or Applicant

By: Kenneth Horn, Managing Member

\_\_\_\_\_  
Signature of Owner and/or Applicant

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: *Mark Ruff* 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

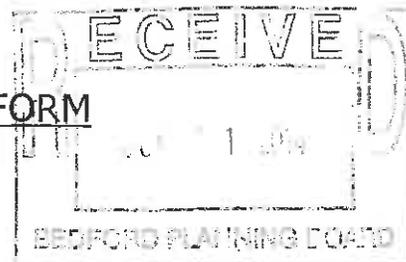
All of the following information shall be indicated on the preliminary site plan drawn at a scale of not less than one (1) inch equals 30 feet:

- 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

**State Environmental Quality Review  
NOTICE OF INTENT TO BE LEAD AGENCY  
For Review of  
Rippowam Cisqua  
Alterations and Improvements to the Upper School Campus**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Bedford has declared its intent to be the sole Lead Agency with respect to the proposed action identified below. Unless written objection is received from an Involved Agency within thirty (30) days of the date of this notification the Planning Board will designate itself sole Lead Agency.

**Date:** October 24, 2014

**Name of Action:** Rippowam Cisqua  
Alterations and Improvements to the Upper School Campus

**SEORA Status:** Unlisted

**Description of Action:** The proposed action involves alterations and additions including: partial building replacement, interior renovations, driveway and parking alterations, reduction in curb cuts, landscaping, storm water management.

**Location:** Located in the Town of Bedford at 425 Cantitoe Street, Bedford.

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

**Lead Agency Contact Person:** Jeffrey Osterman, Director of Planning  
Town of Bedford, Town House  
425 Cherry Street, Bedford Hills, New York 10507  
Telephone: (914) 666-4434

**A Copy Of This Notice Has Been Sent To The Following Involved and Interested Agencies:**

**Involved Agencies**

Town of Bedford Zoning Board of Appeals, Town House, 425 Cherry Street, Bedford Hills, New York 10507

Region 3, New York State Department of Environmental Conservation, 21 South Putt  
Corners Road, New Paltz, New York 12561

Westchester County Department of Health, Attn: Commissioner, 145 Huguenot St., New  
Rochelle, New York 10801

**Interested Agencies**

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

Joel H. Sachs, Esq., Keane & Beane, P.C., Town Attorney, Town of Bedford, 445  
Hamilton Avenue, White Plains, New York 10601

James J. Hahn, P.E., Hahn Engineering, Bedford Town Engineer, 1689 Route 22,  
Brewster, New York 10529

John Marwell  
Shamberg Marwell Davis & Hollis, P.C.  
55 Smith Avenue  
Mount Kisco, New York 10549

Erik Kaeyer  
KG&D Architects  
285 Main Street  
Mount Kisco, New York 10549



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

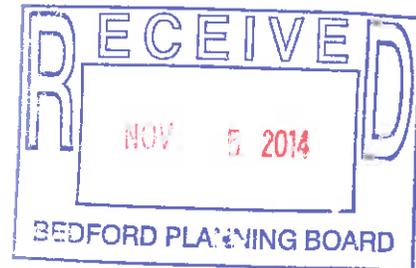
11 Bradhurst Avenue  
Hawthorne, NY 10532  
T: 914.347.7500  
F: 914.347.7266  
www.maserconsulting.com

November 3, 2014

VIA UPS

Mr. Erik A. Kaeyer, AIA  
KG&D Architects, P.C.  
285 Main Street  
Mt. Kisco, NY 10547

Re: Rippowam Cisqua School  
Route 22  
Bedford, New York  
MC Project No. 12100148A



Dear Mr. Kaeyer:

We have reviewed the Site Plan prepared by Site Design Consultants, Drawing No. C-101, dated 10/14/14. The follow represents our Site Access Evaluation.

**Sight Distance**

*Route 22*

The required stopping sight distance with a posted speed limit of 45 MPH equals 360 feet. The associated intersection sight distance equals 500 feet for left turns onto Route 22 and 430 feet for right turns onto Route 22.

We have identified on the attached Drawing 1, dated 10/14/14 the sight lines to the right and left upon exiting the northerly driveway. Some 450 feet of sight distance is provided to the left with the removal of the hedge row that currently exists adjacent to the low stone wall north of this access. The sight distance to the south, from this driveway, is in excess of 650 feet. The southerly driveway to Route 22 will also be furnished with ample sight distance, in excess of 565 feet to the left, and some 500+ feet to the right (with the relocation of the "Rippowam Cisqua School" sign to a point out of the right-of-way.)

*Clinton Road*

The required sight distance with a posted speed limit of 30 MPH equals 200 feet. The associated intersections sight distances equals 335 for left turns onto Clinton Road and 290 feet for right turns onto Clinton Road.

Review of the site plan indicates that 340 feet of sight distance is available to the left and the available sight distance to the right is in excess of 600 feet. The above mentioned Rt. 22 and Clinton Road sight distances are shown on Drawing 1 in Panels 1 and 2, respectively.





### **Tracking Plan**

As part of our review, we examined the potential for a fire truck to enter and circulate within the site. Shown on the lower portion of Drawing 1 in Panel 3, is identified the tracking of a typical fire truck through the site. As shown, the fire apparatus can maneuver into, through, and out of the site with no difficulty.

### **Regulatory Signing**

Also identified on Drawing 1 in Panel 4, is the proposed regulatory signing at the access drives at Route 22 and at Clinton Road. The signs provided are in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and the legends and mounting are as outlined in the New York State Department of Transportation (NYSDOT) Standard Specifications. The sign assemblies include, "Do Not Enter," "One Way" (single panel), "One Way" (back to back panels), and "Stop" signs.

We've included an internal "Two Way Ahead" sign to notify drivers of a change in roadway operation in advance of the Clinton Road egress.

Also identified on this plan is the suggested "Rippowam Cisqua School" sign relocation.

In conclusion, the site plan prepared by Site Design Consultants has been developed in a manner consistent with safe on-site circulation as well as with consideration to safe vehicular maneuvering into and out of the site. The signage shown in our Drawing 1 will ensure positive guidance into, out of and through the site.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'John T. Collins', written over a horizontal line.

John T. Collins, Ph.D., P.E., Principal Associate  
(Formerly of John Collins Engineers, P.C.)

JTC/jr  
Enclosures  
cc: Joe Riina w/encl.





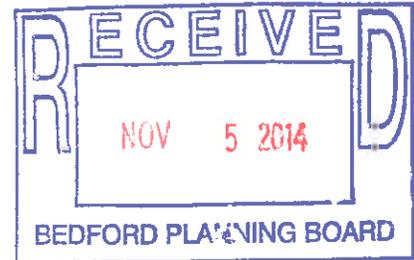


kaeyer, garment & davidson architects, pc  
 285 main street mount kisco, new york 10549  
 p:914.666.5900 f:914.666.0051 kgdarchitects.com

31 October 2014

Via hand delivery

Town of Bedford Building Department  
 Town of Bedford Town Hall  
 425 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  
 Final Site Plan Application – 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.

We have revised and updated our site plan documents to now include more detailed site plans, landscaping plans, lighting, and a traffic study. The following material is being submitted as amendment to our preliminary site plan package in support of the Final Site Plan Application for the proposed additions and alterations:

1. 1 copy of the Final Site Plan Application
2. 1 copy of the Zoning Table and Drawing Key Plan – updated
3. 1 copy of SWPP document
4. 1 copy of Traffic Study report
5. 1 copy of EAF Part 1 updated and EAF Part 2
6. 10 copies of updated Site Plan Drawings (refer to title sheet for list of drawings)
7. 10 copies of survey

In addition to the above referenced documents, currently on file for this project are copies of preliminary site plan application (6/10/14) and drawings, the Town of Bedford Environmental Clearance Form, Part 1 of the Full Environmental Assessment Form (now superseded), the Rippowam Cisqua School Enrollment History and Program Summary, as well as the site planning Application Fee.

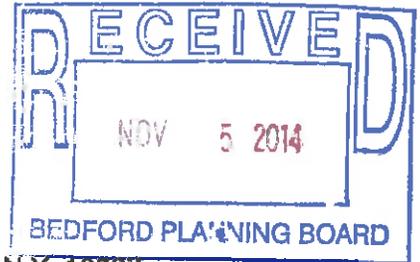
Sincerely:

KAEYER, GARMENT & DAVIDSON ARCHITECTS PC

Erik A. Kaeyer, AIA LEED AP  
 Vice President

*to: P.D. 840. 11/5/14*

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



FINAL 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 10508

SIGNATURE OF OWNER: *M. R. [unclear]* Date: 10/11/14

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Kaeyer, Garment & Davidson Architects, PC Phone: 914.666.6900

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: 2 additional spaces provided

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

a. Ten (10) copies each of 30 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.

b. Any data required by the Planning Board in addition to the above.

c. Application fee to be computed as follows: previously submitted  
\$25 for each parking space required by the Town Code. (Make check payable to the Town of Bedford).

(see other side)

## DATA REQUIRED WITH THIS APPLICATION

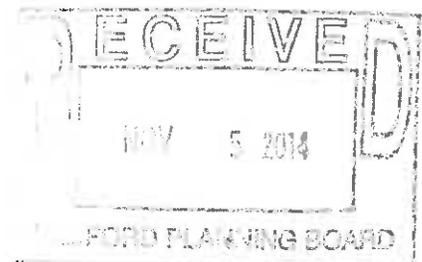
All of the following information shall be indicated on the final site plan which shall be drawn on sheets no larger than 24 inches by 36 inches and at a scale of not less than one (1) inch equals 30 feet:

1. Title of development, date, revision dates, if any, 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.
2. Area and boundaries of the subject property, section and lot numbers of the subject property, adjacent 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.
3. The names of all owners of record of all adjacent properties.
4. Locations and dimensions of all existing buildings, retaining walls, fences, rock outcrops, wooded areas, single trees with a diameter of 8 inches or more measured 3 feet above the base of the trunk, watercourses, marshes, water supply, sanitary sewerage, storm drainage and any other utility facilities and of any other significant existing features on the premises. All significant existing features within 20 feet of all property lines shall also be shown.
5. Existing and proposed contours at a maximum vertical interval of two feet.
6. Proposed use or uses of all land and buildings, and, where only a portion of a property is to be occupied by the development, the boundaries and area of such portion, including required screening and setback areas.
7. Outline and elevations of the pavement of abutting streets, and of proposed means of vehicular and pedestrian access to and from the site.
8. Location, layout and numbers of proposed off-street parking and loading spaces, where provided.
9. Location and layout of proposed recreation areas, where required.
10. Finished floor elevation of buildings, finished grades of walls, pavements and storm drains.
11. Detailed construction plans of retaining walls, steps, ramps, paving and drainage structures.
12. Expected storm drainage loads.
13. Estimate of all earthwork, including the quantity of any material to be imported to or removed from the site or a statement that no material is to be removed or imported.
14. Location and dimensions of all proposed water supply, sanitary sewerage, storm drainage and other utility lines and equipment, including connections to existing facilities.
15. Detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing.
16. Proposed location, type, design, size, color and illumination of all signs.
17. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.
18. Conditions specified by the Board of Appeals, Planning Board or Town Board in the approval of any variance or special permit related to the subject property.

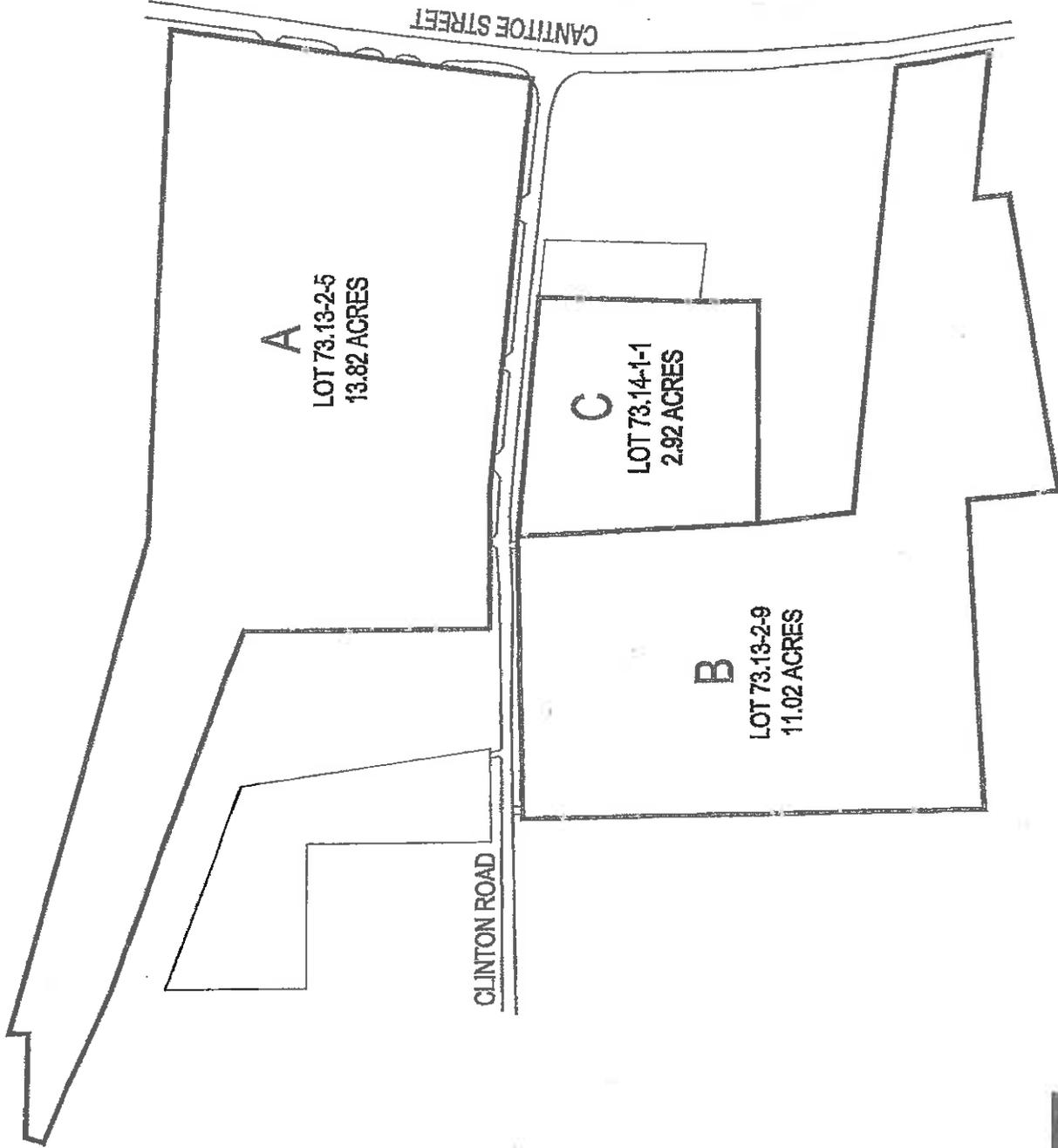
**Rippowam Cisqua School  
Upper School Campus  
Zoning Compliance Table  
Upper School Campus**

	CODE	LOT A		LOT A,B,C	
		Existing*	Proposed	Existing **	Proposed
<b>Zoning District</b>	<b>R-2A</b>				
<b>Minimum Lot Area</b>	<b>2 Acres</b>	13.82 Acres*	13.82 Acres	27.76 Acres**	27.76 Acres
	<b>87,120sf</b>	601,999 sf	601,999 sf	1,209,226 sf	1,209,226 sf
<b>Min Yard Requirements</b>					
<b>Front Yard</b>	<b>100'</b>				
Main Building-Auditorium		73.8'	NC		
Main Building		136.1'	119.9'		
Cushman House		21.1'	NC		
Entrance Canopy		113.3'	109.0'		
<b>Side Yard</b>	<b>80'/160'</b>				
Main Building		54.7'/263.1'	NC		
Music Building		87.0'	NC		
Art Building		47.5'	NC		
Cushman House		10.4'	NC		
Faculty H./Garage		58.5'	Removed		
<b>Rear Yard</b>					
Main Building		NA	NA		
<b>Maximum Height</b>					
<b>Stories</b>	<b>2.5</b>	2.5	2.5		
<b>Feet</b>	<b>35'</b>	22'	25'/35' -tower		
<b>Maximum Bldg Coverage</b>					
<b>Percent Coverage</b>	<b>6%</b>	9.26%	8.97%	4.99%	4.85%
<b>Building Footprint</b>		55,760 sf	54,045 sf	60,352 sf	58,637
<b>Maximum Impervious</b>					
<b>Percent Coverage</b>	<b>14%</b>	21.80%	21.74%	11.78%	11.75%
<b>Impervious Footprint</b>		131,250sf	130,902 sf	142,375 sf	142,027 sf

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	27.76 acres
	B	73.13-2-9	11.02 acres	
	C	73.14-1-1	2.92 acres	



RIPPOWAM CISQUA SCHOOL  
BEDFORD, NEW YORK



RECEIVED  
JUN 5 2014  
TOWN OF BEDFORD PLANNING BOARD



UPPER CAMPUS LOT KEY PLA  
JUNE 10, 2014

**K&D ARCHITECTS**  
Koenig, Gorman & Davidson Architects, PC  
285 Main Street, 10th Floor, New York, NY 10049  
PH: (212) 691-1000 FAX: (212) 691-1001 kgs@kgs.com

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

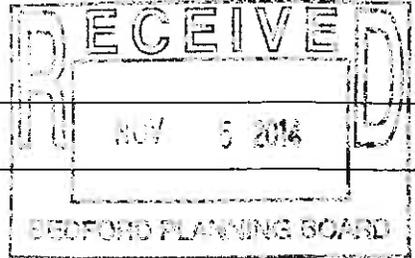
**Instructions for Completing Part 1**

**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 Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		6/14/14
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		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 DEC	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?  
\_\_\_\_\_

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? \_\_\_\_\_ 3.8 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 height; 53 width; and 134 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? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 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? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ n/a acres (impervious surface)  
 \_\_\_\_\_ Square feet or 27.76 acres (parcel size)  
 ii. Describe types of new point sources. (decrease in impervious.) 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 ½ 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8:00 AM - 6:00 PM</li> <li>• Saturday: _____ 8:00 AM - 6:00 PM as needed</li> <li>• Sunday: _____ n/a</li> <li>• Holidays: _____ n/a</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8:00 AM - 4:30 pm</li> <li>• Saturday: _____ n/a</li> <li>• Sunday: _____ n/a</li> <li>• Holidays: _____ n/a</li> </ul>
--	---

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 is being 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	3.3 AC	2.8 AC	-0.5 AC
• Forested	6.86 AC	6.86 AC	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			-
• 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: \_\_\_\_\_

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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: \_\_\_\_\_  
\_\_\_\_\_

---

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: \_\_\_\_\_  
\_\_\_\_\_

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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 \_\_\_\_\_
- 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: \_\_\_\_\_

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

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

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

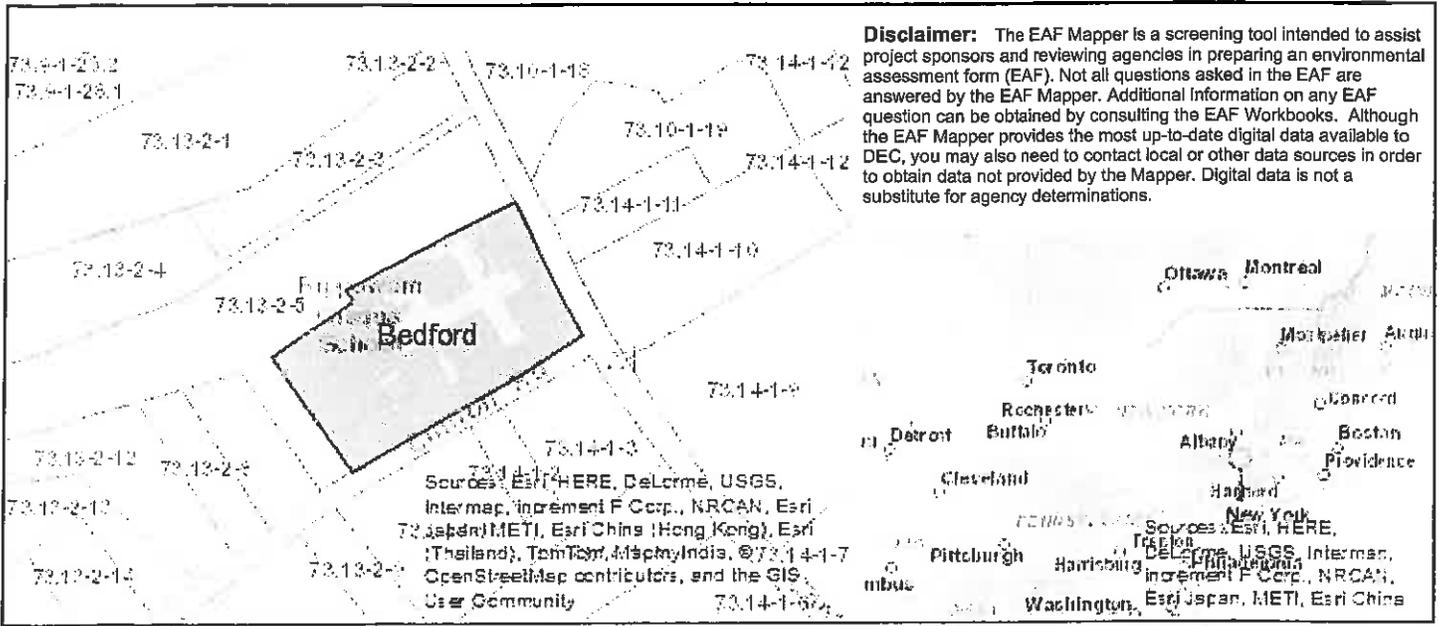
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name ERIK A. KAEYER Date 11/3/14

Signature  Title PRINCIPAL, VP



**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.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Geographic Area Overlaying Aquifer
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:11-3-84, Agency:Bedford, Town of
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

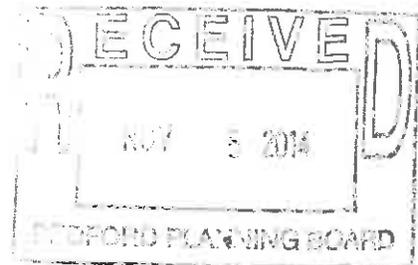
**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: <u>Land Disturbance and increase in surface runoff and residual erodin from land disturbance will be mitigated by controls and implementation of SWPPP</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES  
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  
 The proposed action may result in development on lands subject to flooding.  NO  YES  
 (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h., D.2.g.) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**8. Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: <u>Geographic Area Overlaying Aquifer</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
 If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>The project will not increase traffic load. the project will provide better traffic movement into and out of the site onto the State highway.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

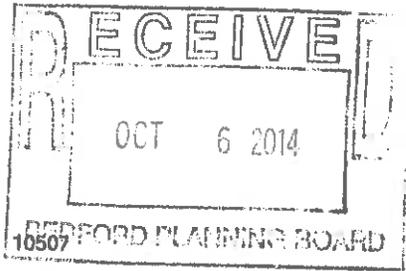
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>The site is zoned residential, however the school is a pre-existing, non-conforming use and operates under a special use permit.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**PRINT FULL FORM**

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



PRELIMINARY SITE PLAN APPLICATION

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

1. IDENTIFICATION OF OWNER

Name of owner: Mr. John Nohilly Phone: (914) 666-6424

Address: 793,795 N. Bedford Rd, Mt. Kisco NY10549

SIGNATURE OF OWNER: [Signature] Date: 10-3-14

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Estate Motors Phone: (914)232-8122

Address: 321 Route 22, Goldens Bridge, NY 10526

Interest of applicant: Contract Vendee

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Catizone Engineering, P.C. Phone: (914) 269-8358

Address: 9 Overlook Terrace, Larchmont, NY 10538

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 71.12 Block: 2 Lot(s): 31 and 32 Area: 0.90ac

Zoning District: L1/RB Proposed Use: Automotive Sales

Number of parking spaces required by the Bedford Town Code: 35

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

Site Plans and

- a. Ten (10) copies each of Renderings 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)

TO PB & TO 10/8/14

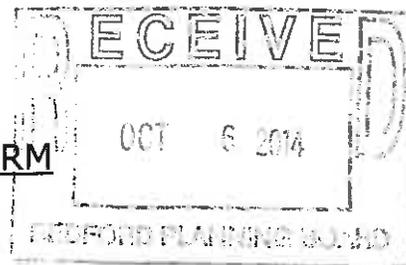
## DATA REQUIRED WITH THIS APPLICATION

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.



**TOWN OF BEDFORD**  
**ENVIRONMENTAL CLEARANCE FORM**  
 (This Side to be completed by Applicant)



Identification of Applicant

Name Mr. John N. Galanin Address 321 Route 22, Goldens Bridge, NY 10526  
 Estate Motors Phone (914)232-8122

Identification of Property Owner, if Other than Applicant

Name Mr. Jim Diamond Address 666 N. Bedford Rd, Mt. Kisco NY 10549  
 Diamond Properties Phone (914) 773-6220

Identification of Site Involved, if any

- a) Name or other identification of site 666 N. Bedford Road, Mount Kisco, NY
- b) Street which site abuts Bedford Road
- c) Tax Map Section 71.12-2-36
- d) Total site area 282,282
- e) Does applicant have a whole or partial interest in lands adjoining this site? yes

Identification of Proposed Action

a) Description of Proposed Action Site improvements associated with change of use (Mt Kisco) and automotive sales building on adjacent parcel (71.12-2-31 and 71.12-2-32)

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: Change of use of 114,037sf former warehouse/office to ne automotive sales sales, service, inventory storage, Village of Mt. Kisco
2. List any related actions which may be undertaken as a result of 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 a part of this action, e.g. house construction in the case of a residential subdivision: access and parking on adjoining parcel where new car sales and all service will be performed.

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:  Date: 3 October 2014

**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

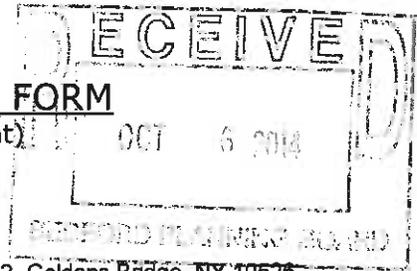
Agency Signature

Date



TOWN OF BEDFORD ENVIRONMENTAL CLEARANCE FORM

(This Side to be completed by Applicant)



Identification of Applicant

Name Mr. John N. Galanin Address 321 Route 22, Goldens Bridge, NY 10526
Estate Motors Phone (914)232-8122

Identification of Property Owner, if Other than Applicant

Name Mr. John Nohilly Address 793,795 N.Bedford Rd,Mt. Kisco ny 10549
Phone (914) 666-6424

Identification of Site Involved, if any

- a) Name or other identification of site 793, 795 N. Bedford Road, Mount Kisco, NY
b) Street which site abuts Bedford Road
c) Tax Map Section 71.12-2-31 and 71.12-2-32
d) Total site area 39,314sf
e) Does applicant have a whole or partial interest in lands adjoining this site? yes

Identification of Proposed Action

a) Description of Proposed Action construction of a 7,500 commercial building and associated site improvements for automotive sales (no service)

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: access and parking on adjacent parcel related to subject building and change of use of building within Village of Mt. Kisco
2. List any related actions which may be undertaken as a result of 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 a part of this action, e.g. house construction in the case of a residential subdivision: access and parking on adjoining parcel (71.12-2-36) where new car sales and all service will be performed.

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.
[X] Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: [Signature] Date: 3 October 2014

**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

October 10, 2014

Chairperson Deirdre Courtney-Batson and Planning Board Members  
 Town of Bedford Planning Board  
 425 Cherry Street  
 Bedford Hills, N.Y. 10507

Re: Mercedes Benz of Mount Kisco; Certified Pre-Owned Sales  
 Sec. 71.12 Bl. 12 Lot 31  
 Sec. 71.12 Bl. 12 Lot 32

Dear Chairperson Courtney-Batson and Planning Board Members;

On behalf of our Client, Estate Motors, Catizone Engineering, P.C. is pleased to transmit the following:

No. Copies	Title	Date
10	C-1.0 Overall Site Plan	10/02/2014
10	C-2.1 Site Plan	10/02/2014
10	C-2.2 Site Plan	10/02/2014
10	PE-2 Sales and Service Exterior Rendering	03/14/2014
10	PE-3 Sales and Service Elevation Rendering	03/14/2014
10	PE-4 Pre-Owned Facilities Exterior Rendering	03/14/2014
10	PFP-1 Sales and Service Facilities Floor Plan	03/14/2014
10	PFP-2 Sales and Service Facility Analysis	03/14/2014
10	PFP-3 Pre-Owned Facilities Proposed Plan and AOI Analysis	03/14/2014
10	Environmental Clearance Form (666 North Bedford Road)	
10	Environmental Clearance Form (793/795 Bedford Road)	
1	Preliminary Site Plan Application	

An application check in the amount of \$1,375, based on \$500 plus \$25 per each of the required 35 parking spaces, is also attached.

The Applicant is proposing the construction of a 7,000 sf Certified Pre-Owned Sales building on the parcels identified as 793 and 795 Bedford Road located within the Town of Bedford. Additional land will be leased from 666 North Bedford Road (71.12-2-36) to accommodate additional parking.

In addition, the Applicant is proposing a change of use impacting 113,280sf at the 666 North Bedford Road parcel to new automobile sales, service and related activities. The change of use is located entirely within the Village of Mount Kisco; however, the associated site improvements are located within the Town of Bedford.

We hope that this preliminary application may be heard at your first November meeting as we are scheduled to appear before the Village of Mount Kisco Planning Board on October 28, 2014. Please call should you require additional information.

Sincerely,



Pietro A. Catizone, P.E.  
 Principal



## 2015 Planning Board Schedule

<b>Meeting Date</b>	<b>Submission Deadline</b>	<b>Deadline for Public Notice</b>	<b>Field Trip</b>
1/13	12/30	12/23	
1/27	1/13	1/6	
2/10	1/27	1/20	
2/24	2/10	2/3	
3/10	2/24	2/17	
3/24	3/10	3/3	
4/14	3/31	3/24	
4/28	4/14	4/7	
5/12	4/28	4/21	
5/26	5/12	5/5	
6/9	5/26	5/19	
6/23	6/9	6/2	
7/14	6/30	6/23	
7/28	7/14	7/7	
8/11	7/28	7/21	
8/25	8/11	8/4	
9/8	8/25	8/18	<i>Labor Day is 9/7/15</i>
9/22	9/8	9/1	
10/13	9/29	9/22	
10/27	10/13	10/6	
11/10	10/27	10/20	
11/17	11/2	10/27	
11/24	11/10	11/2	<i>Thanksgiving is 11/26/15</i>
12/8	11/24	11/17	
12/15	12/1	11/24	

*(Dates subject to revision.)*

## Town of Bedford Planning Board

2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, New York 10507

Tuesday, May 13, 2014

### Minutes

A meeting of the Planning Board was held on May 13, 2014, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman John Sullivan, Board Members: William Colavito, Felix Cacciato and Diane Lewis, Planning Director Jeffrey Osterman, Town Counsel Joel Sachs, Secretary Anne Paglia.

#### **Public Hearing:**

Special Use Permit – Cottage  
Section 84.17 Block 1 Lot 10, R-1A Zone  
17 Gordon Avenue, Bedford  
Owners/Applicants: **Denise & Nicholas Delfico**  
(Review special use permit.)

#### **Present:**

Jeffrey Kane, Attorney  
Denise and Nicholas Delfico, Owners

Mrs. Courtney-Batson stated, for the record, that Mr. Kane has been her attorney, but she does not see any conflict.

Mr. Kane stated they were applying for a cottage in a residential one acre zone, rather than a residential two-acre or four-acre zone. They understand that they will need to apply to the Zoning Board of Appeals, but must apply to the Planning Board and receive a denial first.

Mrs. Courtney-Batson announced that this is a Public Hearing and asked if there was anyone from the public that has any questions. [No one replied.] Mrs. Courtney-Batson then asked the Applicant to present the application. Mr. Kane stated that Mr. and Mrs. Delfico bought this property in 1991. At the time that they purchased the property, the out-building was on the property; the former owner had built the building in 1983-1984. It may have been originally and been converted to a cottage and that owner then got a Certificate of Occupancy for a studio. Mr. and Mrs. Gatto sold the property thereafter to Mr. and Mrs. Delfico in 1991.

Mrs. Courtney-Batson stated that they would no longer need the variance for exceeding 25% of the square footage of the main residence and Mr. Kane agreed. Mrs. Courtney-Batson asked if the area considered as storage was included in the calculation of the square footage of the apartment. Mr. Kane said that it was. Mr. Sullivan stated that, based upon the calculations shown, that area is 1,220 square feet, not 800 and something. He asked what the building is currently being used for. Mr. Kane stated that it is currently a cottage and that there is currently someone residing there. Mr. Sullivan stated that when looking at the plans, there are two rather large rooms identified as closets and laundry and storage which he suspects are bedrooms. He asked if it was a three-bedroom cottage. Mrs. Delfico stated that it was not. She said that the room downstairs has been used as an office and people could use it as storage. Mr. Delfico stated that there were two bedrooms upstairs. Mr. Sullivan stated that he wanted to clarify the calculations shown on the plan. He stated that, to him, it was over 1200 square feet, not 800. He asked if the ceiling height on the second floor was six feet six inches and Mr. Delfico said it was. Mr. Sullivan said that they needed to get the square footage of the structure and, more importantly, it is important that the Board understand the use of this cottage. Mrs. Courtney-Batson asked them to get accurate square footage.

Mr. Sullivan asked how a vehicle would get to the cottage. He asked how emergency vehicles could get to the cottage. Mrs. Delfico said that they have had emergency vehicles at the cottage. Mr. Sullivan asked where the tenant would park. Mr. Delfico said that the tenant would park in his driveway. Mr. Sullivan asked if there was parking enough parking spaces for the house and the cottage. Mr. and Mrs. Delfico said that there was plenty of room for eight cars. Mr. Sullivan asked if the playhouse was permitted and conformed to the Ordinance.

Mr. Osterman asked how they wanted to determine the square footage. He asked if they wanted the Building Inspector to do it. The Board agreed that he should.

Mrs. Courtney Batson said that there were two size limitations. One is the 800 square feet with leeway of another 10 per cent, so 880 square feet is the upper limit that the board is willing to allow. In addition to that, the cottage cannot be more than 25 per cent of the main residence. She said that they need to settle with the Building Inspector about the square footage of the house, and suggested they get something in writing from him. This should be done before they go to the Zoning Board of Appeals.

Mrs. Courtney-Batson asked if there were any further comments from the audience.

Mrs. Lewis made a motion to close the Public Hearing which was seconded by Mr. Colavito.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

John Sullivan made a motion to deny the application on the basis that the apartment appears to be larger than is permitted under the Code and also that the lot is zoned as one-

acre and that a cottage is not permitted in a one-acre zone. The motion was seconded by Mrs. Lewis.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato

Nays: None

**Public Hearing:**

Special Use Permit – Cottage

Section 72.19 Block 2 Lot 8, R-4A Zone

340 Guard Hill Road, Bedford

Owner/Applicant: **Robert Scheer**

(Review special use permit.)

**Present:**

Robert Scheer, Owner/Applicant

Martin Kravitt, R.A., Architects & Planners

Mr. Kravitt stated that the application is to make an existing caretakers cottage legal. He showed the site plan to the board and told them that the cottage is referred to as building number four on the plan. He stated that it is a combined caretaker cottage and horse barn. He stated that the exact age is indeterminate, but that it was at least pre World War II. He stated that at some point, a four-stall horse barn was added onto the back of the building. He stated that Steve Fraietta, the Building Inspector, stated that a fire rated partition between the barn and the cottage spaces was needed. Mr. Kravitt stated that he has calculated the cottage to be 665.5 square feet.

Mrs. Courtney-Batson asked about the building on the plan called “cabin.” Mr. Kravitt stated that, at one point, it was used by Mrs. Scheer as her office. Mr. Scheer stated that this building does have some plumbing for a bathroom. Mrs. Courtney-Batson asked Mr. Osterman how that would be handled. Mr. Osterman stated that Mr. Fraietta would have to make a determination as to what the building is. The issue, he stated, is that you might have more than one accessory unit on the property. Mr. Kravitt said that there was a Certificate of Occupancy for this building. Mrs. Courtney-Batson said that it was unusual for the town to grant a permit for a building with plumbing in it without a variance. She told Mr. Kravitt that the code only allows for one building to be used as an accessory cottage. Mr. Osterman suggested that this be a condition of approval – that the Building Inspector determine that the “cabin” is not an accessory cottage.

Mrs. Courtney-Batson asked if there were any questions or comments from members of the audience.

John Sullivan asked Mr. Kravitt if the kitchen is to be added or does it exist. Mr. Kravitt said that it exists. Mr. Sullivan asked if the bedroom/sitting room complies with the issue of two means of egress and light and ventilation requirements. Mrs. Courtney-Batson suggested that as a condition of approval, the Building Inspector shall send a memo to the Planning Board confirming that the proposed accessory cottage will meet all building code requirements.

Mr. Colavito asked if there was a sprinkler system installed in the barn area. Mr. Scheer said that there was not. Mr. Kravitt described the barn as a run in shed with a door on it and he stated that it was not currently in use. Mr. Scheer stated that there were no horses on the property and that he currently uses the barn for storage. Mr. Scheer stated that the last time it was used for horses was a couple years ago, under his ownership. Mrs. Courtney-Batson stated that there was no requirement under the Code that a stable actually be used as a stable.

Mrs. Courtney-Batson asked, again, if there were any questions or comments from members of the audience.

Mr. Cacciato asked Mr. Scheer if he anticipated using the stable as a stable in the future. Mr. Scheer stated that the house has been sold and should go to closing sometime in June. Mrs. Courtney-Batson stated that with the accessory cottage special permit, every time that the property changes hands, the new owner has to get a special permit again. The buyer should be informed that as soon as they become the owner, they will have to get the special permit again.

Mr. Colavito made a motion to close the Public Hearing which was seconded by Mr. Cacciato.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

Motion: A motion was made by Mr. Sullivan to approve the use of a portion of this building as a cottage, with the following conditions:

1. The Building Inspector shall send a memo to the Planning Board confirming that the proposed accessory cottage will meet all building code requirements.
2. The buildings identified on the plans as "Horse Barn A" and "Horse Barn B" shall be renamed and properly identified.
3. The Building Inspector determines that the building shown on the plans as "cabin" is not an accessory cottage.

Motion Seconded by Mr. Colavito

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR. Mr. Colavito endorsed the Board's determination on the ECF. Mrs. Lewis seconded.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

**Public Hearing:**

Special Use Permit – Over 20 feet in Height

Section 39.20 Block 1 Lot 1, R-4A Zone  
314 Mount Holly Road, Katonah  
Owners/Applicants: **Lisa and William Glenn**  
(Review special use permit.)

**Present:**

Lisa and William Glenn, Owners/Applicants  
Michael Smith, Architect

Mr. Smith said that they are proposing a pool house structure with a couple of covered porches off of it. The structure will be 648 square feet of finished, habitable area and a 340 square foot unfinished storage loft on the second floor. They are requesting a special permit due to the fact that the height is 22 feet, versus the required maximum of 20 feet. He explained that they are trying to make the pool house a smaller version of the main house. They are trying to match specific roof pitches and columns. The extra storage space would be for the pool equipment and pool furniture.

Mrs. Courtney-Batson asked what the ceiling height would be. Mr. Smith said that the ceiling height of the main floor is nine feet and the second floor ceiling height at the peak is nine feet.

Mrs. Courtney-Batson asked if there were any questions or comments from members of the audience.

Mr. Sullivan questioned why the temporary road to access the building site of the pool house runs through a wetlands buffer. Mrs. Smith stated that this is the same temporary road used to build the tennis court. She said that it was a gravel road. Mr. Osterman stated that he did not think a Wetlands permit would be required, but said that he would check to with the Wetlands Commission.

Mr. Colavito made a motion to close the Public Hearing which was seconded by Mrs. Lewis.

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

**Motion:** A motion was made by Mr. Colavito to approve the application.  
Motion Seconded by Mrs. Lewis.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR. Mrs. Lewis endorsed the Board's determination on the ECF. Mr. Sullivan seconded.

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

**Vote:** Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis

Nays: None

**Conference:**

1 - Preliminary Site Plan Approval – Splash Car Wash

Section 72.5 Block 1 Lots 33, 39 and 39.1, RB Zone

570 Bedford Road, Bedford Hills

Owners: **Onab Corp - 570 Bedford Road, LLC - Valerio Court LLC**

Applicant: **Splash Car Wash**

(Review Environmental Assessment Form, Part 3)

(Consider determination of significance.)

**Present:**

Charles V. Martabano, Attorney at Law

Peter J. Helmes, AIA, The Helmes Group, LLC

Mark Curtis, Splash Bedford Hills, LLC

Mrs. Courtney-Batson stated that they would go through the Environmental Assessment Form, Part 3, prepared by Mr. Osterman, page by page. She asked that Mr. Martabano advise the Planning Board of any suggestions or changes or adaptations to it.

Mrs. Courtney-Batson asked if there were any comments on the Introduction to the document.

Mrs. Courtney-Batson asked if there were any comments on Section 1, Impact on Land section of the document. Mrs. Courtney-Batson asked if there was a date for the earlier approved plan. Mr. Osterman said that the dates do not match Mr. Martabano's dates, but they would work that out. Mr. Martabano agreed. Mr. Osterman stated that the acreage of .37 acres sounds right to him.

The next section discussed was the last paragraph of 1b. Mrs. Courtney-Batson stated that the Planning Board visited the site to take a look at the condition of the existing slope. The Planning Board thinks it could be better. She suggested that a paragraph be added after that which would discuss the slope. The paragraph Mrs. Courtney-Batson suggested is: "The visual impact of the remaining slope will be improved by this additional planting. However, further improvements are possible and should be considered during site plan review. There are also signs of continuing erosion on the unimproved part of the remaining slope. This erosion is a preexisting condition of the result of the proposed project. However, possible additions to the plan, for example, possibly the addition of a small retaining wall near the base of the slope would allow for further control of the slope and also serve as a barrier to keep the public away from the steepest part of the site. The practicality of this suggestion will be explored during site plan approval."

Mrs. Courtney-Batson stated that part of the Planning Board's concern when they looked at the slope is that although we had all agreed, initially, to leave that part of the slope untouched and to leave the existing greenery in place, what seems to be happening, and

has happened given the particularly harsh winter and the heavy rains we've had, is that more of the soil has washed away around the roots of some of the trees and some of the trees that are on the slope are actually protruding with very little holding them up. She stated that the consequence of some of them rolling down the hill, which some of them appeared to have done, is a subject of some concern. She stated that there needs to be some cleaning up and that we need to address that during the site plan approval process. She stated that this is an existing condition and not something the Applicant's project produced, it would not merit anything other than a discussion and a mention in Part 3.

Mr. Colavito said that there was some evidence when the Planning Board did a field trip. stated that the Planning Board did have engineering reports indicating, in general, that the slope is stable. He stated that he thought this was an area which should be reviewed in the future when the Applicant comes back for an additional review in a year for the traffic. Mr. Martabano agreed. Mr. Colavito stated that as a condition of approval, the Planning Board would like the Applicant held responsible for maintaining the slope area as well as the fence. Mr. Martabano agreed. Mrs. Courtney-Batson asked the board if this condition was a consensus of the board, and the board agreed. Mrs. Courtney-Batson stated, for the record, that the board would be considering this both for safety issues involved and for the way it looks. Mr. Martabano stated that he thought this was made clear in the language she quoted.

Mrs. Courtney-Batson asked if there were any comments for Item 1c. *[No comments were made.]*

Mrs. Courtney-Batson then went on to 13 "Impact on Transportation g. Other Impacts: Potential impacts to the intersection of Valerio Court and NYS Route 117. She stated that this was a fairly lengthy and thorough review of the traffic discussions that the board and Applicant have had. Mrs. Courtney-Batson stated that she would like to add a paragraph about the recent discussion of car carriers before the paragraph that begins: "A recent traffic impact discussion concerned..." She would like to add: "In the course of reviewing the amended plan, the Planning Board addressed recent complaints that car carriers are still delivering cars on Valerio Court today, the Planning Board requested that the Applicant install the signs outlined in the protocol immediately. This has been done and, Mr. Martabano, on behalf of the Applicant, also met with the Bedford Police to clarify the enforcement of the no delivery ban as delineated in our earlier approval, the Planning Board will review this issue once the car wash has been operating for at least a year to determine if any additional controls are necessary."

Mr. Colavito stated that the protocol about car carrier deliveries will actually be a condition of approval. The board agreed to the statement that this protocol will be a condition of final approval. Mrs. Courtney-Batson said that she had one more addition to the last paragraph on the discussion of traffic. The sentence beginning "Based on the facts and studies discussed in this section," should have the following inserted after the word "section:" with the implementation of the suggested intersection and traffic control measures."

Mrs. Courtney-Batson stated that the next section is 15. "Impact on Noise, Odor and Light" and asked if anyone had any comments on that section.

Mr. Colavito stated that there should be separate discussions of the installation and the maintenance of the fence. Mr. Osterman suggested that this be added to the sentence after the eight items are listed. Mrs. Courtney-Batson agreed and said that the sentence should now read: "The eight items above will be requirements of final site plan approval and ongoing maintenance of all of these items will be required."

Mrs. Courtney-Batson suggested that a discussion of the slight change in the height of the acoustic fence be added. She suggested adding the following paragraph: "B. Laing's original abatement measures suggest that an eight-foot acoustic fence at the eastern end of the property. In its latest proposal, the Applicant suggested installing a six-foot high fence at a higher elevation than originally proposed. The Planning Board asked B. Laing to evaluate this change. In a memo dated March 7, 2014, Mr. Bontje of B. Laing concluded that given the fact that the fence was installed at a higher elevation than originally proposed and that the top of the fence would thus be at the same height above ground level, the six-foot high fence would provide the desired mitigation. The latest Laing report also pointed out that the additional plantings proposed under the new plan would also have a minor mitigating effect. The new report also considered the sound qualities of the stone rip rap that had been installed on the eastern slope and suggested that mulch or planting be installed to provide a less acoustically-hard surface. The final nature of this planting should be determined during site plan approval."

Mrs. Courtney-Batson asked if there were any further comments about Part 3 or if there was anything else that should be included in Part 3.

Mr. Colavito stated that the Zoning Board of Appeals considered the possible need of a restriction on the 25 feet in the back in the form of a covenant. Mrs. Courtney-Batson stated that the Planning Board could recommend that to the Zoning Board of Appeals. Mr. Osterman stated that the proper place for this would be in the Planning Board's memo to the Zoning Board of Appeals.

Mrs. Courtney-Batson asked Mr. Sachs if there was anything else that should be included. Mr. Sachs said that the next step would be to determine if whether to issue a negative declaration. Mrs. Courtney-Batson asked for a consensus as to whether or not they would be finding a negative declaration. Mr. Osterman said that the Part 3 actually states that, with these key issues.

Mrs. Courtney-Batson asked for a motion to approve the Part 3, as modified. Mr. Colavito made the motion. The motion was seconded by Mr. Sullivan.

**Vote:** Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis  
Nays: None

Mr. Martabano stated that he felt the Planning Board did a very thorough job on the Part 3.

Mrs. Courtney-Batson stated that the Part 3 would also include all of the supporting documents.

Mrs. Courtney-Batson said she prepared the following proposed findings statements:

- a) The plan before the Planning Board is a modification of an earlier plan which the Planning Board did previously determined on the basis of an extensive and likely the environmental review would not have a significant environmental impact.
- b) The new plan eliminates the oil lube portion of the original proposal thus creating a plan with even less impact in several respects than the earlier version.
- c) The Planning Board studied a number of issues in reaching this conclusion ---the most important of which are discussed here:
- d) Traffic as delineated in Part 3 – the Planning Board considered numerous reports on traffic analysis, in reaching its determination that with the modifications suggested in the Canning report, the original proposal would not have a significant impact on traffic and, specifically, that with the provision of a right-hand turn lane the intersection of Valerio Court and Route 117 would continue to function in an acceptable manner.
- e) The new proposal, by eliminating the oil lube component and the traffic associated with that, will reduce the traffic impact further.
- f) The Planning Board also recently asked its traffic consultant to review the question of whether the recent improving economic climate would affect his analysis of the likely traffic impact of the proposed facility. As discussed in Part 3, Mr. Canning, after studying the recent usage at a nearby Splash facility in Greenwich, Connecticut, did not feel that this would change his analysis of the situation on Route 117 in Bedford. The Planning Board, therefore, finds that the conclusion that the proposed project will not have a significant impact on traffic remains valid.
- g) With regard to noise, as further delineated in Part 3, the Planning Board considered the impact of noise from the original proposal, particularly in regard to its impact on the adjoining residential neighborhood. After studying several reports and the recommendations of its own noise consultant, the Planning Board previously concluded that provided the conditions delineated in the B. Laing report were implemented, the original proposal would not have an adverse impact on noise. The elimination of the oil lube facility from the new proposal will not change the noise impact of the proposed facility. Moreover, the elimination of this facility provides additional space for plantings which may have a positive impact on noise emanating from the site.
- h) As discussed in Part 3, the two-foot reduction in the height of the acoustic fence under the new proposal will not lessen its mitigation effect because the fence has been installed in a higher elevation than originally proposed. Therefore, the Planning Board finds that the new proposal, like the earlier proposal, would not have an adverse impact on noise and may have less impact due to the elimination of the oil lube facility and he increased planting which can now be provided as a result.

- i) Finally, in regard to the Master Plan, the Planning Board also finds that the current proposal, like the previous proposal, still conforms to the Town of Bedford Comprehensive Plan. In discussing the Route 117 corridor, the Comprehensive Plan states that any property located along the side street should also be considered for connection to the side street, even if the side street is largely residential. The original Splash proposal accomplished this - closing off entrances on Route 117 and maintaining the entrance on Valerio Court. However, in considering commercial proposals occurring near residential uses, the Comprehensive Plan also requires that the Planning Board to “continue being sensitive to potential impacts on residences when they adjoin commercial development.” The commercial requirements of the tenants of commercial use are secondary to the Town’s long-term interest in preserving single-family residential uses contiguous to each of the commercial districts. Therefore, in its previous environmental review, the Planning Board carefully studied and required mitigation from potential traffic and noise impacts as discussed above. During visits to the site, the Planning Board noticed that there was a large twenty-foot change in elevation between the Applicant’s site and the adjoining residential neighborhood, which offered significant natural separation between the two areas, and that a combination of natural screening and fencing would minimize the visual impact of the proposed use. The Planning Board also required, among other things, that the Applicant construct a new pedestrian walkway to service the residents of Valerio Court, erect columns delineating the entrance to the commercial portion of Valerio Court, and provide plantings for screening and signage to direct commercial traffic away from the Valerio Court cul-de-sac. The Planning Board finds that these additions offer significant protection to the adjoining residential cul-de-sac, protection which has not existed in the past. The new plan contains all of the protective measures included in the original proposal, but in addition, moves commercial activity further from the residential zone and, unlike the previous proposal, eliminates the need for any zoning variances at the rear of the property near the residential border, thus bringing it into even closer conformity with the community plan than the previous proposal.

Mrs. Courtney-Batson then asked if there was anything else that should be added.

Mr. Colavito asked if there was any mention of lighting. Mrs. Courtney-Batson stated that issues of lighting were considered.

Mr. Osterman brought of the topic of air emissions on the site. He had Mr. Canning double check it. Mr. Canning wrote: “New mobile source emissions [air emissions] become a concern when they effect heavily congested intersections with traffic volumes between 3,000 and 5,000 vehicles in a peak hour, or more. The peak hour volume past this site, which is Route 117, is approximately 1,500 vehicles per hour, so new mobile source emissions should not be a concern.” Mrs. Courtney-Batson suggested that this statement be added to the traffic section of Part 3. She also suggested adding to findings statement that a recent memo from Mr. Canning dated May 13, 2014, confirms the

validity of the Planning Board's conclusion in Part 2 that air quality was not a significant issue and that the reason it was not included in Part 3 is that it did not rise to the level of a significant impact.

Joel Sachs advised that the decision of the Westchester County Supreme Court should be added to the findings.

Mrs. Courtney-Batson suggested that mention of the court decision should be made in the findings. She suggested the following statement be inserted at the very beginning in the first paragraph where she talks about the plan before us is a modification of an earlier plan that we had previously determined on the basis of extensive and lengthy environmental review would not have an environmental impact , This earlier determination was upheld in its entirety by the Westchester County Supreme Court on October 4, 2013.

Mrs. Courtney-Batson stated that the next vote would be to make a determination of significance based on these findings or based on some alternative.

Mr. Sullivan made a motion to approve the issuance of a negative declaration, including the findings and the amendments made tonight to those findings.

Mr. Colavito seconded the motion.

Vote: Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis

Nays: None

Mrs. Courtney-Batson stated that the next item on the agenda for this proposal is for the Planning Board to write a letter of recommendation to the Zoning Board of Appeals. She stated that the letter should forward the Planning Board's environmental review to the Zoning Board of Appeals with a recommendation that they approve the special permit with the following considerations:

1. The proposal will be reviewed once it has been in operation for one year to consider issues of traffic and other possible environmental issues.
2. The various protections suggested by the Town's Consultant in regard to both noise abatement and traffic are implemented.
3. The maintenance of all plantings shall be required permanently.
4. That there shall be further site plan review during which the Planning Board will discuss issues regarding the steep slope.
5. The Planning Board feels that this plan is an improvement of the previously approved plan, in terms of design and impact.

Mr. Cacciato made a motion to send a letter of recommendation, as just outlined, with the environmental review, to the Zoning Board of Appeals.

Mr. Colavito seconded the motion.

Vote: Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis

Nays: None

Mr. Martabano stated that this permit meets the general standards of the special use permit as stated in the Town Code Article VII 125-59 and suggested they be stated for the record. Mr. Osterman read the five standards which apply to every special permit for the record:

- A. The proposed use will serve a community need or convenience and will not adversely affect the public health, safety and welfare.
- B. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.
- C. The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- D. Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, light or other characteristics than might be the operations of any permitted use not requiring a special use permit.
- E. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses; and the entrance and exit drives shall be laid out so as to achieve adequate safety.

Mrs. Courtney-Batson asked if the letter to the Zoning Board of Appeals can be amended to include the five general standards.

Mr. Cacciato made a motion to amend the letter to the Zoning Board of Appeals to include the five general standards, to the Zoning Board of Appeals.

Mr. Colavito seconded the motion.

Vote: Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis

Nays: None

**Conference:**

2 - Steep Slopes Permit

Section 83.12 Block 1 Lot 9, R-4A Zone

**-ADJOURNED**

701 South Road, Bedford Corners

Owner/Applicant: **Andrew Roos**

(Review results of field trip.)

**Conference:**

3 - Conceptual Site Plan Approval – Rippowam Cisqua

Section 73.13 Block 2 Lot 5, R-2A Zone

425 Cantitoe Street, Bedford

Owner/Applicant: **Rippowam Cisqua**

(Review results of field trip.)

**Present:**

No representative present.

Mrs. Lewis read the report of the Planning Board's field trip on May 12, 2014.

- 1.) Separation of bus and car traffic.
- 2.) One-way traffic for each driveway.
- 3.) Discuss drainage from the road to the property and how drainage is around the property.
- 4.) Delineate trees that are coming down.
- 5.) Try to save the large oak by the faculty housing and a large oak that is further west from that.
- 6.) Discuss storm drainage on the property with particular attention to the lowest point of the site.
- 7.) Note that the Health Department has said that the septic system is suitable if the population does not increase.
- 8.) The Planning board needs to review exterior lighting plans which needs to be submitted.- including LEDs and Dark Sky Lighting.
- 9.) Eliminate the existing spot light.
- 10.) Lights would be off except when triggered by a sensor at a designated hour.
- 11.) Lights off when the building isn't in use.

Mrs. Courtney-Batson said that the Planning Board will send a letter to the Applicant informing them of these results.

**Conference:**

4 - Final Site Plan Approval  
Section 72.8 Block 1 Lot 1, R-4A Zone  
234 Bedford Center Road, Bedford Hills  
Owner/Applicant: **Glen Arbor Golf Club**  
(Review final site plan.)

**Present:**

Timothy S. Allen, P.E., Bibbo Associates, L.L.P., Consulting Engineers-Planners  
Kenneth E. Benoit, Jr., CGCS, GlenArbor Golf Club

Mrs. Courtney-Batson asked if the Applicant had been to the Zoning Board of Appeals. Mr. Allen replied that they had and that the Zoning Board of Appeals re-approved their special permit. He reminded the Board that the staff house had burned down and that the plans were for the same footprint and essentially the same floor plan. The floor plan was slightly modified – two double units have been turned into four single units, but the same number of occupants. Mr. Allen stated that it would be built modular. Mrs. Courtney-Batson asked if the basement would be the same and Mr. Allen said that it would. Mr. Sullivan noted that the landscaping and buffering would be replaced where it was damaged. It was noted that only one tree has to be replaced. Mr. Osterman asked about the appearance of the new building. Mr. Allen said that they plan on putting it back similar to what it was. The new building will include the porch, which will be stick built

onto the modular. Work in the basement will also be done 'stick.' Mr. Benoit stated that the building will be identical except that it will be sitting about eighteen inches lower because it will not be sitting on a trailer. The old building sat on two 'double-wides.' The outside of the building will be hardie board instead of that decorative wood that the trailer came with. Mr. Colavito asked if there would be a sprinkler system in the new building and Mr. Benoit said there would be. Mr. Colavito noted that the Applicant is the Glen Arbor Golf Club but should be "Glen Arbor Golf Club, LLC," which was the way it was approved by the Zoning Board of Appeals. Mrs. Courtney-Batson suggested the following conditions for approval:

1. The Applicant shall replace any screening or plantings destroyed by the fire.
2. The finished building will be architecturally commensurate with the previous structure with the exception that it will be eighteen (18) inches lower in height. The Town Director of Planning shall approve the final design.
3. The name of the Applicant shall be corrected to read "Glen Arbor Golf Club, LLC."
4. The Applicant has stated their intention to install a sprinkler system.
5. Any future plantings that are added shall be native plants.
6. The two temporary modular housing units must be removed by December 31, 2014.

**Motion:** A motion was made by Mr. Sullivan to approve this application with conditions.  
**Motion Seconded by Mr. Colavito**

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR. Mr. Sullivan endorsed the Board's determination on the ECF. Mr. Colavito seconded.

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

**Conference:**

5 - Waiver of Site Plan Approval  
Section 71.8 Block 2 Lot 28, RB Zone  
669 Bedford Road, Bedford Hills  
Owner: **Maggie Realty**  
Applicant: **Bedford Hills Honda**  
(Review waiver of site plan approval.)

**Present:**

Dov Hadas, AIA, Studio Hadas Architecture, P.C.

Mr. Hadas stated that the intended use of the building is exactly the same as how it is currently being used. He stated that there would only be slight renovations to the building and only slight changes to the parking layout. Mr. Hadas said that this would be a facility for used car sales. He stated that signage would be put on the building, as shown on the application.

Mr. Colavito asked if this had come before the Planning Board within the past four or five years. Mrs. Courtney-Batson said that it had and that the Board approved it. Mr. Colavito asked if the conditions of that approval were complied with.

Mrs. Courtney-Batson stated that she would go over the conditions of the original approval.

- 1.) No vehicles shall be delivered by truck to the site. [Mrs. Courtney-Batson stated that this is a non-negotiable.]
- 2.) There shall be no changing of fluids on the site.
- 3.) There shall be no unloading of car trailers on Bedford Road.
- 4.) The Applicant shall add two trees at least five feet in height to fill the space on the south side of the building.
- 5.) Lights located on the center of the building and in the center of the north side of the site shall be on from dusk to dawn and shall be operated by timers. [Mrs. Courtney-Batson asked Mr. Hadas when the lights would be on and he responded that they would be on all night. She stated that the previous approval allowed only limited lights to be on all of the time.]
- 6.) LED light fixtures {to be discussed further}
- 7.) Maximum of three cars displayed and parked in front of the building. [It was agreed that up to four cars can be displayed, as shown on the current plan, by the center island, but no car to the left.]

Mrs. Courtney-Batson asked Mr. Hadas about the light fixtures. Mr. Hadas stated that none of the lights on the perimeter of the property are new. The Planning Board discussed in detail the lights Mr. Hadas showed on the plan. It was agreed that no pole lighting, beyond what currently exists, will be added.

Mr. Sullivan asked for the details of the new lighting fixtures. He also wanted to know if they would be Dark Sky compliant. Mr. Sullivan asked Mr. Hadas to commit that all lights would be LED, down lights and Dark Sky compliant and Mr. Hadas agreed.

Mrs. Courtney-Batson stated that they needed a clearer landscape plan. The existing trees should be shown on the plan and the nature of the plantings to be done should be shown on the plan.

Mrs. Courtney-Batson asked Mr. Hadas if the new lights would have the same illumination level as the existing lights; Mr. Hadas said they would be the same. The Board suggested Mr. Hadas look at the lighting at the Honda and Acura Dealerships as a guide to lighting.

Mrs. Courtney-Batson asked Mr. Hadas to come back with a proposal about which lights could be turned off, which lights would be on motion detectors, etc.

Mr. Sullivan stated that he felt the lettering on the building was too large and out of scale and requested that the size be reduced. Mr. Osterman said that the Code states the letters

cannot be over twelve inches, unless you are more than 100 feet from the street – which they are not. To have letters taller than twelve inches, they would have to get a zoning variance.

Mrs. Courtney-Batson told Mr. Hadas that the next submission needs to be in at least 5 days before the Planning board meeting.

**Conference:**

6 - 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**  
(Set date for public scoping session.)

**Present:**

No representative present.

The Planning Board and the Director of Planning discussed possible dates for the public scoping session. A scoping session for the America Capital Energy Corporation project was set for June 10, 2014.

Mrs. Lewis made a motion to approve the minutes of April 22, 2014. Mr. Sullivan seconded the motion.

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

The next meeting will be on May 27, 2014.

Mr. Sullivan moved to close the meeting. Mrs. Lewis seconded the motion.

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito, Cacciato  
Nays: None

The meeting was adjourned at 10:05 PM.

Date these minutes were approved by the Planning Board: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Town of Bedford Planning Board

\_\_\_\_\_  
Date

## **Town of Bedford Planning Board**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, New York 10507**

**Tuesday, May 27, 2014**

### **Minutes**

A meeting of the Planning Board was held on May 27, 2014, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman John Sullivan, Board Members: William Colavito and Diane Lewis, Planning Director Jeffrey Osterman, Secretary Anne Paglia. Absent was Felix Cacciato.

#### **Conference:**

Steep Slopes Permit  
Section 83.12 Block 1 Lot 9, R-4A Zone  
701 South Road, Bedford Corners  
Owner/Applicant – **Andrew Roos**  
(Review results of field trip.)

#### **Present:**

Andrew Roos, Owner/Applicant  
William S. Null, Attorney at Law, Cuddy & Feder, LLP  
Edward J. Delaney, Jr., Project Manager, Bibbo Associates, L.L.P., Consulting Engineers

Mrs. Courtney-Batson reminded the Applicant that shortly after the Board's site visit [5/12/14], the Applicant was placed on the next meeting agenda [5/13/14] but asked that the meeting be delayed so that the Applicant could discuss some of the issues with the neighbors. Mrs. Courtney-Batson asked how the discussion with the neighbors went. Mr. Null stated that there has been no one-on-one discussion with the neighbors. Mrs. Courtney-Batson stated that it puts the Board in a very difficult position when, at some inconvenience this Board, and some inconvenience to the interested neighbors who had plans at being at the meeting, the meeting was cancelled because of what the Board was told was a desire for the Applicant to make contact with the neighbors. Mr. Delaney stated that that was what he understood as well. Mr. Roos stated that Mr. Delaney misunderstood what he said. Mr. Roos said he had just gotten the letters [from the neighbors] and needed time to be responsive to the neighbors.

Mr. Delaney said that the results of the field trip would be given to the landscape architect and included into the stormwater plans. He will put together a comprehensive plan so they can come back to the Board with one set of plans, the scope of which should

answer all the questions. Mr. Null said that they were also putting together a set of photographs of the site showing it as it was when purchased and its current condition.

Mr. Colavito read the following Field Trip notes:

1. There should be a development of a planting plan for the property which is to be prepared and submitted to the Board.
2. The development of the Stormwater Plan to be prepared and submitted to the Board.
3. The Applicant to submit photos of the property prior to the recent storms

Mrs. Courtney-Batson stated that there is a water problem on that hillside; the Planning Board saw the results of it. Mr. Delaney acknowledged this and said that they were addressing this.

Mr. Sullivan stated that he would like to receive a package of all the plans necessary to proceed with the review of this project.

It was agreed that the pool would be a part of the plans submitted to the Planning Board. Mr. Delaney reiterated that all the basic plans were done but that he was expecting input from the Planning Board as to what they required as to plantings. Mrs. Courtney-Batson said that the Board hoped to have input from the neighbors as to what type of screening plants they would like to see.

Mrs. Courtney-Batson asked if any of the neighbors were present. Andie Davis introduced herself as the down-hill neighbor. Mr. Roos explained to Ms. Davis why he requested the May 13, 2014 meeting be delayed. Ms. Davis and Mr. Roos disagreed on how the current situation came to exist.

Mr. Sullivan stated he did not want to discuss what happened, but, rather how to solve it. Ms. Lewis stated that part of the solution is determined by how the situation got to where it is.

Mrs. Courtney-Batson said that the Planning Board would not address the Landscaping Plan until after the Stormwater Management Plan has been submitted. Mrs. Lewis requested that native plants be used on the planting plan.

Mr. Osterman asked about when the Board could expect the plans. Mr. Delaney stated that it would depend upon the DEC representative's report. Mr. Null stated that they look to get them to the Board within two weeks to a month. The Applicant agreed to try to get the plans to the Town Engineer in two weeks and then, possibly, be on the June 24, 2014 Planning Board agenda.

**Conference:**

Waiver of Site Plan Approval  
Section 84.10 Block 1 Lot 26, PB-R Zone  
460 Old Post Road, Bedford

Owner: **Bedford Village Plaza, Inc.**  
Applicant: **Cheese Chicks, DBA Bedford Gourmet**  
(Discuss waiver of site plan approval.)

**Present:**

Alexandra Walsh, Applicant  
Deborah Franzese, Applicant

Mrs. Courtney-Batson asked the Applicants to tell the Board what their plans were. Ms. Franzese stated that the Bedford Gourmet has been in operation for 35 years. They have had issues with parking and space where they now are. This location has ample staff parking in the back and a lot of parking in the front. She stated that they checked into the water situation, which Mrs. Courtney-Batson said is the main reason they have to appear before the Planning Board – because it's a 'wet use' replacing a 'dry use.' Ms. Franzese stated that they over-estimated their water usage in their current ('arcade') building. It is 63,250 gallons per quarter – not per month – which works out to about 175 gallons a day. These figures based on the Bedford water records of 2013. Mr. DiNardo said that he has been reading the meter and said that over a 14 day period it worked out to 150 gallons per day usage for the entire building. They are operating Monday through Friday; no one is there on the weekends.

Ms. Franzese said that they are a seven-day a week operation. Mrs. Courtney-Batson asked what other businesses were in that building. Ms. Franzese said that there is a Pilates studio, an accountant, an architect and a physical therapist. The space will be 1,000 square feet which will give them an extra 350 square feet. Mrs. Courtney-Batson asked the Applicants to describe how their business works. Ms. Franzese stated that their hours of operation are Monday through Friday from 9:00 AM until 5:30 PM; Saturday from 9:00 AM to 5:00 PM; Sunday from 10:00 AM to 3:00 PM. Mrs. Courtney-Batson asked how much food preparation is done on site. Ms. Franzese said they had one oven and a small triple sink, they use paper goods, they have a little café seating outside, one case of prepared foods, one case of pastries, cheese, drinks and other gourmet stuff. The water usage is washing pots and they use bottled water for everything else. Mrs. Courtney-Batson asked if there were any seating inside and was told there was not and that they did not plan on having seating inside or a public restroom. Mrs. Courtney-Batson stated that the limit for the Aquifer Protection Zone is 300 gallons per day and that with the other tenants it looks like it is close to the limit. Mrs. Courtney-Batson asked if they did any catering and was told that they do some; no dishes are used, just paper goods and rentals on site. Ms. Franzese said that they are fully permitted by the Board of Health. Mr. Sullivan asked if they had any seats. Ms. Franzese said they did not. Mr. Sullivan asked if they would entertain that idea now that there is a covered porch outside the place and Ms. Franzese said no because the owner does not want them to – it would disturb the offices in the building. The covered porch is the seating area for those offices. They currently have six chairs outside and have no desire to add table service. Mrs. Courtney-Batson suggested that they give the Planning Board a water report after the first year of operation. *[The Applicants, the Board and Mr. Osterman had a discussion of the number of outdoor tables and chairs that would be allowed.]*

- Mrs. Courtney-Batson proposed the following conditions for approval: •
1. A report shall be submitted after one year of occupancy describing the water used by the operation. The Applicant must come back to the Planning Board if the water usage exceeds 300 gallons per day.
  2. The hours of operation shall be Monday through Friday from 9:00 AM to 5:30 PM; Saturday from 9:00 AM to 5:00 PM; Sunday from 10:00 AM to 3:00 PM.
  3. There shall be no more than four (4) small café tables and eight (8) chairs used outside.

Motion: A motion was made by Mr. Colavito to approve this application with conditions.

Motion Seconded by Mrs. Lewis

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR. Mr. Sullivan endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito

Absent: Cacciato

Nays: None

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito

Absent: Cacciato

Nays: None

**Conference:**

Waiver of Site Plan Approval

Section 60.13 Block 1 Lot 18, PB-R Zone

483 Cherry Street, Bedford Hills

Owner/Applicant: **Kellrich Realty**

(Discuss proposed revisions to site plan.)

**Present:**

Richard Bastardi, Owner

Vincente Zuccaro, Construction Manager

Mr. Zuccaro first addressed the fence by the parking area. They would like to have a black fence, three feet high on top of the wall and a tension wire behind the wall, which was recommended by Campanella Fence Company. The Planning Board agreed with the plans for the fence.

Other site plan revisions were discussed, including omitting a triangle for plantings in the parking lot and adding two more trees to the north of this area. Trees being planted are those suggested by the Tree Advisory Board.

They also requested the signs be revised to allow two signs stating “Entrance” and two signs stating “Exit.”

Mr. Colavito asked about the size of the boxwood plants.

Mr. Zuccaro said that the spaces inside the buildings have been completed and they would like to rent them out as of June 1, 2014.

**Motion:** A motion was made by Mr. Sullivan to approve the amendment to the site plan, which will include the items discussed.

Motion Seconded by Mrs. Lewis

**Vote:** Ayes: Courtney-Batson, Lewis, Sullivan, Colavito

Absent: Cacciato

Nays: None

**Conference:**

Waiver of Site Plan Approval

Section 71.8 Block 2 Lot 28, RB Zone

669 Bedford Road, Bedford Hills

Owner – **Maggie Realty**

Applicant – Bedford Hills Honda

(Discuss proposed revisions to site plan.)

**Present:**

Dov Hadas, AIA, Studio Hadas Architecture, P.C.

Mr. Hadas discussed the revisions to the plan which included the reduction of the signage to comply with the code – not to exceed twelve inches, the identification of the trees along the road and a description of the lighting fixtures on the poles and the building. They have also identified the light fixtures that will be on timers or sensors.

Mr. Colavito asked if there will be lighting in the store when it is closed at night. Mr. Hadas could not provide the answer to this. Mr. Sullivan said that the lighting plan did not match the site plan. He stated that the lighting plan has more fixtures than the site plan. Mrs. Courtney-Batson stated that this dealership would be much brighter than any of the other dealerships in the area according to the photo metrics on the lighting plan.

Mrs. Courtney-Batson said that when they requested the trees be identified, they meant the species and size – as in height and caliper. The Board would also like to see the use of native trees.

Mr. Sullivan asked what was required of the Applicant. It was agreed that the Board wants a revised photo metric plan. Mr. Osterman suggested that Mr. Hadas go to the Acura and Honda Dealership to see how it is lit. Mrs. Courtney-Batson asked if it was necessary to keep so many lights on when the building was closed. Mrs. Lewis explained that the lights at night should be sufficient for security, but minimal, in accordance with the Dark Skies. Mr. Colavito asked the Applicant to clarify what lights will be on in the building at night after the business is closed.

Mrs. Courtney-Batson asked if the Board could come at 7:30 PM on June 10, 2014, to consider the revisions to this project. All the Board agreed.

### **Discuss Permitting Bed and Breakfast uses in Commercial Zoning Districts**

Mr. Osterman said that, over the years, we have had a number of inquiries about Bed and Breakfast uses, which were usually in the residential zone. He stated that there are some opportunities in the hamlets where some Bed and Breakfast use might work, but the way the zoning is set up right now it does not acknowledge that that is an actual use. It is a unique kind of use. However, the zoning law does talk about hotels and motels. Mr. Osterman said that the only thing close to this is a Country Inn. A special Permit created a few years ago allows for rooms in a country inn. The discussion tonight is to find a way to include the use of a country inn in the commercial zones of the hamlets. Mrs. Courtney-Batson said that this would be a first step and that, eventually, it would be considered in the residential zones.

Mr. Sullivan asked where this would apply in Katonah. Mrs. Courtney-Batson stated that there were four buildings on Edgemont Road which would qualify. She also stated that there were some equivalent areas in Bedford Hills, and even in Bedford Village.

Mr. Sullivan thought the idea is good but the demands on water, septic and parking had to be considered. Mr. Osterman said that the parking is usually offset because you would be parking at night and commercial uses are not in effect at night. He stated that the septic use would go up in comparison to a commercial use, but if it is already residential the use would not go up as much.

Mr. Colavito asked if the number of people would be limited in any given building. Mr. Osterman said that you would have to know how you could control this and what would be the parameters of the legislation. Mrs. Courtney-Batson asked if there should be a maximum number of rooms in the legislation. She stated that specifications by the law could allow for private baths, but no kitchen facilities connected to them. Mrs. Lewis said that you would not want it to be a hotel or a rooming house.

Mrs. Courtney-Batson suggested that there would have to be a resident manager. Mrs. Courtney-Batson stated that most Bed and Breakfast Ordinances for residential zones do require owner occupancy.

Mr. Colavito asked about duration of stay. Mrs. Courtney-Batson suggested two weeks.

Mr. Osterman said another consideration is meals. He asked if we care about the number of meals or which meals are served. Mrs. Courtney-Batson stated that because of the water issues, there should be a maximum of one meal. Mr. Osterman said that the current multifamily uses allow for any number of meals, so maybe limiting the number of meals is not realistic. Mrs. Courtney-Batson suggested that meals should only be for the guests of the Bed and Breakfast, otherwise, it would be a restaurant.

Mrs. Courtney-Batson asked the Board if they would only let Bed and Breakfasts be in an already existing building in the commercial zone. The Board agreed with this. It would have to meet Health Department and Building codes for residency.

Mr. Colavito asked if the code should allow for the gutting of the interior of the building or expansion of an already existing building. Mrs. Courtney-Batson stated that she thought the gutting should be allowed but not expansion, like the accessory cottage legislation where all of the space has to have existed.

The Board discussed concerns about water usage, the Aquifer Protection Zone and septic issues.

Mr. Osterman suggested that the Board create a draft of Bed and Breakfast legislation. He asked if there should be a resident manager or not. Mr. Sullivan asked what the difference between a Bed and Breakfast and an Inn was. Mr. Osterman said that the Bed and Breakfast would be smaller and have less impact. Mrs. Courtney-Batson stated that if the Bed and Breakfast was in a residential zone it would have to be owner-occupied, but if you are talking about the commercial zone, none of the other uses are owner-occupied. Mr. Sullivan said that, to him, the Inn would have the restaurant component and the Bed and Breakfast does not. Mrs. Lewis stated that Bed and Breakfasts, in some places, do have the restaurant component. Mr. Sullivan suggested that the Board define the Bed and Breakfast as not a restaurant; it would offer a minimum amount of food.

Mrs. Courtney-Batson brought up the question of the upper floors of an existing retail building being used as a Bed and Breakfast.

Mrs. Courtney-Batson suggested that there should be a resident manager, but not necessarily the owner of the building.

Mr. Colavito asked adjoining buildings being used as Bed and Breakfasts. Mrs. Courtney-Batson said she thought that would be acceptable. This would be a use for old barns and accessory buildings.

Mr. Sullivan suggested that separate definitions for an Inn and a Bed and Breakfast be drafted at the same time. One would be owner-occupied and one has a restaurant. Mr. Osterman said that one would have restrictions on meals and the other one would have restrictions.

It was decided that Mr. Osterman would draft different definitions for an Inn and for a Bed and Breakfast. Mr. Osterman stated that parking would be an issue. Mrs. Courtney-Batson suggested modeling the parking on what was done with the Café legislation.

The next meeting will be on June 10, 2014.

Mr. Colavito moved to close the meeting. Mrs. Lewis seconded the motion.

Vote: Ayes: Courtney-Batson, Lewis, Sullivan, Colavito

Absent: Cacciato

Nays: None

The meeting was adjourned at 10:00 PM.

Date these minutes were approved by the Planning Board: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Town of Bedford Planning Board

\_\_\_\_\_  
Date