

**TOWN OF BEDFORD  
PLANNING BOARD MEETING**

**REVISED**

**425 Cherry Street  
Bedford Hills, New York 10507  
Tuesday  
July 28, 2015  
8:00 PM**

**Public Hearing:**

**8:00 PM** Special Use Permit – Cottage  
Section 72.10 Block 1 Lot 11, R-4A Zone  
44 West Patent Road, Bedford Hills  
Owner: **Casa Zeta, LLC**  
Applicant: **Phillip Ceradini, Architect**  
(Consider Special Use Permit.)

**Conferences:**

- 1.** Waiver of Site Plan Approval  
Section 72.5 Block 1 Lots 9, 10, RB Zone  
527 Bedford Road, Bedford Hills  
Owner – **Shullman Family LP**  
Applicant – **Russell Speeders of Bedford Hills, LLC**  
(Consider report to Zoning Board of Appeals.)
- 2.** Waiver of Site Plan Approval Section  
71.12 Block 2 Lot 34, RB Zone  
789 Bedford Road, Bedford Hills  
Owner: **789 North Bedford Road Corp.**  
Applicant: **Mavis Tire Supply, LLC**  
(Consider report to Zoning Board of Appeals.)

**ADJOURNED**

**Discussion:**

Configuration of Bedford Road South of Katonah

Supporting documentation for all items on this agenda is available at the Town of Bedford website.  
([www.bedfordny.gov](http://www.bedfordny.gov))

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 A SPECIAL USE PERMIT

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

1. IDENTIFICATION OF OWNER

Name of owner: CASA ZETA, LLC (CATHERINE ZETA JONES)  
Address: 44 WEST PATENT RD. Phone 914-960-0145

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: PHILIP CERADINI, ARCHITECT  
Address: 105 KISCO AVE, MT. KISCO, NY 10549 Phone 914-666-0547

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: PHILIP CERADINI, ARCHITECT  
Address: SAME Phone SAME

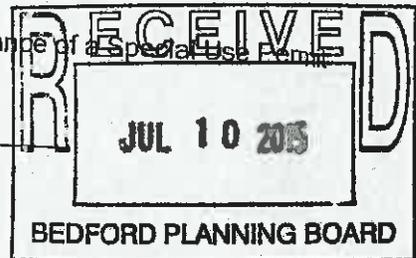
4. IDENTIFICATION OF PROPERTY

- a. Subdivision name or identifying title 44 ('LION WALK') WEST PATENT RD.
- b. Roads which property abuts WEST PATENT RD.
- c. Bedford tax map designation. Section 72.10 Block 10-1 Lot(s) 11
- 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 13.339

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: 125, Section: 79.1



The applicant proposes the following Special Permit Use:

TO ALLOW THE CONVERSION OF 2 EXISTING GARAGE BAYS, OUT OF 6 EXISTING BAYS, IN A FREE STANDING ONE STORY GARAGE, INTO A CARE TAKERS STUDIO APARTMENT WITH AN OPEN REAR DECK.

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: \$ 200 \$ \_\_\_\_\_

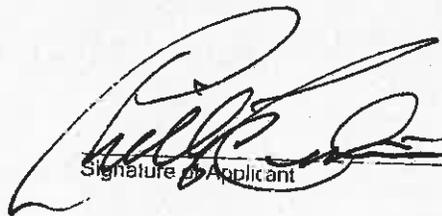
Preliminary Site Plan: \$500 plus \$25 per parking space required by the Bedford Town Code: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

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 \_\_\_\_\_ Date \_\_\_\_\_

 \_\_\_\_\_ 10 Jul 15  
Signature of Applicant Date

CASA ZETA, LLC  
Name of Owner (Please Print) Date

Phillip Ceradini 10 Jul 15  
Name of Applicant (Please Print) Date

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: CASA ZETA, LLC (CATHERINE ZETA JONES)  
Address: 44 WEST PATENT RD, BEDFORD, N.Y. Phone: 914-960-0145

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: PHILIP CERADINI, ARCHITECT  
Address: 105 KISCO AVE., MT. KISCO, NY 10549 Phone: 914-666-0517

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Lion Walk
- b. Roads which site abuts WEST PATENT ROAD
- c. Bedford tax map designation: Section 2.10 Block 10-1 Lot (s) 11
- d. Total site area 3.339 ACRES
- e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. IDENTIFICATION OF PROPOSED ACTION

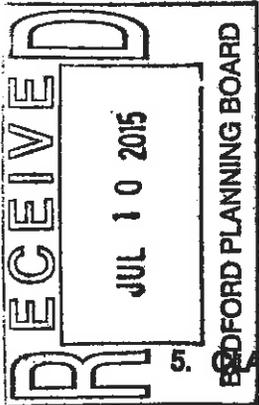
- a. Description of Proposed Action Conversion of 2 of 6 existing garage bays into a caretakers studio apartment.
- b. Relationship to other actions:

- 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: Special use permit and variance, WCHD, Bldg. Permits
- 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.



[Signature]  
Signature of Applicant

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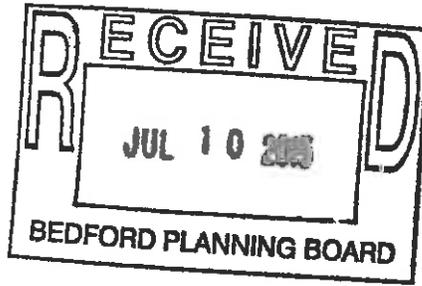
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\_\_\_\_\_ Town Agency

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

\_\_\_\_\_ Date

10/10/2022



Owner proposes to construct a 538 sq ft studio apartment ( hereinafter referred to as the "Cottage" ) within the existing 6-bay detached one story garage/storage building that comprises 1,536 sq ft ( hereinafter referred to as the "Garage Building") to be occupied by the caretaker of the Property.

Article 125-79.1 of the Town of Bedford Zoning Ordinance provides that the planning board may grant a Special Permit to create a cottage in an existing accessory building, providing that the following conditions are met:

1. The accessory building in which the cottage is to be located shall have been in existence prior to the adoption of this chapter-based on Town records, the Garage Building was built in 1997 which is prior to the Town's adoption of section 125-79.1 of the Zoning Ordinance.
2. The total floor area to be occupied by the cottage within the accessory building must have been in existence prior to the adoption of this chapter-based on Town records, the Garage Building is the same as it was when originally constructed.
3. The owner of the lot on which the cottage is to be located shall occupy at least one of the dwelling units on the premises—the owners occupy the principal residence on the Property.
4. There will be no more than one cottage or accessory apartment per lot—there are presently two (2) residential structures on the Property... the principal residence occupied by the owners and a guest house which is sporadically occupied by guests to the owners.
5. The lot must meet the lot area, yard and coverage requirements for the zoning district in which it is located— The Property conforms in all respects to the area, yard and coverage requirements except with respect to Building Coverage. The permitted building/structure coverage is 3%. The existing building/structure coverage is 3.17%.
6. A minimum of two off street parking spaces suitable for year round use shall be provided on the lot— the number of off street parking spaces on the Property exceeds the two car minimum requirement.
7. The cottage shall contain at least 400 sq ft and not more than 800 sq ft but shall not exceed 25% of the total floor area of the principal residence— the proposed cottage is 538 sq ft and is far less than the 25% of the total floor area of the principal residence which is in excess of 14,000 sq ft.

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JUL 10 2015  
BEDFORD ZONING  
BOARD OF APPEALS



8. Applicant to furnish sufficient data for Borads' review- see submitted survey and plans.

9. The approval of the Westchester County Department of Health must be obtained for water supply and sewage disposal systems prior to the approval of the special use permit- Bibbo Associates has been retained to review with the health dept.... there is an existing 2,600 gal septic tank on the Property... this might be utilised or a small new septic system might be designed for the caretaker apt.( Cottage) Review is under way.

10. The building inspector shall inspect the proposed cottage and report in writing any deficiencies to the planning board prior to granting of the special use permit- The applicant, Phillip Ceradini, Architect, will contact the building inspector to arrange for him to visit the Property to inspect the 6 bay garage building in question.

Sincerely,



Phillip Ceradini, Architect

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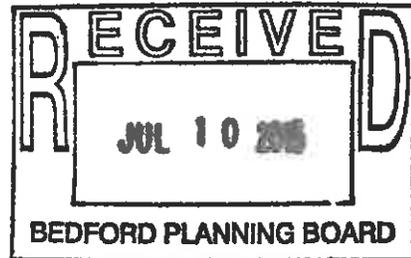
JUL 10 2015

BEDFORD ZONING  
BOARD OF APPEALS



10 July 2015

Zoning Board of Appeals  
Town of Bedford NY  
425 Cherry St.  
Bedford Hills NY 10507

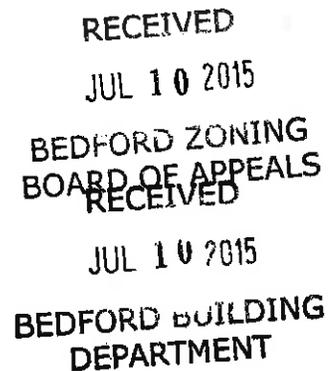


Dear Board members,

Casa Zeta, LLC is the owner of the 13.339 acre parcel located at 44 West Patent Road in the Town of Bedford ( Tax map: section 72.10, Block 1, Lot 11 ( the "Property" ).

The Property is improved with:

Principal residence footprint	9,668 sf
guest house with attached greenhouse	1,355 sf
6 bay garage	1,536 sf
dance studio	1,060 sf
tennis court	3,600 sf
swimming pool	1,000 sf
tool shed	236 sf



18,445 sf = 3.17 % existing bldg  
coverage ( to remain same )

PHILLIP CERADINI ARCHITECT AIA

105 KISCO AVE.  
MT. KISCO NEW YORK 10549 1  
914 - 666 - 0547 FAX: 914 - 666 - 2386  
www.phillipceradini.com

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 7/2/2015

Parcel ID: 72.10-1-11

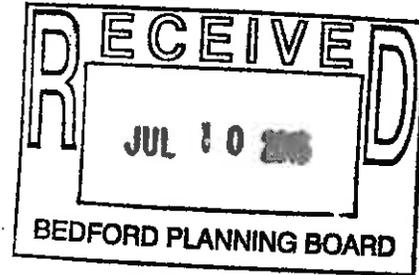
## Owner Information

Casa Zeta LLC

## Applicant Information

Casa Zeta LLC  
1990 Bundy Dr

Los Angeles NY 90025



Location: 44 West Patent Rd

Parcel ID: 72.10-1-11

Permit Type: Cottage/Accessory Apartment

Work Description: Convert a portion of an existing garage/storage building into a caretaker's studio apt.  
Existing building is 1,536 sq. ft., of which 538 sq. ft. would be converted to the apt.

Dear Resident,

Regarding the application for a Building 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:

Conversion of a portion of an existing garage/storage building into a caretaker's studio apartment would result in a second accessory cottage/apartment where there shall be no more than one cottage or accessory apartment per lot in accordance with Article VIII Section 125-79.1(4). A variance from the Board of Appeals and a Special Use Permit from the Planning Board is required.

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



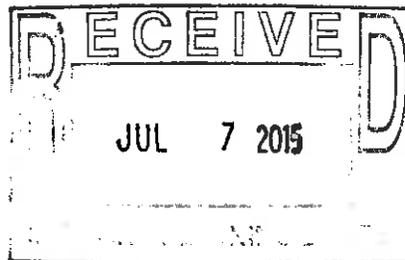
Waiver of Site Plan Approval

358 SAW MILL RIVER RD.  
Applicant's Home Address

Date:

MILLWOOD, NY 10540  
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 789 NORTH BEDFORD RD

shown and designated on the Town Tax Maps as:

Section 71.12 Block 12 Lot(s) 34

It is my/our intention to OPEN WELDON TIRE  
(Describe proposal)

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

Very truly yours,

[Signature]  
Signature of Owner and/or Applicant

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

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: ROBERT CAUTISANI  
Address: 27 McCARTHY RD. AMES, NY 12531 Phone: (914) 606-8028

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: MICHAEL MANES OF WELDON TIRE  
Address: 358 SAW MILL RIVER RD. MILLWOOD, NY Phone: 914 215 6714

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site 789 N. BEDFORD RD., BEDFORD, NY  
b. Roads which site abuts RT 117  
c. Bedford tax map designation: Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
d. Total site area .12 AC  
e. Does the applicant have a whole or partial interest in lands adjoining this site? \_\_\_\_\_

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action CHANGE OF BUSINESS FROM MEINERKE  
AUTO SERVICE TO WELDON TIRE AUTO SERVICE  
b. Relationship to other actions: \_\_\_\_\_

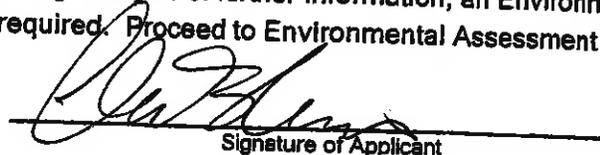
1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: NA  
2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: NA  
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: NA

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

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

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

04/05

  
Signature of Applicant

7/2/15  
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.

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**Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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

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

\_\_\_\_\_  
Date





+21'-5 1/4" +/-  
T.O. PARAPET

ALUM.

PT.  
FIXTURES

PAINT

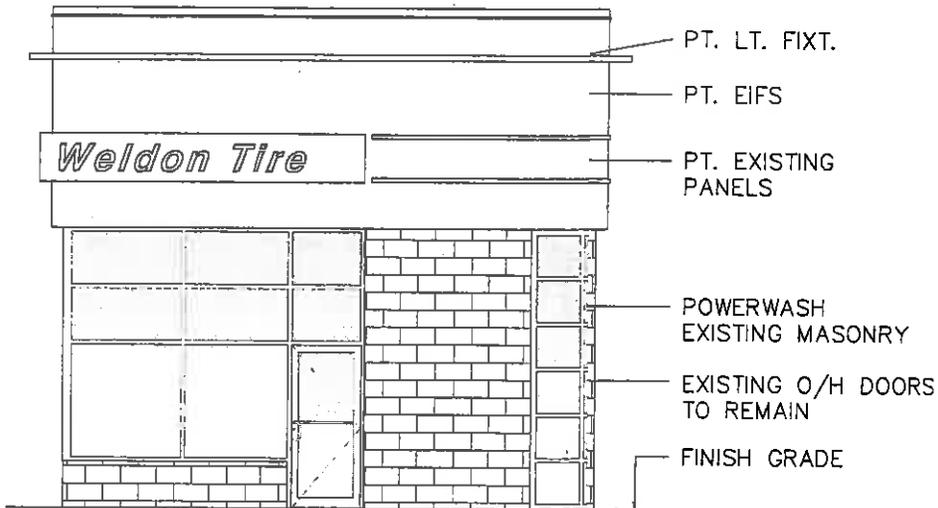
2' HIGH X  
WIDE; 13.67 SF,  
LETTERS.

+12'-0" +/-  
T.O. STOREFRONT

PAINT  
MASONRY

+0'-0"  
T.O. SLAB

FINISH GRADE



WELDON TIRE

789 NORTH BEDFORD RD.  
BEDFORD, NY 10549

DATE: 6.2.15  
DRAWN BY: JCW

A200

SCALE: AS SHOWN  
SHEET



Copyright ©2011 Pictometry International Corp.



2 July 2015

Michael Manes  
Director Real Estate Development  
Weldon Tire  
358 Saw Mill River Rd.  
Millwood, NY 10546  
(914) 215-6714

RECEIVED  
JUL 21 2015  
BEDFORD ZONING  
BOARD OF APPEALS

Mr. Jeffrey Osterman  
Director of Planning  
Town of Bedford  
425 Cherry St.  
Bedford Hills, NY 10507

RECEIVED  
JUL 21 2015  
BEDFORD PLANNING BOARD

Re: 789 North Bedford Road, Bedford, NY 10549

Dear Mr. Osterman:

Weldon Tire, in connection with its' new lease at the above referenced location, and in conformance to Town requirements for a Special Permit Application, hereby submits this narrative.

Weldon Tire hopes to open as soon as possible. In preparation we would like to clean, paint, and install furniture and equipment and signs.

This store will employ 6 to 8 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-F 8 AM to 6PM, Thurs until 8:30 PM, Saturday 8-5 PM and Sunday 9 to 5 PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will be stored inside and will be removed once a week. Cars will not be stored or left outside overnight. No work will be done outside the building. Mavis uses double-walled, 275 gallon tanks for new oil and waste oil. These will be filled and emptied approximately once a month. Noise generated by the use of power tools and any other operations will be at levels below the current ambient noise level of Route 117.

Activity at this store will include tire sales and installation, oil changes, state inspections, alignments, shocks, brakes and possible exhaust systems. There will be no major engine work. In this respect it is a much cleaner operation than a typical automotive repair shop.

I hope this answers your questions. If you have any additional comments or questions, please do not hesitate to contact me.

Many thanks.

Michael

A handwritten signature in blue ink, appearing to read "Michael", written in a cursive style.

PLANNING BOARD  
Town of Bedford  
Westchester County, New York

RESOLUTION NO. 92/48

MEINEKE DISCOUNT MUFFLER FACILITY

PRELIMINARY SITE PLAN

WHEREAS, an application, dated October 11, 1991, from David and Ann Zasso, 55 Clifffield Road, Bedford, New York, for approval of a preliminary site plan for the construction of a building for a Meineke Discount Muffler Facility on property located on Bedford Road (Route #117), shown and designated on Town Tax Maps as Section 10C Lot 39A, in the Central Business (CB) District, was received by the Planning Board on November 1, 1991, and

WHEREAS, by resolution entitled, "Resolution #12-91 Two", dated December 4, 1991, the Bedford Board of Appeals granted a variance for the decrease in lot size, side yard setbacks and minimum side lot distance from the driveway, and

WHEREAS, the Planning Board has determined that the proposal will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQR), and

WHEREAS, the preliminary site plan meets all requirements of the Code of the Town of Bedford, and all requirements of the Bedford Planning Board, except as noted below.

NOW, THEREFORE, BE IT RESOLVED, that said preliminary site plan entitled, "Proposed Meineke Service Building for D & A Zasso", dated August 6, 1991, last revised July 20, 1992, prepared by The Helmes Group, Architects/Engineers, is approved subject to the following conditions:

1. A final site plan conforming to the requirements of Section 125-89 of the Code of the Town of Bedford shall be submitted.
2. Compliance with the comments of a memorandum, dated July 24, 1992, from James J. Hahn, Town Engineering Consultant.
3. The final site plan shall show the floor drain containment system and grit/grease/oil separator shall be installed as stated in Part III of the Environmental Assessment Form.
4. The final site plan shall show new street trees to be planted along the frontage of the property and along the northerly property line.
5. Fill to be brought to the property shall be certified as clean by a New York State licensed Professional Engineer.

BE IT FURTHER RESOLVED, that no application for final site plan approval shall be submitted until the requirements of Items 1 through 5 above have been satisfied.

DATED: August 11, 1992

PLANNING BOARD  
Town of Bedford  
Westchester County, New York

RESOLUTION NO. 92/59

MEINEKE DISCOUNT MUFFLER FACILITY

FINAL SITE PLAN

WHEREAS, an application, dated September 14, 1992, from David and Ann Zasso, 55 Clifffield Road, Bedford, New York, for approval of a final site plan for the construction of a building for a Meineke Discount Muffler Facility on property located on Bedford Road (Route #117), shown and designated on Town Tax Maps as Section 10C Lot 39A, in the Central Business (CB) District, was received by the Planning Board on September 22, 1992, and

WHEREAS, included in the application is a final site plan entitled, "Proposed Meineke Service Building for D & A Zasso", consisting of eight sheets, last revised September 14, 1992, prepared by The Helmes Group, Architects/Engineers, as follows: Dwg. SD-1 entitled, "Site Plan", dated August 6, 1991; Dwg. SD-2 entitled, "Septic System Layout and Drainage Plan", dated March 4, 1992; Dwg. SD-3 entitled, "Drainage Details", dated March 4, 1992; Dwg. SD-4 entitled, "Site Drainage Calculations", dated July 20, 1992; Dwg. 5 entitled, "Floor Plans", dated July 20, 1992; Dwg. 6 entitled, "Elevations", dated July 20, 1992; Dwg. 7 entitled, "Wall Section Details", dated July 20, 1992; and Dwg. 8 entitled, "Structural Plans and Details", dated July 20, 1992, and

WHEREAS, by resolution entitled, "Resolution #12-91 Two", dated December 4, 1991, the Bedford Board of Appeals granted a variance for the decrease in lot size, side yard setbacks and minimum side lot distance from the driveway, and

WHEREAS, by resolution entitled, "Amendment No. 1 to Resolution #12-91 TWO", the Bedford Board of Appeals included approval of a Special Permit under Section 125-68 as applied for by the applicant, and

WHEREAS, the applicant has disclosed that 1200 cubic yards of fill will be imported to the site, and

WHEREAS, the Planning Board has determined that the proposal will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQR).

WHEREAS, the above described final site plan meets all requirements of the Bedford Planning Board, except as noted below.

NOW, THEREFORE, BE IT RESOLVED, that the above described final site plan is approved subject to the following conditions:

1. An estimate of the site construction costs shall be submitted to the Planning Board by the applicant. A site plan compliance fee shall be paid based on the Town of Bedford Fee Schedule. The amount of the fee shall be determined by the Town Engineering Consultant based on the cost estimate.

2. All of the comments of the Town Engineering Consultant in his memorandum, dated September 25, 1992, shall be satisfied.
3. The following note on the site plan: "Planting area not to exceed 4' in height per deed restriction", shall be deleted.
4. A note regarding the importation of 1200 cubic yards of fill shall be added to the final site plan.
5. The proposed signs shall be deleted from the site plan.
6. Approval from the New York State Department of Transportation for the new driveway entrance shall be received prior to issuance of a building permit.

and that the Chairman of the Planning Board, or, in his absence, the Vice Chairman, is hereby authorized to endorse said approval on said final site plan upon compliance with the foregoing conditions.

BE IT FURTHER RESOLVED, that since there has been explicit disclosure that 1200 cubic yards of fill are estimated to be imported to this site, the Planning Board hereby authorizes such importation.

BE IT FURTHER RESOLVED, that pursuant to Section 125-98 of the Code of the Town of Bedford, the approval shall expire unless a building permit is applied for within a period of eighteen (18) months from the date of the signing of the final site plan by the Planning Board.

DATED: September 29, 1992

**TOWN OF BEDFORD  
PLANNING BOARD**

**RESOLUTION NO. 01/49**

**STORAGE SHED  
MEINEKE DISCOUNT MUFFLER – WAIVER OF SITE PLAN APPROVAL**

**WHEREAS**, a formal application, dated July 16, 2001, was received from Robert Cantisani, Meineke Discount Muffler, 789 Bedford Road, Mount Kisco (Town of Bedford), New York 10549, for a waiver of the requirement of site plan approval to construct a storage shed, on property located at 789 Bedford Road, Mount Kisco, New York, shown and designated on Town Tax Maps as Section 71.12 Block 2 Lot 34, in the Commercial Business (CB) District, was received by the Planning Board on July 17, 2001, and

**WHEREAS**, accompanying the application was a site plan entitled “Proposed Meineke Service Building for D & A Zasso, North Bedford Road, Town of Bedford,” prepared by The Helmes Group, last revised January 21, 1993, received by the Planning Board on July 17, 2001, and

**WHEREAS**, on July 17, 2001, the Planning Board also received a single sheet entitled “Construction Details,” undated, and

**WHEREAS**, the Bedford Zoning Board of Appeals by Resolution No. 10-01 Six granted a variance to permit the construction of a storage shed resulting in a building coverage of 22.5% where 20% is required, and

**WHEREAS**, the Planning Board has determined that the proposed use will not have a significant effect on the environment as defined in the New York State Environmental Quality Review act (SEQRA),

**NOW THEREFORE BE IT RESOLVED**, that due to the limited nature of the proposal to construct a storage shed, the requirement of preliminary and final site plan approval is hereby waived pursuant to Article IX section 125-93 of the Code of the Town of Bedford with the following conditions:

1. The applicant shall comply with the July 30, 2001 letter from the Tree Advisory Board with specific consideration given to the following conditions:
  - a. The two missing trees shall be replaced.
  - b. Topping of the trees is to be discontinued and only corrective pruning shall be done for five (5) seasons.
  - c. A re-inspection of the site shall take place after three (3) years and a pruning schedule shall be developed at that time.

**RESOLUTION NO. 01/49  
STORAGE SHED  
MEINEKE DISCOUNT MUFFLERS – WAIVER OF SITE PLAN APPROVAL  
PAGE TWO**

2. The building to be erected is “Kris” as shown on the plan received by the Planning Board on July 17, 2001.
3. The new shed shall be painted to match the existing building.

**APPROVED:** October 9, 2001

**DATED:** October 22 2001

*The foregoing resolution is certified to be a true copy of the resolution, which was approved on October 9, 2001 by the Planning Board of the Town of Bedford.*

  
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Alexandra J. Costello, Sr. Office Assistant  
Town of Bedford Planning Board