

**TOWN OF BEDFORD
PLANNING BOARD MEETING**

Revised

**425 Cherry Street
Bedford Hills, New York 10507
Tuesday
August 25, 2015
8:00 PM**

Public Hearings:

8:00 PM Preliminary Subdivision Approval – Two Lot Subdivision
Section 94.9 Block 1 Lot 7, R-4A Zone
385 Byram Lake Road, Bedford Corners
Owners/Applicants: **Timothy and Lisa Ghriskey**
(Consider Waiver of Subdivision Approval.)

Conferences:

- 1.** Sketch Plan Review - Two Lot Subdivision
Section 84.8 Block 1 Lot 31, R-2A Zone
9 Indian Hill Road, Bedford
Owner: **Edward Musal**
Applicant: **Kellard Sessions Consulting, P.C.**
(Review field trip notes.)
- 2.** Steep Slopes Permit
Section 83.12 Block 1 Lot 9, R-4A Zone
701 South Road, Bedford Corners
Owner/Applicant – **Andrew Roos**
(Review request for time extension.)
- 3.** Waiver of Site Plan Approval
Section 71.8 Block 2 Lot 21, Roadside Business Zone
655-665 Bedford Road, Bedford Hills
Owner: **C.R. Wallauer & Co., Inc.**
Applicant: **George Petre**
(Consider Waiver of Site Plan Approval)

4. 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.)

5. 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 Waiver of Site Plan Approval.)

6. Final Site Plan Approval
Section 60.7 Block 2 Lot 40, CB Zone
152 Bedford Road, Katonah
Owner/Applicant: **Old Stone Hill LLC**
(Consider revised Site Plan.)

7. Waiver of Site Plan Approval – Organic Hair Salon
Section 60.11 Block 2 Lot 10.3, LI Zone
180-224 Route 117 Bypass Road, Bedford Hills
Owner: **Northern Westchester Builders, Inc.**
Applicant: **Maureen Toohey, Fresh Organic Salon Solutions**
(Consider Waiver of Site Plan Approval.)

Approval of Minutes:

January 29, 2015

February 10, 2015

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

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 PRELIMINARY SUBDIVISION APPROVAL

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

1. IDENTIFICATION OF OWNER

Name of owner: Timothy M. and Lisa B. Ghriskey

Address: 385 Byram Lake Road, Mount Kisco, NY Phone: (914) 241-2324

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same as owner

Address: 385 Byram Lake Road, Mount Kisco, NY Phone: (914) 241-2324

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: Peter J. Gregory, P.E. - Keane Coppelman Gregory Engineers, PC

Address: 113 Smith Avenue, Mount Kisco, NY 10549 Phone: (914) 241-2235

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title: Ghriskey Two Lot Subdivision

b. Roads which property abuts: Byram Lake Road & Sarles Street

c. Bedford tax map designation: Section 94.90 Block 1 Lot(s) 7

d. Property lies in a (circle one) 4A 4B 1A 1B 1A-A 1A-B 1A-C 1A-D 1A-E 1A-F 1A-G 1A-H 1A-I 1A-J 1A-K 1A-L 1A-M 1A-N 1A-O 1A-P 1A-Q 1A-R 1A-S 1A-T 1A-U 1A-V 1A-W 1A-X 1A-Y 1A-Z 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 1A-AH 1A-AI 1A-AJ 1A-AK 1A-AL 1A-AM 1A-AN 1A-AO 1A-AP 1A-AQ 1A-AR 1A-AS 1A-AT 1A-AU 1A-AV 1A-AW 1A-AX 1A-AY 1A-AZ 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 1A-AH 1A-AI 1A-AJ 1A-AK 1A-AL 1A-AM 1A-AN 1A-AO 1A-AP 1A-AQ 1A-AR 1A-AS 1A-AT 1A-AU 1A-AV 1A-AW 1A-AX 1A-AY 1A-AZ 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 1A-AH 1A-AI 1A-AJ 1A-AK 1A-AL 1A-AM 1A-AN 1A-AO 1A-AP 1A-AQ 1A-AR 1A-AS 1A-AT 1A-AU 1A-AV 1A-AW 1A-AX 1A-AY 1A-AZ 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 1A-AH 1A-AI 1A-AJ 1A-AK 1A-AL 1A-AM 1A-AN 1A-AO 1A-AP 1A-AQ 1A-AR 1A-AS 1A-AT 1A-AU 1A-AV 1A-AW 1A-AX 1A-AY 1A-AZ 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 1A-AH 1A-AI 1A-AJ 1A-AK 1A-AL 1A-AM 1A-AN 1A-AO 1A-AP 1A-AQ 1A-AR 1A-AS 1A-AT 1A-AU 1A-AV 1A-AW 1A-AX 1A-AY 1A-AZ 1A-AA 1A-AB 1A-AC 1A-AD 1A-AE 1A-AF 1A-AG 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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

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. IDENTIFICATION OF OWNER

Name of owner: Timothy M. and Lisa B. Ghriskey
Address: 385 Byram Lake Road, Mount Kisco, NY 10549 Phone: (914) 241-2324

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same as owner
Address: _____ Phone: _____

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Ghriskey Two Lot Subdivision
b. Roads which site abuts Byram Lake Road & Sarles Street
c. Bedford tax map designation: Section: 94.9 Block 1 Lot (s) 7
d. Total site area 9.347 acres
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 A proposed two (2) lot subdivision (creation of one new lot).

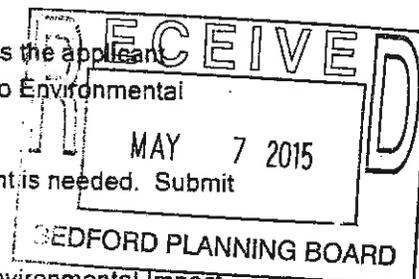
b. Relationship to other actions:

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: N/A
2. List any related actions which may be undertaken, of which 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 part of this action, e.g. house construction in the case of a residential subdivision: Construction of a single family four (4) bedroom dwelling.

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

Timothy M. Ghriskey
Signature of Applicant

4/3/15
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.

- 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:

Town Agency

Agency Signature

Date

May 1, 2015

Mr. Jeffrey Osterman, Director of Planning
Town of Bedford
425 Cherry Street
Bedford Hills, New York 10507

Re: Timothy & Lisa Ghriskey
Proposed Two Lot Subdivision
385 Byram Lake Road

Dear Mr. Osterman and Members of the Town of Bedford Planning Board:

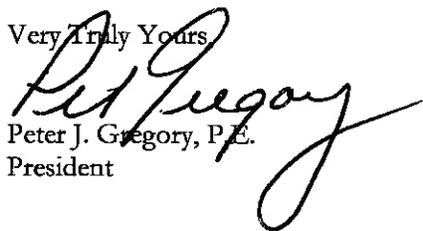
This office has prepared a Preliminary Subdivision Application for Timothy and Lisa Ghriskey of 385 Byram Lake Road, Bedford. The property, referred to as Section 94.9, Block 1, Lot 7, is approximately 9.35 acres in size and located along the northern side of Byram Lake Road at the northeast corner of its intersection with Sarles Street. The owners are seeking Subdivision approval to subdivide their property creating an additional new lot with the intention of building a new home for their use. Lot 1, 5.35 acres, consists of the existing dwelling, in-ground swimming pool, cottage and a barn while Lot 2, 4.00 acres, will consist of a new four bedroom dwelling.

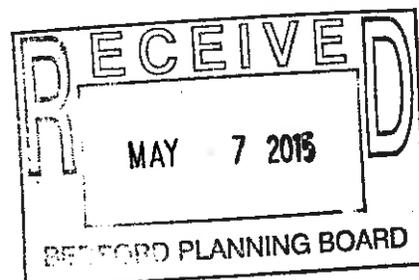
The property is located within the R4A Residential District and is in a low density residential neighborhood where residences are separated by large wooded areas and meadows. The property contains two wetland areas along the northern and western portions of the property. The wetland area located along the northern portion of the property is part of the NYSDEC jurisdictional wetland K-13. There will be no impact to wetlands or regulated wetland buffers as a result of the development of the proposed Lot 2.

Attached please find ~~1~~ copies of a Preliminary Subdivision Application including a Preliminary Plat, Integrated Plot Plan, Wetlands Survey prepared by Paul J. Jaehnig and the required application fee. At this time, the Applicant requests that this application package be accepted and included on the May 26, 2015 Planning Board Agenda.

Should you have any questions or require any further information, feel free to contact me.

Very Truly Yours


Peter J. Gregory, P.E.
President



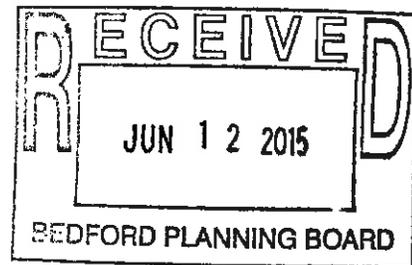
VIA HAND DELIVERED

June 12, 2015

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

Attn. Ms. Deirdre Courtney-Batson
Planning Board Chair

RE: ***Proposed Subdivision Sketch Plan***
Edward Musal
Indian Hill Road, Bedford, New York
Section 84.08, Block 1, Lot 31



Dear Chair Courtney-Batson:

Enclosed, please find eight (8) sets of the following materials in support of a proposed subdivision sketch plan for the referenced project.

- Sheet 1/1 entitled "Subdivision Sketch Plan - Edward Musal" prepared by Kellard Sessions Consulting, P.C., dated June 9, 2015 (One (1) full-scale and seven (7) half scale)
- Deed dated December 5, 1925
- Contract dated November 14, 1942
- Survey of Property entitled "Map of Property to be Acquired by Alfred and Pauline Musal", prepared by Oliver A. Knapp, dated November 27, 1942
- Deed dated December 7, 1942
- Certificate of Title dated December 15, 1942
- Zoning Variance Resolution Entitled "Resolution Number Four" prepared by the Town of Bedford Zoning Board of Appeals, dated October 8, 1957

Ms. Deirdre Courtney-Batson

June 12, 2015

Page 2

Deed dated December 1, 1964

Deed dated October 3, 1974

The applicant and property owner, Edward Musal, is requesting the Planning Board's review of a Conceptual Subdivision Sketch Plan for the referenced property. The site is located within the Town's R-2A Zoning District and is ± 2.0 acres in size. The applicant is proposing the subdivision of the existing ± 2.0 acre parcel into two (2) building lots consisting of Lot 1 (0.63 acre) and Lot 2 (1.37 acres).

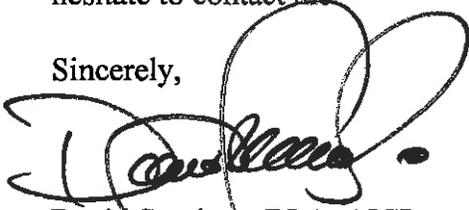
In 1957, the applicant's parents (previous owners of the property) applied for and were granted a zoning variance to convey the existing residence with land less than two (2) acres in an R-2A Zoning District and to permit construction of a residence on the remaining land which would be less than two (2) acres in an R-2A Zoning District. In accordance with that zoning variance, the applicant is now applying for subdivision approval of the property. Septic areas have been tested in the field and witnessed by Westchester County Health Department and have been found suitable for subsurface sewage disposal. Proposed Lot 1 will have a new SSDS and potable well while maintaining the existing house. Proposed Lot 2 will have a new home, driveway, SSDS and well. In accordance with the various conditions outlined in the zoning variance, the remains of the chicken house will be removed. In addition, the recently demolished barn foundation and existing garage will be removed from the lot when the lot is ultimately improved.

(The barn structure collapsed this winter due to heavy snow loads and the age/deteriorated condition of the barn).

By cover of this letter, we are respectfully requesting that the matter be placed on the Planning Board's June 23, 2015 agenda for sketch plan discussion.

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

Sincerely,



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

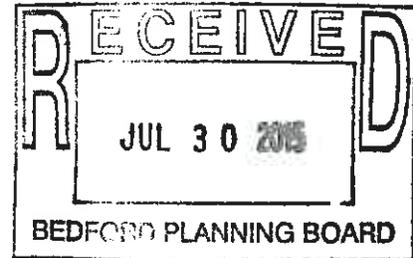
DS/pg
Enclosures

cc: Edward Musal w/Enc.

July 29, 2015

BY FEDERAL EXPRESS

Ms. Deirdre Courtney-Batson, Chair, and
Members of the Planning Board
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507



Re: Application of Andrew & Susan Roos – Steep Slopes Permit
Premises: 701 South Bedford Road, Bedford Corners, New York

Dear Honorable Chair Courtney-Batson and Members of the Planning Board:

On behalf of Andrew and Susan Roos, the owners of the above-referenced Premises, we respectfully submit this letter to request a six (6) month extension of this Board's granting of a Steep Slopes Permit, by Planning Board Resolution 14/26, dated September 29, 2014 (copy enclosed) to permit the disturbance of 1,191 sq. ft. and the removal of four (4) trees in excess of 18 inches DBH (the "Steep Slopes Permit"). The Planning Board has jurisdiction to approve this extension pursuant to Section 102-4(G)(1) of the Zoning Ordinance of the Town of Bedford.¹

As you know, the Premises comprise approximately 10.99 acres of land, located at 701 South Bedford Road, designated on the Town Tax Maps as Section 83.12, Block 1, Lot 9 (SBL 83.12-1-9). Mr. and Mrs. Roos purchased the Premises in 2010 and subsequently applied to the Town for permission to construct a new house thereon. Certificate of Compliance, No. 2015-2243, was issued on February 23, 2015 for the single-family residence. Construction on the Premises, including the pool, walls and drainage has been completed, but additional work remains. Mr. and Mrs. Roos will be planting the necessary landscaping, which will be planted in the fall to ensure the optimum likelihood of the plants surviving.

To permit the completion of the required work, we hereby respectfully request that the Steep Slopes Permit be extended for six (6) months from September 29, 2014, the date of the Steep Slopes Permit approved by this Board in Resolution No. 14/26. There are no material changes in the permit conditions or to the scope of the permitted activities. Accordingly, it is respectfully submitted that this action is considered a Type II Action in accordance with Article 8 of the Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively "SEQRA").² Further, if Mr. and Mrs. Roos complete the work

¹ Section 102-4(G)(1) provides that: "[u]nless otherwise indicated, the approved permit shall be valid for a period of two years from the date of issuance to complete the project. The Planning Board may grant a six-month extension to this period." The Steep Slopes Permit, approved by the Town of Bedford Planning Board by Resolution 14/26, provides that: "... this permit shall expire one year from the date of this resolution [which is dated September 29, 2014] if this work has not been completed to the satisfaction of the Town Engineering Consultant."

² 6 N.Y.C.R.R. Part 617.5(c)(26) provides that: "license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities" are considered Type II Actions under SEQRA.

July 29, 2015

Page -2-

necessary to satisfy the Town's approvals prior to September 29, 2015, we will respectfully request that this Application be withdrawn.

Thank you for your consideration in this matter.

Respectfully yours,



William S. Null

WSN:yp

Enclosures

cc: Mr. Jeffrey Osterman, Planner for the Town of Bedford; Mr. and Mrs. Andrew Roos; Mr. Jeffrey M. White; Mr. Edward Delaney, P.E.; and Ms. Diane Dreier

**PLANNING BOARD
Town of Bedford
Westchester County, New York**

**Resolution No. 14/26
Steep Slopes Permit
Disturbance of 1,191 Square Feet and
Removal of Four Trees in Excess of Eighteen Inches DBH**

Andrew Roos

WHEREAS, an application dated August 6, 2013 from Andrew Roos, 58 Shad Road West, Pound Ridge, New York 10576, for a steep slopes permit for the disturbance of 1,191 square feet and removal of four trees in excess of eighteen inches dbh, affecting property located at 701 South Bedford Road, Bedford Corners, New York, shown and designated on Town Tax Maps as Section 83.12 Block 1 Lot 9, in the Residence Four Acre District, and

WHEREAS, as part of the application the applicant submitted a plan consisting of five (5) drawings as follows:

Prepared by Bibbo Associates, LLP

Drawing	Title	Dated	Revised
SS1	Steep Slopes Plan	6/5/14	6/25/14
SP-1	Site Plan	6/5/14	6/25/14
EC-1	Erosion Control Plan	6/5/14	6/25/14
D-1	Details	6/5/14	6/25/14

Prepared by Diane Dreier Designs, Landscape Architecture/Site Planning:

Drawing	Title	Dated	Revised
P-1	Planting Plan	6/10/14	Last revised 6/30/14, and

WHEREAS, the Planning Board has determined that the conditions of Section 102-4F of the Code of the Town of Bedford have been met by this application, except as noted below, and

WHEREAS, the Board determined that the proposal is an Unlisted Action that will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and

NOW THEREFORE BE IT RESOLVED, that a steep slopes permit for the remediation of disturbance of 1,191 square feet and removal of four trees in excess of eighteen inches dbh, is hereby granted subject to the following conditions, and that the Chairman of the Planning Board, or, in his absence, the Vice Chairman, is hereby authorized to endorse approval on the above described plan upon compliance with the conditions stated in the memorandum prepared by James J. Hahn Engineering, P.C., dated July 28, 2014, Revised July 29, 2014, and

**RESOLUTION NO. 14/26
ANDREW ROOS
STEEP SLOPES PERMIT
PAGE TWO**

BE IT FURTHER RESOLVED, that pursuant to Section 102-4G(1) of the Code of the Town of Bedford, this permit shall expire one year from the date of this resolution if this work has not been completed to the satisfaction of the Town Engineering Consultant.

BE IT FURTHER RESOLVED, that following completion of the work, the applicant shall submit a certification by an engineer licensed by the State of New York, that the completed work meets the requirements of the permit. The Town Engineering Consultant shall verify that the work has been completed in accordance with the permit. An as-built survey will be required to ascertain that the work was completed in accordance with the approved application.

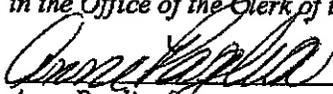
BE IT FURTHER RESOLVED, pursuant to Section 102-4D(4) of the Code of the Town of Bedford, a performance bond to be determined by the Town Engineering Consultant based on an estimate of construction costs shall be posted by the applicant with the Town of Bedford to ensure completion of work, including stabilization or restoration of the site. The form, sufficiency and manner of execution of such performance bond shall be approved by the Town Director of Planning and shall be within (6) months from the date of this resolution.

BE IT FURTHER RESOLVED, that the Town of Bedford Building Inspector shall not issue a certificate of compliance or occupancy until the Town Engineering Consultant verifies that all work has been completed in accordance with the permit.

BE IT FURTHER RESOLVED, that any proposed revision to work covered by this permit shall be reviewed by the Town Engineering Consultant. Where the Town Engineering Consultant determines that a substantial revision is required, a new application to the Planning Board is required.

APPROVED: July 29, 2014
DATED: September 29, 2014

The foregoing resolution is certified to be a true copy of the resolution, which was approved on July 29, 2014 by the Planning Board of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on September 29, 2014.



Anne Paglia, Secretary
Town of Bedford Planning Board

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. IDENTIFICATION OF OWNER

C.R. WALLAVER & CO., INC.

Name of owner:

ROBERT HUNCAI, JR

Address:

30 VIRGINIA RD, WHITE PLAINS NY

Phone:

914 948 4000

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant:

GEORGE PETRE

Address:

30 VIRGINIA RD, WHITE PLAINS NY

Phone:

914 948 4000

3. IDENTIFICATION OF SITE INVOLVED, if any

a. Name or other identification of site

655 North Bedford Road

b. Roads which site abuts

Edna Street

c. Bedford tax map designation: Section:

7108

Block

2

Lot (s)

21

d. Total site area

18,026 SF

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

Add a 28'-0" x 8'-6" one story addition for a new hall between 2 buildings

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: No

2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: No

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: No

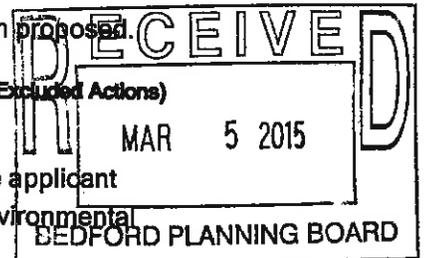
All such actions must be reviewed in conjunction with the action proposed.

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

G. Petre

Signature of Applicant

06/13/14

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:

Town Agency

Agency Signature

Date

Waiver of Site Plan Approval

13 CAMPUS PLACE

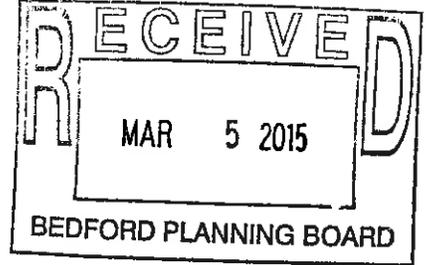
Date: 06/13/2014

Applicant's Home Address

SCARSDALE, NY 10583

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 655 N. Bedford Rd,
Bedford Hills, NY shown and designated on the Town Tax Maps as:
Section 71.08 Block 2 Lot(s) 21

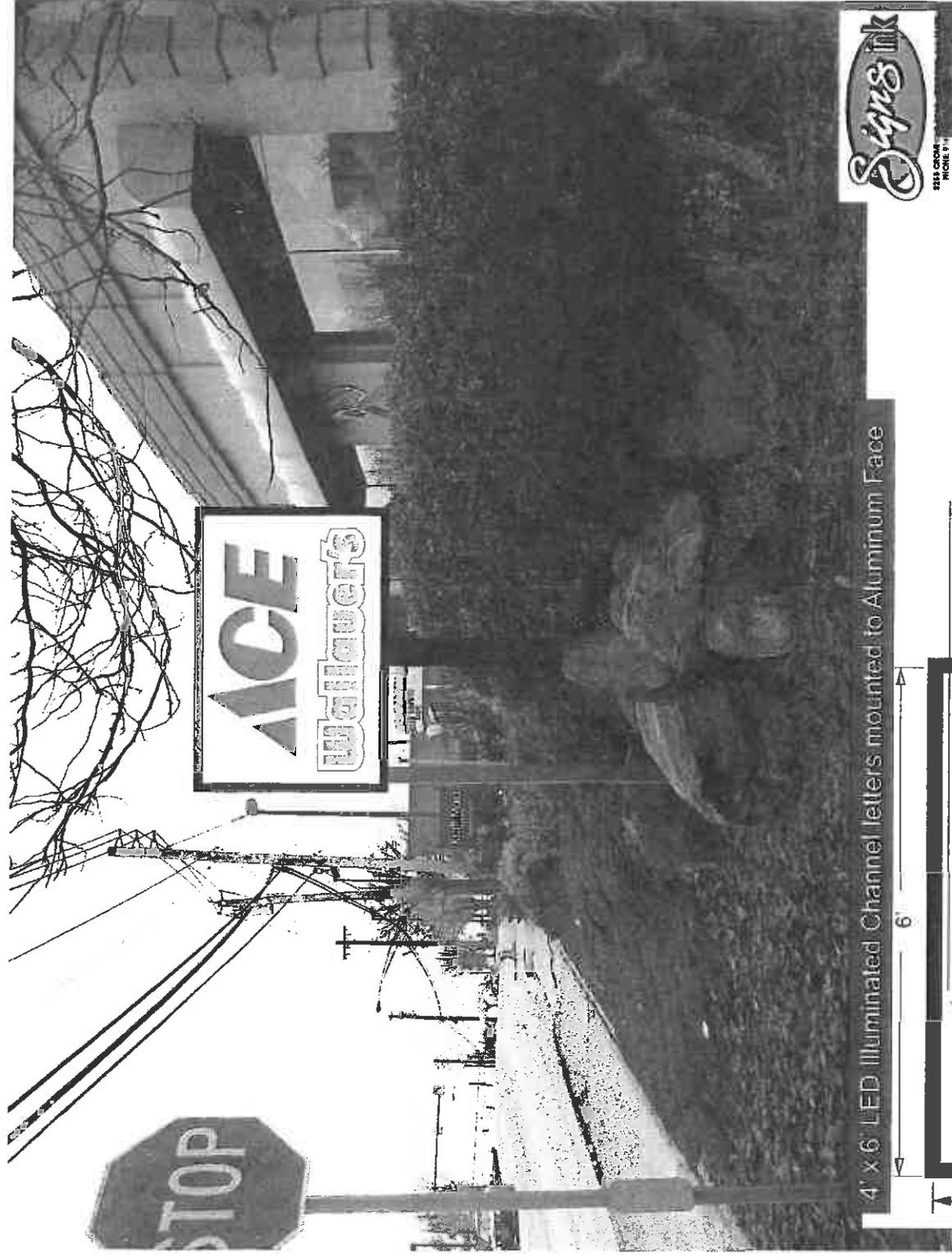
It is my/our intention to add a 28'-0" x 8'-6" one storey addition to a
Hall to connect two buildings. (Describe proposal)

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 of Owner and/or Applicant

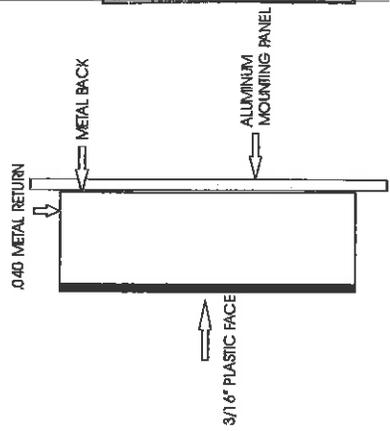
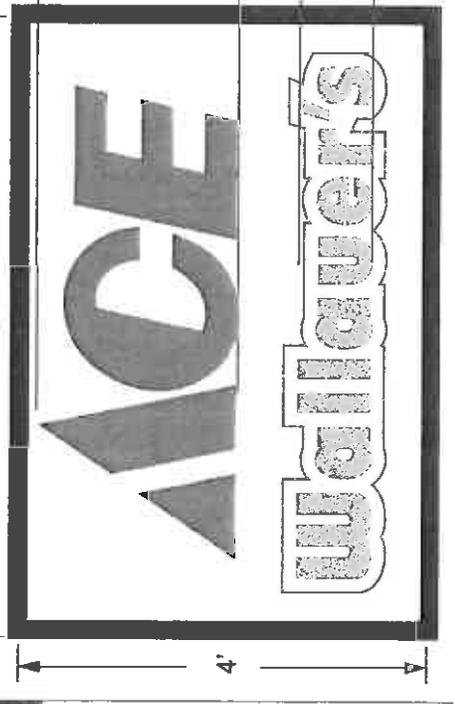
Signature of Owner and/or Applicant



4' X 6' LED Illuminated Channel letters mounted to Aluminum Face



12' TOP OF SIGN



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

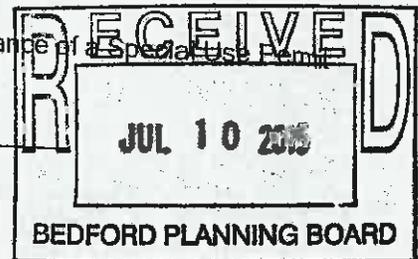
4. IDENTIFICATION OF PROPERTY

- 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: 13.329

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 \$ _____

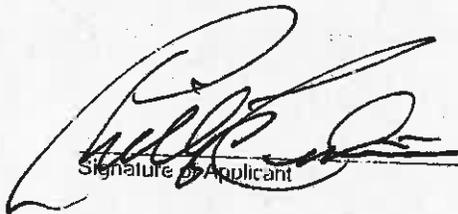
Preliminary Site Plan:
\$500 plus \$25 per parking space required by the Bedford Town Code. \$ _____

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: 45 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: 914-666-0547

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: 32.10 Block 10-1 Lot (s) 11
d. Total site area 13.339 ACRES
e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. IDENTIFICATION OF PROPOSED ACTION

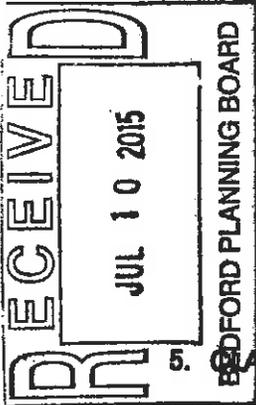
- a. Description of Proposed Action Conversion of 2 of 6 existing garage bays into a caretakers studio apartment
b. Relationship to other actions:

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.



04/05

[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:

Town Agency

Agency Signature

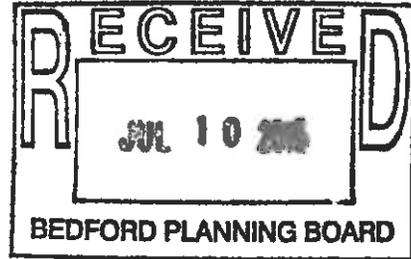
Date

2008 10 20
11 29 17



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:

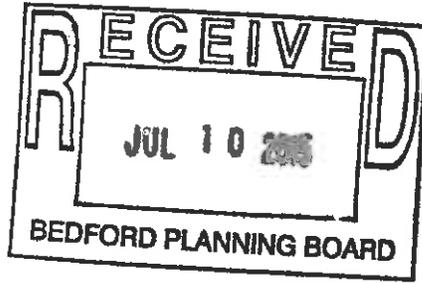
Principal residence footprint	9,668 sf
guest house with attached greenhouse	1,355 sf
6 bay garage	1,536 sf
dance studio	1,060 sf
tennis court	3,600 sf
swimming pool	1,000 sf
tool shed	236 sf

RECEIVED
JUL 10 2015
BEDFORD ZONING
BOARD OF APPEALS
RECEIVED
JUL 10 2015
BEDFORD BUILDING
DEPARTMENT

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



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 Board's 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 utilized 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

RECEIVED
JUL 10 2015
BEDFORD ZONING
BOARD OF APPEALS

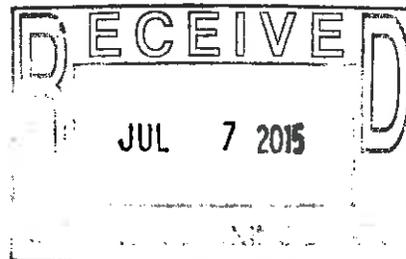
Waiver of Site Plan Approval

Date:

358 SAW MILL RIVER RD.
Applicant's Home Address

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 WELD ON 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. MANES, 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

- Name or other identification of site 789 N. BEDFORD RD, BEDFORD, NY
- Roads which site abuts RT 117
- Bedford tax map designation: Section: _____ Block _____ Lot (s) _____
- Total site area .10 AC
- Does the applicant have a whole or partial interest in lands adjoining this site? _____

4. IDENTIFICATION OF PROPOSED ACTION

- Description of Proposed Action CHANGE OF BUSINESS FROM MEINKE ~~TO~~ AUTO SERVICE TO WELDON TIRE AUTO SERVICE
- Relationship to other actions: _____

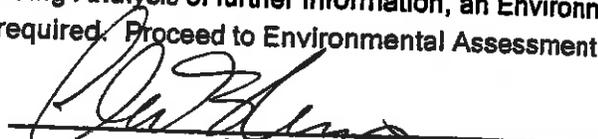
- List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: NA
- List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: NA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

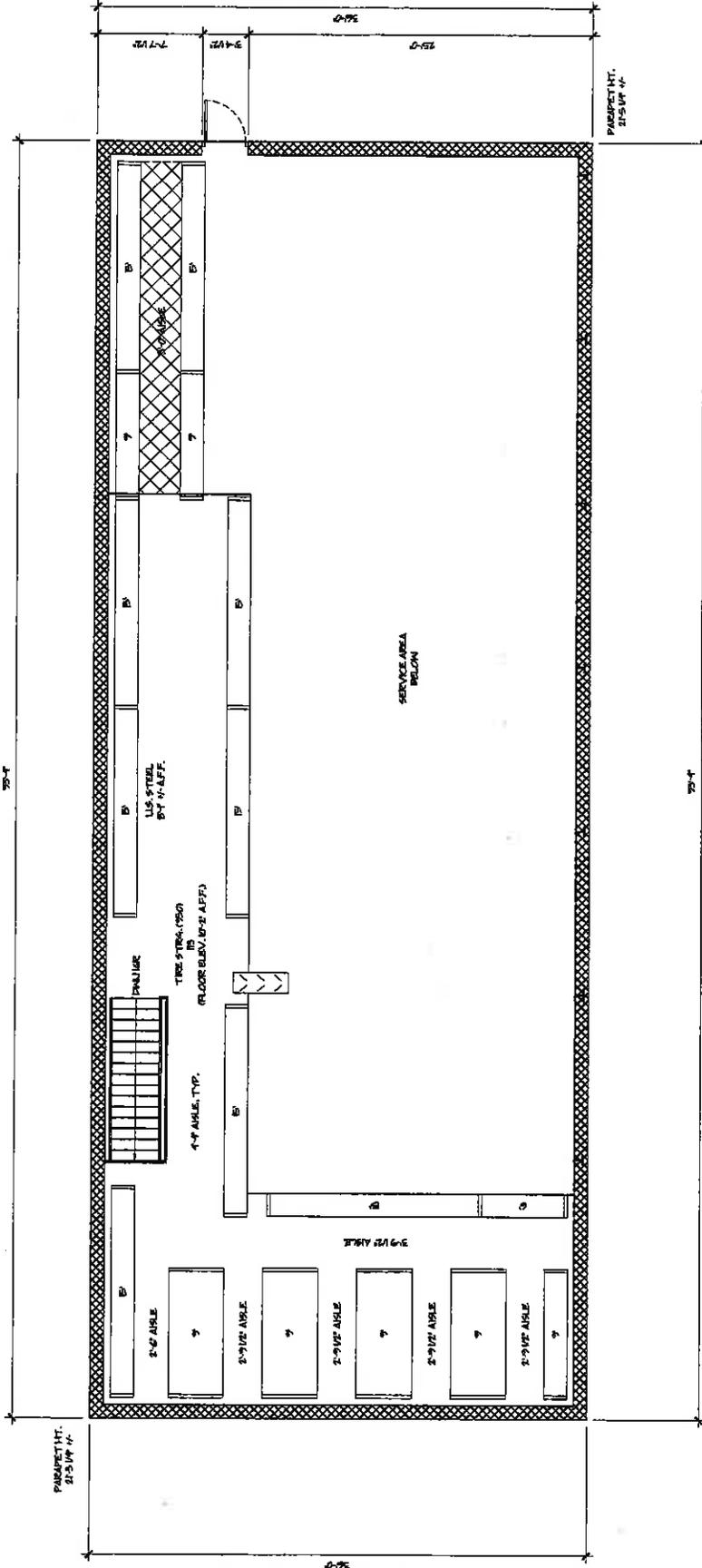
5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- 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



1 RACKING PLAN
 SCALE: 1/8" = 1'-0"

MAVIS PISCOUNT TIRE
 STORED PROPOSED
 DRAWING RACKING PLAN
 MARKED PROPOSED NO.
 PREPARED BY
 PROJECT NO.
 SCALE AS NOTED
 SHEET
 A603

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

ALUM.
PT. FIXTURES

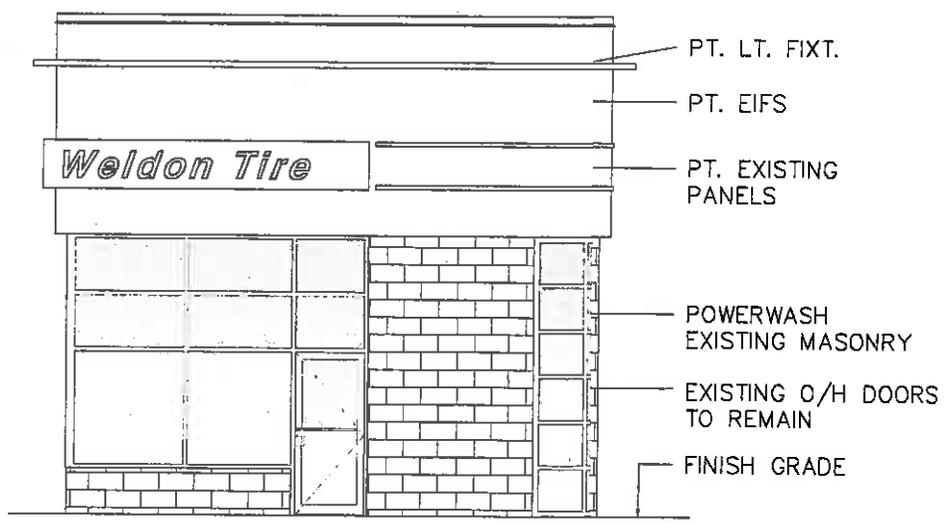
+12'-0" +/-
T.O. STOREFRONT

PAINT
2' HIGH X
SIDE; 13.67 SF.
LETTERS.

+0'-0"
T.O. SLAB

PAINT
MASONRY

FINISH GRADE

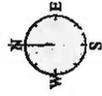


WELDON TIRE
789 NORTH BEDFORD RD.
BEDFORD, NY 10549

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

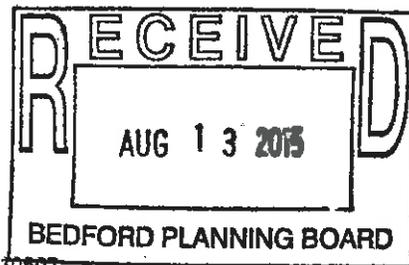
DATED: October 22 2001

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.



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

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: Old Stone Hill LLC Phone: 914-254-9254

Address: 493 Bedford Center Bedford Hills N.Y. 10507

SIGNATURE OF OWNER: [Signature] Date: 8-13-15
MEMBER OLD STONE HILL LLC.

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same as Above Phone: _____

Address: _____

Interest of applicant: _____

SIGNATURE OF APPLICANT: _____ Date: _____

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: The Helms Group, LLP Phone: 914-232-4633

Address: 184 Katonah Ave. Katonah, NY 10536

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 60.07 Block: 2 Lot(s): 40 Area: _____

Zoning District: CB Proposed Use: Retail / Office

Number of parking spaces required by the Bedford Town Code: 18 cars
16 provided.

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of _____ sheets showing data required by Article IX, Section 125-89 of the Bedford Town Code for approval of a Final Site Plan.
- b. Any data required by the Planning Board in addition to the above.
- c. Application fee to be computed as follows: _____
\$25 for each parking space required by the Town Code. (Make check payable to the Town of Bedford).

(See other side)

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

FILE

PRELIMINARY SITE PLAN APPLICATION

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

1. IDENTIFICATION OF OWNER

Name of owner: OLD STONE HILL LLC Phone: 914-234-9234
Address: 493 BEDFORD CENTER BEDFORD HILLS
SIGNATURE OF OWNER: [Signature] Date: N.Y. 10507
1-14-2014

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME AS ABOVE Phone: _____
Address: _____
Interest of applicant: _____

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: THE HOLMES GROUP, LLP Phone: 914-232-4633
Address: 104 KATONAH AVE KATONAH, N.Y. 10536

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 60.07 Block: 2 Lot(s): 40 Area: _____
Zoning District: CB Proposed Use: RETAIL / OFFICE
Number of parking spaces required by the Bedford Town Code: 18 CARS

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of 2 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- c. Fee in amount of \$500, plus \$25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

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

DATA REQUIRED WITH THIS APPLICATION

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

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

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. IDENTIFICATION OF OWNER

Name of owner: OLD STONE HILL LLC
Address: 493 BEDFORD CENTER Phone: 914-234-9834
BEDFORD HILLS N.Y. 10507

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME AS ABOVE
Address: _____ Phone: _____

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site 152 BEDFORD ROAD
b. Roads which site abuts BEDFORD ROAD
c. Bedford tax map designation: Section 607 Block 2 Lot (s) 40
d. Total site area 0.272 ACRE
e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. IDENTIFICATION OF PROPOSED ACTION

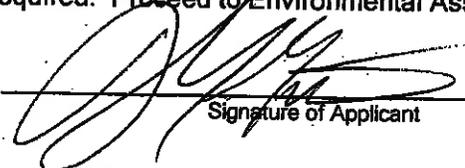
- a. Description of Proposed Action REMOVAL OF TWO LARGE
BEAR SHEETS & NEW SECOND FLOOR ADDITION.
b. Relationship to other actions: NO INCREASE IN BUILDING FOOTPRINT.
1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: _____
2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: _____
3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: _____

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

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

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

04/05


Signature of Applicant

1/24/2014
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.

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

2. COMMENTS:

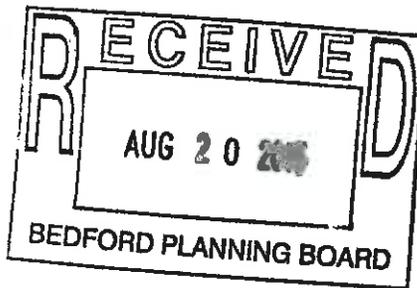
Town AgencyAgency SignatureDate

Waiver of Site Plan Approval

Date:

Mureen Toohy
Applicant's Home Address
file 6
Brawley NY
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 Northern Westchester Builders Inc

shown and designated on the Town Tax Maps as:

Section 60.11 Block 2 Lot(s) 10.3

It is my/our intention to open SALON
(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,

Mureen Toohy
Signature of Owner and/or Applicant

Signature of Owner and/or Applicant

**FRESH
ORGANIC SALON SOLUTIONS
WE BRING OUT YOUR BEAUTY NATURALLY...**

Jeff Osterman
Planning Board
Bedford, NY

August 20, 2015

Dear Mr. Osterman and the Bedford Planning Board,

We are planning to rent space at 90 117 By-pass, Bedford Hills. We are an Eco Chic Salon using only natural, organic hair color and products; a clean air environment is a breath of fresh air. Very different than the Normal reaction most experience when walking into a salon. We recycle, reclaim and reuse whenever possible.

We will have 6 stations, 3 shampoo stations, with 3 stylist operators. We will be catering to approximately 5-20 heads per day. Our guests receive very personal attention as we take our time and do not over schedule. We will be using 80- to 100 gallons of water per day. This is based on a maximum usage of 5 gallons per client.

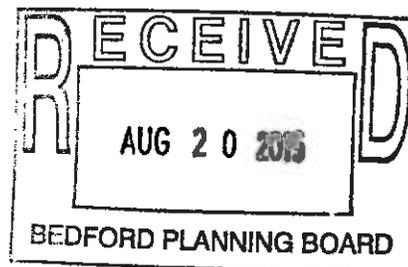
Fresh Organic Salon is led by Maureen Toohey, a leader in the beauty industry for over 25 years. As an Educator for Organic Salon Systems, as well as "Look Good Feel Better " with the American Cancer Society. I am very passionate about creating awareness in salons, communities, and hospitals, while encouraging an alternative approach to beauty and wellness.

In 1989 I Opened Salon Damaur , Le Spa in Somers, Northern Westchester's first natural salon. After 15 years decided to close Salon to devote more time to my Daughter. I went on to work in Salons in Mt Kisco , Armonk and White Plains . I became affected by the Harsh Chemicals being used. Later began freelancing throughout Westchester, NYC and in my private studio in Putnam , using only organic products. Now I no longer suffer from sinus infections, migraines and chronic fatigue and the end of the day. My Passion is fueled by my 15 year old daughter who loves beauty products and the over whelming response to the consumer demand for my organic salon services in Westchester. Opening Fresh Organic Salon will be an asset to the community.

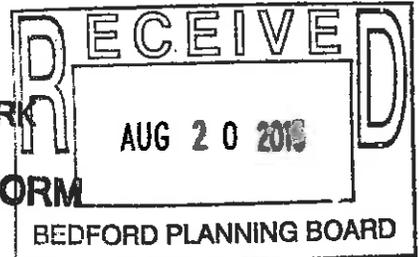
We Hope that this meets with your approvals.
Thank you in advance for you time and consideration.

Maureen Toohey

Maureen Toohey
Master Colorist, Stylist & Makeup Artist
Fresh Organic Salon Solutions
845.279.7247
Maureen@FreshOrganicSalon.com



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: Northern Westchester Builder Inc.
Address: 79 BIRCH DR. KATONAH NY 1056 Phone: 914-232-5237

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Maureen Toohy
Address: Rte 6 Brewster ny. Phone: 875-279-7247

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Northern Westchester PLAZA
- b. Roads which site abuts 117 BYPASS/HARRIS Rd.
- c. Bedford tax map designation: Section: 60, 11 Block 2 Lot(s) 10, 3
- d. Total site area 3 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 Open ORGANIC Hair Salon
- 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: NO
 - 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: NO
 - 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: NO

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

Maureen Toohy
Signature of Applicant

8.19.15
Date

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

8105 0 5

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:

Town Agency

Agency Signature

Date

Town of Bedford Planning Board

2nd Floor Conference Room
425 Cherry Street
Bedford Hills, New York 10507

Thursday, January 29, 2015

Minutes

A meeting of the Planning Board was held on January 29, 2015, 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 Jeff Osterman and Secretary Anne Paglia. Absent was Board Member Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

Conference:

Proposed Conservation Development
Section 84.18 Block 1 Lot 14, R-2A Zone
325-361 Old Post Road, Bedford
Owner: **Old Post Holdings, LLC**
Applicant: **Wilder Balter Partners, Inc.**
(Consider SEQR procedure.)

Present:

William G. Balter, President, Wilder Balter Partners, Inc.

Mrs. Courtney-Batson stated that the purpose of this meeting would be to consider the first step of the SEQRA (the New York State Environmental Quality Review Act) process and discuss whether or not the Planning Board should be the Lead Agency for SEQRA. She also stated that the Planning board has a Full Environmental Assessment Form and an Environmental Clearance Form from the applicant.

Mrs. Courtney-Batson described the two sets of plans which the Planning Board has received. The first is a conventional subdivision plan, which is the basis for the lot count, and the second is the proposed conservation development.

Mrs. Courtney-Batson described what a Lead Agency is to the audience. She stated that the Planning Board, Town Board and Wetlands Control Commission would all be involved agencies, one of which would be the Lead Agency.

Mrs. Courtney-Batson asked if any of the members of the audience had any questions. She stated that although this is not a public hearing, the Planning Board would like to be as open as possible to any questions they may have.

Mr. Balter explained the access to and from the property for the audience.

Mrs. Courtney-Batson said that the Planning board must now consider if this is a Type I or a Type II or an Unlisted Action under SEQRA. She stated that because of the size of this project, because it involves more than fifty units, which are not being attached to an existing public septic or water system, it is, automatically a Type I Action under SEQRA.

Motion: Mrs. Lewis made a motion to approve this as a Type I Action under SEQRA.
Motion seconded by Mr. Colavito.

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

Mrs. Courtney-Batson stated that this would be subject to Coordinated Review because of Type I Action. She then suggested that the Planning Board be Lead Agency on this project.

Motion: Mr. Sullivan made a motion that the Planning Board declare their intention to be Lead Agency to the Town Board.

Motion seconded by Mrs. Lewis.

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

Mrs. Courtney-Batson then explained to the audience that what that vote meant is that the Planning Board is declaring its intent to be Lead Agency. She explained that the other involved agencies will have thirty days from the time the Planning board issues that statement to agree with it, ignore it or suggest they would like to discuss who should be the Lead Agency. Mrs. Courtney-Batson stated that the Full Environmental Assessment Form which will accompany the Planning Board's declaration of intent to the other involved agencies, and that the Planning Board must now review it page by page. *[The Planning Board then proceeded to review this form and make corrections where needed.]*

Mrs. Courtney-Batson stated that after all corrections requested are made to the Full Environmental Assessment Form, it can be sent out with the Planning board's declaration of intent to be the Lead Agency.

Mr. Balter requested that the Scoping Session be scheduled but Mrs. Courtney-Batson explained that it cannot be scheduled until at least the thirty day response period is over and the Planning Board is acknowledged to be the Lead Agency.

Conference:

Waiver of Site Plan Approval –
Construction of Concrete Platform for Spray Booth (Dry Type)
Section 60.14 Block 2 Lot 11, LI Zone
201 Railroad Avenue, Katonah
Owner/Applicant: **Brian Prato**

(Consider Waiver of Site Plan Approval.)

Present:

Brian Prato, Owner/Applicant

Mrs. Courtney-Batson clarified with Mr. Prato that this approval would mean that there would be two spray booths on the property. There is one inside the building and this one would be outside the building.

Mr. Colavito asked how often the filters are changed. Mr. Prato said they would last about thirty (30) hours.

Mrs. Courtney-Batson stated that Mr. Prato will have to go to the Zoning Board of Appeals because this is a Special Permit and also it is an expansion of a non-conforming use. She stated that the Planning Board will be making a recommendation to the zoning board of appeals for the Special Permit. Mrs. Courtney-Batson stated that the main concern is the protection of the Aquifer Protection Zone.

Mr. Prato then described the operation of the new booth, the maintenance of equipment and any disposals that need to be made.

Mrs. Courtney-Batson suggested the following conditions be recommended to the Zoning Board of Appeals:

1. Only water-bourne paint shall be used.
2. There shall be no floor drains in the concrete slab.
3. The concrete slab shall have a lip at the door to prevent the leakage of spills.
4. No more than two 55-gallon waste paint drums shall be stored in the spray booth.
5. The waste paint drums shall be picked up and disposed of by a certified hauler in accordance with current regulations.
6. The spray booth shall be inspected six months after the Certificate of Occupancy has been issued for compliance with these conditions.
7. The applicant shall return to the Planning Board for site plan approval.

Mrs. Courtney-Batson stated that the memorandum should also state that the Planning Board believes that this proposal is a minor expansion of an existing non-conforming use and does not believe that this expansion will threaten the Aquifer, providing the conditions are adhered to. The Planning Board understands the spray booth is entirely self-contained and that solvents are not needed for the operation of the booth.

The Zoning Board of Appeals should be advised that the Planning Board has not yet taken SEQR action on this application.

Mr. Colavito made a motion that the Planning Board send a memorandum to the Zoning Board of Appeals recommending they approve the Special Permit, with the conditions stated. And the statements made by Mrs. Courtney-Batson.
Motion seconded by Mr. Sullivan.

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

Conference:

Waiver of Site Plan Approval –
Addition to Existing Commercial Building
Section 60.11 Block 3 Lot 8, LI Zone
350 Adams Street, Bedford Hills
Owner: **Sunrise Management Systems (Nick Soprano, Owner)**
Applicant: **RC Torre Construction Corp., Inc.**
(Consider Waiver of Site Plan Approval.)

Present:

Robert C. Torre, R.C. Torre Construction Corp., Inc.

Mr. Torre described the proposed addition of about sixty (60) square feet to the Planning Board.

Mr. Osterman stated that an automotive use in all of the Town's zones is a Special Permit Use. This would be a slight expansion to a Special Permit Use. It is also an automotive use in the Aquifer Protection Zone.

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.

Mrs. Lewis seconded the motion..

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

Mrs. Courtney-Batson proposed that the Planning Board send a memorandum to the Zoning Board of Appeals recommending this approval to the Special Use Permit. The memorandum should also state that the addition is a minor addition with no significant impact and the Planning Board has determined that this is a "Type II or Exempt Action" under SEQR and does not required coordinated review.

Mr. Colavito made a motion to send the memorandum, as stated by Mrs. Courtney-Batson, to the Zoning Board of Appeals.

Mrs. Lewis seconded the motion.

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

Conference:

Waiver of Site Plan Approval
Alterations and Additions to the Lower School Campus
Section 83.9 Block 1 Lot 2, R-4A Zone

325 West Patent Road, Bedford
Owner/Applicant: **Rippowam Cisqua School**
(Consider Waiver of Site Plan approval.)
(Consider recommendation to the Zoning Board of Appeals.)

Present:

Erik A. Kaeyer, AIA, Vice President, KG&D Architects
Matthew Nespole, Rippowam Cisqua School

Mr. Kaeyer presented the plan to the Planning Board. He told the board that he will be going to the Zoning Board of Appeals for four reasons:

1. Special Use Permit
2. Variance for front yard setback.
3. Variance for building coverage.
4. Variance for impervious surface coverage.

Mrs. Courtney-Batson asked what the use of the old entrance would be. Mr. Kaeyer stated that it will be locked and will not be used – will be used for emergency egress – locked on the outside with a push-bar on the inside.

Mrs. Courtney-Batson asked how the change in the entrance location would impact the handicapped parking spaces. Mr. Nespole stated that there are spaces near the new entrance and the ones by the old entrance are no longer being used. Mrs. Courtney-Batson said that a condition of approval would be that those handicapped spaces shall be relocated to spaces closer to the new entrance.

Mr. Sullivan asked the applicant why this addition could not be moved back three feet. Mr. Kaeyer stated that they are providing an adequate amount of space for the functions they are putting in the addition. He also stated that it was designed to give good visibility from the office to the drop off area.

Mrs. Courtney-Batson proposed that the Planning Board write a memorandum to the Zoning Board of Appeals recommending approval of this amendment to the Special Permit, with the following conditions:

1. The applicant shall relocate the handicapped parking to areas closer to the reconfigured entrance.
2. The applicant shall return to the Planning Board for final site plan approval for landscaping.

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, Sullivan, Colavito, Lewis

Nays: None

Mrs. Courtney-Batson requested that the memorandum to the Zoning Board of Appeals should include the fact that the Planning Board has determined that this is a “Type II or Exempt Action” under SEQR and, therefore, not subject to coordinated review.

Mr. Colavito made a motion that the memorandum discussed be written.

Mrs. Lewis seconded the motion.

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

Nays: None

Discussion:

Special Permit Jurisdiction

Mrs. Courtney-Batson reminded the Planning Board that there had been discussion of changing some of the permits that currently go to the Zoning Board of appeals (the “ZBA”) and then to the Planning Board, and vice versa. She stated that she met with Peter Michaelis, Chairman of the ZBA to discuss this. They reviewed the Special Permits and decided, in each case, which of the two boards really does the bulk of the work involved. Mr. Michaelis agreed that in those cases where the bulk of the work involved site plan issues, it makes more sense for them to go to the Planning Board rather than the ZBA.

What Mrs. Courtney-Batson and Mr. Michaelis agreed upon was:

- Currently the automotive service station/public garage goes to the ZBA – should go to the Planning Board.
- Bus passenger shelters are currently the ZBA – they are inclined to leave that with the ZBA.
- Private clubs, hotels, motels, landscape nurseries, private schools are currently with the ZBA – but made more sense going to the Planning Board.
- Accessory apartments and cottages currently with the Planning Board – should go to the ZBA. The Planning Board would still look at them, but would not hold the public hearings.
- Structures with a height over twenty feet currently comes to the Planning Board, but may make more sense going to the ZBA. Again, the Planning Board would still see them, but would not have to do the public hearing.
- Building over 2,500 square feet – Mr. Sullivan thought that should be a variance. However, an indoor riding ring should stay with the Planning Board. Mrs. Courtney-Batson suggested that the oversize buildings stay with the Planning Board. Mrs. Courtney-Batson did not discuss this one with Mr. Michaelis.
- Mrs. Courtney-Batson did not discuss home occupation with Mr. Michaelis, but thinks it should go to the ZBA.

The Planning Board agreed that this was worth pursuing in the interest of simplifying the process for the applicants.

Approval of Minutes:

Mr. Colavito suggested that the minutes include a statement that advises the meeting is recorded and that a copy of the recording can be obtained. The Planning Board agreed on the following wording: "All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office."

Mr. Sullivan made a motion to include this statement in all future minutes and to approve the following minutes, as amended:

July 8, 2014

July 22, 2014

The motion was seconded by Mr. Colavito.

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

Nays: None

The next meeting will be on Wednesday, January 14, 2015.

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

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

Nays: None

The meeting was adjourned at 9:50 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

2nd Floor Conference Room
425 Cherry Street
Bedford Hills, New York 10507

Tuesday, February 10, 2015

Minutes

A meeting of the Planning Board was held on February 10, 2015, 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 Member: Diane Lewis, Planning Director Jeffrey Osterman, Secretary Anne Paglia; Absent were William Colavito and Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

Public Hearing:

Renewal of Special Use Permit – Cottage
Section 83.15 Block 1 Lot 1, R-4A Zone
8 Chestnut Ridge Road, Bedford Corners
Owners/Applicants: **Silvio and Cynthia Ferraro**
(Renewal of Special Use Permit.)

Present:

Silvio and Cynthia Ferraro

The Planning Board posed questions to the owners. Mr. Sullivan asked about the discrepancy in the square footage of the cottage. After discussion with the owners, it was assumed that the discrepancy was caused by the ceiling height. The square footage is only to be counted where the ceiling is at least five (5) feet. Mrs. Courtney-Batson stated that a condition of approval would be for the Building Inspector to confirm that the space is no more than 750 square feet. The owners confirmed that there has been no physical change to the cottage since it was last approved in 2003.

Mrs. Courtney-Batson listed the following conditions for approval:

1. The Building Inspector shall confirm that the cottage is less than 750 square feet of habitable space.
2. The Building Inspector shall confirm that the outdoor lights meet the Bedford lighting code.
3. All outdoor lights on the property shall be motion sensor operated.
4. A satisfactory inspection by the Building Inspector shall be received.
5. The owner of the lot on which the cottage is located shall occupy at least one of the dwelling units on the premises.
6. There shall be no more than one cottage or accessory apartment per lot.

7. There shall be a minimum of two (2) off-street parking spaces suitable for year-round use provided on the lot. A single driveway shall be used for access to both the main residence and the cottage.
8. The approval of the Westchester County Department of Health must be obtained for water supply and sewage disposal systems.
9. The duration of the permit shall be limited to five (5) years and may be renewed by application to the Building Inspector. Prior to the renewal of the permit, the Building Inspector shall inspect the building and shall determine that all of the conditions of this resolution continue to be met.
10. The total area of the cottage shall be limited to less than 750 square feet, including all living and laundry areas, but not including any area for heating equipment or utilities. All other spaces within the structure shall be walled off and labeled “not for human occupation” on the plan.

Motion: A motion was made by Mr. Sullivan to close the public hearing.
Mrs. Lewis seconded the motion.

Motion: A motion was made by Mr. Sullivan to approve this application for a special use permit subject to the conditions listed.

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, Sullivan, Lewis
Nays: None

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

Public Hearing:

Special Use Permit – Accessory Structure Over 20 Feet in Height – Detached Garage
Section 61.13 Block 1 Lot 12, R-4A Zone

413 Harris Road, Bedford Hills

Owners/Applicants: **Ian and Christina Hopkins Winchester**
(Review Special Use Permit application.)

Present:

Christina Hopkins Winchester, Owner

Christopher Williams, Christopher Williams Architects, LLC

Mr. Williams described the application to the Planning Board.

Mrs. Winchester stated that the space would only be used for storage and would remain unfinished. Mr. Sullivan stated that the invitation would be there for it to be some kind of recreational space, if not with the current owners, then, possibly with a future owner. Mr. Sullivan stated that the space was clearly modeled to be a finished space, and that the

Planning Board should make a condition that it not be a habitable space, i.e., an apartment, or cottage, or something along those lines. Mrs. Courtney-Batson suggested that a condition of the special permit be that they must come back to the Planning Board to make it a habitable space.

Mrs. Courtney-Batson proposed the following conditions for approval:

1. The second floor space shall remain unfinished and unheated. If the property owner wants to change the space, they must return to the Planning Board for reconsideration.
2. All lights mounted on the structure shall be down lights and shall be in conformance with the Town Code.

For the record, Mr. Osterman expressed his opinion that they could not do this type of roof under this height. Mr. Sullivan agreed, stating there was a geometry that is appropriate. Mrs. Courtney-Batson also agreed, stating that the height is required because of the architectural style of the building.

Motion: A motion was made by Mrs. Lewis to close the public hearing.

Mr. Sullivan seconded the motion.

Vote: Ayes: Courtney-Batson, Sullivan, Lewis

Nays: None

Motion: A motion was made by Mrs. Lewis to approve this application for a special use permit subject to the conditions listed.

Motion seconded by Mr. Sullivan.

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. Mrs. Lewis seconded.

Vote: Ayes: Courtney-Batson, Sullivan, Lewis

Nays: None

Vote: Ayes: Courtney-Batson, Sullivan, Lewis

Nays: None

Conference:

Waiver of Site Plan Approval

Section 83.9 Block 1 Lot 2, R-4A Zone

325 West Patent Road, Bedford

Owner/Applicant: **Rippowam Cisqua School**

(Consider Waiver of Site Plan Approval.)

Present:

Kirtley Cameron, Architect, Kirtley Cameron, LLC, Chair of the School Board

Ms. Cameron stated that she brought the planting plan and the elevations which the Planning Board had requested and that the revised plan now showed the location of the handicapped accessible parking spaces.

Mr. Sullivan pointed out that where the handicapped parking spaces were located previously is actually more code compliant. After discussion, it was agreed that a short pathway will be added in front of the handicapped area, if practicable. Ms. Cameron said that the school is still waiting to hear back from their security consultants and the school would be phasing in their recommendations.

Mrs. Courtney-Batson recommended the Board grant the Waiver of Site Plan Approval with the condition of a revised plan showing the final configuration of the handicapped spaces, with a small sidewalk added, if practicable. The revised plan shall be reviewed by Mr. Osterman.

Motion: A motion was made by Mr. Sullivan to approve this application with the condition stated.

Motion Seconded by Mrs. Lewis.

Vote: Ayes: Courtney-Batson, Sullivan, Lewis

Nays: None

Discussion: Town Comprehensive Plan

Mrs. Courtney-Batson stated that, at its last meeting, the Town Board discussed the fact that the Town Comprehensive Plan has not been redone for at least ten years. The Town Board has asked the Planning Board to go through the Town Comprehensive Plan and decide how much of it needs to be reconsidered. The Planning Board was also asked to consider whether the Climate Action Plan should be incorporated into the Town Comprehensive Plan or if it would be best to have it as an appendix to it.

Mr. Osterman then discussed the “nuts and bolts” of the Town Comprehensive Plan.

The Planning Board agreed that they would review Chapters 1, 2 and 3 of the Town Comprehensive Plan at the March 24, 2015 meeting, if the agenda permitted.

Approval of Minutes:

Mr. Sullivan made a motion to approve the following minutes, as amended

July 29, 2014

August 19, 2014

The motion was seconded by Mrs. Lewis.

Vote: Ayes: Courtney-Batson, Sullivan, Lewis

Nays: None

The next meeting will be on March 10, 2015.

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

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

The meeting was adjourned at 9:20 PM.

Date these minutes were approved by the Planning Board: _____

Respectfully submitted,

Anne Paglia, Secretary
Town of Bedford Planning Board

Date