

**TOWN OF BEDFORD
PLANNING BOARD MEETING**

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

Discussions:

- A** Proposed Amendment to Light Industrial (LI) Zoning District
(Consider memorandum from Keane & Beane, P.C. dated 8/26/15.)
(Prepare recommendation to Town Board.)

- B** Antioch Baptist Church – Proposed Subdivision and Site Plan
Section 60.14 Block 2 Lots 7, 8 & 9, LI Zone
147, 165 & 175 Railroad Avenue, Bedford Hills
Owner: Antioch Baptist Church
Applicant: Town of Bedford
(Consider sketch plan approval.)

Approval of Minutes:

March 10, 2015
March 24, 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.

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MEMORANDUM

TO: Supervisor Burdick and Members of the Town Board

FROM: Joel H. Sachs *JH*

RE: Proposed Amendment to the LI Zone

DATE: August 26, 2015

The Board has before it a proposed Local Law which would amend the Table of Use Regulations in the Town Zoning Code to authorize single family, two family townhouse and multifamily residential uses in the LI Zone. As set forth in the draft Local Law, this is accomplished by placing the letter "P" in the LI column which allows various residential uses in the LI Zone. A copy of Table 2 with the letter P added under the four residential uses is attached.

We would recommend that the Board set a public hearing in regard to this proposed zoning text amendment. It is also necessary to refer the proposed zoning amendment to both the Town Planning Board and the Westchester County Department of Planning.

If you have any questions on this within memo or the proposed local law, please do not hesitate to contact me.

Encl.

cc: Boo Fumagalli
Jeff Osterman

LOCAL LAW NO. ____ OF 2015

TOWN BOARD
TOWN OF BEDFORD

LOCAL LAW TO AMEND CHAPTER 125
OF THE TOWN CODE OF THE TOWN OF BEDFORD

A LOCAL LAW to amend Chapter
125 of the Code of the Town of
Bedford concerning zoning

BE IT ENACTED, by the Town Board of the Town of Bedford, as follows:

Section 1. Purpose and Intent. The Schedule of Use Regulations – Principal Uses (125 Attachment 2:1) to Chapter 125 of the Town of Bedford Code designates the Principal Uses allowed within the various zoning districts of the Town of Bedford. The Town Board of the Town of Bedford has decided that it shall be in the interests of the Town of Bedford and its residents to allow the development of residential uses, including single-family, two-family and multifamily homes and townhouses, in the Light Industrial (“LI”) Districts within the Town. Accordingly, the Schedule of Use Regulations – Principal Uses must be amended to reflect that such uses shall be “Permitted” as of right within the LI Districts.

Section 2. Amendment to the Schedule of Use Regulations. The Schedule of Use Regulations – Principal Uses (125 Attachment 2:1) to Chapter 125 of the Town of Bedford Code is hereby amended by inserting a “P” in the top four (4) rows of the “LI” column to the effect that “Single-family dwellings”, “Two-family dwellings”, “Multifamily dwellings” and “Townhouse dwellings” shall henceforth be permitted Principal Uses as of right within the LI Districts in the Town.

Section 3. This local law shall become effective immediately upon filing with the Office of the New York Secretary of State.

ZONING

125 Attachment 2

Town of Bedford
 SCHEDULE OF USE REGULATIONS – PRINCIPAL USES
 [Amended 6-14-1983; 9-17-1985; 10-29-1985; 7-20-1999; 7-14-2009 by L.L. No. 5-2009; 10-5-2010 by L.L. No. 5-2010]

P = Permitted principal use

| Uses | R-4A; R-2A; R-1A | R-1/2A; R-1/4A | TF | MF; VA | RO | PB-O | PB-R | NB | CB | RB | LI | EL | PB-O(K) |
|---|------------------|----------------|----------------|--------|----------------|------|------|----|----|----|----|----|---------|
| Single-family dwelling | P | P | P | P | | | | P | P | P | P | | P |
| Two-family dwelling ¹ | P ¹ | P ¹ | P | P | | | | P | P | P | P | | |
| Townhouse dwelling ¹ | P ¹ | P ¹ | P ¹ | P | | | | P | P | P | P | | |
| Multifamily dwelling ¹ | P ¹ | P ¹ | P ¹ | P | | | | P | P | P | P | | |
| Crop farming | P | P | P | P | P ² | P | P | P | P | P | P | | P |
| Public school | P | P | P | P | P ² | P | P | P | P | P | P | | P |
| Municipal use | P | P | P | P | P ² | P | P | P | P | P | P | | P |
| Business and professional offices, including executive, administrative, editorial, educational, engineering, financial and statistical purposes | | | | | P ² | P | P | P | P | P | P | | |
| Medical office | | | | | | P | P | P | P | P | P | | |
| Bank | | | | | | P | P | P | P | P | P | | |
| Laboratory for research and development | | | | | | | P | P | P | P | P | | |
| Retail sales | | | | | P ² | | | | | | P | | |
| Personal services | | | | | | | P | P | P | P | P | | |
| Restaurant, except fast-food; delicatessen | | | | | | | P | P | P | P | P | | |
| Fast-food restaurant | | | | | | | P | P | P | P | P | | |
| Drive-through facility | | | | | | | | | | | | | |
| Motion-picture or other theater | | | | | | | | | | | P | | |
| Funeral home | | | | | | | | | | | P | | |
| Wholesale business, storage or warehouse | | | | | | | | | | | P | | |
| Manufacturing, fabricating, assembling or finishing of products | | | | | | | | | | | P | | |
| Outdoor storage of commercial and industrial vehicles and construction equipment; printing plants | | | | | | | | | | | P | | |
| Railroad station or bus passenger shelter | P | P | P | P | P ² | P | P | P | P | P | P | | |