

**TOWN OF BEDFORD  
PLANNING BOARD MEETING**

**425 Cherry Street  
Bedford Hills, New York 10507  
Tuesday  
November 17, 2015  
8:00 PM**

**Public Hearings:**

- 8:00 PM** Special Use Permit – Katonah Village Kids Program  
Section 49.15 Block 4 Lot 69, R-¼A Zone  
31 Bedford Road, Katonah  
Owner: **Katonah Presbyterian Church**  
Applicant: **Erika Glick, Katonah Village Kids, Inc.**  
(Consider Special Use Permit.)
- 8:05 PM** Special Use Permit  
– Accessory Structure Over 2,500 Square Feet Ground Floor Area and Over  
20 Feet in Height  
Section 84.9 Block 1 Lot 5, R-4A Zone  
749-801 South Bedford Road, Bedford  
Owners: **Sunnyfield Farm, Inc. and The Nielsen Co.**  
Applicant: **Dylan Zublin, Zublin Construction Services, Inc.**  
(Consider Special Use Permit.)

**Conference:**

- 1.** Waiver of Site Plan Approval – Public Garage  
Section 60.11 Block 3 Lot 4, LI Zone  
332 Adams Street, Bedford Hills  
Owner: **Markland Development Corp.**  
Applicant: **536 Bedford Road, LLC**  
(Review latest submission.)
  
- 2.** Waiver of Site Plan Approval  
– Craft Beer Retail Store – Outdoor Lights  
Section 72.5 Block 1 Lot 25, RB Zone  
532 Bedford Road, Bedford Hills  
Owner: **DP37, LLC**  
Applicant: **Bedford Brew, LLC – dba: Brew & Co.**  
(Review revised site plan.)

- 3. Preliminary Site Plan Approval**  
Section 84.7 Block 2 Lot 5, Neighborhood Business Zone  
633-647 Old Post Road, Bedford  
Owner: **Alchemy Bedford, LLC**  
Applicant: **Bedford Playhouse, Inc.**  
(Consider Preliminary Site Plan Approval.)

### **Approval of Minutes:**

May 26, 2015

June 9, 2015

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

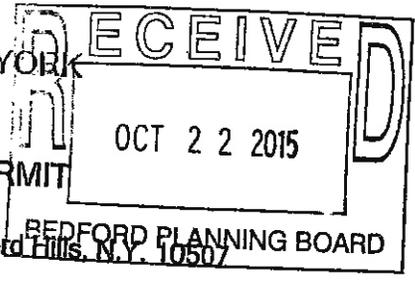
**[www.bedfordny.gov](http://www.bedfordny.gov)**

**Larger documents and plans are available at the office of the Planning Board.**

**Agenda items subject to change.**

Attachment ~~to~~ X

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: First Pres Church

Address: 31 Bedford Rd Katonah

Phone: 914-232-5903

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Erika Glick

Address: 60 Allison Rd Katonah

Phone: 914-830-2003

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title: Katonah Village Kids, Inc (Katonah Pres. Church)

b. Roads which property abuts: Bedford + Valley Rd

c. Bedford tax map designation: Section 49.15 Block 4 Lot(s) 69

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

e. Total area of property in acres: 1/4 acre

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:

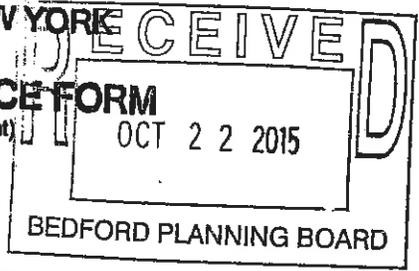
Article: 125, Section: 75.1

The applicant proposes the following Special Permit Use:

sale of Katonah Playschool - becoming  
Katonah Village Kids, Inc - a preschool w/ a  
daycare license

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: Katonah Pres. Church  
Address: 31 Bedford Rd Katonah Phone: 914-232-5903

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Erika Glick - Katonah Village Kids, Inc  
Address: 60 Allison Rd Katonah Phone: 914-896-2603  
erikaglick4@gmail.com

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Katonah Village Kids, Inc / Katonah Pres. Church
- b. Roads which site abuts Valley + Bedford Rd
- c. Bedford tax map designation: Section: 49.15 Block 4 Lot(s) 69
- d. Total site area 1/4 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 sale of Katonah Playschool - becoming Katonah Village Kids, Inc - a preschool w/ a childcare license
- 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: N/A

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.

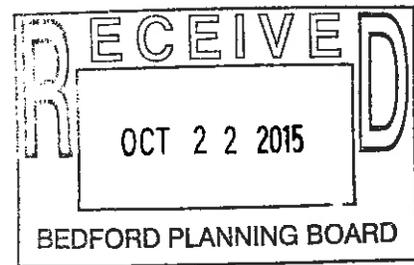
04/05

Erika Glick  
Signature of Applicant

10/21/15  
Date

October 2015

Re: Katonah Village Kids, Inc. Katonah, NY



**Introduction**

In the Fall of 2015, Katonah Village Kids, Inc. looks forward to opening its doors in the First Presbyterian Church's classroom building, occupying space that was once used for decades by Katonah Playschool, Inc., d/b/a Lissie's Katonah Playschool. This church is located at 31 Bedford Road in Katonah, NY.

Katonah Village Kids is seeking to operate a partial day preschool program (9-11:30/12:30-3), an enrichment program (10:30-3 & 9-12:30) and an extended day program (9-3). Additionally, Katonah Village Kids is looking to offer an early drop-off (7:30 AM) and a later pick up (5 PM) option for families who may require extra time. These offerings are identical to what was offered by Katonah Playschool. Katonah Village Kids plans to use several classrooms rented from the First Presbyterian Church, to educate two, three, and four year old children. Katonah Village Kids does not seek to make material changes to the building area, classroom areas, landscaping, or paved areas.

125.75.1

C1. Katonah Village Kids has attached a copy of the application for a special use permit and environmental clearance form. (see pink and yellow forms, attachment 1, 1a)

C2. Survey (see attachment 2)

C3. Site Plan (see attachment 3)

- a. From the attached plan, the outdoor recreational space is marked "A" to designate the location immediately beside the FPC classroom building. It is fenced so that outsiders can't get in and children cannot get out; entrance is through a gate facing Bedford Rd. There are also two exits which lead directly into the building.
- b. From the attached plan, the parking areas are marked "B". There are four on-site spaces for staff. The remainder of the staff will park, respecting time limits and rules, on the nearby streets. Parents will be encouraged to pull into the circular driveway on Valley Road, they will be met by a staff member, and their children will be escorted in. During pick up, parents will utilize street parking and enter the building.
- c. From the attached plan, the emergency vehicle access is either utilizing the circular driveway on Valley Road or they will utilize the street.
- d. The landscaping buffers will remain as they have been for Katonah Playschool
- e. Exterior lighting at the Church will be utilized, if necessary, as currently constituted. There are no plans to add.
- f. The fencing will remain as it has been for Katonah Playschool

- g. The FPC classroom building is labeled "G" on the attached plan. No other proposed buildings or structures.
- h. There is a current sign located in front of FPC on Bedford Road. This sign will be assumed/repurposed from the previous tenant with no other changes other than text), located as "H" on the attached plan.
- i. N/A
- j. Street access is shown and labeled "J"

C4. Proposed interior floor plan (see attachment 4). Floor plan and use will remain as used by the former tenant, Katonah Playschool.

C5. Full description of proposed operation, including:

- a. Opening and closing times: The program is slated to run during the academic year (Sept-June), Mondays-Fridays, from approximately 7:30 AM-5 PM.
- b. Proposed interior floor space and exterior play area per child: The classrooms rented in addition to an indoor activity space total approximately 3000 square feet. The exterior play area is approximately 3500 square feet.
- c. Schedule of outdoor play area use, stating number of children at any given time: The use of the outdoor play area would be daily, as recess is an important component of the preschool experience. Typically, individual classrooms of students will be on the playground at their own designated time. This number could range between ten and sixteen children. This is similar to the schedule utilized by Katonah Playschool,
- d. Total enrollment and staff and maximum number of children on site at any one time: Optimally, there would be 51 students, maximum, on site any one time. Each classroom would have either 2 (minimum) or 3 (maximum) staff per class, depending on enrollment. Additionally, a director, or someone acting in his/her place, may also be present before/during/after program hours during the work day.
- e. Discussion of special events, such as large group meetings, parent meetings or open-house days. Estimated dates and time schedules shall be included. Special events might include an Open House one evening in the fall, Parent-Teacher conferences in the winter and spring, seasonal Open House events to attract prospective families, or Parent Education/Family Fun events several times per year. The duration of each of these events would be three hours or less, and while it is premature to have specific dates and times right now, a copy of the current school calendar is attached (see attachment 5).

C6. A proposed daily transportation schedule, including the following information:

- a. Opening and closing times: The main program will run from approximately 9 AM-3 PM, Monday through Friday.
- b. Staff arrival and departure times: Staff will be expected to arrive by 8:30 AM and to depart at 3:30 PM. The aforementioned director would likely need to work additional hours for admissions, tours, contacting parents, or completing other administrative work.

- c. Student arrival and departure times: The majority of students in the morning program will likely arrive between 8:45 and 9 AM and depart between 11:45 and 12:00 PM. Similarly, afternoon students will likely arrive between 12:15 and 12:30 PM and depart between 2:50 and 3:10 PM, as will the students who attended for the extended day. One would expect similar arrival ranges for the students enrolled in the enrichment program.
- d. Whether students arrive by car or other vehicles: All students are expected to arrive and depart by car. There should be no bus activity pertaining to student arrival or departure.
- e. Indication of the size and capacity of other vehicles: For the purposes of an occasional off-site field trip, we may utilize a rented bus/van. However, there will not be a Preschool bus/van permanently housed/used at this location.
- f. Reception and dismissal procedures for students: Parents will enter the circular driveway located on Valley Road in order to follow our reception rules. Other parents may park their vehicles along Bedford Road and Valley Road, obeying all posted signage, in order to escort the children into the building through the entrance on Bedford Road. Similar procedure will be followed for the dismissal procedure.

C7. As Katonah Village Kids is occupying a space formerly utilized as Katonah Playschool, Inc. since 1957, no anticipated traffic impact is predicted during drop off or pickup.

C8. A copy of the formal application made to the New York State Office of Children and Family Services (see attachment 6)

#### D. Dimensional requirement

Nothing to add, or modify, in accordance with 125.50, as we are merely proposing to occupy the same space as Katonah Playschool did previously.

#### E. Outdoor play areas

The outdoor play area is of a size, design, and location suitable for the use of preschool children attending this facility. It is completely fenced in and separated from any driveways, streets or drop off and/or pick up areas. This play area is in compliance with regards to minimum square footage, buffering, and the children's health and safety. Additionally, this is the same play area that was utilized by Katonah Playschool without incident.

#### F. Offstreet parking and drop off and pick up areas.

FPC's onsite parking includes four spaces. Offsite parking can be found on Bedford Road, Valley Road, and several other local roads. There is a circular driveway on Valley Road that will be utilized for drop off procedures. We are proposing no changes.

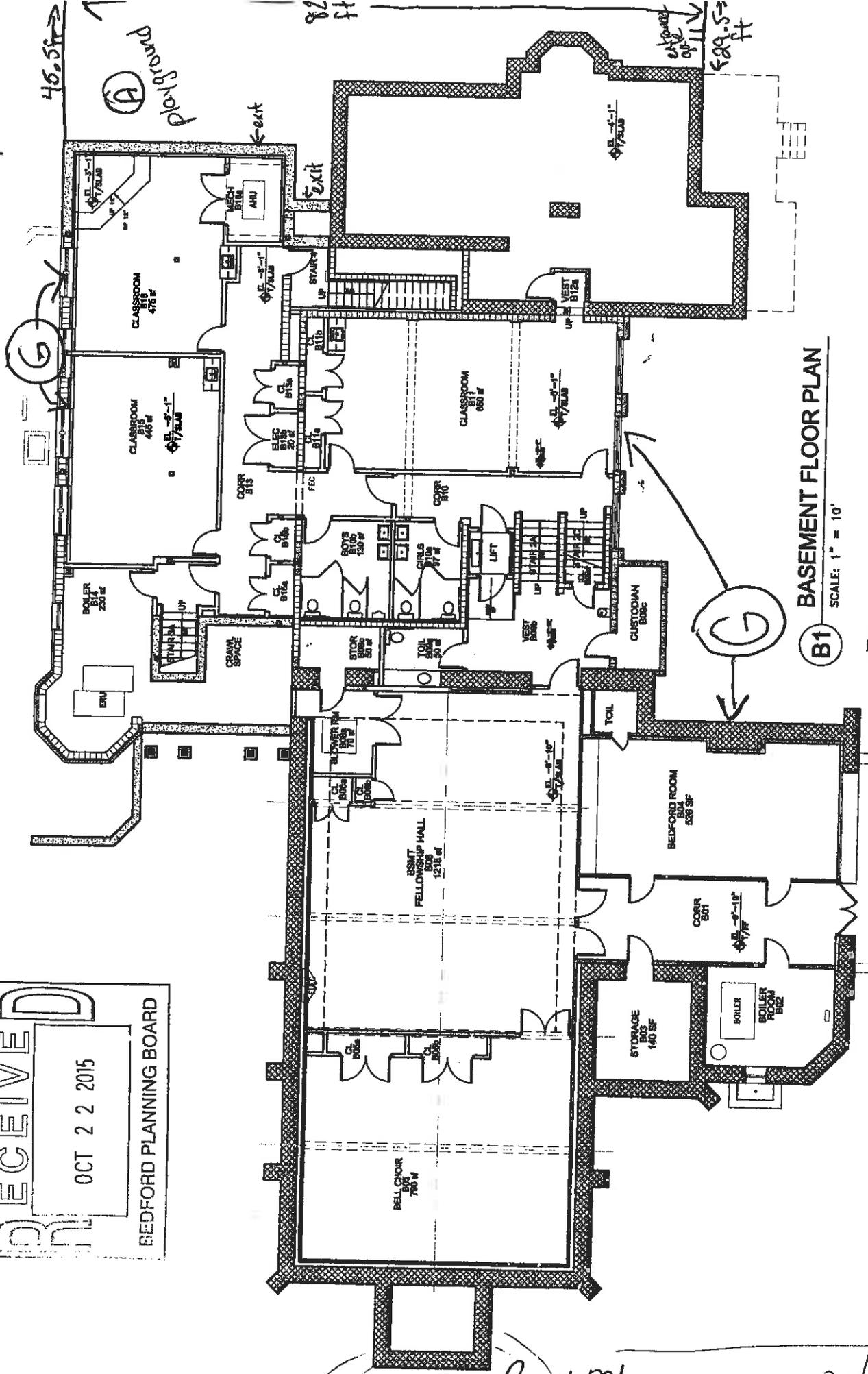
Attachment #3  
Site plan

46.5 ft  
playground

ft 28

69.5 ft  
ft

**RECEIVED**  
OCT 22 2015  
BEDFORD PLANNING BOARD



**B1** BASEMENT FLOOR PLAN  
SCALE: 1" = 10'

(H)

Rd. L. D. D.

valley rd  
parking @

(A)

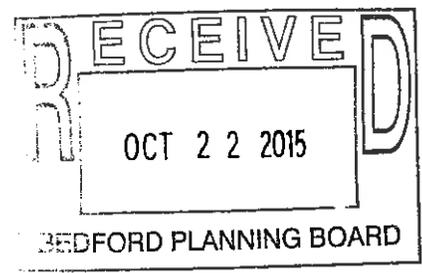


# 2015-2016

## Holiday & Class Schedule

### Preschool

<b>September</b>	16 - School begins 23 - Yom Kippur	<b>February</b>	4 - Staff Dev. 15-19 - Winter Recess
<b>October</b>	12 - Columbus Day 21 - Staff Dev.	<b>March</b>	21 - 28 Spring Break
<b>November</b>	3 - Election Day 11 - Veteran's Day 25 - 27 - Thanksgiving	<b>April</b>	13 - Staff Dev. 25 - 29 - Rummage Sale
<b>December</b>	21 - 1/1 - Holiday Recess	<b>May</b>	13 - Staff Dev. 27 & 30 - Memorial Day
<b>January</b>	1 - Holiday Recess 12 - Staff Dev. 18 - MLK Day	<b>June</b>	9 - Last Day 10 - Graduation





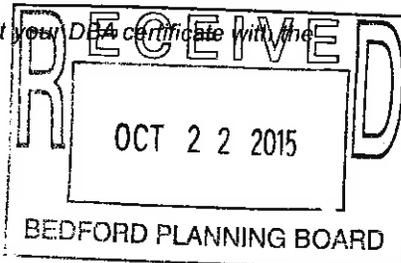
# General Information

### INSTRUCTIONS



Submit

- All applicants must be 18 years of age or older and must complete this page
- The director must complete portions of this application. If you do not have a director, contact the Regional Office
- If you have a DBA (Doing Business As), submit your DBA certificate with the application
- Please PRINT clearly



## Applicant

Print the following information about yourself

Mr.  Mrs.  Ms.

Date of Birth: 09/07/1976  
(mm/dd/yyyy)

Name: Glick Erika

Last First MI

Mailing Address: 60 Allison Rd  
Apt

Phone: ( 914 ) 232-1624 Ext.

Unlisted:  Yes  No

City: Katonah NY 10536

Fax: ( )

County/Borough: Westchester  
State Zip

E-Mail: Erikaglick4@gmail.com

Do you speak English?  Yes  No If no, please specify language spoken: \_\_\_\_\_

Have you ever operated or been employed in licensed or registered day care in New York State?  Yes  No

If yes, provide prior facility information: Facility Name: East Ridge Enrichment Ctr Dates: 2/00-10/00

Facility Address: 109 Corporate Park Dr White Plains, NY 10604

## Site

Day Care Center Name (DBA): \_\_\_\_\_

Director Name: Glick Erika

Phone: ( 914 ) 232-5903 Ext.

Site Address: 31 Bedford Rd  
Apt

Unlisted:  Yes  No

City: Katonah NY 10536

Fax: ( )

County: Westchester  
State Zip

E-Mail<sup>1</sup>: \_\_\_\_\_  
Mailing Address (if different from site address): \_\_\_\_\_

Federal ID # (if applicable): 47-4965193

(Continued on reverse side)

<sup>1</sup> OCFS may share your site's email address with state, local or federal agencies responsible for aspects of public health and safety that might impact the children in your care





# General Information (continued)

INSTRUCTIONS • Please PRINT clearly



Submit

Applicant Name:  
Erika Glick

Day Care Center Name:  
Katonah Village Kids, Inc

## Capacity Requested

Specify below the number of children, by age group, that you are requesting. Maximum authorized capacity will be displayed on the license, based on regulatory requirements once you have been approved.

Number of infants: (6 weeks – 18 months): \_\_\_\_\_

Number of toddlers: (18 – 36 months): 11

Number of preschool: (3 years - K): 28

Number of school-age: (K – 12 years): 12

Total number of children requested: 51

## Program Collaboration

- My program will offer cooperative services with:
- a local school district's Universal Pre-Kindergarten
  - a Head Start program
  - other program(s)

Program Name(s): \_\_\_\_\_

My program will NOT offer cooperative services

## Multiple Programs

Does your organization operate other childcare programs?  Yes  No

## Directions to Site

Give detailed directions to your facility from the nearest highway, major intersection, bus stop or subway entrance. List all major landmarks. Be specific concerning exit numbers and road names. Feel free to supplement these instructions with a drawing or map.

From points South - 684 N or SMP North - Exit 6 NY 35 West  
Turn left onto Woods Bridge Rd. Continue onto Bedford Rd.  
From points North - 684 S or 22S - Exit 6 35W  
Turn left onto Woods Bridge Rd. Continue onto Bedford Rd





# Business Information

## INSTRUCTIONS



Submit

- If you have a DBA (Doing Business As), submit your DBA certificate with the application
- Indicate your days and hours of operation
- Complete Legal information section (Check ONE box only)
- See **Appendix** for **Labor & Tax Responsibilities**
- Please **PRINT** clearly

Applicant Name:  
**Erika Glick**

Day Care Center Name:  
**Katonah Village Kids, Inc**

## Hours of Operation

Traditional child care operating days and hours are Monday through Friday, approximately 6:00 A.M. to 7:00 P.M.

When do you plan on operating? (Complete times for the days you plan on caring for children)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
__ AM - __ PM	<u>7<sup>30</sup></u> AM - <u>5</u> PM	__ AM - __ PM				

## Legal Information (Select only ONE)

Select the item below that represents the legal entity of the day care center and then complete the corresponding Business Information page.

- Corporation** To incorporate, Incorporation papers must be filed with NYS Department of State. A filing receipt and a Certificate of Incorporation must be attached. This entire section must be completed. Unless a DBA certificate is submitted specifying a special name for this day care program, the name of the program printed on the registration/license will be the corporate name.  
→Go to Business Information – Corporation (A-6)
- Limited Liability Company (LLC)** To form an LLC, legal papers must be filed. Unless a DBA certificate is submitted specifying a special name for this day care program, the name of the program printed on the registration/license will be the LLC name.  
→Go to Business Information – Limited Liability Company (A-7)
- Legal Partnership** This is the legal entity type if you and one or more other individuals have formed a legal partnership. If no Doing Business As (DBA) form is submitted, the name of the day care program will be the Last Name, First Name. The program can only be designated as something other than the name if a DBA certificate has been obtained from the county clerk.  
→Go to Business Information – Legal Partnership (A-8)
- Sole Proprietor** This is the legal entity if only one person will be solely responsible for the day care program. Unless a Doing Business As (DBA) form is submitted, the name of the day care program will be the Last Name, First Name of the sole proprietor. The program can only be designated as something other than the name of the sole proprietor if a DBA certificate has been obtained from the county clerk or designated authority.  
→Go to Business Information – Sole Proprietor (A-9)
- Unincorporated Association** This is an entity recognized by the IRS, but it does not require legal papers to define it. The registration/license document will list the name of each member of the Association in the 'Issued To' area. If no Doing Business As (DBA) form is submitted, the name of the day care program will be the Last Name, First Name of each member. The program can only be designated as something other than the name if a DBA certificate has been obtained from the county clerk.  
→Go to Business Information – Unincorporated Assoc. (A-10)





# Business Information – Corporation

## INSTRUCTIONS



Submit

- If you have a DBA (Doing Business As), submit your DBA certificate with the application
- Complete this page only if the program is incorporated
- A board member or officer is the only person authorized to sign this form
- Education corporations require at least 3 Board Members
- See Appendix for Labor & Tax Responsibilities
- Please PRINT clearly

Applicant Name:

Erika Glick

Day Care Center Name:

Katonah Village Kids

## Corporate Information

Corporate Name: Katonah Village Kids, Inc DBA:

Federal ID:

47-4965193

DBA form attached

Mailing Address:

31 Bedford Rd

Fax: ( )

Apt.

E-Mail: erikaglick4@gmail.com

City: Katonah

NY

Floor

10536

Contact Name: Erika Glick

County/Borough: Westchester

State

Zip

Contact Phone: (914) 830-2003

## Board Members

List the name, title, home address and phone number of a Board Member of the corporation

Name: <u>Glick</u>	<u>Erika</u>	Title: <u>President</u>
Last	First	MI
Address: <u>60 Allison Rd</u>	<u>Katonah NY</u>	<u>10536</u>
Street	City	State/Zip
Phone: <u>(914) 830-2003</u>		
Name:		Title:
Last	First	MI
Address:		
Street	City	State/Zip
Phone: ( )		
Name:		Title:
Last	First	MI
Address:		
Street	City	State/Zip
Phone: ( )		

## Labor & Tax Attestation

I am an employer and I certify that to the best of my knowledge and belief, I am operating my program in compliance with federal and state labor and tax laws.

I am providing those employment benefits (minimum wage, social security, federal and state unemployment insurance, workers' compensation, and disability benefits) for which I am responsible.

Board Member Signature: Erika Glick

Date: 9,9,15

(mm / dd / yyyy)



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: JOANNE NIELSEN, JERRY NIELSEN Jr

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

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Dylan Zublin

Address: 125 RT 22 Pawling NY Phone: 845 855 1450

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: ZUBLIN CONSTRUCTION SERVICES

Address: PO Box 36, Pawling, NY Phone: 845-855-1450

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title SUNNYFIELD FARM

b. Roads which property abuts ROUTE 172, CARK RD, GAVER HILL RD

c. Bedford tax map designation: Section 84,9 Block 1 Lot(s) 5

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 200

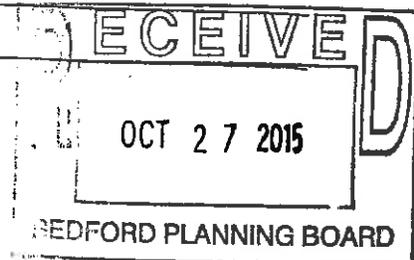
5. REQUEST

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: \_\_\_\_\_, Section: \_\_\_\_\_

The applicant proposes the following Special Permit Use:

Remove and replace old Barn



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

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.

Sunnyfield Farm, Nielsen Co.  
Signature of Owner \_\_\_\_\_ Date

Joanne Nielsen  
Signature of Applicant \_\_\_\_\_ Date

NIELSEN Co. 9/8/15  
Name of Owner (Please Print) \_\_\_\_\_ Date

JOANNE NIELSEN 9/8/16  
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: Joanne Nielsen Jerry Nielsen  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Dylan Zabljn  
Address: 125 RT 12 Harding NY Phone: 845 855 1450

3. IDENTIFICATION OF SITE INVOLVED, if any

a. Name or other identification of site 787 Sate Bedford Rd  
b. Roads which site abuts RT 172, Clark, Sward Hill  
c. Bedford tax map designation: Section: 84.9 Block: 1 Lot(s): 5  
d. Total site area 7,993,372 SQ FT  
e. Does the applicant have a whole or partial interest in lands adjoining this site? \_\_\_\_\_

4. IDENTIFICATION OF PROPOSED ACTION

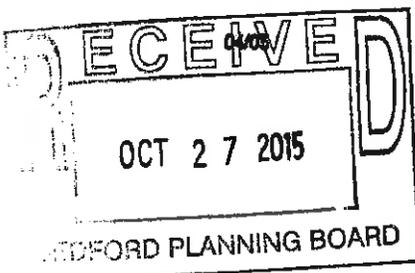
a. Description of Proposed Action Remove existing Stable +  
Replece w/ new horse barn  
b. Relationship to other actions: \_\_\_\_\_

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: \_\_\_\_\_
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.



Dylan Zabljn  
Signature of Applicant

10/27/15  
Date

Dylan@oldtownbarns.com

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

**1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:**

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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\_\_\_\_\_

Town Agency

\_\_\_\_\_

Agency Signature

\_\_\_\_\_

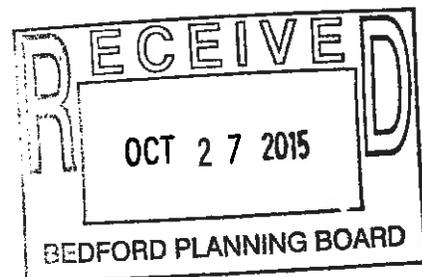
Date

To Whom It May Concern:

This letter will authorize Old Town Barns, Dylan Zublin and Dave Zublin to act on my behalf for plan submissions, permit applications, and other approvals for my proposed project at Sunnyfield Farm, 787 South Bedford Road, Bedford, NY 10506. If there are any questions or issues, please call ~~xxx-xxx-xxxx~~. Thank you.

103-655-1252

Joanne Nielsen Joanne Nielsen Date Sept 7, 2015



# LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/5/2015

Parcel ID: 84.9-1-5

## Owner Information

Sunnyfield Farm Inc & The Nielsen Co

## Applicant Information

Sunnyfield Farm Inc & The Nielsen  
6 Thorndal Cir

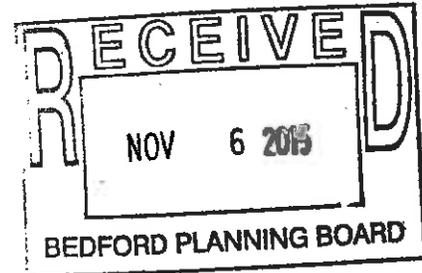
Darien CT 06820

Location: 749-801 South Bedford Rd

Parcel ID: 84.9-1-5

Permit Type: Barn

Work Description: Construction of new barn and existing barn to be removed



Dear Resident,

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

Special Use Permit from Planning Board is required due to the structure's height (22'7") and size (over 2,500 square feet in area).

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

Very truly yours,

Steven Fraietta

Building Inspector

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/5/2015

Parcel ID: 84.9-1-5

## Owner Information

Sunnyfield Farm Inc & The Nielsen Co

## Applicant Information

Sunnyfield Farm Inc & The Nielsen  
6 Thorndal Cir

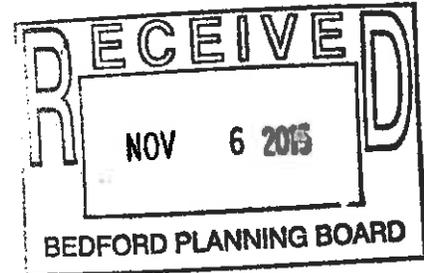
Darien CT 06820

Location: 749-801 South Bedford Rd

Parcel ID: 84.9-1-5

Permit Type: Barn

Work Description: Construction of new barn and existing barn to be removed



Dear Resident,

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

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Very truly yours,

Steven Fraietta

Building Inspector

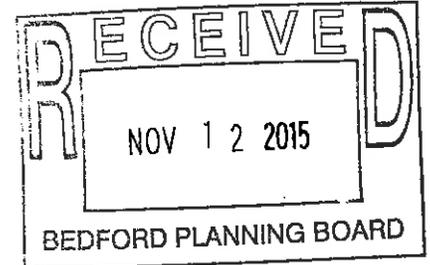
**CHARLES V. MARTABANO**  
**Attorney at Law**

9 Mekeel Street  
Katonah, New York 10536  
[cmartabano@gmail.com](mailto:cmartabano@gmail.com)  
(914) 242-6200 Telephone  
(914) 242-3291 Facsimile  
(914) 760-9241 Cell

November 12, 2015

VIA HAND DELIVERY

Chairwoman Deirdre Courtney-Batson and  
Members of the Planning Board  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507



Re: Application of 536 Bedford Road LLC (Vail Buick GMC)  
332 Adams Street, Bedford Hills New York; Section 60.11 Block 3 Lot 4  
Property owned by **Markland Development Corp.**

Dear Chairwoman Courtney-Batson and  
Members of the Planning Board:

I am pleased to inform you that at the meeting of the Zoning Board of Appeals held on November 4, 2015, the Zoning Board of Appeals unanimously granted the applicant's request for issuance of a special permit for a public garage and a waiver of the APZ prohibition against public garages. In so doing the Zoning Board of Appeals incorporated all of the recommendations made by the Planning Board in your memorandum dated October 21, 2015. I would also like to point out that, in like manner to the Planning Board, the members of the Zoning Board of Appeals were vocal in their recognition of the benefits of diversion of car carriers from North Bedford Road especially when I advised them of the possibility of the facility being utilized by more than one dealership due to the size of the property and building. In point of fact, it was suggested that the applicant give consideration to making the site available for car carrier drop-offs for other dealerships irrespective of whether such other dealerships occupy the site for storage and other permitted purposes.

In light of such approvals having been granted, and as can be seen from the attached revised site plan, in anticipation of final site plan approval the applicant has caused the previously submitted site plan to be modified in the following respects:

1. With respect to the protective measures recommended by the Planning Board in its memorandum dated October 21, 2015 (items 1 through 10 thereof), the site

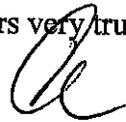
plan has been modified to provide notes reflecting each of the restrictive conditions as site plan conditions;

2. With respect to condition 11 specifying that the applicant will repair the Town drainage system, the site plan contains a notation as to the methodology of repair and specification that same is subject to the approval of the Town of Bedford DPW (Kevin Winn);
3. With respect to the clearing and removal of dead or dying trees; trees necessary to be removed to allow other trees to flourish; trees, vines and other vegetation from the Town's easement area; and removal of invasive species and vines from all portions of the site; proper notations and graphic representations have been made to reflect such work;
4. With respect to the additional landscaping requested by the Planning Board, same has been added to the site plan.

With respect to the request that the easement be clarified, I would suggest simply adding a condition to the resolution that, if deemed necessary by the Town Attorney., the easement agreement shall be clarified.

I believe that the foregoing satisfies all of the requests for conditions and modifications to be reflected on the final site plan. We look forward to appearing before your Board on November 17, 2015 at which time we would hope that your Board will grant final site plan approval for this application.

Yours very truly,



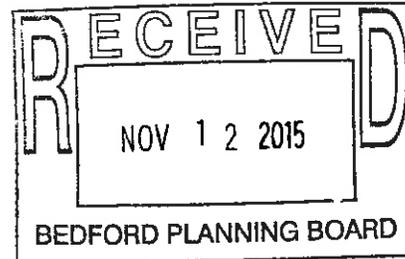
Charles V. Martabano

cc: Vail Buick GMC  
Markland Development Corp.  
Frank Veith, Esq.  
Dan Pozin, Esq.  
Insite Engineering



November 12, 2015

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



RE: 536 Bedford Road, LLC (Vail Buick GMC)  
332 Adams Street  
Bedford, New York  
Final Site Plan Application

Dear Chairwoman Courtney-Batson and members of the Planning Board:

Enclosed please find ten (10) copies of the following for the above referenced project:

- Letter to the Planning Board from Charles Martabano, dated November 12, 2015.
- Final Site Plan Application, dated November 12, 2015.
- Environmental Clearance Form, dated September 1, 2015.
- Drawing SP-1, "Site Plan" dated November 12, 2015.

The above referenced information are being submitted in support of Final Site Plan Approval for the Vail Buick GMC to conduct a public garage and storage. The application fees will be delivered under separate cover prior to the meeting.

We trust you will find the enclosed information in order and look forward to appearing before your Board on November 17, 2015. If you should have any questions or comments or require additional copies or further information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
Scott W. Blakely, RLA  
Principal Landscape Architect

SWB/jll

Enclosures

cc: Charles Martabano, w/enclosures

Insite File No. 15304.100

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: Markland Development Corp Phone: 914-666-7700

Address: 344 Main Street, Mt. Kisco, NY 10549

SIGNATURE OF OWNER \_\_\_\_\_

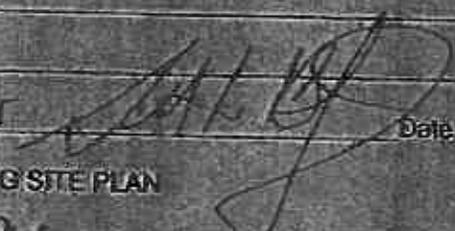
Date: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: 526 Bedford Road, LLC c/o Vail Build Gmc Phone: 914-666-7527

Address: 606 North Bedford Road, Bedford Hills, NY 10507

Interest of applicant \_\_\_\_\_

SIGNATURE OF APPLICANT'S AGENT 

Date: 11/12/15

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Scott W. Blakely, P.E. Phone: 815-225-9690

Address: INSITE Engineers, Surveying and Landscape Architecture, P.C.  
3 Garrett Place, Carmel, NY 12012

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 60.11 Block: 3 Lot(s): 4 Area: 2.281 AC ±

Zoning District: L1 Proposed Use: Public Garage

Number of parking spaces required by the Bedford Town Code: \_\_\_\_\_

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- a. Ten (10) copies each of 1 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)

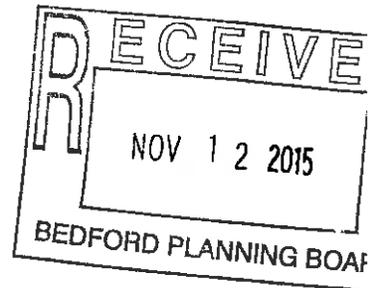
## DATA REQUIRED WITH THIS APPLICATION

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

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



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



Identification of Applicant

Name 536 Bedford Road LLC

c/o Vail Buick GMC  
Address 606 North Bedford Road, Bedford Hills, New York 10507  
Phone (914) 666-7537

Identification of Property Owner, if Other than Applicant

Name Markland Development Corp.

Address 344 Main St., Mt. Kisco, NY 10549  
Phone (914) 666-7700

Identification of Site Involved, if any

- a) Name or other identification of site 332 Adams St., Bedford Hills, NY 10507
- b) Street which site abuts Adams Street
- c) Tax Map Section 8A; LOT 11-51
- d) Total site area 2.281 acres
- e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

a) Description of Proposed Action Waiver of Site Plan Approval; Special Permit and waiver of APZ restrictions for public garage.

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: None
2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: None
3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: None

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

Classification of Proposed Action (see lists of Type I, II, Exempt, Excluded Actions)

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

Signature of Applicant: \_\_\_\_\_

Date: 9-1-15

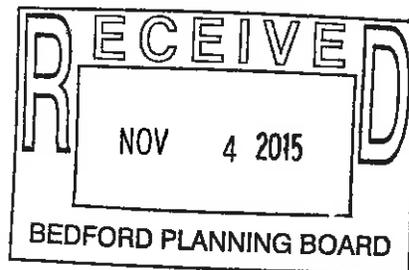
Waiver of Site Plan Approval

Date: 10/27/15

333 N. BEDFORD RD  
Applicant's Home Address

MOUNT KISCO N.Y.  
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 532 NORTH BEDFORD Rd. shown and designated on the Town Tax Maps as:  
Section 72.5 Block 1 Lot(s) 25

It is my/our intention to INSTALL EXTERIOR LIGHTS ON BUILDING (Describe proposal)

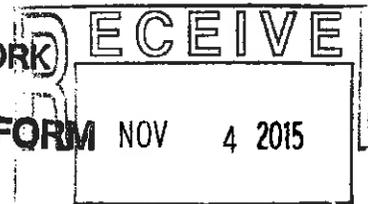
Because of the limited nature of the proposed development or change of use, or to special conditions peculiar to this site, I/we am/are requesting a waiver of the requirement of site plan approval pursuant to Article IX Section 125-93 of the Code of the Town of Bedford.

Very truly yours,

[Handwritten 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: DP-37-LLC  
Address: 532 N. Bedford Rd Phone: 914-760-2367

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

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

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site \_\_\_\_\_
- b. Roads which site abuts \_\_\_\_\_
- c. Bedford tax map designation: Section: 72.5 Block 1 Lot(s) 25
- d. Total site area \_\_\_\_\_
- e. Does the applicant have a whole or partial interest in lands adjoining this site? \_\_\_\_\_

4. IDENTIFICATION OF PROPOSED ACTION

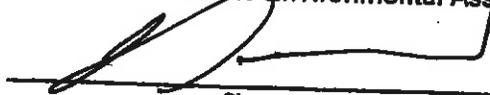
- a. Description of Proposed Action INSTALL EXTERIOR LIGHTS ON BUILDING
- b. Relationship to other actions: \_\_\_\_\_

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

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

  
Signature of Applicant

10/27/15  
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:**

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

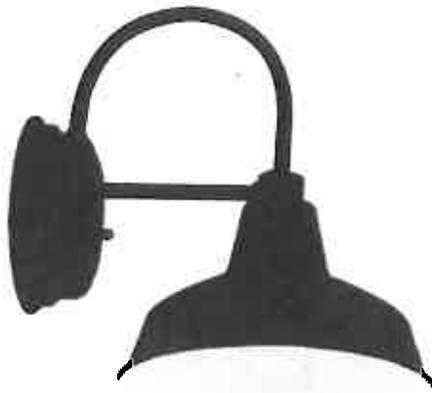
\_\_\_\_\_  
Agency Signature

\_\_\_\_\_  
Date

# The Ashland LED Wall Sconce

CODE: BLE-W-WHA-PC-LED

\$339.00



12" Ashland Sconce, 975-Galvanized  
Click to enlarge



Shade Size:	14" Shade (+\$10.00)
Finishes (?):	100-Black
Wire Cage:	None
Cage Finish:	N/A-Not Applicable
Lumens:	850 Lumen LED
LED Lens (?):	Domed Lens

ADD TO MY WISH LIST



[SPECIFICATION SHEET](#) [SEND TO FRIEND](#)

## Finish Chart / Features

<b>Powdercoat Finishes:</b>	Durable finish colors to fit any style from traditional to retro to modern	<a href="#">Click to View</a>
<b>Wire Cage :</b>	Add vintage flavor to any shade with a wire cage	<a href="#">Click to View</a>
<b>LED Lens:</b>	LED Lens Styles	<a href="#">Click to View</a>

## Product Details

Equal parts energy efficient lighting and stylish warehouse lighting! The Ashland LED Wall Sconce is designed to stand out in any room while remaining an environmentally friendly lighting option. The LED technology is provided by Cree, one of the leaders in LED innovation. LED sconces are a practical solution to both interior and exterior lighting needs. About 85% more efficient than incandescent bulbs, LED lighting puts out more light and less heat, equaling cooler rooms and bigger savings on energy costs. Additionally, LED bulbs offer up 50,000 hours of service, meaning less time changing light bulbs.

However, this doesn't come at the price of style. Featuring an RLM warehouse shade, the Ashland LED Wall Sconce suits country farm houses, modern homes, and contemporary restaurants. Save time and money by making the switch to LED!

Also Available: [The Ashland LED Pendant Light](#) | [The Ashland Stem Mount LED Light](#) | [The Ashland LED Gooseneck Light](#)

### Shade Sizes:

12" Shade: 12"W x 6 1/4" OAH      Projection: 14"  
14" Shade: 14"W x 7 3/4" OAH      Projection: 15"

### Product Details:

- **Finish:** Multiple (See Finish Options)
- **Backplate Dimensions:** 6 1/4" Diameter
- **Number of Sockets:** 1
- **Use:** CSA Listed for Wet Locations
- **Manufactured In the U.S.A.** This light fixture is made-to-order to suit your custom specifications. [Learn more about the process here.](#)
- **No Returns Accepted On This Product**

### Additional LED Product Details:

- **LED Driver:** Triac Dimming 12W / 120V Mounted In Canopy
- **LED Dimming Option:** Up to 5%; Requires Compatible Dimming Switch (See Spec Sheet)
- **LED Efficiency:** Delivers over 95 Lumens Per Watt
- **LED Lumen(LM) Comparison:** 850LM Compares to 60W INC. Bulb; 1250LM Compares to 75W INC. Bulb
- **LED Color Temperature:** Cree TrueWhite® Technology, 2700K CRI90
- **LED Warranty:** 5 Year Parts and Labor Warranty

## Reviews

### Customer Reviews



PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

PRELIMINARY SITE PLAN APPLICATION

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

1. IDENTIFICATION OF OWNER

ALCHEMY BEDFORD, LLC  
Name of owner: KENNETH HORN, MANAGING MEMBER Phone: (212) 683-0044

Address: 641 LEXINGTON AVE, 32ND FL, NEW YORK, NY 10022

SIGNATURE OF OWNER: \_\_\_\_\_ Date: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

BEDFORD PLAYHOUSE INC.  
Name of applicant: JOHN FARR Phone: (914) 234-2875

Address: P.O. BOX 777, BEDFORD, NY 10506

Interest of applicant: TENANT, THEATER OPERATOR

3. PROFESSIONAL PERSON PREPARING SITE PLAN

STEPHEN TILLY, ARCHITECT  
Name: RAY WOBBE, PROJECT ARCHITECT Phone: (914) 693,8898

Address: 22 ELM STREET, DOBBS FERRY, NY 10522

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 84.7 Block: 2 Lot(s): 5 Area: \_\_\_\_\_

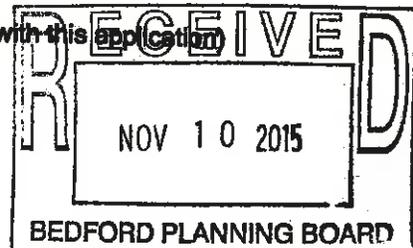
Zoning District: NB Proposed Use: MOTION PICTURE THEATER

Number of parking spaces required by the Bedford Town Code: \_\_\_\_\_

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- Ten (10) copies each of 1 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- 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)



PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

PRELIMINARY SITE PLAN APPLICATION

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

1. IDENTIFICATION OF OWNER

ALCHEMY BEDFORD LLC  
Name of owner: KENNETH HORN, MANAGING MEMBER Phone: (914) 683-0044  
Address: 601 LEWISTON WAYE 3715 PL, NEW YORK, NY 10020

SIGNATURE OF OWNER: [Signature] Date: 11/15/15

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

GEORGE PLAYHOUSE INC  
Name of applicant: JOHN FAER Phone: (914) 684-2815  
Address: P.O. BOX 717, BEDFORD, NY 10506  
Interest of applicant: TENANT THEATER CREATOR

3. PROFESSIONAL PERSON PREPARING SITE PLAN

STEPHEN TULLY ARCHITECT  
Name: RAY LOBBE, PRINCIPAL ARCHITECT Phone: (914) 693-8844  
Address: 22 ELM STREET, DRBES BERRY, NY 10522

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section 84.13 Block 45 Lot(s) 15 Area  
Zoning District: T-1.5 Proposed Use: MOTION PICTURES THEATRE  
Number of parking spaces required by the Bedford Town Code: \_\_\_\_\_

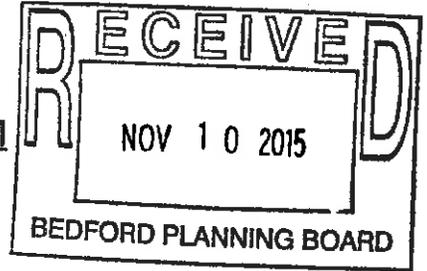
5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

- Ten (10) copies each of \_\_\_\_\_ sheets showing data required by Article IX, Section 125.85 of the Bedford Town Code for approval of a Preliminary Site Plan.
- One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- 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.)



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



Identification of Applicant

Name JOHN FARR Address P.O. BOX 777, BEDFORD, NY 10506  
BEDFORD PLAYHOUSE INC. Phone (914) 234-2875

Identification of Property Owner, If Other than Applicant

Name KENNETH HORN, MANAGING MEMBER Address 641 LEXINGTON AVE, NEW YORK, NY 10022  
ALCHEMY BEDFORD, LLC Phone (212) 683-0044

Identification of Site Involved, if any

- a) Name or other Identification of site BEDFORD PLAYHOUSE
- b) Street which site abuts OLD POST ROAD (ROUTE 22)
- c) Tax Map Section 84.7 BLOCK 2 LOT 5
- d) Total site area 3.1389 AC
- e) Does applicant have a whole or partial interest in lands adjoining this site? NO

Identification of Proposed Action

a) Description of Proposed Action NONE. PROPOSED WORK IS INTERIOR ALTERATIONS TO EXISTING BUILDING.

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: \_\_\_\_\_
2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: ADDITIONAL OFF-STREET PARKING
3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: \_\_\_\_\_

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

Classification of Proposed Action (see lists of Type I, II, Exempt, Excluded Actions)

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

Signature of Applicant: [Signature] Date: 11/10/15

**TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM**  
(This Side for Official Use Only)

**Classification Approved; Further Action Required:**

- Type I Action. The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action. No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action. The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**Comments:**

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Town Agency

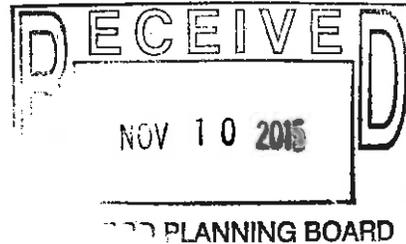
Agency Signature

Date

# STEPHEN TILLY, Architect

November 9, 2015

Planning Board  
Town of Bedford, NY  
425 Cherry Street  
Bedford Hills, NY 10507



Dear Chairman and Members of the Planning Board,

On behalf of Bedford Playhouse, Inc., it is our pleasure to submit the enclosed drawings for your review in connection with our Preliminary Site Plan Application. The following will help explain the nature and scope of the proposed project.

#### General description:

- The partition dividing the original theater into two smaller cinemas has been removed. The resulting auditorium space will be divided into three theaters of different sizes to accommodate a variety of events.
- The balcony at the First Floor will be framed over flush with the floor of the entrance lobby. This will enlarge the lobby area to accommodate a café and bar/lounge area accessible from the street entrance. This is viewed by our client as a way to establish the character of the new Playhouse as an everyday amenity for the community, as well as an important economic component of their business plan.
- All the seating for the three auditoriums will be at the lower (Basement) level, accessible from the Lobby by means of the two existing stairways and a new ADA-compliant LULA elevator.
- The former projection room and storage space on the Second floor will be converted to office space for the administration of the Playhouse.
- There will be no exterior work other than signage.

#### Theaters:

- Theater A, the largest, will have 192 fixed seats plus 5 wheelchair positions, for a total seating capacity of 197 persons.
- Theater B will have 56 fixed seats plus 4 wheelchair positions, for a total seating capacity of 60 persons.
- Theater C will not have fixed seats so that it can function as a multi-purpose space for film screenings, catered private parties and a variety of other events. For film screenings and presentations, Theater C will accommodate up to 40 movable seats.

#### Food service:

- The Lobby Café, Bar, and Lounge area will be a new use to be filed as a Restaurant, which is a permitted use in the NB district. It will have 40-50 seats and will be open during the breakfast, lunch, and dinner hours. It will operate in conjunction with the theater, but will also be a stand-alone café when theater events are not scheduled.

22 Elm Street  
Dobbs Ferry, NY 10522  
914.693.8898 / 914.693.4235 fax

## **STEPHEN TILLY, Architect**

- All food served in the facility will be pre-prepared off site, and there will be no cooking facilities on the premises. Back-of-house equipment will consist of a microwave or warming oven, refrigerator, ice maker, commercial dishwasher, and three-compartment sink.
- The owner will apply for a liquor license.

### **Restrooms:**

- Men's and women's restrooms sized to serve the theaters, the Lobby Café, and Bar/lounge will be located on the Basement level. Both are ADA accessible. The tabulation of the number of sanitary fixtures required by the Building Code and the quantity provided is attached.
- An additional unisex restroom is provided on the first floor near the ticket office. This is for the use of the café and bar employees and public convenience.

### **Accessibility for the disabled:**

- Due to the existing topography it is infeasible to provide an accessible route from the parking lot on the west side of the building to the primary entrance on the east side. However, the design provides for an accessible route from the parking via the door to the Lower Lobby in the Basement. Although this is not a primary entrance, it may be used as an entry when coordinated with the theater staff. Access to all primary functions is available from this location as well as from the main entrance at the first floor.
- Accessibility from the main entrance on the first floor to the theaters in the basement is provided by an ADA-compliant LULA elevator located at the south side of the lobby. The basement is split level, with the upper level located 20" above the lower level. The LULA elevator stops at the upper level where the restrooms are located. An ADA-compliant wheelchair ramp is provided for access from the upper level to the lower level where the theaters are located.
- Theater A has a sloped floor for the seating. The gradient is within ADA and Building Code acceptable limits. An ADA-compliant ramp is provided to make the 21 inch vertical transition from the Lower Lobby to the theater aisles.
- The floors in Theaters B and C are level and at the same elevation as the Lower Lobby.
- All three theaters are provided with ADA-compliant wheelchair positions.

### **Wastewater management:**

- The Bedford Playhouse building, consisting of the proposed theater, 25 apartment units, 3 retail stores, and a restaurant, is served by an on-site septic system that is operated under two permits:
  - New York State Department of Environmental Conservation (NYSDEC) SPDES permit, and
  - Westchester County Department of Health Discharge Operation Permit

The current Certificate to Operate Pollution Discharges is attached. These permits are based on flow and organic loading, which are monitored with monthly reports submitted to the Department of Health to demonstrate operation within the permitted limits. The permitted flow is 6,770 GPD. Based on monitoring over the past 6 months (a period during which the

## STEPHEN TILLY, Architect

theater has been closed), the average flow has been 3,205 GPD. This provides a useable excess capacity of 3,226 GPD.

- According to Zaw Thien of the Bureau of Environmental Quality, Westchester County Department of Health, the wastewater design flow rate is based on criteria given in the NYS Design Standard for Intermediate Sized Wastewater Treatment Systems. Design calculations using these criteria indicate that the expected average flow will be 2,875 GPD (calculations attached). This, added to the monitored flow of 3,205 GPD, will total 6,080 GPD, which is within the permitted limit of 6,770 GPD.
- Continued monthly monitoring will be used to confirm that the organic loading and flow rates of the completed project remain within permitted limits. Also attached is a letter from William Bright of Hudson Valley Consulting, who is providing the monitoring on behalf of the building owner.

### Parking:

- The previous theaters in this space contained a cumulative 461 seats. The proposed theaters will have a cumulative 297 seats, or an occupancy reduction of 164 seats. The Bedford Zoning Code does not establish parking ratios for theaters, but it is clear that the parking demand for the new theaters will be lower than the previous configuration.
- The new Restaurant use has a parking requirement of 1 vehicle per 100 sq.ft. of gross floor area. The gross floor area is 1012 sq.ft., and would require 11 parking spaces.
- Another consideration is that many or most of the patrons of the Café and Bar/Lounge will be the same people who are attending the theaters when the theaters are operating. When the theaters are not operating, their parking requirement could be met by the non-simultaneous use of the theater spaces.

We look forward to discussing the project further at the Board's November 17 meeting.

Sincerely,



Stephen Tilly, AIA, Principal  
Stephen Tilly, Architect.

### Attachments:

1. Tabulation of Minimum Requirements for Sanitary Facilities
2. Certificate to Operate Pollution Discharges
3. Wastewater design flow rates for Bedford Playhouse
4. WA Bright Flow memo

Tabulation of Minimum Requirements for Sanitary Facilities										
Location	Occ. Class.	Occ. Load	Male				Female			Drinking Fount.
			#Men	WC	Ur	Lav	#Wom	WC	Lav	
Cinema auditorium <sup>1</sup>	A-1	298	149	0.39	0.80	0.75	149	2.29	0.75	0.60
Café and Lounge <sup>2</sup>	A-2	49	24.5	0.20	0.41	0.33	24.5	0.61	0.33	0.10
Second Floor Office <sup>3</sup>	B	8	4	0.05	0.11	0.10	4	0.16	0.00	0.08
Projection Room <sup>4</sup>	B	3	1.5	0.06	0.04	0.04	1.5	0.06	0.00	0.03
Totals		358	179	0.71	1.36	1.21	179	3.12	1.08	0.80
Minimum fixtures required				1.00	2.00	2.00		4.00	2.00	1.00
Proposed fixtures <sup>5</sup>				1	3	2		4	2	2

**Plus 1 unisex toilet rooms containing 1 lavatory and 1 WC**

- Theater A, 191 fixed seats + theater B, 58 fixed seats + theater C, 38 fixed seats + 11 H/C spaces = 298
- Occupants based on 349 sq.ft. (café) + 380 sq.ft. (lounge) = 729 sq. ft. @ 15 net sq.ft./occ (table 1004.1.1) = 49.
- Second Floor Office: 745 gross sq. ft. @ 100 sq. ft. per occupant (table 1004.1.1) = 8
- Projection Room: 246 gross sq. ft. @ 100 sq. ft. per occupant (table 1004.1.1) = 3
- Additional unisex facility on first floor is not included in this tabulation.

Minimum Number of Required Plumbing Fixtures (From Building Code of NYS, Table 29.2.1)							
Location	Occ. Class.	Male			Female		Drinking Fount.
		WC	Ur (max) <sup>1</sup>	Lav	WC	Lav	
Theaters	A-1	1 per 125	67%	1 per 200	1 per 65	1 per 200	1 per 500
Bars and similar	A-2	1 per 40	67%	1 per 75	1 per 40	1 per 75	1 per 500
Business uses	B	1 per 25	67%	1 per 40	1 per 25	1 per 40	1 per 100



Robert P. Astorino  
County Executive

Sherita Amler, M.D.  
Commissioner of Health

December 15, 2014

Alchemy Bedford, LLC  
641 Lexington Avenue, 32<sup>nd</sup> Floor  
New York, NY 10022  
Attention: Joel Breikopf, Agent

Re: Bedford Playhouse  
Sewage Treatment Facility  
Certificate to Operate Pollution Discharges

Dear Mr. Breikopf:

Forwarded herewith, please find your Certificate for the operation of a pollution discharge located at the above premises, issued by the Westchester County Department of Health pursuant to Chapter 873, Article XXII, Section 873.2204.1 of the Laws of Westchester County. You will note that the approval is valid from February 1, 2015 to January 31, 2016.

Please be advised that the applicant is responsible for the proper maintenance and operation of the above-referenced installation in such a manner that it will not exceed the effluent limits of your certificate or contravene the applicable provisions of the State and County regulations.

Very truly yours,



Paul Kutzy, P.E.  
Assistant Commissioner  
Bureau of Environmental Quality

DT:jl

Enclosure

cc: File



WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
MOUNT KISCO, NEW YORK  
SHERLITA AMLER, MD, COMMISSIONER  
Facility # 15-034

CERTIFICATE TO OPERATE  
POLLUTION DISCHARGE

Approval is hereby given for the operation of a pollution discharge pursuant to the provisions of Chapter 873, Article XXII, Section 873.2204.1 of the Laws of Westchester County.

OWNER: Alchemy Bedford, LLC  
NAME: Joel Breitkopf, Agent  
ADDRESS: 641 Lexington Avenue, 32<sup>nd</sup> Floor  
New York, NY 10022

FACILITY LOCATION: Bedford Playhouse  
Sewage Treatment Facility

RECEIVING BODY OF WATER: Tributary to Mianus River at Latitude 41° 12' 18" & Longitude 73° 39' 30"

Conditions:

1. THAT this facility shall be operated in compliance with the provisions of Chapter 873, Article XXII, of the Laws of Westchester County and the applicable provisions of Title 6 of the New York State Codes, Rules and Regulations of the State of New York; operation in a manner other than its design and the above provisions may result in suspension or revocation of this certificate.
2. THAT the effluent discharge from this facility shall comply with Appendix A
3. THAT this facility shall be operated by Hudson Valley Consulting, Inc.
4. THAT complete and accurate monthly operating reports shall be forwarded to this Department within 15 days following the end of a month.
5. THAT all required samples taken by the facility must be analyzed by a New York State certified laboratory.
6. THAT the operation of this facility other than in accordance with its approval design shall cause the operator of the facility to immediately notify this Department.
7. THAT all conditions contained within the approval of the New York State Department of Environmental Conservation, State Pollution Discharge Elimination System Permit shall be in full effect.
8. THAT this permit does not revoke or suspend any approvals or conditions imposed by any other agency, and in the event that any regulatory agency withdraws their approval for this facility to operate, this certificate may be revoked upon written notification from this Department.
9. THAT this certificate is not transferable and shall be displayed at the facility.

FOR THE COMMISSIONER

BY: \_\_\_\_\_

*Sherlita Amler MD*

SHERLITA AMLER, M.D.  
Commissioner of Health

BY: \_\_\_\_\_

*Paul Kutzy, P.E.*  
Paul Kutzy, P.E.  
Assistant Commissioner  
Bureau of Environmental Quality

Certificate Issued: February 1, 2015  
Certificate Expires: January 31, 2016

Appendix A

During the period beginning February 1, 2015 and lasting until January 31, 2016 discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

**TABLE 1**

**Outfall**

<u>Number</u>	<u>Effluent Limitations</u>	(Maximum Limits except where otherwise indicated)	
(X)	Flow	30 day arithmetic mean	0.00677 (X) MGD ( ) GPD
(X)	BOD <sub>5</sub>	30 day arithmetic mean	15 mg/l and 0.85 lbs/day (1)
(X)	BOD <sub>5</sub>	7 day arithmetic mean	25 mg/l and 1.41 lbs/day
( )	BOD <sub>5</sub>	Daily Maximum	mg/l and lbs/day
( )	UOD <sub>5</sub> (2)	Daily	mg/l and lbs/day
(X)	Suspended Solids	30 day arithmetic mean	15 mg/l and 0.85 lbs/day (1)
(X)	Suspended Solids	7 day arithmetic mean	25 mg/l and 1.41 lbs/day
( )	Suspended Solids	Daily Maximum	mg/l and lbs/day
(X)	Effluent disinfection required:	(X) all year	
( )	Seasonal from _____	to _____	
(X)	Fecal Coliform	30 day geometric mean shall not exceed 200/100 ml	
(X)	Fecal Coliform	7 day geometric mean shall not exceed 400/100 ml	
( )	Fecal Coliform	6 hour geometric mean shall not exceed 800/100 ml (3)	
( )	Fecal Coliform	No individual sample may exceed 2400/100 ml (3)	
(X)	If chlorine is used for disinfection, a minimum chlorine residual of 0.5-2.0 mg/l shall be maintained in the chlorine contact chamber whenever disinfection is required.		
	If specified here, the chlorine residual in the final discharge shall not exceed 2.0 mg/l.		
( )	Total Coliform	Daily	_____ /100 ml
( )	Total Kjeldahl Nitrogen	Daily	_____ /mg/l as N
( )	Ammonia	Daily Maximum	_____ /mg/l as NH <sub>3</sub>
( )	Dissolved Oxygen	Daily Minimum	_____ /mg/l
(X)	pH	Range	6.5 to 8.5
(X)	Settleable Solids	Daily Maximum	0.1 ml/l
( )	Phosphorus, Total	Daily	_____ mg/l as P
( )	Total Nitrogen	Daily	_____ mg/l as N
( )	_____	Daily	_____ mg/l

**TABLE 2**

Monitoring Requirements

	<u>Parameter</u>	<u>Frequency</u>	<u>Sample Type</u>	<u>Sample Location</u>	
				<u>Influent</u>	<u>Effluent</u>
( )	Total Flow, MGD	Instantaneous	N/A	X	OR X
(X)	BOD <sub>5</sub> mg/l	3/year	2 hr/comp		X
(X)	Suspended Solids, mg/l	3/year	2 hr/comp		X
(X)	Fecal Coliform, No./100 ml	3/year	Grab		X
( )	Total Coliform, No./100 ml				
( )	Total Kjeldahl Nitrogen, mg/l as N				
( )	Ammonia, mg/l as NH <sub>3</sub>				
( )	Dissolved Oxygen, mg/l				
(X)	pH	3/yr	Grab		X
(X)	Settleable Solids, ml/l	3/yr	Grab		X
(X)	Residual Chlorine, mg/l	Daily	Grab		X
( )	Phosphorus, mg/l as P				
(X)	Temperature, °F	3/yr	Grab		X
( )	Total Nitrogen, mg/l as N				
( )	Visual Observation				
( )					

(1) And effluent values shall not exceed 15% of influent values.

(2) UOD (Ultimate Oxygen Demand) shall be computed and reported as follows:

$$UOD = 1\frac{1}{2} \times BOD_5 + 4\frac{1}{4} \times TKN \text{ (Total Kjeldahl Nitrogen).}$$

(3) Sample CL2 contact chamber effluent.

**Wastewater design flow rates for Bedford Playhouse and café**

**Source: NYS Design Standard for Intermediate Sized Wastewater Treatment Systems  
Section B.6.b Design Flow, Method 1: Typical Per-Unit Hydraulic Loading Rates**

<b>Use</b>	<b>Unit</b>	<b>GPD/unit(1)</b>	<b>Units</b>	<b>Total GPD</b>
<b>Assembly Hall, Theater</b>				
Theater A			197	
Theater B			60	
Theater C			40	
	per seat	5	<u>297</u>	1,485
Theater Employees	persons	15	4	60
Office employees	persons	15	2	30
<b>Lobby Café (Restaurant)</b>				
Restaurant	per seat	35	40	1,400
Lounge/Bar	per seat	20	10	200
<b>Total</b>				<b>3,175</b>

# Memo

**To:** Ray Wobbe, RA  
**From:** William A. Bright  
**CC:** Alchemy-Bedford, LLC  
**Date:** October 30, 2015  
**Re:** Wastewater Facility Capacity

---

Ray

As stated in Mr. Thein's email the wastewater facility at the Bedford Playhouse is operating under a NYS SPDES permit and a Westchester Co. permit to operate; these permits are based on flow and organic loading. The permitted flow is 6,770 GPD, I have attached the parameter's page from the WCHD permit for you to review. Over the past six months the average flow from the Bedford Playhouse has been 3,205 GPD; this provides a useable excess capacity of 3,226 GPD. Since the changes of use will be reducing the number of seats there is adequate excess capacity to account for the changes.

**From:** Thein, Zaw [<mailto:zt1@westchestergov.com>]  
**Sent:** Tuesday, September 22, 2015 3:04 PM  
**To:** Ray Wobbe  
**Cc:** William Bright ([wbright55@aol.com](mailto:wbright55@aol.com)); George, Meena (DEC); Taylor, Delroy  
**Subject:** RE: Bedford Playhouse renovation - wastewater questions

Ray,

This Department has no objection to the renovation of the theater and café at the above referenced facility so long as the wastewater effluent does not exceed the existing permits limits.

As discussed, Bedford Play House Wastewater Treatment Facility is operated under two (2) outstanding permits, namely:

1. New York State Department of Environmental Conservation (NYSDEC) SPDES permit and
2. Westchester County Department of Health Pollution Discharge Operation Permit.

These permits have specific effluent limitations as well as maximum allowable discharge flow limit. The facility is required to monitor and record the parameters and comply with all the effluent limitations established in these permits. The facility submits monthly operation report to NYSDEC and this Department to demonstrate the operational compliance. Should you have any question or require additional information, please feel free to contact me at the number indicated below.

Sincerely,

**Zaw T. Thein** Assistant Engineer, Bureau of Environmental Quality, Westchester County Department of Health, 25 Moore Avenue Mt. Kisco NY 10549, Tel: 914-864-7348, [zt1@westchestergov.com](mailto:zt1@westchestergov.com)

Appendix A

During the period beginning February 1, 2014 and lasting until January 31, 2015 discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

TABLE 1

<u>Outfall Number</u>	<u>Effluent Limitations</u>	(Maximum Limits except where otherwise indicated)	
(X) Flow		30 day arithmetic mean	0.00677 (X) MGD ( ) GPD
(X) BOD <sub>5</sub>		30 day arithmetic mean	15 mg/l and 0.85 lbs/day (1)
(X) BOD <sub>5</sub>		7 day arithmetic mean	25 mg/l and 1.41 lbs/day
( ) BOD <sub>5</sub>		Daily Maximum	_____ mg/l and _____ lbs/day
( ) UOD <sub>5</sub> (2)		Daily	_____ mg/l and _____ lbs/day
(X) Suspended Solids		30 day arithmetic mean	15 mg/l and 0.85 lbs/day (1)
(X) Suspended Solids		7 day arithmetic mean	25 mg/l and 1.41 lbs/day
( ) Suspended Solids		Daily Maximum	_____ mg/l and _____ lbs/day
(X) Effluent disinfection required:	(X) all year		
( ) Seasonal from _____		to _____	
(X) Fecal Coliform		30 day geometric mean shall not exceed	200/100 ml
(X) Fecal Coliform		7 day geometric mean shall not exceed	400/100 ml
( ) Fecal Coliform		6 hour geometric mean shall not exceed	800/100 ml (3)
( ) Fecal Coliform		No individual sample may exceed	2400/100 ml (3)
(X) If chlorine is used for disinfection, a minimum chlorine residual of 0.5-2.0 mg/l shall be maintained in the chlorine contact chamber whenever disinfection is required. If specified here, the chlorine residual in the final discharge shall not exceed 2.0 mg/l.			
( ) Total Coliform		Daily	_____ /100 ml
( ) Total Kjeldahl Nitrogen		Daily	_____ /mg/l as N
( ) Ammonia		Daily Maximum	_____ /mg/l as NH <sub>3</sub>
( ) Dissolved Oxygen		Daily Minimum	_____ /mg/l
(X) pH		Range	6.5 to 8.5
(X) Settleable Solids		Daily Maximum	0.1 ml/l
( ) Phosphorus, Total		Daily	_____ mg/l as P
( ) Total Nitrogen		Daily	_____ mg/l as N
( ) _____		Daily	_____ mg/l

TABLE 2

## Town of Bedford Planning Board

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

Tuesday, May 26, 2015

### Minutes

A meeting of the Planning Board was held on May 26, 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, Town Counsel Joel Sachs and Secretary Anne Paglia. Absent was Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

#### Conference:

Waiver of Site Plan Approval – “Gluten-Free Bakery”  
Section 60.14 Block 1 Lot 5, CB Zone  
299 Bedford Road, Bedford Hills  
Owner/Applicant: **Old Stone Hill**  
(Review latest submission.)

#### Present:

Jennifer Goodhue, Applicant  
(Owner: Well-N-Good Coffee & Juice Bar)

Mrs. Courtney-Batson stated that there was a request in the Waiver of Site Plan Approval for a “Gluten-free Bakery.”

Ms. Goodhue, who is the prospective tenant of 299 Bedford Road, described her original concept of a gluten-free bakery. She stated that her vision has changed and she will now be focused on a coffee and juice bar. She stated that she has submitted her application to the Department of Environmental Protection (the “DEP”) for a coffee and juice bar and would like the documentation from the Town of Bedford to reflect the same verbiage. She would like the Waiver of Site Plan Approval to be amended to reflect the “true nature” of her business, which is a coffee and juice bar.

Mrs. Courtney-Batson asked how the menu will change from that originally presented to the Planning Board. Ms. Goodhue stated that she will be decreasing the amount of baked goods being offered and increasing the coffee, tea and juices being offered. She stated that only one quarter of her menu pertains to baked goods. Ms. Goodhue stated that everything on the plan would stay the same.

Mrs. Courtney-Batson stated that approval of this amendment to the Waiver of Site Plan Approval would require all of the conditions of the original approval as well as the additional condition of the number of baked goods on the menu shall not be more than twenty-five (25) per-cent of the menu.

Ms. Goodhue questioned the wording in the original approval stating “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.” Mr. Osterman stated that the amendment would re-set the date.

Mrs. Courtney-Batson stated that there was no reason why the Planning Board approval should not state the same description as on the application to the DEP.

Motion: A motion was made by Ms. Lewis to approve the amendment to the final site plan with the conditions stated by Mrs. Courtney-Batson.

Motion seconded by Mr. Colavito.

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

Nays: None

**Conference:**

Proposed 10-Lot Subdivision

Section 62.9 Block 1 Lot 13, R-4A Zone

Upper Hook Road, Katonah

Section 62.13 Block 1 Lot 1, R-4A Zone

131 Upper Hook Road, Katonah

Owner: **New York Bedford Castle Co.**

Applicant: **America Capital Energy Corporation**

(Completeness Review of DEIS: Sections III and V.)

**Present:**

Charles V. Martabano, Attorney at Law

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

Stephen W. Coleman, Environmental Consulting, L.L.C.

Mrs. Courtney-Batson stated there were some issues left from the review of the sections done last time [April 14, 2015]. First was the issue of the Historic Building Preservation Commission under the human environment part of the document. The Historic Building Preservation Commission had not had an opportunity to go through the property. One of the issues in the scope was that the applicant was to check with this Commission. The Planning Board has a report from the Historic Building Preservation Commission. The report does find that the caretaker’s house does not merit local preservation, the feeling of the Commission is that the barn on the property does. The opinion of the Historic Building Preservation Commission will need to be included in the DEIS scope and the barn will need to be discussed. Mr. Stockbridge, Chairman, Historic Building Preservation Commission commented that the barn dates back to the early 19<sup>th</sup> century.

He also stated that the Commission did not see the Indian artifact site [lot 3] and would like another opportunity for the Commission to do a site walk of that area.

Mrs. Courtney-Batson said that in the previous review, there was a discussion of the Affordable Housing issue. She stated that the Planning Board had asked the applicant to provide in the scope an alternative or alternatives that meet the Town's interpretation of the Affordable Housing Statute. At this point, Mr. Sessions said that Mr. Martabano would be here shortly and asked if the Planning board could come back to this issue. The Planning board agreed.

Mr. Stockbridge requested the applicant protect the building [barn] to avoid further deterioration. Mrs. Courtney-Batson agreed that it would be in the best interests of the applicant.

Mrs. Courtney-Batson then suggested that the Planning Board begin the review of Section III. She stated that she would be referring to the report to the Planning Board from the Conservation Board as it applies to each item. She also stated that, if necessary, she would ask Mr. Skolnik, Chairman of the Conservation Board [who was in the audience] to clarify where necessary.

*[Mrs. Courtney Batson proceeded to go through Section III of the document, page by page, asking for comments as she proceeded.]*

*[At the point in the document where Wetlands was discussed, Mrs. Courtney-Batson invited the Wetlands Commission to join the Planning Board. Andrew Messinger, Chairman of the Bedford Wetlands Control Commission stated that they would remain where they were, seated in the audience. The other members of the Wetlands Commission present were Carol Parker, Fiona Mitchell and John Stockbridge.]*

Mr. Messinger stated that they had one preliminary question about the homeowners' association. Because this is an environmentally sensitive and unique project, he suggested there be a monitor on behalf of the Town and the homeowners' association to ensure that the stipulations that may be made are adhered to. Mr. Martabano said that when a previous subdivision was done, they did a very extensive homeowners' association document which the Town reviewed and enforcement rights were given to the town of Bedford. Mr. Martabano said that they could address the concerns about this subdivision in a similar manner. Mrs. Courtney-Batson agreed that this has to be addressed. Mr. Colavito asked if it would be a good idea to have the wetlands delineated by monuments. Mr. Messinger said it would be a good idea and that the Wetlands Commission already had a protocol [and monuments] for this, which he described. Mr. Osterman stated that this could be a condition of final subdivision approval.

*[Mrs. Courtney Batson proceeded to go through Section III of the document, page by page, asking for comments as she proceeded.]*

During this part of the meeting it was decided that when the issue of the homeowners' association is discussed, it should include maintenance of the stormwater system.

Mrs. Courtney-Batson moved back to the Affordable Housing issue because Mr. Sachs, the Town Attorney, was now present. She stated that the Planning Board had made it quite clear in the SCOPE that the board realizes there is a difference of opinion between the applicant and the board over the interpretation of the Town Code. The board agreed that this issue could be decided later on the process, but that the town's interpretation of the code should be included in the DEIS, so that it could be part of the discussion all along. Currently, the DEIS has the applicant's interpretation and nothing else. The board had requested alternatives that meet the board's interpretation of the code. The board would like to see an alternative with the idea of providing an affordable unit on this property at the applicant's expense, which is the main thrust, as the board sees it, of the town's Affordable Housing Legislation. Mr. Martabano responded by saying he thought they could examine some other alternatives. Mr. Sachs said that the board may choose one of those alternatives. Mr. Sachs also said that Mr. Martabano's client will not agree that the alternatives are legal. What the alternative has to accomplish to meet our requirements one of the town's requirements is that there be an affordable housing unit on this property at the applicant's expense. Mrs. Courtney-Batson stated that one possibility would be to provide an accessory cottage on one of the lots, but one that would be subject to the Affordable Housing Legislation. Another possibility, which would have to be discussed with the Historic Building Preservation Commission is perhaps, if the barn were to be preserved, it could be re-purposed as a residence. This may not be feasible from an historic point of view. Mr. Osterman also suggested the possibility of using the existing farmhouse. Mr. Sachs stated that it will be up to the Planning Board to decide if the discussion of the alternative is adequate.

Mrs. Courtney-Batson stated that because this is the first application since the new legislation was passed, it is important because it will be setting precedent.

*[Mrs. Courtney Batson proceeded to go through Section III of the document, page by page, asking for comments as she proceeded.]*

In the interests of saving time, Mrs. Courtney-Batson asked Mr. Martabano if he could address the issues raised by the Conservation Board. Mr. Martabano agreed.

*[At the point where page 38 had been discussed and they were up to section D, , the Planning Board and the applicant decided that, because of the lateness of the hour, the Completeness Review should be continued at the Planning Board's next meeting, June 9, 2015, starting at 6:00 PM.]*

**Discussion:**

**Proposed Amendments to Special Permit Uses**

Mrs. Courtney-Batson suggested that the following go from the Planning Board to the Zoning Board of Appeals:

Customary Home Occupations  
Accessory Apartments in Existing Single-Family Residences  
Cottages  
Boarding of Ten or More Horses  
Accessory Structures Exceeding 25 Feet in Height  
Riding Rings  
Buildings Over 2500 Square Feet

Mrs. Courtney-Batson suggested that the following go from the Zoning Board of Appeals to the Planning Board:

Automotive Service Stations and Public Garages  
Private Clubs  
Hotels and Motels  
Landscape Nurseries  
Private Schools  
Cemeteries  
Churches or Other Places of Worship

**Motion:**

Mr. Sullivan moved to write a memo to the Town board recommending these changes to the Town Code. Mrs. Lewis seconded the motion.

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

Nays: None

The next meeting will be on June 9, 2015. It will start at 6:

**Motion:**

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

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

Nays: None

The meeting was adjourned at 10:45 PM.

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

Respectfully submitted,

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

\_\_\_\_\_  
Date

## **Town of Bedford Planning Board**

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

**Tuesday, June 9, 2015**

### **Minutes**

A meeting of the Planning Board was held on June 9, 2015, starting at 6:00 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 Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

#### **Conference:**

Proposed 10-Lot Subdivision  
Section 62.9 Block 1 Lot 13, R-4A Zone  
Upper Hook Road, Katonah  
Section 62.13 Block 1 Lot 1, R-4A Zone  
131 Upper Hook Road, Katonah  
Owner: **New York Bedford Castle Co.**  
Applicant: **America Capital Energy Corporation**  
(Continuation of Completeness Review of DEIS: Sections III and V.)

#### **Present:**

Richard Williams, Executive Vice President, America Capital Energy Corporation  
Charles V. Martabano, Attorney at Law  
Stephen W. Coleman, Environmental Consulting, L.L.C.

*[Members of the Wetlands Commission present were Andrew Messinger, Chairman, Carol Parker and John Stockbridge. Also present were Beth Evans, Town Environmental Consultant and Simon Skolnik, Chairman, Conservation Board.]*

Mrs. Courtney-Batson stated that the Planning Board would now continue the Completeness Review at Section III-D of the document.

*Mrs. Courtney-Batson continued going through Section III of the document [which was started at the May 26, 2015 meeting], page by page, asking for comments as she proceeded.]*

*At the end of Section III, Mrs. Courtney-Batson proceeded to Section V [Section IV had already been completed].*

At the end of Section V, Mrs. Courtney-Batson asked if there were any other issues to be raised.

**Discussion:**

Mrs. Courtney-Batson then brought up the issue of signs. Drew Gamils, Town of Bedford Law Intern, then explained the list of proposed changes to the sign ordinance. Mrs. Courtney-Batson asked if they were only considering changing the sign ordinance in the hamlet districts. Mr. Osterman said that it was specifically the CB (Central Business) District, which would be Katonah and Bedford Hills. The Historic District Commission in Bedford Village has jurisdiction over signs and would not be included in this revision. Mr. Sullivan said that it would be very helpful to see some comparisons, since this is a very visual issue, and request it they show everything including free-standing, lit, window signs and awning signs. The Planning Board discussed the internally illuminated box signs. The possibility of giving the Planning Board the responsibility of regulating these signs was also discussed. Mrs. Meredith Black *[member of the Zoning Board of Appeals, who is the next applicant]* suggested the Planning Board study the regulations of Greenwich, Connecticut.

**Public Hearing:**

Special Use Permit – Accessory Apartment  
Section 49.16 Block 2 Lot 26, R-1A Zone  
157 Jay Street, Katonah  
Owners: **Jason and Meredith Black**  
Applicants: **Alexander and Shana Outman**  
(Consider Special Use Permit.)

Present:

Meredith Black, Owner

Mrs. Courtney-Batson pointed out that this is actually a renewal of a special use permit that was granted several years ago. She explained that when an accessory apartment changes hands a new special permit needs to be issued.

Mrs. Black said that she was representing the contract vendees, Alexander and Shana Outman and then described the accessory apartment and stated that nothing in the apartment has changed since she purchased the house.

Mrs. Courtney-Batson asked if there were any members of the public who wished to be heard. *[No one responded.]*

Mrs. Courtney-Batson stated that this is, technically, a renewal. She stated that the original approval in 2008 was for 600 square feet. Mr. Osterman stated that this was a mistake because the original drawings show that the apartment is 712 square feet. Mrs. Courtney-Batson stated that if this is renewed, the Planning Board will limit the square footage of the apartment to 712 square feet.

Mrs. Courtney-Batson stated that with the revised square footage of the accessory apartment, the percent of coverage of gross floor area would be 27 per cent. She wanted to make note of the

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fact that the Planning Board is waiving the requirement of 25 per cent, which the Planning Board is permitted to do. Mr. Sullivan stated that this is also in consideration of an existing use.

Mr. Sullivan made a motion to close the public hearing. Mrs. Lewis seconded the motion.

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

Motion: A motion was made by Mr. Sullivan to approve this application for a special use permit subject with the conditions of the previous approval with the exception that the size of the cottage be changed from 600 square feet to 712 square feet.

Motion seconded by Mrs. Lewis.

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

**Public Hearing:**

Special Use Permit – Tennis Court  
Section 83.13 Block 1 Lot 7, R-4A Zone  
326 South Bedford Road, Bedford Corners  
Owner: **326 South Bedford Road, LLC**  
Applicant: **Carol Kurth Architecture, P.C.**  
(Consider Special Use Permit.)

Present:

Carol J.W. Kurth, FAIA, Carol Kurth Architecture, P.C.  
Barry G. Naderman, P.E., Naderman Land Planning & Engineering, P.C.

Ms. Kurth described the project to the Planning Board. Mr. Naderman discussed the drainage issues when Mr. Colavito brought the subject up. Mrs. Courtney-Batson stated that there would be no approval until the Town Engineer approved the drainage plans.

The Planning Board also discussed the possibility of relocating the tennis court with Ms. Kurth and Mr. Naderman.

Mrs. Courtney-Batson asked if there were any members of the public who wished to be heard.  
*[No one responded.]*

Mr. Sullivan made a motion to close the public hearing. Mrs. Lewis seconded the motion.

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

It was agreed that the Planning Board would do a site visit during their next field trip; the date of the field trip to be determined later in the meeting.

Motion: A motion was made by Mr. Colavito to deny this application for a special use permit for a tennis court.

Motion seconded by Mrs. Lewis.

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

Nays: None

**Public Hearing:**

Special Use Permit – Accessory Apartment  
Section 84.17 Block 1 Lot 10, R-1A Zone  
17 Gordon Avenue, Bedford  
Owners/Applicants: **Nicholas and Denise Delfico**  
(Consider Special Use Permit.)

Present:

Nicholas and Denise Delfico, Owners  
Jeffrey Kane, Attorney

Mrs. Courtney-Batson acknowledged that Mr. Kane has been, at times, her personal attorney. She stated that she did not believe that this creates a conflict of interest.

Mrs. Delfico described the accessory apartment to the Planning Board. Mrs. Courtney-Batson noted that the apartment is currently in a separate building and Mr. Kane stated that it will be connected to the residence by a breezeway.

It was agreed that the Planning Board would do a site visit during their next field trip; the date of the field trip to be determined later in the meeting.

Mrs. Lewis made a motion to close the public hearing. Mr. Colavito seconded the motion.

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

**Conference:**

Special Use Permit – Accessory Structure Over 20 Feet in Height  
Section 49.19 Block 1 Lot 47, R-¼A Zone  
71 The Terrace, Katonah  
Owner/Applicant: **Mario Genovesi, Jr.**  
(Consider application for Special Use Permit.)

Present:

Martin Kravitt, R.A., Architects & Planners

Mr. Kravitt stated that the owner has already been before the Zoning Board of Appeals for this and the following agenda item. He stated that there would be an office and a half bath for Mr. and Mrs. Genovesi's own use. The variance was granted by the Zoning Board of Appeals.

Motion: A motion was made by Mr. Sullivan to approve this application for a special use permit for the height of twenty feet and four inches with the conditions specified by the Zoning Board of Appeals.

Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.

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Mr. Colavito endorsed the Board's determination on the ECF. Mr. Sullivan seconded.

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

Nays: None

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

Nays: None

**Conference:**

Special Use Permit – Home Occupation

Section 49.19 Block 1 Lot 47, R-¼A Zone

71 The Terrace, Katonah

Owner/Applicant: **Mario Genovesi, Jr.**

(Consider application for Special Use Permit.)

Present:

Martin Kravitt, R.A., Architects & Planners

Motion: A motion was made by Mr. Sullivan to approve this application for a special use permit for the home occupation with the conditions specified by the Zoning Board of Appeals.

Motion seconded by Mrs. Lewis.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.

Mr. Colavito endorsed the Board's determination on the ECF. Mrs. Lewis seconded.

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

Nays: None

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

Nays: None

**Conference:**

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 Subdivision Approval.)

Present:

Timothy and Lisa Ghriskey, Owners

Peter Gregory, P.E., Keane Coppelman Gregory Engineers, P.C.

Mr. Gregory described the project to the Planning Board. He stated that the application to the Health Department has been done.

Mr. Colavito asked if there was an open mortgage on the property and if the lender has any prohibition against subdivision. Mr. Ghriskey said he would find out.

Mr. Sullivan asked why the subdivision line was drawn the way it was. Mr. Ghriskey said it was drawn with the topography in mind.

Mrs. Courtney-Batson suggested that the Planning Board do a site visit and the board agreed.

It was agreed that the Planning Board would do a site visit during their next field trip; the date of the field trip to be determined later in the meeting.

**Conference:**

Waiver of Subdivision Approval – Lot Line Change (Two Lots)  
Section 73.10 Block 1 Lot 15.1, R-4A Zone  
116 Hook Road, Bedford  
Section 73.10 Block 1 Lot 16, R-2A Zone  
52 Hook Road, Bedford  
Owner/Applicant: **Coleman P. Burke**  
(Consider Waiver of Subdivision Approval.)

Present:

P. Daniel Hollis, III, Attorney at Law, Shamburg Marwell Hollis Andreycak & Laidlaw, P.C.

Mr. Hollis described the proposed change in the lot line and the resulting acreage of each lot. Lot 15.1 currently has 7.108 acres and if the lot line change is approved, it will have 5.629 acres. Lot 16 currently has 2.733 acres and if the lot line change is approved, it will have 4.212 acres. He described the change as having the lot line more closely follow the Beaver Dam River contours.

Mrs. Courtney-Batson proposed the conditions of approval be:

1. An accurate presentation of the zoning line shall be submitted to the Planning Board.
2. There shall be no further subdivision of either lot.

Motion: A motion was made by Mr. Colavito to approve this application for a waiver of site plan approval subject to the conditions stated.

Motion seconded by Mrs. Lewis.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR.

Mr. Sullivan endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

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

Nays: None

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

Nays: None

**Conference:**

Waiver of Site Plan Approval –  
Renovation and Modification of Existing Automotive Service Station  
for Use as Gas Station and Convenience Store  
Section 60.13 Block 1 Lot 20, CB Zone  
9 Haines Road, Bedford Hills  
Owner: **Robert Lee/Apache Oil Company**  
Applicant: **Lewis Roane**  
(Review Field Trip notes.)

(Consider amendment to approved final site plan.)

**Present:**

Lewis Roane, Applicant

Mr. Colavito read the May 29, 2015 Field Trip Notes:

1. The trees behind the wall should be trimmed back.
2. The propane tank is to be located behind the trees on the wall.
3. The paperwork from the Westchester County Department of Health shall be submitted to the Planning Board regarding the Dunkin Donut bakery activities.
4. Consideration should be given to planting native plants around the building.
5. The screening trees on the wall shall be maintained.
6. The planting in the front of the property should be discussed further.

Mr. Roane discussed the latest plan (dated 4/14/15, last revised 5/29/15) with the Planning Board which included a discussion of the planting plan. It was also stated, for the record, that the Planning Board is not requiring that the applicant install the plants at this time.

Mrs. Courtney-Batson proposed the following conditions of approval.

1. There shall be no baking on the premises; the oven shall only be for the reheating and preparation of already baked goods.
2. The paperwork from the Westchester County Department of Health shall be submitted to the Planning Board regarding the Dunkin Donut bakery activities.
3. Three (3) ink berries with a minimum height of 36 inches shall be planted on the side. Native pollinators shall be planted along the wall and in the two planters in front.
4. It is suggested by the Planning Board, but not required, that plaques no larger than 6 by 8 inches may be installed on the back wall and/or in front of the store to label the plants.
5. The trees behind the wall shall be trimmed back.
6. The propane tank is to be located behind the trees on the wall.
7. Consideration shall be given to planting native plants around the building.
8. The screening trees on the wall shall be maintained.

**Motion:** A motion was made by Mr. Colavito to approve this application for an amendment to the Waiver of Site Plan Approval subject to the conditions stated.

Motion seconded by Mrs. Lewis.

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

Nays: None

**Approval of Minutes:**

Mr. Colavito made a motion to approve the November 25, 2014 minutes. The motion was seconded by Mr. Sullivan.

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

Nays: None

The Planning Board agreed to do the site walk at 9:00 AM on Thursday, June 25, 2015.

The next meeting will be on Tuesday, June 23, 2015.

Mr. Colavito moved to close the meeting. Mr. Sullivan seconded the motion.

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

Nays: None

The meeting was adjourned at 9:40 PM.

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

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary

\_\_\_\_\_  
Date