

**TOWN OF BEDFORD
PLANNING BOARD MEETING**

**425 Cherry Street
Bedford Hills, New York 10507**

**Tuesday
June 23, 2015
8:00 PM**

Public Hearings:

8:00 PM Special Use Permit – Accessory Structure Over 20 Feet in Height
- Installation of Bamboo Sculpture
Section 59.11 Block 1 Lot 11, R- 4A Zone
443 Haines Road, Bedford Corners
Owners/Applicants: **Michael and Judith Steinhardt**
(Consider application for Special Use Permit.)

8:05 PM Special Use Permit - Accessory Structure Over 20 Feet in Height
- Three-Car Garage
Section 74.14 Block 1 Lot 1, R-4AZone
121 Stone Hill Road, Bedford
Owners/Applicants: **Martin Gubernick and Robin Ashley**
(Consider application for Special Use Permit.)

8:10 PM Special Use Permit –Preschool Program
Section 84.7 Block 2 Lot 33, R-2A Zone
44-48 Village Green, Bedford
Owner: **Bedford Presbyterian Church**
Applicant: **Landmark Preschool - Ridgefield Academy**
(Consider application for Special Use Permit.)

Conferences:

- 1.** Preliminary Site Plan Approval
Section 60.7 Block 2 Lot 40, CB Zone
152 Bedford Road, Katonah
Owner/Applicant: **Old Stone Hill LLC**
(Consider revised preliminary site plan.)

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

3. - Waiver of Site Plan Approval –
Alterations and Additions to the Lower School Campus
Section 83.9 Block 1 Lot 2, R-4A Zone
325 West Patent Road, Bedford
Owner/Applicant: **Rippowam Cisqua School**
(Consider amendment to approved final site plan.)

4. Sketch Plan Review - Two Lot Subdivision
Section 84.8 Block 1 Lot 31, R-2A Zone
9 Indian Hill Road, Bedford
Owner: **Edward Musal**
Applicant: **Kellard Sessions Consulting, P.C.**
(Review sketch plan.)

5. Special Use Permit – Cottage
Section 84.12 Block 2 Lot 7, R-1A Zone
189 Pound Ridge Road, Bedford
Owner/Applicant: **Elizabeth Messinger**
(Consider application for Special Use Permit.)

6. Waiver of Site Plan Approval – Outdoor Walk-In Cooler
Section 49.19 Block 2 Lot 21.1, CB Zone
84 Bedford Road, Katonah
Owner: **City of New York – Department of Environmental Protection**
Applicant: **Community Center of Northern Westchester**
(Consider Waiver of Site Plan Approval.)

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

www.bedfordny.gov

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

Agenda items subject to change.

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED

FEB 27 2015

APPLICATION FOR A SPECIAL USE PERMIT

Submit to: Bedford Planning Board, Town House, Bedford Hills, NY 10507
BEDFORD PLANNING BOARD

1. IDENTIFICATION OF OWNER

Name of owner: Michael & Judy Steinhardt

Address: 443 Haines Rd., Mt. Kisco, NY 10549 Phone: (914) 290-9947

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Michael & Judy Steinhardt

Address: 443 Haines Rd., Mt. Kisco, NY 10549 Phone: (914) 290-9947

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: Jeffrey DeRosa, LS

Address: 301 Fields Lane, Brewster, NY 10509 Phone: (845) 277-3404

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title Croton Brook - Lot #2 on Filed Map No. 20028

b. Roads which property abuts Haines Road

c. Bedford tax map designation: Section 39.1 Block 1 Lot(s) 11

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 5.557 Acres

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: 111, Section: 125-27 D(3)

The applicant proposes the following Special Permit Use:

Installation of bamboo sculpture, a part of a series of "Big Bambu"
art installations by artists Doug and Mike Starn. The maximum height of
this artwork is 52 feet.

6. PUBLIC NOTICE

2005

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

7. SITE PLAN

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

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

Special Use Permit Application: \$300.00 \$300.00

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

Total: \$300.00

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

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

Signature of Owner: [Handwritten Signature] Date: 2-22-15

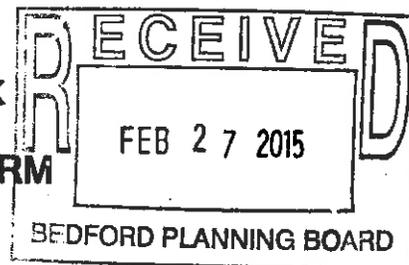
Signature of Applicant _____ Date _____

Name of Owner (Please Print): Jason Hayes Date: 2-22-15

Name of Applicant (Please Print) _____ Date _____

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM
(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: Michael & Judy Steinhardt
Address: 443 Haines Road, Mt. Kisco, NY 10549 Phone: (914) 290-0047

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Michael & Judy Steinhardt
Address: 443 Haines Road, Mt. Kisco, NY 10549 Phone: (914) 290-9947

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Lot #2 on Croton Brook Subdivision, Filed Map No. 20028
- b. Roads which site abuts Haines Road
- c. Bedford tax map designation: Section: 59.11 Block 1 Lot(s) 11
- d. Total site area 5.557 Acres
- e. Does the applicant have a whole or partial interest in lands adjoining this site? Yes

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action Installation of bamboo sculpture part of a series of "Big Bambu" art installations by Doug and Mike Starn.
- b. Relationship to other actions:
 - 1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: None
 - 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: None
 - 3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: None

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

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

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

04/05

[Signature]
Signature of Applicant

2-28-15
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

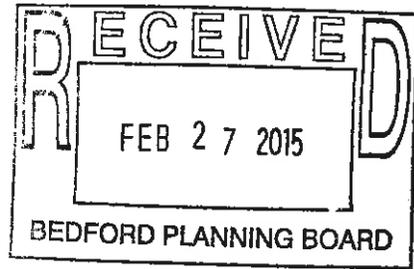
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

2. COMMENTS:

Town Agency

Agency Signature

Date



February 17, 2015

Mr. Jason Hayes
443 Haines Road
Mt. Kisco, NY 10549

**Structural
Engineers**

32 Old Slip, 10th Floor
New York, NY 10005
212 620 7970
silman.com

RE: Bamboo sculpture
Silman Project No 16292

Dear Jason,

This letter is intended to serve as a structural report regarding the bamboo sculpture being constructed on the premises of Mr. and Mrs. Michael Steinhardt in Mt. Kisco, NY. The proposed piece is designed by artists Doug and Mike Starn of Beacon, NY and is very similar to numerous other bamboo pieces by the artists throughout the world, including the Big Bambu installation on the roof of the Metropolitan Museum of Art in New York City. Silman was the engineer of record for the Met installation and assisted both the Starn's and the Met in obtaining approval from the New York City Department of Buildings. The completed installation will measure approximately 70 feet by 30 feet by 40 feet tall and will weigh approximately 21,000 pounds when completed. As with other pieces completed by the artists, this piece will be constructed entirely out of bamboo utilizing hundreds of bamboo stalks lashed together with climbing rope. And as with previous pieces, pathways within the piece will allow for human occupancy. In the past the Starns have performed load tests on the installations to ensure their safety and stability. Typically this involves loading the piece (either with sandbags or water bladders) to *twice* the expected occupancy load, surveying the piece, and then leaving the loads on the piece for 10 to 24 hours and re-surveying the piece. The installations have always passed the load tests without fail. At the Met, we loaded the piece with almost 9,000 pounds of sand bags – the equivalent of 4.5 Volkswagen Beetles – with virtually no movement and no instances of failure either of the bamboo or the lashings.

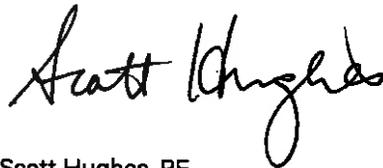
Silman was asked to review the installation's structural integrity, its ability to support the loads imposed (including its self-weight, the weight of human occupants, as well as wind loads), and provide advice regarding any additional measures that should be taken to allow the piece to be safely completed and occupied, including any tie-downs necessary to hold the piece down under wind loads. Silman visited the piece on December 8, 2014, to observe

the progress of construction and the piece's similarity to other works by the artists. We were also provided with the final weight and dimensions (referenced above) of the completed piece.

Given the information described above, we analyzed the piece to resist snow/ice loads and wind loads in accordance with ASCE 7, "Minimum Design Loads for Buildings and Other Structures" (calculations are attached), and provided the artists with specifications regarding hold-downs for the piece (attached). While the piece is not only protected within a wooded area on the land as well as being sloped and exposed to wind, which should minimize any snow accumulation, we did investigate the possibility of snow accumulating on the pathways and the creation of drifts under extreme snow events. Based on our experience with past works by the artists as well as our observations of the current work, we are confident that the installation is capable of supporting its self-weight as well as the weight of human occupants or accumulated snow. Bamboo has a very high strength-to-weight ratio. In addition, the "randomized" layout of structural elements provides numerous diverse load paths to carry the weight of the piece and its occupants to the ground. These properties result in a redundant framework that is not reliant upon any single bamboo element or lashing, but utilizes their sheer numbers to resist gravity and wind loads.

Therefore we can confidently state that the piece is stable and capable of safely resisting the loads described above.

Sincerely,



Scott Hughes, PE
Principal
Silman

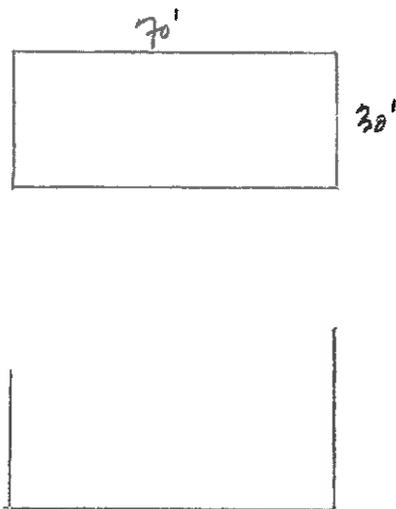






PROJECT BAMBOO MT. KISCO JOB NO 16292 PAGE _____

SUBJECT HOLD-DOWNS BY SH DATE _____



DESIGN WIND PRESSURE

$$P_s = K K_{zt} I P_{s30}$$

$$= 1.05 (1.0) (0.87) (19.1) \quad \text{WORST CASE (E)}$$

17.4 PSF

$$K_h = K_z = 0.73 \quad (h = 35')$$

$$\bar{x} = 440 = 0.25$$

$$\bar{b} = 0.45$$

$$V = 100$$

$$V_z = 0.$$

$$= 41.2$$

$$T_2 = C_t h_m^x$$

FOR BAMBOO STRUCTURES,
TAKE $C_t = 0.02$
 $x = 0.75$
 $h_m = 35'$

$$= .02 (35)^{.75}$$

$$= 0.288 \text{ sec}$$

$$= K_a$$

$$= 3.47 \text{ CYCLES/SEC.}$$

ASSUMPTIONS

- TAKE SCULPTURE AS 30' x 70' x 35' TAN.
- WEIGHT = 21,000# (ASSUME EVEN DISTRIBUTED)
- TAKE FACTOR OF SAFETY = 1.5 FOR O.T.
- TAKE WIND ON SURFACE AS:
 - PER ASCE 7-05
 - "OPEN" STRUCTURE
 - V = 100 MPH
 - EXPOSURE 'B' (WOODED AREA)
 - h = 35'
 - CATEGORY I (LOW HAZARD)
 - (K₁, K₂ = 0)
 - S (LATTICE FRAMEWORK)
 - FLEXIBLE STRUCTURE

$$\eta = \frac{4.6 \eta_1 h}{V_z} = \frac{4.6 (3.47) (35)}{41.2}$$

$$= 13.56$$

$$R_h = \frac{1}{\eta_h} = \frac{1}{2 \eta_h} (1 - e^{-2 \eta_h})$$

$$= .071$$



PROJECT BAMBOO MT. HISCLO JOB NO 16292 PAGE 2
SUBJECT HOLD-DOWNS BY SH DATE _____

$$\eta = \frac{4.6 \eta_{EB}}{\sqrt{2}} = \frac{4.6(3.47)(70)}{41.2} = 27.12$$

$$R_B = \frac{1}{27.12} - \frac{1}{2(27.12)^2} (1 - e^{-2(27.12)}) = .036$$

$$\eta_L = \frac{15.4 \eta_L}{\sqrt{2}} = \frac{15.4(3.47)(30)}{41.2} = 38.9$$

$$R_L = \frac{1}{38.9} - \frac{1}{2(38.9)^2} (1 - e^{-2(38.9)}) = .0254$$

$$\frac{\eta_L L}{\sqrt{2}} = L_2 = 1 \left(\frac{2}{33} \right)^{1/3} E$$

$$= 320 \left(\frac{35}{33} \right)^{1/3}$$

$$= 326$$

$$\frac{41.2}{2} = 27.5$$

$$R_{\eta} = \frac{2.47(27.5)}{(1 + 10.3(27.5))^{1/3}} = .0167$$

$$R = \frac{1}{0.2} (.0167)(.071)(.036)(.53) =$$

$$= 0.01$$

$$R = \sqrt{26n(3600 \cdot 3.47) + \frac{.577}{\sqrt{26n(3600 \cdot 3.47)}}}$$

$$= 4.34 + 1.20 = 3.55$$

$$G_F = .925 \left(\frac{1 + 1.7(2.97) \sqrt{(3.4)^2(874)^2 + (5.55)^2(1.0)}}{1 + 1.7(3.4)(2.97)} \right)$$

$$= \underline{0.920}$$

$$I_2 = 0.3 \left(\frac{33}{35} \right)^{1/2} = 0.297$$

$$Q = \sqrt{\frac{1}{1 + .63 \left(\frac{70 + 35}{326} \right)^{.63}}} = 0.874$$

$C_{Dp_i} = 0$ FOR OPEN BLDGS.

$C_N^{max} = 1.2$ (OPEN BLDG, $\theta = 0$, CLEAR WIND FLOW)

$$f C_N = .92(1.2) = 1.104$$

$$= .00256 (.73)(1.0)(.83)(100)^2 (.87)$$

$$= \underline{13.82 \text{ PSF}}$$



PROJECT BAMBOO MT KISCO JOB NO 16292 PAGE 3
SUBJECT HOLD-DOWNS BY SH DATE _____

$$p = q_h G C_N$$

$$= 13.82 (1.104)$$

$$= \underline{\underline{15.3 \text{ PSF}}}$$

WIND ON BROAD FACE

$$H_{TOT} = 70' \times 35' \times 15.3 \text{ PSF}$$

$$= 37,485 \#$$

$$= 37.5 \text{ k}$$

$$M.O.T. = 37.5 \left(\frac{35'}{2} \right)$$

$$= 656 \text{ k-ft} \div 30$$

$$= 21.9 \text{ k}$$

UPLIFT

$$P_{up} = 0.6 D + W$$

$$= 0.6 \left(\frac{21}{2} \right) - 21.9$$

$$= -15.6 \text{ k } \underline{\underline{\text{TOTAL}}}$$

\div BY 8 ANCHORS

$$T = 1.95 \text{ k PER ANCHOR}$$

ASSUME 2.5' x 2.5' x 1' "FTG" / DETAILING

$$W = 2.5 \times 2.5 \times 1 \times .15$$

$$= 0.94 \text{ k}$$

$$\text{SOIL} = 1.95 - 0.94$$

$$= 1.01 \text{ k} \div 0.12 \text{ kcf}$$

$$= 8.42 \text{ FT}^3 \text{ OF SOIL}$$

$$\div (2.5')^2$$

$$= 1.35'$$

SKA 212

DRILL & ~~BLAST~~ ^{GRANT} 1/2" ϕ S.S. THREADED RODS INTO SOUND ROCK — OR —
INSTALL 1/2" ϕ S.S. THREADED RODS INTO 2.5' x 2.5' x 1' TH. "FTG." w MIN 1B" COVER.

Scott Hughes

From: Scott Hughes
Sent: Tuesday, January 06, 2015 12:33 PM
To: 'mike@starnstudio.com'
Cc: doug@starnstudio.com Starn
Subject: RE: checking in
Attachments: pds-cpd-SikaGrout212-us.pdf

Mike/Doug – Many apologies. The holidays were a bit frenzied, not only with the typical holiday rush (and coverage for people away on vacation), but NYC is switching Building Codes in 2015, and in order to file under the old Code, drawings needed to be submitted before the end of the year. Anyway, I'm sorry, this slipped through the cracks.

As expected, the uplift is fairly minimal. My recommendation is to use traditional, 1/2" diameter stainless steel threaded rods (or stainless steel eye bolts that are threaded at the end) and drill and grout them into the rock. A few parameters/caveats:

1. The embedment should be a minimum of 6" into solid rock. The surface rock may be "weathered", or decomposed due to exposure to the elements. We would need to get past that layer into fairly stable, solid rock. That layer could be anywhere from 1" to 4" thick (possibly thicker, but I doubt it).
2. The grout should be a cementitious, non-shrink grout. Sika makes such a grout (SikaGrout 212, attached), and I think it's readily available (perhaps even at a Home Depot or Lowe's). It's important to adequately clean out the holes (usually with pressurized air) and allow the grout to cure per manufacturer's instructions.
3. We would need a total of 8 such anchors, distributed roughly equally throughout the piece, but towards the outside of the footprint. In other words, roughly four anchors along the "north" side of the piece and another four along the "south" side. ("North" and "south" sides refer to the long sides of the piece.)
4. The tie-downs could be rope that you're already using, but it should be the heavier thickness. The critical thing here will be the knot used to tie the piece to the anchor bolts. It needs to be able to develop the capacity of the rope.

Let me know if that all makes sense, or if you have any questions. And let me know if you need me to be at the planning board meeting.

Talk soon.

Scott

SikaGrout® 212

High performance, cementitious grout

Description	SikaGrout® 212 is a non-shrink, cementitious grout with a unique 2-stage shrinkage compensating mechanism. It is non-metallic and contains no chloride. With a special blend of shrinkage-reducing and plasticizing/water-reducing agents, SikaGrout® 212 compensates for shrinkage in both the plastic and hardened states. A structural grout, SikaGrout® 212 provides the advantage of multiple fluidity with a single component. SikaGrout® 212 meets ASTM C-1107 (Grade C).
Where to Use	<ul style="list-style-type: none"> ■ Use for structural grouting of column base plates, machine base plates, anchor rods, bearing plates, etc. ■ Use on grade, above and below grade, indoors and out. ■ Multiple fluidity allows ease of placement: ram in place as a dry pack, trowel-apply as a medium flow, pour or pump as high flow.
Advantages	<ul style="list-style-type: none"> ■ Easy to use, just add water. ■ Multiple fluidity with one material. ■ Non-metallic, will not stain or rust. ■ Low heat build-up. ■ Excellent for pumping: Does not segregate, even at high flow. No build-up on equipment hopper. ■ Superior freeze/thaw resistance. ■ Resistant to oil and water. ■ Meets ASTM C-1107 (Grade C). ■ Shows positive expansion when tested in accordance with ASTM C-827. ■ SikaGrout® 212 is USDA-approved.
Coverage	Approximately 0.44 cu. ft./bag at high flow.
Packaging	50-lb. multi-wall bags; 36 bags/pallet

Typical Data (Material and curing conditions @ 73°F (23°C) and 50% R.H.)

RESULTS MAY DIFFER BASED UPON STATISTICAL VARIATIONS DEPENDING UPON MIXING METHODS AND EQUIPMENT, TEMPERATURE, APPLICATION METHODS, TEST METHODS, ACTUAL SITE CONDITIONS AND CURING CONDITIONS.

Shelf Life	One year in original, unopened bags.		
Storage Conditions	Store dry at 40°-95°F (4°-35°C). Condition material to 65°-75°F before using.		
Color	Concrete gray		
Flow Conditions (ASTM C-109, Plastic & Flowable; ASTM C-939, Fluid)	Plastic¹	Flowable¹	Fluid²
Typical Water Requirements:	6 pt.+	6.5 pt.	8.5 pt.
Set Time (ASTM C-268):			
Initial	3.5-4.5 hr.	4.0-5.0 hr.	4.5-6.5 hr.
Final	4.5-5.5 hr.	5.5-6.5 hr.	6.0-8.0 hr.
Tensile Splitting Strength, psi (ASTM C-496)			
28 day	600 (4.1 MPa)	575 (3.9 MPa)	500 (3.4 MPa)
Flexural Strength, psi (ASTM C-293)			
28 day	1,400 (9.6 MPa)	1,200 (8.2 MPa)	1,000 (6.8 MPa)
Bond Strength, psi (ASTM C-882 modified): Hardened concrete to plastic grout			
28 day	2,000 (13.7 MPa)	1,900 (13.1 MPa)	1,900 (13.1 MPa)
Expansion % (CRD C-621)			
28 day	+0.021%	+0.056%	+0.027%
Compressive Strength, psi (CRD C-621)			
1 day	4,500 (31 MPa)	3,500 (24.1 MPa)	2,700 (18.6 MPa)
7 day	6,100 (42 MPa)	5,700 (39.3 MPa)	5,500 (37.9 MPa)
28 day	7,500 (51.7 MPa)	6,200 (42.7 MPa)	5,800 (40 MPa)

¹CRD C-227: 100-124% (plastic), 124-145% (flowable)

²CRD C-611: 10-30 sec efflux time.



PRIOR TO EACH USE OF ANY SIKA PRODUCT, THE USER MUST ALWAYS READ AND FOLLOW THE WARNINGS AND INSTRUCTIONS ON THE PRODUCT'S MOST CURRENT PRODUCT DATA SHEET, PRODUCT LABEL AND SAFETY DATA SHEET WHICH ARE AVAILABLE ONLINE AT [HTTP://USA.SIKA.COM/](http://USA.SIKA.COM/) OR BY CALLING SIKA'S TECHNICAL SERVICE DEPARTMENT AT 800.933.7452 NOTHING CONTAINED IN ANY SIKA MATERIALS RELIEVES THE USER OF THE OBLIGATION TO READ AND FOLLOW THE WARNINGS AND INSTRUCTIONS FOR EACH SIKA PRODUCT AS SET FORTH IN THE CURRENT PRODUCT DATA SHEET, PRODUCT LABEL AND SAFETY DATA SHEET PRIOR TO PRODUCT USE.

How to Use

Surface Preparation

Remove all dirt, oil, grease, and other bond-inhibiting materials by mechanical means. Anchor bolts to be grouted must be de-greased with suitable solvent. Concrete must be sound and roughened to a CSP 4 or higher to promote mechanical adhesion. Prior to pouring, surface should be brought to a saturated surface-dry condition. Steel should be cleaned and prepared thoroughly by blastcleaning to a white metal finish. Follow standard industry and Sika guidelines for use as an anchoring epoxy.

For pourable grout, construct forms to retain grout without leakage. Forms should be lined or coated with bond-breaker for easy removal. Forms should be sufficiently high to accommodate head of grout. Where grout-tight form is difficult to achieve, use SikaGrout® 212 in dry pack consistency.

Mixing

Mix manually or mechanically. Mechanically mix with low-speed drill (400-600 rpm) and Sika mixing paddle or in appropriately sized mortar mixer.

Make sure all forming, mixing, placing, and clean-up materials are on hand. Add appropriate quantity of clean water to achieve desired flow. Add bag of powder to mixing vessel. Mix to a uniform consistency, minimum of 2 minutes. Ambient and material temperature should be as close as possible to 70°F. If higher, use cold water; if colder, use warm water.

Product Extension: For deeper applications, SikaGrout® 212 (plastic and flowable consistencies only) may be extended with 25 lbs. of 3/8" pea gravel. The aggregate must be nonreactive, clean, well-graded, saturated surface dry, have low absorption and high density, and comply with ASTM C33 size number 8 per Table 2. Add the pea gravel after the water and SikaGrout® 212.

Application

Within 15 minutes after mixing, place grout into forms in normal manner to avoid air entrapment. Vibrate, pump, or ram grout as necessary to achieve flow or compaction. SikaGrout® 212 must be confined in either the horizontal or vertical direction leaving minimum exposed surface. SikaGrout® 212 is an excellent grout for pumping, even at high flow. For pump recommendations, contact Technical Service. Wet cure for a minimum of 3 days or apply a curing compound which complies with ASTM C-309 on exposed surfaces.

Tooling & Finishing

After grout has achieved final set, remove forms, trim or shape exposed grout shoulders to designed profile

Limitations

- Minimum ambient and substrate temperature 45°F and rising at time of application.
- Minimum application thickness: 1/2 in.
- Maximum application thickness (neat): 2 in. However, thicker applications can be achieved. Contact Sika's Technical Services Department (800-933-7452) for further information.
- Do not use as a patching or overlay mortar or in unconfined areas.
- Material must be placed within 15 minutes of mixing.
- As with all cement based materials, avoid contact with aluminum to prevent adverse chemical reaction and possible product failure. Insulate potential areas of contact by coating aluminum bars, rails, posts etc. with an appropriate epoxy such as Sikadur® Hi-Mod 32.

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KEEP CONTAINER TIGHTLY CLOSED. KEEP OUT OF REACH OF CHILDREN. NOT FOR INTERNAL CONSUMPTION. FOR INDUSTRIAL USE ONLY. FOR PROFESSIONAL USE ONLY.

For further information and advice regarding transportation, handling, storage and disposal of chemical products, users should refer to the actual Safety Data Sheets containing physical, ecological, toxicological and other safety related data. Read the current actual Safety Data Sheet before using the product. In case of emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

Prior to each use of any Sika product, the user must always read and follow the warnings and instructions on the product's most current Product Data Sheet, product label and Safety Data Sheet which are available online at <http://usa.sika.com> or by calling Sika's Technical Service Department at 800-933-7452. Nothing contained in any Sika materials relieves the user of the obligation to read and follow the warnings and instruction for each Sika product as set forth in the current Product Data Sheet, product label and Safety Data Sheet prior to product use.

Sika warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within shelf life. User determines suitability of product for intended use and assumes all risks. Buyer's sole remedy shall be limited to the purchase price or replacement of product exclusive of labor or cost of labor. NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS. SALE OF SIKA PRODUCTS ARE SUBJECT SIKA'S TERMS AND CONDITIONS OF SALE AVAILABLE AT [HTTP://USA.SIKA.COM](http://usa.sika.com) OR BY CALLING 201-933-8800.

Visit our website at usa.sika.com

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Regional Information and Sales Centers. For the location of your nearest Sika sales office, contact your regional center.

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Doug + Mike Starn
studio

310 Fishkill Ave.
Beacon, NY 12508
United States

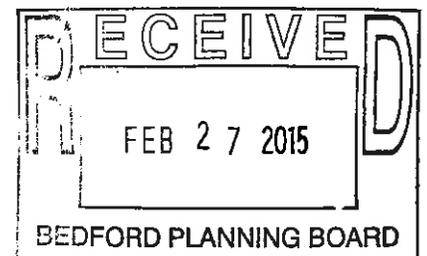
845.765.1071 phone
www.DMStarn.com

Big Bambú is a series of art installations by American Artists Doug and Mike Starn. *Big Bambú* has been exhibited around the world and is currently on view at the Israel Museum Jerusalem; The Naoshima Museum in Japan; and the Macro Museum in Rome. *Big Bambú* was first shown to the public in 2010 at the Metropolitan Museum of Art in NY where it was an unprecedented success and was the 9th most attended exhibit in the Metropolitan's history with 631,000 visitors.

Steinhardt Commission:

"The installation for Judy and Michael Steinhardt is the first private commission of *Big Bambú*, it is at a more modest and intimate scale than the public museum installations and is intended for their family and friends' enjoyment. It is a place of quiet contemplation and is in tune with the beautiful grounds of their property. The piece is sighted at the highest point on the property and is meant as an overlook on the property and metaphorically of Michael's life achievements. Alongside the installation is an unusual rock outcropping and we have taken our inspiration from it, it is reminiscent of Japanese rock gardens and Chinese *penjing* suggesting miniature landscapes seen from a distant perspective. The artwork has already reached its fullest height at ~~30~~⁵⁸' at the pinnacle. All that remains to complete the artwork is the detailing and filling out of the elements." Doug and Mike Starn

This is a large sculpture- not a building. Big Bambú is very safe and structurally sound alternative to rectilinear building techniques- it cannot be engineered with normal standards, but is proven safe before it is used. World renown architects and firms Renzo Piano; Tadao Ando; SANAA; Diller Scofidio and Renfro; Herzog & de Meuron; and SOM have all embraced this philosophical architecture. We have worked with engineers from Renzo Piano's firm on our two projects in Italy and work with Robert Silman Associates here in the US. The load tests are a recognized proof of stability (described below), and is the only way the stability of a bamboo project can be ascertained, whether it is built by us, or the famous Colombian bamboo architect Simon Velez. <http://archleague.org/2011/02/simon-velez/>



GENERAL INFORMATION:

- The structures are always tested by engineers and signed off as structurally sound.
- Load tests can be done every few years to confirm its stability (described below)

Load test description:

a survey team takes measurements from a few target locations under the platforms to the ground, then load the project with the weight of the assigned capacity of people at x 1.5 the weight.

The most efficient way to load the weight is with water bladders, the filled water bladders are kept in the artwork for some hours (decision of amount of hours by the local engineer usually 10 to 24 hours) and then again measure the same target locations to see how much it has dipped (as bamboo is flexible). It will be very little, usually less than 10 cm- sometimes only 1 cm and it is now proven that the art is safe for the capacity assigned. For example, if we want the maximum capacity of a particular platform to be 12 people at a time, and we say each person weighs 80kg, we would load $12 \times 80\text{kg} = 1600\text{kg} \times 1.5 = 2,400\text{kg}$, or 2,400 liters of water into the bladders onto that platform.

- Some people have concern that a project will blow over in the wind-
- the sculpture is not flimsy nor is it tied with bun-jee cords- it is made of what is known as 'timber bamboo' (a few specific bamboo varieties that are very strong- they actually have greater tensile strength than steel for its weight).
- We use rock climbing cord- incredibly strong and is tied by very trained and experienced rock climbers that know how to tie a knot to save their lives.
- the sculpture is not lightweight - the 1,600 poles we are using weigh in at about 20,000 pounds total.
- In 2010, there was a huge storm while our project was at the Metropolitan Museum Of Art , hurricane force winds knocked over more than 1,000 trees in NYC, but Big Bambu, high on the roof of the Met above Central Park with nothing breaking the wind, was unscathed and merely skittered about 10 inches. The project is tied down to the ground for extra precaution- the placement of these tie downs is determined with an engineer . Here are two links about that storm:
http://www.nytimes.com/2010/03/16/nyregion/16storm.html?_r=0
<http://www.nytimes.com/2010/03/15/nyregion/15storm.html?pagewanted=all>
- when super storm Sandy hit Long Island in 2012, we had a Big Bambu project on the movie set of the Russell Crowe Noah film that was released last spring in movie theaters, BB is very much part of the movie. Big Bambu was the scaffolding around the ark- it was only tied to the ark in few places- only with 5mm cord- not the

10mm cord we have used for the piece here. Big Bambu survived super storm Sandy without problem, no issues whatsoever. With wind gusts of 96 mph at the height of 70' in an open field in Long Island and sustained winds around 75 mph.

Doug and Mike Starn, American artists, identical twins, born 1961. First having received international attention at the 1987 Whitney Biennial, for more than 20 years the Starns were primarily known for working conceptually with photography, and are concerned largely with interconnection and interdependence. Over the past two and half decades, they have continued to defy categorization, effectively combining traditionally separate disciplines such as photography, sculpture, architecture. Currently they are working on a 18' tall x 45' long glass and steel sculpture commission for the Princeton University Museum, and a 100' long glass facade for the US Embassy in Moscow.

Their art has been the object of numerous solo and group exhibitions in museums and galleries worldwide. The Starns have received many honors including two National Endowment for the Arts Grants, and artists in residency at NASA. They have received critical acclaim in The New York Times, Corriere della Sera, Le Figaro, The Times (London), amongst many other notable media. Major artworks by the Starns are represented in public and private collections including: The Museum of Modern Art (NYC); San Francisco Museum of Modern Art; Moderna Museet (Stockholm); The National Gallery of Victoria (Melbourne); Yokohama Museum of Art; La Bibliothèque Nationale (Paris); Los Angeles County Museum of Art, amongst many others.

Doug + Mike Starn
studio

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Beacon, NY 12508
United States

845.765.1071 phone
www.DMStarn.com

notes from previous hearing:

Steinhardt Commission:

"The installation for Judy and Michael Steinhardt is the first private commission of Big Bambú, it is at a more modest and intimate scale and is intended for their family and friends' enjoyment. It is a place of quiet contemplation and is in tune with the beautiful grounds of their property. The piece is sited at the highest point on the property and is meant as an overlook on the property and of Michael's life achievements. Alongside the installation is an unusual rock outcropping and we have taken our inspiration from it, it is reminiscent of Japanese rock gardens and Chinese *penjing* suggesting landscapes seen from a distant perspective. The artwork has already reached its fullest height at 39' at the pinnacle. All that remains for us to complete the artwork is the detailing and filling out of the elements." Doug and Mike Starn

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GENERAL INFORMATION:

- Worker safety- again this operation is not like a normal work site and cannot adhere to normal standards. We all wear safety harnesses while in the upper elevations and are tied off to the structure. There are no scaffolds, the sculpture is all built from within. We have our own safety guidelines that all climbers are required to adhere to.
- The structures are always tested by engineers and signed off as perfectly safe.
- Load tests can be done every few years to prove its stability if desired:
 - Load test description:
 - a survey team takes measurements from a few target locations

under the platforms to the ground

- Load the project with the weight of the assigned capacity of people at x 1.5 the weight.
- The most efficient way to load the weight is with water bladders, The filled water bladders are kept in the artwork for some hours (decision of amount of hours by the local engineer usually 10 to 24 hours) and then again measure those same target locations to see how much it has dipped (as bamboo is flexible). It will be very little, usually less than 10 cm- sometimes only 1 cm, it is now proven that the art is safe for the capacity assigned. For example, if we want the maximum capacity of a particular platform to be 12 people at a time, and we say each person weighs 80kg, we would load $12 \times 80\text{kg} = 1600\text{kg} \times 1.5 = 2,400\text{kg}$, or 2,400 liters of water into the bladders onto that platform.
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• SPECIAL PERMIT
JES

Overview of Steinhardt's private installation of Big Bambú:

In an earlier document it is noted that the structure is 52', this is incorrect- the highest standing point is 36' and the highest knots will be at about 40' high. It should be understood that we expect to trim some of bamboo tips on sides and on the top. The body of the sculpture is about 4/5ths complete, there are no more paths and it was never intended to go any higher.

• BUILDING CODE

The only work left to do is filling out and finishing:

- stairs, ramp
- safety features around the ramps and stairs, including railings
- seating spaces

We will finish these areas to the same qualities and safety considerations as we have done for our museum exhibitions.

We expect to work for 2 more weeks if allowed to complete our vision.

As for the complaints about noise from our work, there is none, it does not exist. We do not use a loud construction crew, we have a small group of rock climbers tying knots. There are no power tools used at all. As you can see, by far, most of the bamboo poles are used whole, and the only cutting that is done is done with a hand saw. There is no noise, there is only the conversation of the climbers that create it. When we began in October last fall, we did have three very small trees removed from the site, maybe a chain saw was used then, i am not sure. And two of the anchors were drilled into the bedrock.

As for fears that Big Bambú, in the face of hurricane force winds, will be destroyed and create a dangerous situation for neighbors: as we mentioned at the first town hearing, we have real experience with storms that have taken down huge trees; over 1,000 in NYC in 2010 when BB was a sitting duck on top of the Metropolitan Museum's roof high above the trees in Central Park without any windbreak to protect the sculpture at all, BB was completely unscathed. Again, in 2014 BB was perched atop a bamboo forest in the Seto Inland Sea in Japan when Super-Typhoon Halong struck, over 24" of rain, sustained winds of 96 mph with gusts of 115 mph. That time a stalk of bamboo that served as a flag pole broke but remained attached to the structure, that is because bamboo is very fibrous- it does not break cleanly apart like wood does. And BB on a movie set as a scaffold 70' tall around Noah's ark in an open field on Long Island during Super Storm Sandy, with sustained winds around 75 mph and wind gusts of 96

mph, BB had not one broken pole. (As for Mrs. Issacs' implication that because of the higher elevation, Mt Kisco gets higher winds and more damage, it is well known that Long Island was harder hit by Sandy's winds than was Westchester County.)

Just as significant as that real world experience with three storms of hurricane force winds is the fact that licensed structural engineers calculate the wind loads and our sculptures are anchored in accordance. To ensure that the elevated pathways and platforms are safe, the engineers oversee load tests that are performed at 1.5x or 2x the weight of the capacity allowed. Silman Associates are consulting on the Steinhardt's sculpture and have consulted on all of our US based installations (including the Metropolitan Museum) since 2008.

As you know, we have built our sculptures at museums around the world, with more in the works from Copenhagen to Sydney, and Atlanta to Hong Kong. With hundreds of thousands of viewers ascending the pathways and coming down again *we have never had any problems with safety.*

Big Bambu is a sculpture that mimics organic growth and natural landscapes. This is not "an attraction", this is an artwork in the private collection of Michael and Judy. They have told us many times that this artwork is for themselves and for their family and friends as a place of contemplation and relaxation and enjoyment. Building codes were not written for sculptures, every city Building Department that we have worked in internationally has not required us to conform to building code standards of ramp pitch/grade, railing regularity or stair regularity. It is not a residence or a commercial building, and this sculpture is not open to the public.

Big Bambu Maintenance for high traffic public installations

Basic Protocol:

routine maintenance should be performed by 2 to 3 people twice a month in the summer and once a month in the winter, if you have a very heavy traffic flow. normal areas addressed are strengthening steps and platforms. Perform a load test once a year.

The aging of Big Bambu is a natural process of this living organism and is part of the art. Some poles split. Over a long period of time, under heavy traffic and weight, a rare knot may slide and bamboo re-settle. The needs to repair are: some of the cracks- mostly because of potential splinters- or in pathways to ensure strength, loose sections of poles, soft spots etc, is determined as a safety risk. Not all cracks and soft spots need to be repaired, bamboo is a very resilient material- it is naturally flexible and it is very fibrous- it does not snap like a piece of wood of similar size would. Big Bambu Maintenance is performed where needed for safety and for aesthetics. Take note of problem possibilities and watch for progression that may lead to an eventual safety hazard.

Bambu repair needs are identified through routine sculpture walk throughs. Walk throughs are done following all of the paths, and stairs that wind through the sculpture. All sitting areas, handrails and pathways are inspected. The need of walk throughs are also determined by Extreme Weather and Heavy Crowd Traffic. Routine maintenance walks should be done once every other week or once a month as deemed necessary.

Problem Assessments:

The following list are some common repair areas to be maintained.

- **Hand Rails** - Check for Cracks/splits that may catch on people's hands or leave splinters.
- **Seats** - Check for cracks that may leave splinters, and weakened structural integrity.
- **Pathways and Steps** - Check for Soft Spots, poles Popping Up, and Broken or Cracked poles. Pathway problems include tripping hazards, foot catchers, and foot sinkers that can lead to falling. Once a problem is determined in a walkway, inspect the area around the problem to determine the cause. This includes climbing under pathways and inspecting structure. Check knots and pole integrity. sometimes dangling cords can become trip hazards- look for them and either re-tie away from the path, or cut and cauterize.

supplies: cut cord, bambu, saws and nut tools.

Repair Methods:

Consider the Temporary vs Permanent structure when making repairs and determining method. The temporary structure is not likely to need much work done as it will be taken down in the fall.

Will a tourniquet or cinch suffice? or consider when working in the permanent double

helix that the best fix may be to replace or add a pole.

There's no *wrong way* to make a repair - but there are *stronger, tighter and longer lasting* strategies.

Tourniquet: Cracks - especially in Hand Rails, in both vertical and horizontal poles.

To tourniquet: begin with a constrictor, tightly wrap around the pole, and end the cord with a

constrictor. If single cord, square the cord ends together. Tourniquet the full length of the crack within handrail areas. Most often more than one cord is necessary. For multiple cords, continue tourniquet wrap with cords tightly following each other. Begin and end with constrictor for maximum crack hold and Square the beginning and end of cord tails to following cord.

Cinching: A quick fix for poles popping up and sometimes soft spots due to loose pole ends.

Most common in pathways or platforms containing pole layers. Tie constrictor on loose pole

point and cinch to adjacent pole, most likely below. Constrict - Wrap -Constrict. Be sure to

center wrap, especially if large space between poles and pole contact is lacking.

3 Way: Best option for a popping/ loose pole within a pathway/ platform. Especially within the permanent structure of the double helix. Loose pole is buddy tied to both surrounding poles on either side. 3 Way Knot - Constrict easiest pole to tie, within the 3. Tie continues wrapping 3 poles together in under, over fashion. After a minimum of 3 or 4 wraps, center wrap twice separately on both sides of the center pole - Ensuring Tightness. End in normal clove, square technique.

Adding Poles: The addition of poles are most commonly necessary when an area needs extra support. Most likely Pathways and benches. Consider diagonal bracing and applied leverage when supporting pathways. Structural support for a walkway or step, especially a "floating area", support may come from Above within the structure, not always Below. Poles may also be added instead of replaced, where they are partnered with a split pole or placed in addition for the same purpose as the problem pole. When adding poles within pathways, especially on the double helix, confirm head clearance.

Toad Stools: One method of adding poles to fix soft spots and add support in walkways, benches, and platforms. A short and strong vertical pole is placed right below or evenly with

affected area surface. An ideal minimum of 3 knots. The top knot is placed in support of the problem.

Replacing Poles: If a pole is badly cracked and falling apart- replace it. Consider the length of the affected area and the need to remove the whole pole or part of it. Perhaps only the problem section needs to be cut away. Untie all knots with the help of a nut tool. When too difficult to untie, cut the knot with saw.

Cord Weaving: A quick (sometimes) fix method. Overtime weaves may loosen.

Weaving must be Tight, or is useless. Used for small holes in walkways, support in benches, tightening up small soft spots and covering and tightening floor cracks. Adding multiple cloves or half hitches will help ensure longevity.

Pole Resources: If adding or replacing poles, Determine the type of pole necessary for repair. Think size, length, girth, flexibility and strength. Find the best pole available with 3 options in the following

order.

1. Stock Poles - First check any remaining stock poles. Check for cracks, both hairline and full length. Think Where the pole is being placed and determine if pre-existing cracked poles are ok.

2. Bunching Aurea - (the small, flexible tip poles) There were a fair amount of Aurea stock

remaining. Tying multiple aurea poles together to create "one vine pole" is a great substitute and has considerable strength. Especially useful when replacing handrail poles or adding small - length support. Can be used to support steps and pathways.

3. Probably you need to talk to the bamboo dealer Ran at BambooCenter.net (he was used to make the center pieces for the gala dinner) about purchasing some poles for maintenance, but not too many, better to only buy about 10 poles of three diameters- small, medium and large.

Additional Reminders:

- Cut all poles at nodes

- Tie Tight

- Work with a partner whenever possible, especially working on pathways and platforms.

One person may need to work above, while the other one works b'low you.

JASON HAYES
ESTATE MGR.

FIELD TRIP NOTES

C: 914-290-9947

Owner/Applicant STEINHARDT, M. & J.

Section: 59.11 Block: 1 Lot: 11

Board Member Diane Lewis

Date 5/29/2015

1. Load test every year
2. At the times the property is open to the public (two garden conservancy days per year) this area will not be opened to the public. If there is any change PB approval needs to be obtained first
3. Height needs to be determined
4. provide minimal height of railings
5. Discuss issues about child safety with town attorney
6. _____
7. _____

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: ROBIN ASHLEY + MARTIN GUBERNICK

Address: 121 STONE HILL RD / P.O. BOX 579 Phone: 646 318 1816
BEDFORD 10506

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: _____
Address: _____ Phone: _____

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: DAVID ODELL P.L.S.

Address: 12 COLLIER DR. EAST Phone: 845 225 0106
CARMEI, NY 10512

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title: Between Deepwood

b. Roads which property abuts: Stone Hill Road (and Miller town)

c. Bedford tax map designation: Section 74-14 Block 1 Lot(s) 1

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: 24.787

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: VIII, Section: 125-27D(3)

The applicant proposes the following Special Permit Use:

construction of an accessory structure
(3 car garage) greater than 20 feet in height

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: ROBIN ASHLEY + MARTIN GUBERNICK
Address: 121 STONE HILL RD. Phone: 646
BEDFORD 10506 318

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 STONE HILL RD / BET. DEERWOOD + MILLER TOWN
c. Bedford tax map designation: Section: 74.14 Block 1 Lot (s) 1
d. Total site area 24.787
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 construction of an accessory structure (3 car garage) greater than 20 ft. in height
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.

04/05

[Signature]
Signature of Applicant

5/26/15
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

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

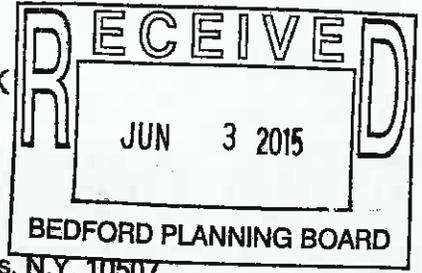
2. COMMENTS:

Town Agency

Agency Signature

Date

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: BEDFORD PRESBYTERIAN CHURCH

Address: 44 VILLAGE GREEN

Phone: 914.234.3672

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: RIDGEFIELD ACADEMY

Address: 223 W MOUNTAIN RD, RIDGEFIELD CT, 06877

Phone: 203-894-1800

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name _____

Address _____

Phone _____

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title BEDFORD PRESBYTERIAN CHURCH - ACAD. WING

b. Roads which property abuts VILLAGE GREEN

c. Bedford tax map designation: Section 847 Block 2 Lot(s) 33

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

e. Total area of property in acres 6

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: 125-75, Section: 1 VII

The applicant proposes the following Special Permit Use:

OCCUPY PREVIOUSLY USED PRESCHOOL SPACE AT BPC

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: \$ 300.

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.

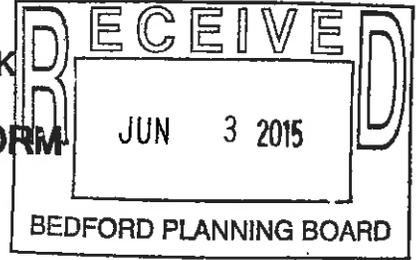
E. Ell 6.1.15
Signature of Owner Date

David M. Juter 6.1.15
Signature of Applicant Date

ERIC EICHMORN 6.1.15
Name of Owner (Please Print) Date

DAVID M. JUTER 6.1.15
Name of Applicant (Please Print) Date

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK



ENVIRONMENTAL CLEARANCE FORM
(This Side to be Completed by Applicant)

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Name of owner: BEDFORD PRESBYTERIAN CHURCH
Address: 44 VILLAGE GREEN Phone: 914-234-3672

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: RIDGEFIELD ACADEMY
Address: 223 W MOUNTAIN RD, RIDGEFIELD CT, 06877 Phone: 203-894-1200

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site BPC - ACADEMIC WING
- b. Roads which site abuts VILLAGE GREEN
- c. Bedford tax map designation: Section: 84.7 Block 2 Lot(s) 33
- d. Total site area 6 ACRES
- e. Does the applicant have a whole or partial interest in lands adjoining this site? No

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action OCCUPY PREVIOUSLY USED PRESCHOOL SPACE AT B.P.C
- 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.

[Signature]

Signature of Applicant

6.1.15

Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

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

2. COMMENTS:

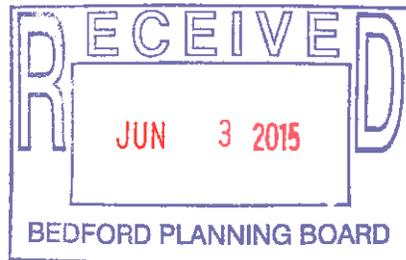
Town Agency

Agency Signature

Date

May 2015

RE: Landmark Preschool, Bedford NY



Introduction

In the fall of 2015, Landmark Preschool looks forward to opening its fourth campus in the historic Bedford Presbyterian Church's education wing, occupying space that was once used for decades by the Village Green Nursery School and Bedford Village Nursery School. Landmark Preschool is a division of Ridgefield Academy, a non-sectarian, not-for-profit independent day school that educates over 600 Westchester and Fairfield County students enrolled across its three existing campuses in Ridgefield, Redding and Westport, Connecticut. This year the school is celebrating its fortieth anniversary.

Landmark is seeking to operate a partial day preschool program (less than three hours), using several classrooms rented from the Bedford Presbyterian Church, to educate two, three, and four year old children. Landmark does not seek to make material changes to the building area, classroom areas, landscaping, or paved areas.

125.75.1

C1. Landmark Preschool 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 aerial photo, the outdoor recreational space is marked "A" to designate the location immediately beside the BPC Academic Wing. It is fenced in so that outsiders can't get in, and kids can't get out; entrance is either directly from the building or through one of the two gates.

b. From the aerial photo, the parking areas are clearly marked "B" in the back of the Academic Wing where families would drop off/pick up and staff would park.

c. From the aerial photo, the emergency vehicle access is through the Village Green entrance/exit, "C".

d. There are no landscape buffers in the aerial photo, as the Academic Wing is located quite some distance from residential or commercial properties.

e. Exterior lighting at the Church will be utilized, if necessary, as currently constituted. No plans to add.

f. From the aerial photo, the fences surrounding the play area are visible around the "F" label.

g. The BPC Academic Wing is labeled "G" on the aerial photo.

h. There is a discrete sign located in the front of BPC (assumed/re-purposed from previous tenant with no changes other than text), located as "H" on the aerial photo.

i. n/a

j. On the aerial photo, street access is shown and labeled "J".

C4. Proposed interior floor plan (see attachment 4)

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 9:00am-12:00pm.
- b. Proposed interior floor space and exterior play area per child. The classrooms rented represent 2000 square feet, the exterior play area represents 4000 square feet. We estimate at maximum enrollment with the rented classrooms a desired total of 36 students (12 maximum per classroom times 3 classrooms), which would mean interior (not counting hallways, bathrooms, etc.) per child totals of 56 feet (minimum) and exterior play space (not counting green area around Church between building and parking) per child totals of 111 feet (minimum).
- 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 would be in the space at a given time, meaning 12 students.
- d. Total enrollment and staff and maximum number of children on site at any one time. Optimally, there would be 36 students, maximum, on site at any one time. Each classroom would have either 2 (minimum) or 3 (maximum) staff per class, enrollment depending. 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 "Parents Night" one evening in the Fall, Parent-Teacher conferences one day 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 is three hours or less, and while it is premature to have specific dates and times right now, a copy of the calendar of events from an existing Landmark Preschool is attached as reference (see attachment 5).

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

- a. Opening and closing times. The program will run from 9:00am-12:00pm, Monday-Friday.
- b. Staff arrival and departure times. Staff would be expected to arrive by 8:30 and depart by 1:00 each day. The aforementioned director would likely need to work additional hours for admissions tours or contacting parents or completing other administrative work.
- c. Student arrival and departure times. Based on our experience at other campuses, students would arrive between 8:45 and 9:00, depart between 11:45 and 12:00.
- 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 at any point.

- e. Indication of the size and capacity of other vehicles. If a field trip off campus were to occur, there would be a bus/van rented, for instance, to do a pick-up and drop-off; in other words, there is no Landmark Preschool bus/van which will be permanently housed/used at the Bedford location.
- f. Reception and dismissal procedures for students. Parents will drive onto the BPC property and park in existing parking spots located beside and behind the education wing of the Church. They will walk the short distance to the paved walkway and enter the facility through either Landmark classroom door.

C7. As Landmark is occupying a space formerly utilized as a preschool, and plans to operate a much smaller program (utilizing less than half of the BPC Academic Wing), no anticipated traffic impact is predicted at morning dropoff or pickup.

C8. A copy of the formal application made to the New York State Office of Children and Family Services or the New York State Department of Education.

Landmark investigated the possibility of beginning in Bedford with a program similar to its existing three Connecticut campuses (students ages 2 through 5, full-day program with before- and after-care, etc.), but ultimately chose not to pursue the application process and instead chose a more limited partial day program consistent both with simply replacing Bedford Presbyterian Church's previous preschool occupants and matching those of other preschool programs in the area.

D. Dimensional requirement.

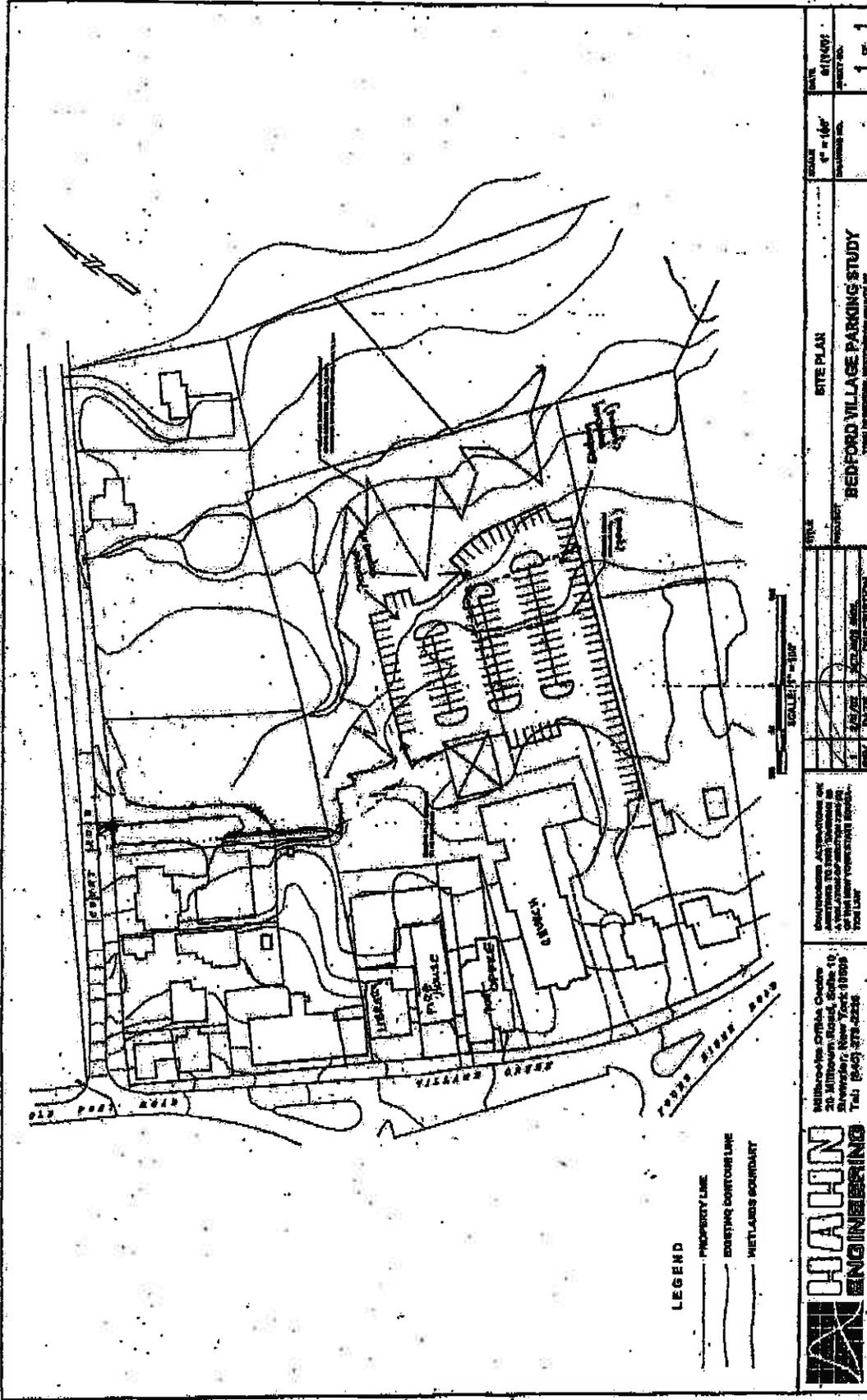
Nothing to add, or modify, in accordance with 125.50, as we are merely proposing to occupy the same space as previous preschool tenants at BPC.

E. Outdoor play areas.

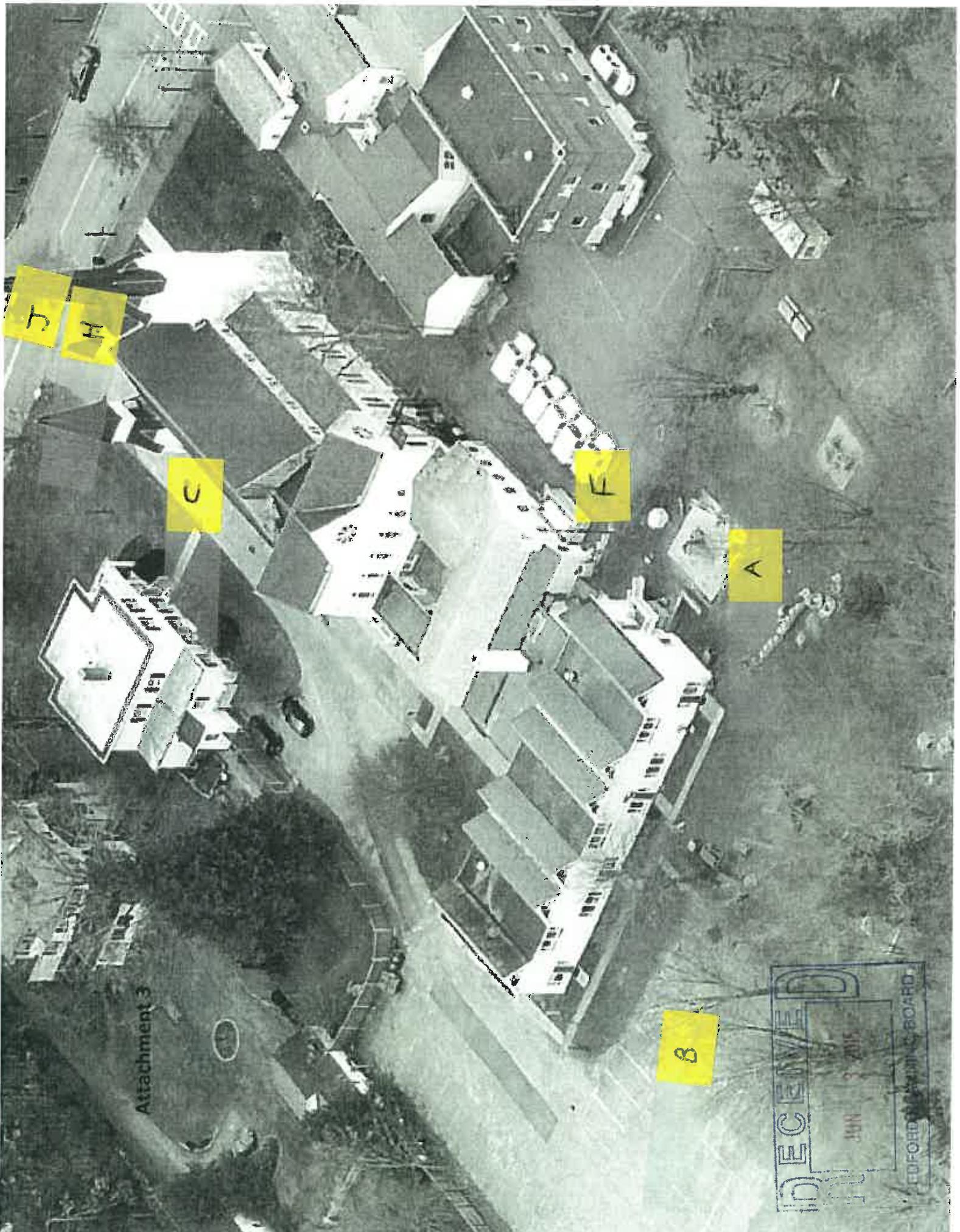
The pre-existing fence surrounding the outdoor play area was in need of replacing and upgrading, so new 5' high 2" x 9 vinyl coated chain link mesh with 1 5/8" post size, 2" gate post size, galvanized, multi-entrance/exit gates of 5' wide with fence posts set in cement were professionally installed. The outdoor play area is located nearer than 25 feet from a side property line abutting the town postal service parking lot. The outdoor play area is of a size, design and location suitable for the use of preschool children attending the facility, comprised of grassy areas, rubberized flooring for the playscape unit, and separated/fenced in from any type of vehicular activity while adjacent to yet another outdoor playspace belonging to the Church.

F. Off-street parking and dropoff and pickup areas.

BPC's onsite parking spaces can easily accommodate the "one space per three children enrolled and one handicapped space" requirement in subsection 1. The property also meets subsection 2 and 3 requirements regarding buffers, location of pickup/dropoff areas, and separation/connection to the facility.



RECEIVED
 JUN 3 2015
 BEDFORD PLANNING BOARD



Attachment 3

RECEIVED
JUN 3 2015
EDFORD PLANNING BOARD

RIDGEFIELD ACADEMY
 BEDFORD PRESBYTERIAN
 CLASSROOM
 RENOVATIONS
 TOWN OF BEDFORD NEW YORK



CONSTRUCTION DOCUMENTS

LEGEND:
 AREA OF NO WORK TO BE DONE
 AREA OF REVISION

PROFESSIONAL SEAL

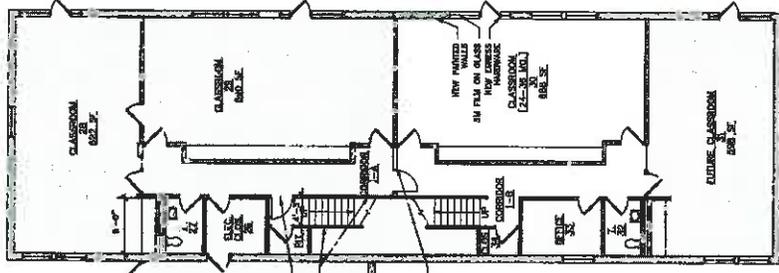
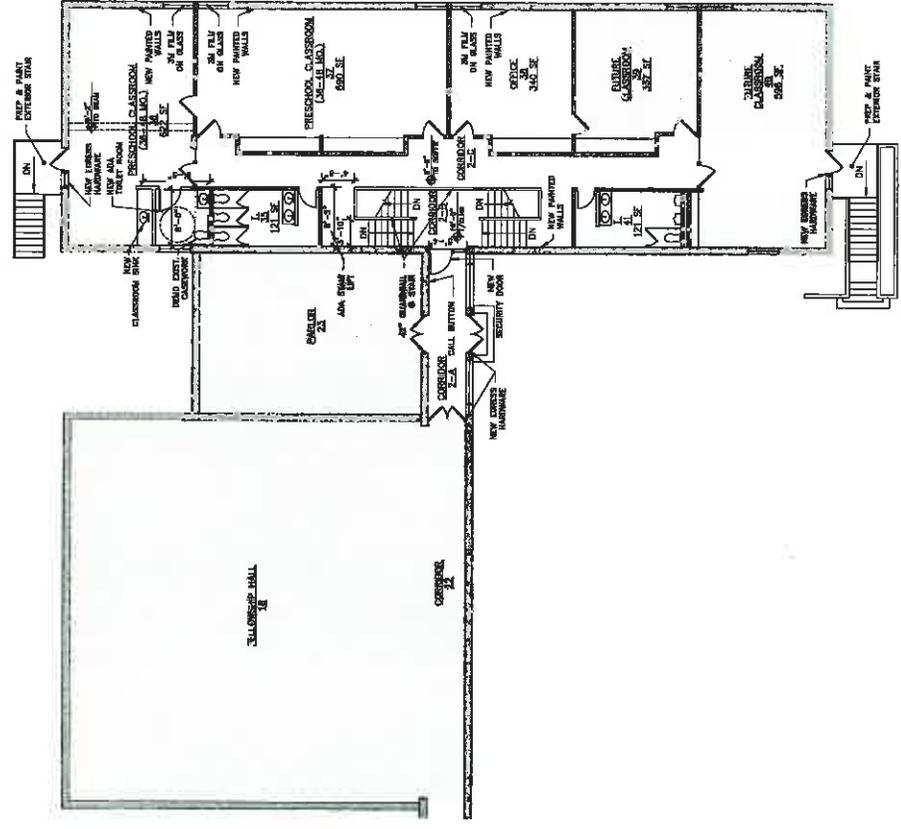
DATE: _____

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

NO.	DATE	DESCRIPTION
1	05-20-14	CONCEPTUAL DESIGN
2	06-10-14	SCHEMATIC DESIGN
3	07-15-14	PRELIMINARY DESIGN
4	08-20-14	FINAL DESIGN
5	09-15-14	CONSTRUCTION DOCUMENTS

UPPER & LOWER FLOOR PLANS

Job No. 2014-0004
 Date 5-20-14
 Scale 1/4" = 1'-0"
 SHEET No. **A-1**



Attachment 5

Key:

- Early Dismissal
- School Not in Session
- School Not in Session & Offices Closed



DRAFT: 3/11/2015

**SCHOOL YEAR
2015-2016**

September 2015

Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

September

- 2/3 Visitation Days
- 7 Labor Day
- 8 First Day of School & Before/After Care
- Family Picnic - 4:30pm (Rain Date Sept. 9th)
- 14 Rosh Hashanah - School Closed
- 23 Yom Kipur - School Closed

February 2016

Mon	Tue	Wed	Thu	Fri
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29				

October 2015

Mon	Tue	Wed	Thu	Fri
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30
31				

October

- Parent Association Breakfast
- 12 Columbus Day - School Closed
- 20-21 Picture Days
- TBD Museum Night
- TBD Halloween Celebrations/Parade

March 2016

Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

November

- 5, 6 Parent-Teacher Conferences, Early Dismissal
- 11 Veteran's Day - Professional Development Day - No School
- 25-27 Thanksgiving Break - School Closed

November 2015

Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

December

- 21-31 Winter Break - School Closed

April 2016

Mon	Tue	Wed	Thu	Fri
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

January

- 1 Winter Break - School Closed
- 18 Martin Luther King Day - School Closed

December 2015

Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

February

- 12 Professional Development Day-No School
- 15-19 President's Day & Winter Recess - School Closed

May 2016

Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

March

- 3/4 Parent Teacher Conferences, Early Dismissal- No After Care
- 24 Professional Development Day-No School
- 25 Good Friday - School Closed

January 2016

Mon	Tue	Wed	Thu	Fri
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

April

- 18-22 Spring Break - School Closed

June 2016

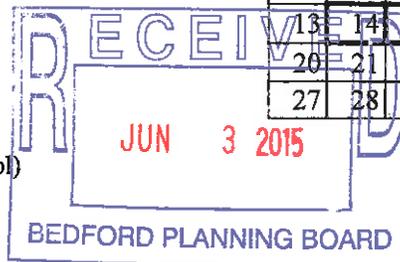
Mon	Tue	Wed	Thu	Fri
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

May

- 27 Early Dismissal-No Aftercare
- 30 Memorial Day

June

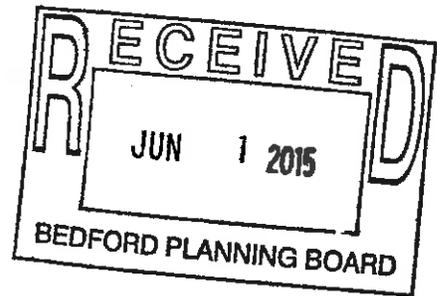
- 14/15 Fun Days (Last Days of School)
- Summer Camp Begins





Robert P. Astorino
County Executive

Sherlita Amler, M.D.
Commissioner of Health



May 28, 2015

Thomas McCrossan
Old Stone Hill, LLC
493 Bedford Center Road
Bedford Hills, NY 10507

Re: Arroway Tractor Building Renovation
152 Bedford Road
Bedford (T)
Section: 60.07; Block: 2; Lot: 40

Dear Mr. McCrossan:

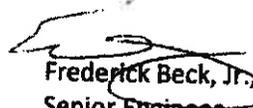
The Department has received and reviewed the proposed Change of Use Application for the above referenced facility. Based on the information provided, the Department has determined the proposed renovations of the facility do not constitute a change of use. As a result the Department has no objection to the proposed use of the facility under the following conditions:

1. THAT that the first floor is restricted to dry retail and the second floor is restricted to professional office space (no medical offices)
2. THAT the number of employees shall be maintained at twelve (12) persons
3. THAT there shall be no public restroom

Please be advised that any deviation from these conditions may require a change of use approval from this Department.

If you have any questions, please contact this writer at (914) 864-7347.

Very Truly Yours,


Frederick Beck, Jr., P.E.
Senior Engineer
Bureau of Environmental Quality

Cc: Edward Delaney, Jr., Bibbo Associates, LLP
Danny Shedlo, P.E. NYCDEP
Steven Fraietta, Building Inspector
File

Department of Health
25 Moore Avenue
Mount Kisco, NY 10549

Telephone: (914) 813-5000

Fax: (914) 864-7341



Waiver of Site Plan Approval

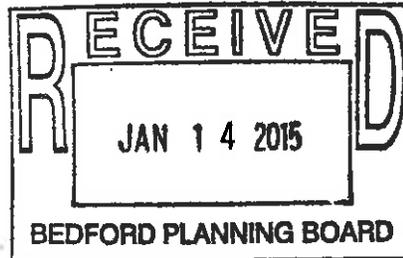
RC TORRE CONSTRUCTION
215 RAILROAD AVE

Applicant's Home Address

Date:

BEDFORD HILLS NY 10507
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 350 ADAMS STREET

shown and designated on the Town Tax Maps as:

Section 10-11 Block 3 Lot(s) 8

It is my/our intention to ENCLOSE EXISTING WITH A 360 SQ FOOT
(Describe proposal)

ADDITIONAL LAWN CONTAINING ENTRY AND OFFICE.

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,

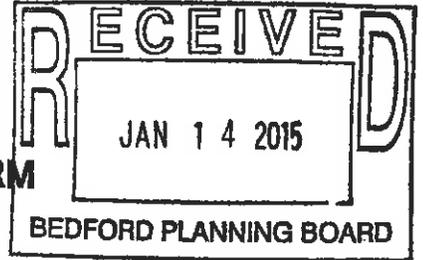
Peter Dusenberry PETER DUSENBERRY

Signature of Owner and/or Applicant

RC TORRE CONSTRUCTION

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: SUNRISE MANAGEMENT SYSTEMS (NICK SOPRANO OWNER)
Address: 360 ADAMS ST, BEDFORD HILLS NY Phone: 914 997 9133

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: RC TERRE CONSTRUCTION CORP INC
Address: 215 RAILROAD AVE, BEDFORD HILLS Phone: 914-666-6993

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site 350 ADAMS ST, BEDFORD HILLS
- b. Roads which site abuts _____
- c. Bedford tax map designation: Section: 60-11 Block 3 Lot(s) B
- d. Total site area 0.5 ACRES
- 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 TO ENCLOSE EXISTING LOADING DOCK AND ADD AN ADDITIONAL 360 SQ FT ADDITION FOR OFFICE AND ENTRY
- 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.

04/05

[Signature]
Signature of Applicant

1/14/15
Date

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

2105 4 Y HAL

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

2. COMMENTS:

Town Agency

Deirdre Courtney Bates

Agency Signature

4/29/15

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: Purroun Birgea school
Address: 325 West Patent Rd Mt Kisco NY Phone: (914) 244-1281

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Kevin Daly
Address: 325 West Patent Rd Mt Kisco, NY Phone: (914) 244 1281

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Purroun Birgea School's
b. Roads which site abuts West Patent + NY 177
c. Bedford tax map designation: Section: 83-9 Block 1 Lot (s) 2
d. Total site area 6.4 acres
e. Does the applicant have a whole or partial interest in lands adjoining this site? _____

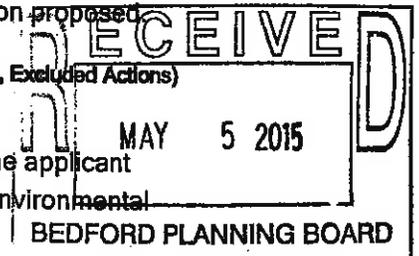
4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action replace a fence and add a gate
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: _____

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04/05

Kevin Daly
Signature of Applicant

4/15/15
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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2. COMMENTS:

Town Agency

Agency Signature

Date

ASD

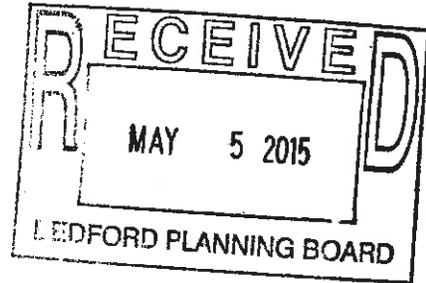
Waiver of Site Plan Approval

Date:

375 West Patent Rd, Mt Kisco, NY 10549
Applicant's Home Address

Mt Kisco, NY 10549
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 West Patent Rd
Mount Kisco, NY shown and designated on the Town Tax Maps as:
Section 83.9 Block 1 Lot(s) 2.

It is my/our intention to replace a fence and add
a gate along South Bedford Road
(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,

Kevin Daley
Signature of Owner and/or Applicant

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Bedford Planning Board

CC: Kevin Daley

DATE: May 13, 2015

SUBJECT: Waiver of Site Plan Approval
Alterations and Additions to the Lower School Campus
Section 83.9 Block 1 Lot 2, R-4A Zone
325 West Patent Road, Bedford
Owner/Applicant: Rippowam Cisqua School

At the May 13, 2015 meeting of the Planning Board, the Board reviewed the proposed fencing plan titled "Cisqua Campus Site Layout," Drawing No. C-L301, prepared by SLAM Architects, P.C., dated 2/3/1999, revised 3/1/1999 and received in this office on 5/5/2015.

The Planning Board recommends the Zoning Board of Appeals approve the application for a Special Permit, with the following conditions:

1. A planting plan shall be prepared which shall be designed to soften the appearance of the fence, using native plants, shrubs and trees. The plan shall be submitted to and approved by the Planning Board.
2. Care shall be taken during the installation of the fence and plants to preserve the root systems of the existing large trees.
3. A final design of the gate shall be presented to the Planning Board for final site plan approval.
4. The applicants shall return to the Planning Board for final site plan approval.

5/13/15

To: ZBA
P.B.
K. DALEY



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APR 15 2015
BEDFORD ZONING
BOARD OF APPEALS

**ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE**

Page 2

RECEIVED
APR 15 2015

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: ~~E 111~~ Section: 125-15 A

To Permit:

To permit alterations and improvements at the lower campus. School proposes to replace a fence with a higher fence at 5 feet tall. fence runs along Rt 172 and west patent Rd. fence will also run in driveway to where new gate will be installed 70 feet off road. School proposes an automatic gate 70 feet off Rt 172. gate will be 4 feet in height and swing inward (18 feet in width)

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. 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 of mailing with the Board Secretary prior to the hearing.

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

Signature of Owner

Date

Kevin Daly
Signature of Applicant

4/15/15
Date

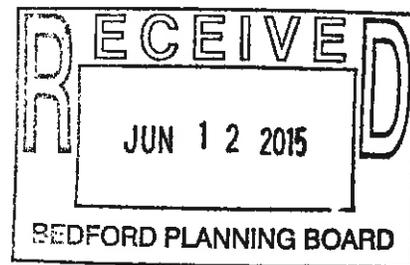
VIA HAND DELIVERED

June 12, 2015

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

Attn. Ms. Deirdre Courtney-Batson
Planning Board Chair

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



Dear Chair Courtney-Batson:

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

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

Ms. Deirdre Courtney-Batson
June 12, 2015
Page 2

- Deed dated December 1, 1964
- Deed dated October 3, 1974

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

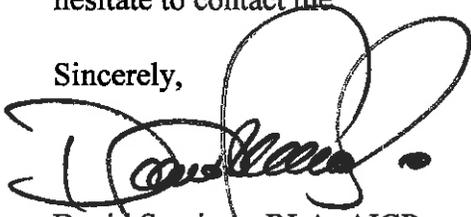
In 1957, the applicant's parents (previous owners of the property) applied for and were granted a zoning variance to convey the existing residence with land less than two (2) acres in an R-2A Zoning District and to permit construction of a residence on the remaining land which would be less than two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

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

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

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

Sincerely,



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

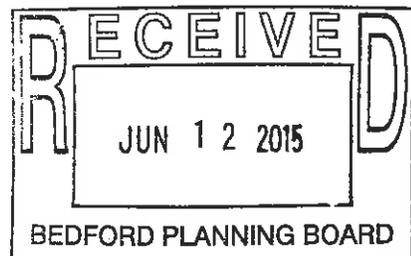
DS/pg
Enclosures

cc: Edward Musal w/Enc.

ZONING VARIANCE

**RESOLUTION ENTITLED
"RESOLUTION NUMBER FOUR"**

**PREPARED BY
TOWN OF BEDFORD ZONING BOARD OF APPEALS
DATED OCTOBER 8, 1957**



BOARD OF APPEALS
TOWN OF BEDFORD
Westchester County, New York

RESOLUTION NUMBER FOUR

WHEREAS, ALFRED MUSAL and PAULINE MUSAL filed on September 25th, 1957, an application for a variation from the provisions of Article III, Section 1, Paragraph B, of the Zoning Ordinance of the Town of Bedford, affecting Section 21, Lot 3A2 and 3A1A on the Tax Assessment Map, whereby the applicant seeks to convey the existing residence with land less than two acres in a 2-Acre District and to permit construction of a residence on remaining land which shall be less than two acres in a 2-Acre District, and

WHEREAS, publication of notice of public hearing was made on October 3rd, 1957, and proof of publication of said notice and proof of service of said notice by mail on surrounding property owners has been submitted to the Board, and

WHEREAS, the said application has come on to be heard on October 8th, 1957, and

WHEREAS, the Board has reviewed the hardships and difficulties or other facts as alleged by the applicant and finds that the following variation observes the spirit of the Ordinance,

RESOLVED, that the application herein is granted, pursuant to Article I, Section 5.

THE VARIATION

The applicants are permitted to convey the existing residence dwelling on the affected premises with a parcel less than two acres, the northerly boundary of which parcel shall be the driveway easement as shown on a survey of the affected premises made by Oliver A. Knapp and dated November 27th, 1942. The applicants shall be permitted to hold and maintain the balance of their property, the southerly boundary of which portion shall be the aforementioned driveway easement, and to construct and maintain a residence on said portion of property. Permission to sell the existing dwelling and to construct a new

BOARD OF APPEALS
TOWN OF BEDFORD

RESOLUTION NUMBER FOUR (continued)

residence shall be conditioned upon the applicants' removing from the premises the existing chicken house.

Dated: October 8th, 1957.

DeForrest Hibbard, Chairman

The foregoing is certified to be a true copy of a resolution of the Board of Appeals of the Town of Bedford.

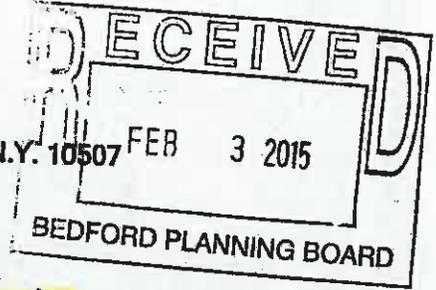
William F. Baker

Secretary.

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: Elizabeth H. J. Messinger

Address: 189 Amrol Ridge Road 10507

Phone: 914-234-2442

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: _____

Address: _____

Phone: _____

914-980-0059 CELL

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: _____

Address: _____

Phone: _____

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title _____

b. Roads which property abuts Road 172 (Amrol Ridge Road)
X Long Ridge Road

c. Bedford tax map designation: Section 8712 Block 2 Lot(s) 7

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 .78

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: 8 Section: § 125-79.1 Cottages

The applicant proposes the following Special Permit Use:

Legalization of existing cottage,
constructed approximately 34 years
ago.

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)

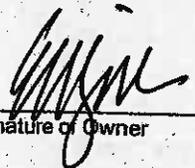
Special Use Permit Application: \$ _____ \$ _____

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.

 3 Feb 2015
Signature of Owner Date

Signature of Applicant Date

Elizabeth H. J. Messinger
Name of Owner (Please Print) Date
3 Feb 2015

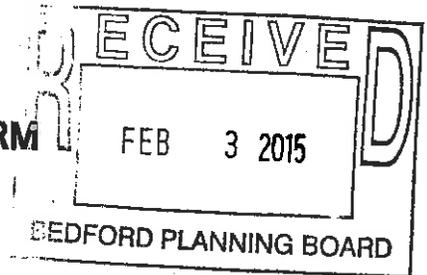
Name of Applicant (Please Print) Date

EHTMESSINGER@GMAIL.COM

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: ELIZABETH MESSINGER
Address: 189 POUND RIDGE RD. Phone: 914/234-2442
BEDFORD, NY 10506 (*) 914/980-0059

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 ROUTE 172 x Long Ridge Rd.
- c. Bedford tax map designation: Section: 8812 Block 2 Lot(s) 7
- d. Total site area .78 acres
- 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 legalization of existing cottage, built approximately 34 years ago.
- 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.

04/05

[Signature]
Signature of Applicant

3 Feb 2015
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

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

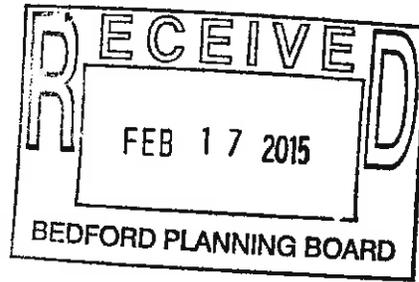
2. COMMENTS:

Town Agency

Agency Signature

Date

Elizabeth Messinger
189 Pound Ridge Road
Bedford, NY 10506



February 16, 2015

Town of Bedford
Planning Board
425 Cherry Street
Bedford Hills, NY 10507
Att'n: Anne Paglia, Senior Office Assistant

Special Use Permit Application

With respect to the above referenced property, submitted herein is my application for a Special Use Permit for a pre-existing accessory cottage. In compliance with Article 125-79.1 of the Town Code regarding separate cottages, please note the following conditions pertaining to Paragraph A, sub-paragraphs 1-10 for this property, which is located in an R-1A zone.

- (1) Records on file vary regarding this property. The pre-existing structure of the main house dates from at least 1940, when records from the Tax Assessor's office note the property as "remodeled" in that year. That same document evaluates the age of the property at that time as "old," which the Tax Assessor's office says reflects a building deemed to have been built approximately one hundred years prior.

Regarding the pre-existing accessory cottage, Town documents record the addition of a "Loft" added to the structure on 8-29-1973. There is also a computer entry for Building Permit (# 770574) to generate a Certificate of Occupancy for the structure in 1976. Further, the Town of Bedford issued a Certificate of Compliance (#000945) to Frank and Margaret Pappalardo in May of 1981 for a "Detached garage." Finally, Town records dated 11-30-1983 note, "Owner is renovating the house and the garage. Inspected and revalued."

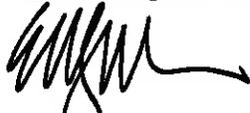
As current Owner, I acquired this property in 2003, at which time the pre-existing accessory cottage was in use as guest quarters.

- (2) The pre-existing cottage floor area pre-dates 7/25/1989.
- (3) As Owner, I occupy the principal residence on this property with my son.
- (4) The cottage is the sole additional residence on this property.
- (5) The entire property complies with zoning requirements regarding setbacks, lot coverage, building height, etc. Lot size, however, is slightly less than the full one acre required (.849 acres).

- (6) The number of off-street parking spaces on this property amply exceeds the two-car minimum, and the property currently is well screened from both roads and neighboring properties.
- (7) The accessory cottage comprises 548.5 sq. ft. of space, within the required criteria. The main house comprises 946.2 sq. ft. of habitable space, so the accessory cottage is approximately 56%.
- (8) Please refer to architectural drawings included for site plan and other relevant information, including prior approvals granted.
- (9) Approval of septic system was received from the Westchester County Department of Health on December 19, 2014.
- (10) According to preliminary review by Building inspector, the existing structure requires a two-hour-rated firewall between the existing rooms and the storage area. Certification of electrical and plumbing systems is also pending, awaiting further action from appropriate Town Boards.

With appreciation for your consideration, application is hereby submitted.

Signed Respectfully,

A handwritten signature in black ink, appearing to read 'Elizabeth H.J. Messinger', with a long horizontal flourish extending to the right.

Elizabeth H.J. Messinger

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: CITY OF NY DEP
Address: _____ Phone: _____

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: COMMUNITY CENTER OF NORTHERN WESTCHESTER
Address: 84 BEDFORD ROAD, KATONAH, NY 10536 Phone: 914-232-6572

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site _____
- b. Roads which site abuts BEDFORD ROAD
- c. Bedford tax map designation: Section: 49.19 Block 2 Lot(s) 21.1
- 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 ADD OUTDOOR WALK-IN COOLER
9'8" X 11'7" X 7'6" (MAXIMUM DIMENSIONS)
- 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.

04/05

Sherry M. Long
Signature of Applicant

6/15/15
Date

Waiver of Site Plan Approval

Date:

84 BEDFORD ROAD
Applicant's Home Address

KATONAH, NY 10536
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 84 BEDFORD ROAD
KATONAH, NY 10536 shown and designated on the Town Tax Maps as:
Section 49.19 Block 2 Lot(s) 21.1

It is my/our intention to ADD OUTDOOR WALK-IN COOLER
9'8" X 11'7" X 7'6" (MAXIMUM DIMENSIONS)
(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,

Sherry G. Way
Signature of Owner and/or Applicant

Signature of Owner and/or Applicant



COMMUNITY CENTER
OF NORTHERN WESTCHESTER
Sharing the Essentials of Living

84 Bedford Road · Katonah · NY · 10536 · communitycenternw.org · (914)-232-6572

To: Town of Bedford Planning Board
Date: June 16, 2015
Subject: Permission to install a walk-in outdoor cooler at 84 Bedford Road, Katonah

On behalf of the Community Center of Northern Westchester (CCNW), I respectfully request permission to install an outdoor walk-in cooler, which will improve CCNW's ability to provide nutritious food to the over 2,000 households that come to the Center each year for monthly supplemental food. The unit will not be visible from the street, ie., Bedford Road.

CCNW requests a walk-in outdoor cooler to store fresh produce and dairy items for two reasons: to meet the needs of the increased number of food-insecure individuals who come to us for supplemental food; and to offer our clients more fresh produce and dairy items that we cannot currently accept or purchase due to the lack of refrigerated space to store these items. In particular, a walk-in outdoor cooler would allow CCNW to procure more fresh produce. There is no space available within our Food Pantry for another cooler-type unit.

The requested walk-in outdoor cooler will enable CCNW to manage greater produce donations; to keep fresh produce fresher for longer; and to offer dairy items, such as milk, yogurt and cheese. CCNW receives donated fresh produce from local farms and purchased or donated produce from Food Bank of Westchester. In addition, we have been working with Food Bank for Westchester to increase the fruits and vegetables we offer clients. Food Bank has been very encouraging of our efforts and considers us a model for other pantries to emulate. The requested grant will increase the availability and quantity of our "choice pantry" food offerings.

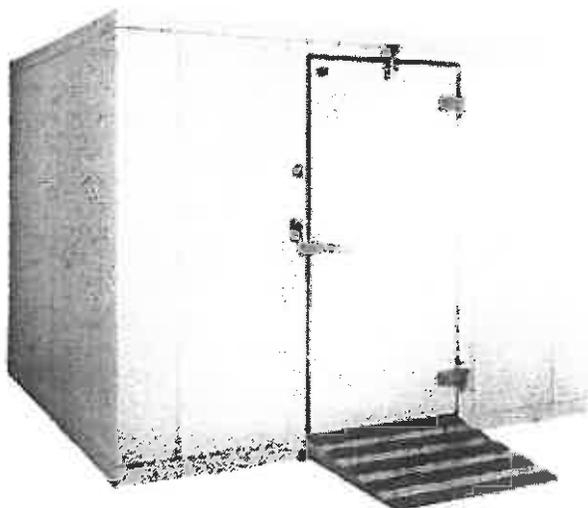
In 2014, 2,017 households from 37 Northern Westchester communities came to CCNW for monthly supplemental food through a total of 7,565 visits to our food pantry; 26% of those households were new to the Center. Thirty-five percent of those who receive food from our pantry are children. In the first four months of 2015, we had 2,834 visits to our food pantry, a 9% increase over the same period last year.

The Community Center's target population is food-insecure Northern Westchester County, NY residents who have either fallen on hard times, or who suffer chronic mental or physical disabilities or advancing age, and need our assistance. Our clients include newcomers as well as those with deep roots in the community. With the exception of the elderly and chronically ill, most of our clients have jobs; however, their work is not steady and/or their wages are not adequate.

Founded in 1992, the Center is supported by 33 Community Partners, local religious, civic, and educational organizations; and is sustained by the generosity of the greater Northern Westchester community. Our mission is to improve the well-being of our neighbors in need by providing supplemental food, clothing, programs, classes, and access to other resources. The Center's goals go beyond the essentials of living: we help our neighbors achieve or return to self-sufficiency. To that end, we offer job counseling; language and computer classes; GED and citizenship exam preparation; and a basic construction skills course and OSHA safety training. We offer access to camp and educational scholarships; assistance with SNAP; tax preparation; and help in negotiating the social service system.

Respectfully Yours,

Sherry Wolf, Executive Director



SAMPLE COOLER

