

**Bedford Wetlands Control Commission
425 Cherry Street
Bedford Hills, NY 10507
2nd Floor Conference Room**

**Agenda
January 4, 2016, 7:30 PM**

Announcements:

7:30 – 7:35 PM

- Submission Deadlines
- Site Walk Date

New Applications:

7:35 – 7:55 PM

Pergola & Drainage
Section 84.9 Block 1 Lot 4, R-4A Zone
40 Clark Road, Bedford
Owners: **Christopher Davis & Andrea Schaefer**
Applicants: **Benedek & Ticehurst**

Supplemental Submissions:

7:55 – 8:20 PM

Addition Over Existing Deck
Section 84.7 Block 2 Lot 22, R-2A Zone
12 Seminary Road, Bedford
Owner: **Cara A. Raether Trust**
Applicant: **Patrick M. Croke, Architect**

8:20 – 8:45 PM

Driveway & Easement
Section 72.8 Block 1 Lots 2.4 & 2.5, R-4A Zone
5 & 6 Spring Lane, Bedford
Owners/Applicants: **Howard & Robin Zegelstein**

Time Extensions:

8:45 – 8:50 PM

Proposed Amendment No. 2 to Resolution No. 11/31
Construction of Single-Family Residence, Access
Driveway and Associated Improvements
Section 74.6 Block 1 Lot 7.5, R-4A Zone
52 Deepwood Road, Bedford
Owner/Applicant: **Norca Corp.**

Reports:

8:50 – 8:55 PM

A - Status of Violations/Enforcement Actions
B - Town Wetland Official (Beth Evans) Monthly
Report: Administrative Permits

Discussion:

8:55 – 9:00 PM

The Bedford Wetlands Handbook

Minutes to be Approved:

November 2nd, 2015

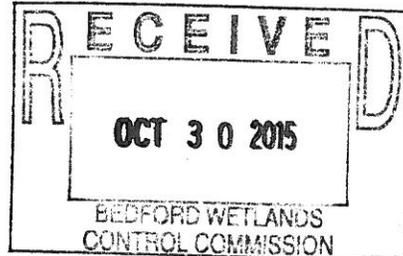
Supporting documentation for all items on this agenda is available at the Town of Bedford website.
www.bedfordny.gov Larger documents and plans are available at the office of the Wetlands
Commission.

BENEDEK & TICEHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

TRANSMITTAL

Date: October 30, 2015

To: Wetland Control Commission
 Town of Bedford
 425 Cherry Street
 Bedford Hills, NY 10507



Project:
 40 Clark Road

Copies	Drawing No.	Description	Date
9		Project Narrative Letter	10/29/15
1		\$200. Application Fee Check	10/29/15
1		\$500. Check for Escrow	10/29/15
9		WCC Application Form	
9		Letter of Authorization	10/1/15
9		Short Environmental Assessment Form	
9	WL-1	Site Plan	10/27/15
9		Survey	10/19/01
9		Wetland Delineation Inspection Report (Jaehnig)	10/22/15
1		Deed	
1		Septic System Data Form & maintenance receipt	10/23/14

For Submission

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

October 29, 2015

Bedford Wetlands Control Commission
425 Cherry Street
Bedford Hills, NY 10507

re: Davis Residence
40 Clark Road
Section 84.9, Block 1, Lot 4



Dear Chairman Messinger and Commission Members,

We are formally requesting a Wetlands Permit to do the following:

1. Install a 15' x 20' shade structure within the wetlands buffer at the northern side of the pool. This structure is "open" on all 4 sides with a roof overhead. This area is partially occupied by a portion of the existing bluestone terrace. We are also removing approximately 1333 s.f. of the existing bluestone terrace/walkway (impervious surface) surrounding the pool.
2. Install a curtain drain at the western and southern portions of the rear yard to help alleviate the sub-surface flooding of the basement. The proposed curtain drain will consist of a trench (approximately 4' deep x 2' wide) with a perforated 6" pvc pipe and gravel backfill. The trench will be wrapped in a filter fabric which prevents soil particles from clogging the drain. The drain will "daylight" at the existing drainage ditch along the southern property line with a rip-rap energy dissipater.

As you may recall, this property, along with the adjacent neighbors, are affected by a "perched wetlands" on the uphill slope, to the west of the proposed activity. Wetlands mitigation planting is proposed in areas adjacent to the wetlands that occur along the north and south property lines.

Additional mitigation measures include an overall reduction of 2624 s.f. of total impervious surface coverage on the site.

In closing, we believe that this proposal will not have a negative impact on the natural environment or neighborhood character. We look forward to presenting this project at the December 7th meeting of BWCC. In the meantime, please contact me with any questions.

Sincerely,

Glenn Ticehurst, RLA, ASLA
for B&T

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

Application for Permit

Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: Christopher Davis & Andrea Schaefer

Mailing Address: 40 Clark Road, Bedford, N.Y. 10506

Phone: 234-7035 (home) (work); Fax: E-Mail: Asdavis@optonline.net

Identification of Applicant (if other than owner(s)):

Name of Applicant:

Mailing Address:

Phone: (home) (work); Fax: E-Mail:

Professional Preparing Site Plan:

Name /Address: Benedek & Ticehurst, Landscape Architects, 448H Old Post Rd., Bedford, N.Y. 10506

Phone: 234-9666 Fax: E-Mail: Glenn@btlandarch.com

Identification of Property:

Bedford Tax Map Designation: Section 84.9 Block 1 Lot 4 Area 4.00 Acres

Zoning District: R-4A Project Address: 40 Clark Road

Approximate year of construction of any structure: 1998

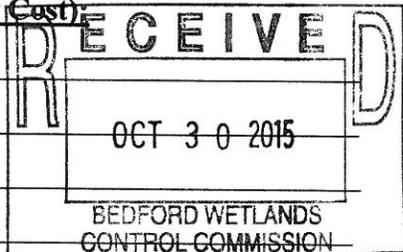
Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Dates of any prior Wetlands Control Commission permits:

Identify any other Town of Bedford approvals required: Zoning Variance

Identify any other governmental approvals required:

Project cost (including professional fees): \$25,000.



Project Description/Proposed Use (MUST BE DETAILED - Use Additional Pages if Needed):

Construction of a pavilion at the existing pool, modifications to the courtyard & driveway, installation of bluestone terrace, modifications and removal of existing terracing, installation of a trench drain.

Proposed Project Start Date: 12/1/15 Estimated Date of Completion: 6/1/16

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Wetlands Control Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

I/we affirm by the signatures below that I/we are the rightful legal owner(s) of the property herein described in this application.

Signature of owner(s): [Signature] Date: 10.29.15
All owners must sign Print name/title:

[Signature] Date: 10/29/15
Print name/title:

Signature of applicant (if different): Date:
Print name/title:

Section A

Each Applicant must complete all items listed in Section A.
Place a checkmark next to each completed item.
Return this checklist with your application.

I. Fees and Escrow Deposits:

In this category place a checkmark next to the items appropriate to your application.

Please include two (2) separate checks or money orders made payable to "Town of Bedford" for
Escrow Fee:

\$500 as escrow deposit for Wetlands Permit Application

OR

\$1,000 as escrow deposit for Remediation of Wetlands Law Violation Application

A \$200 minimum balance is required in the "Escrow Fee Account" for:

a) The application to be considered on any future agenda

b) A compliance inspection of the project to be scheduled

Application Fee (computed as follows):

\$200 for a project involving a single lot

OR

\$200 for a project involving more than one lot

PLUS Either \$25 for each additional lot

Or \$50 per acre of affected wetlands –

Whichever is higher

Example: A 3-lot subdivision with 5 acres of affected wetlands requires payments totaling \$750, based on:

\$500 – Escrow Fee

\$450 – Application Fee: \$200 = Project involving more than one lot

\$250 = 5 acres of affected wetlands X \$50 per acre of affected wetlands

\$950 – Total of Fees Required

II. Application Form

Nine (9) sets each of a completed application form with all current owner(s) signature(s). The name of the owner(s) on the application should be the same as the name(s) on the deed.

III. Environmental Assessment Form

Nine (9) sets of the Environmental Assessment form with all current owner(s) signatures(s) with – only side 1 is to be completed.

IV. Deed

One copy of the most recent deed(s).

V. Survey of Property

Nine (9) sets of survey of property.

VI. Plans

Plan which contains all of the following:

- site plans
- architectural plans
- landscape architectural plans
- wetlands plans (plans showing wetland delineation in conjunction with wetlands investigation/report do not have to conform to the stated scale.)
- mitigation plan
- planting plan

OR

combined site plans that include wetlands, wetlands mitigation, or planting plan of the proposed work

Unless otherwise specified, all plans shall be drawn to a scale of not less than one (1) inch equals thirty (30) feet.

The plans shall be dated (with the last revision dates) and certified by an engineer, architect, land surveyor or landscape architect licensed in the State of New York.

Plans should be individually folded so as to fit into an 8 ½ X 14 legal size folder with the property owner(s) and tax map reference written to appear on the top of the folded plan.

The preparer of such plans shall comply with the attached Guidelines for Wetlands Studies and Reports as adopted by the Commission at its BWCC meeting of 5/7/01.

Plans must show the following:

The location of all wetlands as determined by a qualified ecologist, botanist and/or soil scientist.

The survey location of the wetlands needs to have been performed no earlier than twelve (12) months prior to the date of filing the application.

***Please note that on all new applications, the wetlands located surveys must be updated if the survey was performed earlier than twelve (12) months prior to the filing of the application.*

All property lines, buildings, roads and watercourses within two hundred fifty (250) feet of any proposed construction of disturbance.

Watershed and destination of water courses.

N.A. Estimated quantities of material of excavation or fill.

Location of access route for construction.

Identification of whether the work is to be done by hand or machine.

Cost estimate of the work (including all materials, plantings and professional services)

Location of any well and depth thereof and any sewage or wastewater disposal system within one hundred (100) feet of disturbed area.

Written proof that septic systems within regulated/controlled wetlands within the Town of Bedford have been properly maintained within the four (4) year time period prior to application.

Existing and proposed contours at two-foot intervals in the proposed disturbed area and to a distance of one hundred (100) feet beyond.

Details of any drainage system proposed, both for the conduct of the work and after completion thereof, and measures proposed to control erosion and siltation during and after work (erosion control).

N.A. Where creation of a lake, pond or alteration of a watercourse or wetland is proposed, details of topography and proposed new grading, and the construction of any dams, embankments and outlets or other water control devices.

A property location map.

Prior wetland permit and resolution number if applicable.

Date

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Davis Residence - Pavilion							
Project Location (describe, and attach a location map): 40 Clark Road, Bedford, N.Y.							
Brief Description of Proposed Action: Construction of pavilion, modifications to driveway & courtyard, and modifications & removal of existing bluestone terraces.							
Name of Applicant or Sponsor: Chris Davis & Andrea Scheafer		Telephone: 914-234-7035					
		E-Mail: Asdavis@optonline.net					
Address: 40 Clark Road							
City/PO: Bedford		State: N.Y.	Zip Code: 10506				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals - Zoning variance for area coverage			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		4.00 acres					
b. Total acreage to be physically disturbed?		0.3 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.00 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Equestrian <input type="checkbox"/> Parkland							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Arden Schape / S</u>		Date: <u>10.29.15</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Oct. 22, 2015

To Bedford Wetlands Control Commission

Re: The Davis Site
40 Clark Road
Bedford, NY

Site Inspection Report

Dear BWCC:

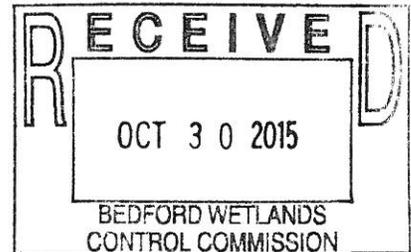
A wetland inspection was made on Oct. 21, 2015 to the above referenced site by Paul J. Jaehnig- Wetlands and Soils Consulting at the request of Glenn Ticehurst, L.A. who is representing the property owners in an application to the BWCC for a proposed Pool House (see *photo 1* in the Appendix).

The wetlands on the site were found to be unchanged since the delineation carried-out by this office on Oct. 16, 2001 (see *photos 2 to 4* in the Appendix).

Reported by,



Paul J. Jaehnig
Wetland Consultant



Appendix

Selected Site Photos



Photo 1 Looking southeast and downslope across in-ground swimming pool.



Photo 2 Looking west and upslope across wetland WL- "A" on the west side of site.

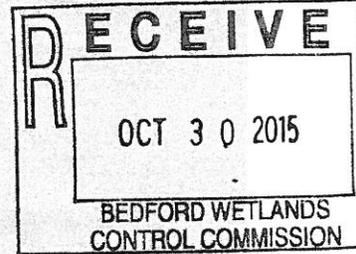
Oct. 2015- Davis Site, 40 Clark Road, Bedford, NY



Photo 3 Looking west and upslope along drainage channel associated with wetland WL-"A" along the southern property line. Note thick shrub cover along wetland.



*Photo 4 Looking west toward small wetland area WL-"A" near the driveway entrance.
Oct. 2015- Davis Site, 40 Clark Road. Bedford, NY*



COUNTY OF WESTCHESTER
DEPARTMENT OF HEALTH
145 Huguenot Street, 7th Floor, New Rochelle, NY 10801

SEPTIC SYSTEM DATA FORM

Vehicle License # 56255MB Vehicle Rated Tank Capacity 4600 Gallons

County Health Department Septage Collection Vehicle Decal # 122

Warning: The discharge of waste originating from outside the County into the County trunk sewer system is prohibited under section 824.221 of the laws of Westchester County. Any violation of applicable sections of the Sewer Act may subject you to civil liability fines and/or imprisonment and also may subject you to civil liability including that which is set forth in section 824.371 of the laws of Westchester County.

This form shall be completed in its entirety and a copy shall be provided to the property owner for all septage collected in Westchester County pursuant to Chapter 873, Article VIII, Section 873.724 of the Laws of Westchester County. The original of this form is to be submitted with the Sanitary Waste Contractor Disposal Permit at time of disposal at a County facility. For disposal outside of Westchester County, the original is to be submitted to the Westchester County Department of Health, 145 Huguenot Street, 7th Floor, New Rochelle, NY 10801. Failure to provide legible and complete information on this form will prevent allowance of vehicle discharge.

Contact person must be indicated only if customer serviced is other than a single-family residence.

Property Owner Davis

Contact Person on Site _____ Tel. # 645-9870

Property Address (No. & Street) 40 Clark rd

Post Office Bedford Zip Code 10506

Municipality Bedford Date of Service 11-8-14

Property Type (circle): Single Family Multi-Family Industrial Commercial Other _____

Number of Bedrooms 4

Indicate the number of each type of component evacuated and the gallons evacuated from each component.

Number	Gallons	Tank Depth (feet)	Scum Layer Thickness (inches)	Sludge Layer Thickness (inches)
<u>1</u> Septic tank	<u>1200</u>	<u>5</u>	<u>6</u>	<u>9</u>
_____ Cesspool	_____	_____	_____	_____
_____ Seepage Pit	_____	_____	_____	_____
_____ Other	_____	Describe _____	_____	_____
_____ Total	_____	_____	_____	_____

Is there any evidence of exposed or discharged septage onto ground surface? (circle): Yes No

Name of Septage Collector Brian Powell License # 12

Signature B. Powell Date 11-8-14

Name of Septage Collection Company Powell Tel. # 234 7455

Septage Receiving Facility:

Hawthorne Manhole WCDEF Ticket Number 131475

Other: _____

Disposal Date 11-8-14

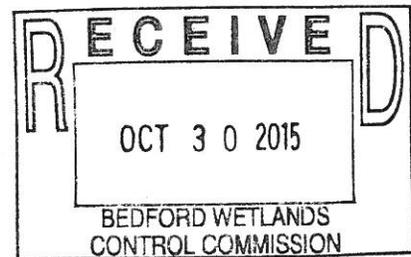
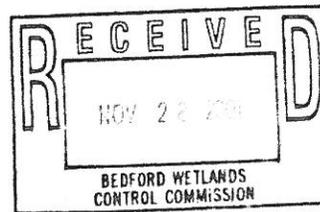
All Licensed Septage Collectors shall be required to maintain their Westchester County License and must be displayed to the property owner upon request.

First American Title Insurance Company of New York
633 Third Avenue, 16th Floor
New York, New York 10017
212-922-9700

Title No.: 13331NYW
Section: 84.09
Block: 1
Lot: 4
County: Westchester
Premises: 40 Clark Road

RECORD AND RETURN

Wolff & Samson
5 Becker Farm Road
Roseland, NJ 07068-1776
Attn: Jeffrey M. Gussof





CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

to Consideration

THIS INDENTURE, made on *February 7, 2001*
BETWEEN

CHRISTOPHER R. DAVIS and ANDREA L. SCHAEFER, husband and wife,
residing at 40 Clark Road, Bedford, New York 10506

party of the first part, and

CHRISTOPHER R. DAVIS and ANDREA L. SCHAEFER a/k/a ANDREA SCHAEFER,
as tenants in common, residing at 40 Clark Road, Bedford, New York
10506

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bedford, County of Westchester and State of New York being more particularly described on the attached Schedule A.

Being known as 40 Clark Road, Town of Bedford, Westchester County, New York.

Being also known and designated as Section 84.09, Block 1, Lot 4 on the tax map of the Town of Bedford, County of Westchester, New York.

Being and intended to be the same premises described in a deed dated September 24, 1997 and recorded October 21, 1997 in Liber 11843, page 219.

The purpose of this deed is to create a tenancy in common, free from the rights of dower, curtesy and joint possession.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

[Handwritten signature]
(Print name and address of witness under signature)

[Handwritten signature]
DAVID SCHLOSSBERG
42 TRAVEL TERRACE
LIVINGSTON, N.J.

[Handwritten signature]
CHRISTOPHER R. DAVIS

[Handwritten signature]
ANDREA L. SCHAEFER

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of ~~New York~~ ^{New Jersey}, County of Essex ss.:
On Feb. 7, 2001 before me, the undersigned, personally appeared Christopher R. Davis and Andrea L. Schaefer personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Beth Mariano
(signature and office of individual taking acknowledgment)

A Notary Public of New Jersey
My Commission Expires 1/4/2004

State of New Jersey County of Essex ss.:
On Feb. 7, 2001 before me, the undersigned, personally appeared Christopher R. Davis and Andrea L. Schaefer personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

Beth Mariano
(signature and office of individual taking acknowledgment)

BETH MARIANO
A Notary Public of New Jersey
My Commission Expires 1/4/2004

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

DAVIS AND SCHAEFER

TO

DAVIS AND SCHAEFER

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of _____ } ss:
County of _____

On _____ before me, the undersigned, personally appeared _____

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in _____)

(signature and office of individual taking acknowledgment)

SECTION 84.09
BLOCK 1
LOT 4
COUNTY ~~WESTCHESTER~~ OF WESTCHESTER
TOWN OF BEDFORD

RETURN BY MAIL TO:

David L. Schlossberg, Esq.
WOLFF & SAMSON, P.A.
5 Becker Farm Road
Roseland, New Jersey 07068

SCHEDULE A

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Bedford, County of Westchester, State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Clark Road aforementioned where the division line between the lands herein described and lands of Herbert J. and Carolyn M. Jacobi intersect the said westerly side of Clark Road aforementioned;

RUNNING THENCE from said point of beginning along said lands of said Jacobis and along a stone wall, South 84 degrees 43 minutes 10 seconds West 512.11 feet and South 85 degrees 20 minutes 20 seconds West 88.71 feet to lands of Gavin K. and Margaret MacBain;

RUNNING THENCE along said lands of said MacBains and along a stone wall, North 8 degrees 13 minutes 10 seconds East 16.29 feet;

North 0 degrees 08 minutes 40 seconds East 105.37 feet;

North 2 degrees 13 minutes 10 seconds East 11.02 feet;

North 15 degrees 37 minutes 50 seconds West 13.93 feet;

North 2 degrees 49 minutes 50 seconds West 38.39 feet;

North 3 degrees 34 minutes 40 seconds East 28.02 feet;

North 11 degrees 05 minutes 40 seconds East 28.02 feet;

North 11 degrees 05 minutes 40 seconds East 11.06 feet; and

North 5 degrees 31 minutes 30 seconds East 76.00 feet to the southerly boundary line of land of Miller;

RUNNING THENCE along said southerly boundary line said lands of Miller, North 84 degrees 03 minutes 22 seconds East 553.15 feet to the westerly side of Clark Road aforementioned;

RUNNING THENCE along the westerly side of Clark Road aforementioned, South 8 degrees 11 minutes East 64.85 feet;

South 7 degrees 12 minutes 00 seconds East 67.84 feet;

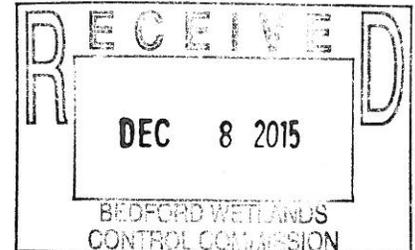
South 7 degrees 44 minutes 30 seconds East 40.05 feet;

South 7 degrees 49 minutes 30 seconds East 86.12 feet; and

South 5 degrees 59 minutes East 45.43 feet to the point and place of BEGINNING.

December 7, 2015

Mr. Andrew Messinger, Chairman
Bedford Wetland Control Commission (BWCC)
425 Cherry Street
Bedford Hills, NY 10507



Re: New & Revised Information
12 Seminary Road
Sheet 84.7, Block 2, Lot 22

Dear Chairman Messinger & Members of the BWCC:

Following our meeting and discussions with the BWCC at the November 2, 2015 meeting, we are providing additional project information for the BWCC's review and consideration for Wetland Permit Approval to allow house additions, renovations and other site improvements to occur on the property, portions of which occur in the regulated wetland buffer. We attach nine copies of revised and updated plans for your review and consideration.

- **Site Plans**, prepared by J.D. Barrett & Associates, LLC, dated October 8, 2015, revised December 3, 2015, including:
 - Sheet 1 of 4 – Proposed Site Plan
 - Sheet 2 of 4 - Mitigation Planting Plan
 - Sheet 3 of 4 – Proposed Drainage Plan
 - Sheet 4 of 4 – Erosion & Sediment Control Plan,
- **Basement/Foundation Plan**, Sheet A-02, prepared by Patrick M. Croke Architect, dated October 8, 2015.

Overview

The subject property is positioned on the west side of Seminary Road and contains a house serviced by an on-site well and septic system. A pond and wetland system occurs on the western and northern property boundaries. The 100' wetland buffer lines generally run through the house in the central portion of the property. Approximately three-fourths of the property occurs within the regulated wetland setback area to the wetland system bordering the property. Proposed work within the regulated wetland buffer includes a modest house addition, existing house renovations, removal and replacement of an in-ground swimming pool, updated drainage system, updated and new fencing and extensive wetland mitigation plantings.

Proposed Additions & Renovations

Architectural plans for the project have been prepared by Patrick Croke, Architect. A new addition is proposed on the back of the house to replace the existing deck. A new deck is proposed behind the addition and will attach to the back of the house. Architectural renovations to the existing house are also proposed, much of which occur inside the dwelling. The new addition and deck occur approximately 75' away from the wetland line and approximately 130' from the pond edge.

Proposed Swimming Pool

It is proposed that the existing free-form concrete swimming pool, pool equipment, masonry patio be removed and replaced in the same general area with a new rectangular swimming pool with an auto-cover, new state-of-the-art pool equipment and a new masonry patio. The proposed pool equipment will feature a cartridge-type filter that requires no backwashing. The proposed pool water sanitation method shall be an ozone/ultra-violet light system that uses only minor amounts of bromine to sanitize the pool water. In addition, the swimming pool equipment shall be connected to a drywell field adjacent to the pool where pool water draw down can be directed at the time of winter draw down for pool winterization.

Pool Water Draw Down / Drywell

At the November 2015 BWCC meeting we had explained the results of the soil testing performed at the property to verify that a drywell system consisting of six Cultec infiltrators (330XLHD unit) plus the surrounding gravel backfill can provide approximately 672 CY of pool water storage to accommodate pool water draw down. Our target volume of pool water to accommodate for winter draw down is 800 LF, or 20% of the 20' x 40' x 5' average depth pool. The raw storage volume of the infiltrators and void space in the gravel (672) plus the infiltration capacity of the on-site soils, will provide a suitable area for pool water draw down. Sheet 3 of 4, *Proposed Drainage Plan*, that provides details of the proposed drainage system.

House Drainage

We have examined the existing roof leader drainage system for the rear (west) of the existing house. We have determined that in the existing condition the roof leaders converge at a concrete distribution box in the backyard and the flows are then routed to the pond via the damaged corrugated plastic drain line currently visible in the lawn area by the pond's edge.

In the proposed condition, we have proposed to route roof drainage from the new house addition and the northwestern portion of the existing house to the new Cultec drainage system discussed above under the **Pool Water Draw Down/Drywell** heading. We believe that we can connect to the new Cultec field via gravity for the northern portions of the house and the pool water draw down drywell system can serve double duty to serve as a stormwater management feature for the property. Please note that should the new Cultec units overflow in an unusually heavy rain event, the overflow from the Cultec units will be onto the lawn area where we have proposed a 4" PVC open-slotted cap in the lawn that will provide an emergency outlet for storm flows that

could travel, via sheet flow, toward the wetland over the existing lawn in an emergency overflow situation.

We have also proposed to remove the existing damaged corrugated plastic pipe that discharges storm flows to the pond from the roof leaders at the back of the house. We propose, here, to replace the damaged corrugated pipe with a new 6" PVC pipe. The new pipe will discharge to a new 40 LF stone-lined channel set in the planting bed to allow flows to slowly discharge to the pond. We believe that the combination of the rock-lined channel and plantings will effectively control the runoff discharged from the roof leaders into the pond.

Deer Fence & Wildlife Cutouts

We have updated the plans to include wildlife cutouts at 50' intervals at the base of the deer fence in the backyard. The locations of the proposed "wildlife cutouts" are shown on Sheet 2 of 4, *Mitigation Planting Plan*. A detail of the deer fencing is shown on Sheet 4 of 4, *Erosion & Sediment Control Plan*.

Oil Tank in the House Basement

We enclose a plan prepared by Patrick Croke, Architect, entitled **Basement /Foundation Plan**, Sheet A-02, dated October 8, 2015. On that plan, the existing oil tanks are shown in the basement, as well as the location of the sump pump. Also shown on the plan is a proposed 8" continuous (concrete block) curb to be installed around the oil tanks to contain any potential leaks from the oil tanks. The continuous curbing around the oil tanks will ensure that any potential oil leaks from the oil tanks will never migrate to the sump pump and be discharged out of the building and into the environment.

Sump Pump in the House Basement

It has been determined that the sump pump currently discharges from the basement pit, through the basement wall and into the concrete D-Box in the backyard, along with the roof leaders. In the existing condition, then, the sump pump was eventually draining into the pond. In the proposed condition, we believe it will be possible to direct the sump pump discharge to the proposed Cultec infiltrators in the backyard, along with the roof leaders from the northwestern portion of the house.

Temporary/Seasonal Deer Fencing at Pond Edge

As discussed with the BWCC at the November 2015 meeting, this project proposes to fence the backyard for pool fence compliance and utilizes the open water portion of the pond as a part of the pool fence. This will preserve the owners' open view to the pond during the growing season. A variance from the NYS Building Code to allow same will be required and will be a condition of the BWCC's approval of the project for a Wetland Permit. However, during the winter months, when the pond surface can freeze over, the potential exists for deer to enter the backyard and damage the proposed wetland mitigation plantings. Inasmuch, approximately 150 LF of temporary deer fencing will be installed approximately 10' behind the pond's edge to keep deer

out of the backyard and away from the plantings. The deer fencing will be supported by posts driven into the ground in mid-December and the deer netting will be an open poly weave. The temporary fencing will be removed in mid-March/April, or when the ice leaves the pond surface.

Temporary Deer Fencing in Front Yard

On the *Mitigation Planting Plan*, Sheet 2 of 4, we show plantings along the northern property edge and within the wetland buffer. These plantings also serve as wetland mitigation for the project where the existing wetland buffers are being enhanced with additional native plantings. Because the plantings in this area are located outside the deer enclosure in the backyard, temporary deer netting will be installed around the plantings to allow the plantings to be established, to the extent that they will be able to tolerate moderate deer browsing. A detail of the temporary deer netting can be found on Sheet 4 of 4, *Erosion & Sediment Control Plan*.

Mitigation Planting Plan

We have updated the *Mitigation Planting Plan* to refine the proposed plant selections and we provide a cost estimate to install the plantings. Please note that we have proposed to install the perennials and ferns in 2.5" plug sizes to better control costs on this extensive planting. You will note from the cost estimate that we are proposing to augment all the perennials and fern plantings with compost mixed into the soil to provide the young plants an optimum soil mixture to promote rapid plant establishment. The cost estimate also includes costs for two years of plant maintenance, which will be critical to ensure the success of the plantings. The updated planting plan also provides the standard BWCC Legend Notes.

Erosion & Sediment Control

We have prepared a new plan entitled *Erosion & Sediment Control Plan*, Sheet 4 of 4. This plan shows two rows of silt fencing to be installed below the work area to better protect the pond and wetland system from construction activity. One row of silt fencing shall occur midway between the house/pool area and the pond/wetland area. The second row of silt fencing shall occur along the pond edge. A Construction Sequence narrative has also been added to this plan.

Propane Tank

It has been determined that the existing buried propane tank servicing the pool shall be replaced with a new, 500-gallon propane tank buried in approximately the same location as the existing propane tank. The existing tank was installed in the 1980's and while it is still serviceable, it is felt that it is best to have it replaced to prevent a propane tank failure in the future, thereby creating the need to disturb the wetland buffer for propane tank replacement at a future date. You will note that the propane tank is buried just north of the pool.

Historic District

It had been noted at the November 2015 BWCC meeting that the project site occurs in the Town of Bedford's Historic District. Inasmuch, the project architect has contacted the Historic District and is currently reviewing the project with them.

Summary

We trust that this new and revised information has provided the BWCC with the necessary information to continue with the review and processing of this project for Wetland Permit Approval.

We look forward to discussing the project at the January 4, 2016 BWCC meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Barrett", with a long horizontal flourish extending to the right.

Jeri D. Barrett, R.L.A.

JDB:lj

Enc.

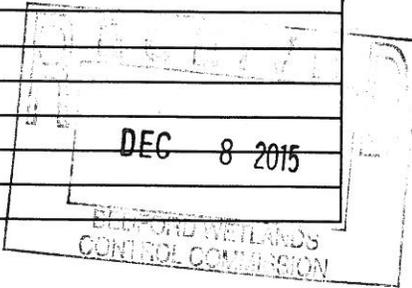
Cc: Patrick Croke

Robert Zaorski

Niall & Cara Carey

KEANE COPPELMAN GREGORY
113 SMITH AVENUE
MOUNT KISCO, NEW YORK 10549
PHONE: (914) 241-2235
FAX: (914) 241-6787

LETTER OF TRANSMITTAL		
DATE:	December 9, 2015	JOB NO:
ATTENTION:	Ms. Ann Paglia	
RE:	Zegelstein Residence	
	5 Spring Lane	
	Bedford (T)	



To: Town of Bedford
Bedford Wetlands Control Commission
425 Cherry Street
Bedford Hills, NY 10507

WE ARE SENDING YOU: Attached Under Separate Cover via: _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

Copies	Date	No.	Description
10			Driveway Plan with Mitigation Planting Plan to be included on the January 2016 agenda.

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS:

COPY TO: _____

Signed: _____ Peter J. Gregory, P.E.

<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks</i>	<i>\$/ea</i>	<i>SUBTOTAL</i>
<i>Aronia arbutifolia</i>	Chokecherry	3 gal		\$ 60.00	\$ 1,620.00
<i>Betula nigra</i> 'Heritage'	Heritage Birch	8-10 ft	Multistem, B&B	\$ 400.00	\$ 1,600.00
<i>Cercis canadensis</i>	Redbud	6-8 ft		\$ 350.00	\$ 4,200.00
<i>Clethra alnifolia</i>	Summersweet	3 gal		\$ 50.00	\$ 2,050.00
<i>Cornus florida</i>	American Dogwood	2" Cal	B&B	\$ 500.00	\$ 1,500.00
<i>Hamamelis virginiana</i>	Witchhazel	3-4 ft		\$ 150.00	\$ 2,400.00
<i>Ilex verticillata</i>	Winterberry Holly	3-4 ft		\$ 125.00	\$ 2,500.00
<i>Lindera benzoin</i>	Spicebush	3 ft		\$ 30.00	\$ 900.00
<i>Quercus bicolor</i>	Swamp White Oak	2" Cal	B&B	\$ 400.00	\$ 1,600.00
Seed Mix "A"	New England Wet Mix	sf	1#/2500 sf		\$ 300.00
Seed Mix "B"	New England Roadside Matrix Upland Seed Mix	sf	1#/1250 sf		\$ 1,200.00
<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	4 ft		\$ 125.00	\$ 3,000.00
<i>Pinus strobus</i>	Eastern White Pine	6-8 ft	B&B	\$ 250.00	\$ 2,500.00
				TOTAL:	<u>\$ 25,370.00</u>

∴ New England Wetland Plants, Amherst MA <http://www.newp.com>



November 18, 2015

Town of Bedford Wetland Control Commission
425 Cherry Street
Bedford Hills, New York 10507

RE: 52 Deepwood Road
Bedford, New York
Wetland Permit Application – Tax Map # 74.6-1-7.5

Dear Chairman Messinger and Members of the Commission:

Please find enclosed an application for a reinstatement and extension of Wetlands Control Commission Permit Resolution No. 11/31, approved on November 7, 2011 and amended / extended on October 7, 2013, which expired on November 7, 2015. We have enclosed a copy of the Commission's Resolution 13/24. In accordance with condition #4, an updated wetland certification letter from Mary Jaehnig has been included as part of this submission.

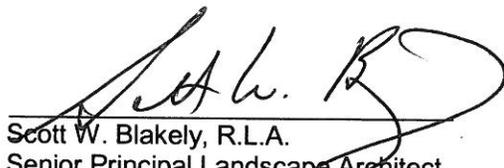
It is our understanding that a 1 year extension is still permitted from the original approval. The applicant requests to extend the permit for 1 year while they continue to actively market the project.

If you have any questions or comments or require additional information, please feel free to contact our office.

Very truly yours,

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

By:


Scott W. Blakely, R.L.A.
Senior Principal Landscape Architect

SWB/dlm

Enclosure(s)

cc: Ed Rabinowitz, enclosures via email

Insite File No. 98146.505

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

November 12, 2015

Bedford Wetlands Control Commission
425 Cherry Street
Bedford, New York

Re: Recertification of wetland line
Stone Hill Woods, Lot 5
Deepwood Road

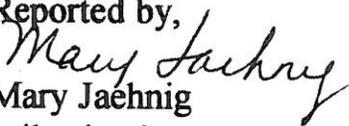
Members of the Commission:

The locally regulated wetland on lot 5 was originally delineated on April 29, 2003. The wetland line was recertified by Mary Jaehnig during October 2005, March 2009, June 2011, and October 2013.

The delineation was inspected again on November 12, 2015 by Mary Jaehnig. The wetland delineation as shown on the Insite Engineering Site Plan last revised on April 15, 2011 remains accurate.

No new changes have occurred since the last site visit. The 10+ mature trees, mainly ash, fell to the west during the storms of several years ago. Most were located near the streamcourse and wetland. The vegetation within the stormwater basin has become more dense and includes groundcover and shrubs. No wetland flags remain in the field.

Reported by,


Mary Jaehnig
soil scientist

**WETLANDS CONTROL COMMISSION
Town of Bedford
Westchester County, New York
WCC PERMIT RESOLUTION NO. 11/31**

New Application for Previously Approved Project

**Construction of Single-Family Residence, Access Driveway
and Associated Improvements**

Deepwood Development (Bedford Associates)

WHEREAS, Deepwood Development (Bedford Associates, (the “Applicant”)) proposes to perform certain work (the “Project”) at the Applicant’s property (the “Property”) commonly known as 52 Deepwood Road, Bedford, Town of Bedford (the “Town”), County of Westchester, State of New York, which Property is more particularly described in the Applicant’s deed; and

WHEREAS, the Project consists of the construction of a single-family residence, access driveway and associated improvements; and

WHEREAS, the Property is designated on the Town’s Tax Maps as Section 74.6 Block 1, Lot 7.5 and is located in an R-4A zone; and

WHEREAS, all or a portion of the Project is located in Wetlands and/or Wetland/Watercourse Buffer (the “Protected Area”), as such terms are defined in the Town’s Freshwater Wetlands Law (as may be amended from time to time, the “Law”); and the Project constitutes a regulated activity under the Law which requires a permit from the Town’s Wetlands Control Commission (the “Commission”); and

WHEREAS, the Applicant submitted an application (the “Application”) to the Commission for a permit (the “Permit”) to carry out the Project; and

WHEREAS, the Project is depicted on a site plan (the “Site Plan”) prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., titled:

Drawing No.	Title	Dated
WM-1	Wetland Mitigation Plan	3/10/06, last revised 8/26/11
SP-1	Site Plan	1/10/06, last revised 4/15/11
D-1	Details	1/10/06, last revised 4/15/11; and

WHEREAS, the Commission adopted its Resolution No. 06/10 (the “Prior Resolution”) on 4/3/06 (with an expiration date of 4/3/07), which granted the Permit to allow the Applicant to carry out the Project subject to the conditions set forth in the Prior Resolution; and

WHEREAS, by Resolution No. 07/20 (Amendment No. 1 to Resolution No. 06/10), dated 4/9/07, the Commission granted an extension of time for the Permit to 4/3/09; and

WHEREAS, by Resolution No. 09/08 (Amendment No 2 to Resolution No. 06/10), dated 4/13/09, the Commission granted an extension of time for the Permit to 4/13/11; and

WHEREAS, the Applicant also submitted the following item with the Application:

- Short Environmental Assessment Form;

WHEREAS, the Town Environmental Consultant submitted to the Commission her verbal recommendations (the “Consultant’s Recommendations”) to the effect that subject to the conditions of this Resolution, the Project will not result in any adverse impact on the Protected Area; and

WHEREAS, the Commission at its meeting on 11/7/11, further reviewed the Application, the Consultant’s Recommendations and such further information as may have been submitted to it; and

WHEREAS, on the record before it, the Commission has determined and found that:

1. Pursuant to Section 122-9 D of Law, the Applicant has demonstrated that the Project, subject to the conditions set forth in this Resolution, is not adverse to the general health, safety, or economic and general welfare of the residents of the Town or its neighboring communities, that it will not degrade the environment nor result in any of the adverse impacts stated in Section 122-2 of the Law and that the Applicant will otherwise suffer undue hardship if a permit is not issued.
2. Subject to the conditions set forth in this Resolution, the Project is consistent with the policy of the Law to preserve, protect, and conserve wetlands and the benefits they provide, to prevent the despoliation and destruction of wetlands and to regulate the development of such wetlands in order to secure the natural benefits of wetlands consistent with the general welfare and beneficial economic, social, and agricultural development of the Town.
3. The Project, subject to the conditions set forth in this Resolution, is consistent with the land use regulations governing wetlands applicable in the Town.
4. The Project, subject to the conditions set forth in this Resolution, is compatible with the public health and welfare.

5. The Project, subject to the conditions set forth in this Resolution, minimizes degradation to or loss of any part of the wetland or its adjacent area and minimizes any adverse impacts on the functions and benefits, which said wetland provides.

WHEREAS, the Commission further has determined that the Project, subject to the conditions set forth in this Resolution, would not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA);

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby issues a negative declaration pursuant to SEQRA.

BE IT FURTHER RESOLVED that the Commission hereby grants the Permit, for two years from the date of the approval of this resolution subject to the following conditions:

1. Prior to the issuance of any building permit, the Town Environmental Consultant shall certify that no substantive changes have occurred on the property and that there has been no disturbance or activity not noted on the filed plans.
2. Ninety days prior to the expiration of this permit, the Applicant shall contact the Commission to determine: a) if a time extension will be permitted; b) if a site visit by the Commission will be required; and c) if a new permit application, with or without updated documentation, will be required.
3. Security in the amount of five thousand one hundred dollars (\$5,100.00) as set forth in the original resolution, shall continue to be held for a period of not less than two (2) full growing seasons following installation to ensure the viability of the mitigation plantings, as shown on the plan, and until the Town Environmental Consultant certifies that the plantings have survived.
4. The Applicant shall apply for any permits required by any other agency for this Project. No work permitted under this approval shall start until all such permits have been obtained.
5. Prior to the commencement of the Project and when erosion and sediment controls have been installed in accordance with the New York Guidelines for Urban Erosion and Sediment Control, the Applicant shall notify the Commission at (914) 666-5140 to arrange an inspection of such controls. There shall be no work commenced on the Project unless and until the Town Environmental Consultant or the Town Director of Planning has approved such controls.
6. The Project shall be carried out in accordance with the approved Plan.
7. Promptly upon completion of the Project, the Applicant shall notify the Commission to arrange an inspection of the Project, including conditions as may be set forth in this Resolution. No certificate of occupancy or certificate of compliance shall be issued unless and until the Town Environmental Consultant has inspected the Project and

has determined that the Project has been completed in compliance with the conditions of the Resolution.

8. The Permit granted under this Resolution shall expire on the completion of the Project or on 11/7/13, whichever occurs sooner. An application for the renewal of the Permit must be received not less than sixty (60) days before the expiration of the Permit.
9. Pursuant to Section 122-9G of the Law, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Town Environmental Consultant and any other consultants in connection with the application and the Project.

The Commission approved this Resolution No. 11/31 at its 11/7/11 meeting by the unanimous vote of the following members: Andrew Messinger, Carol Parker, Don B. Scott and John Stockbridge.

Andrew Messinger
Chairman

Dated as of November 7, 2011

The foregoing is certified to be a true copy of a Resolution of the Wetlands Control Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on _____.

Anne Paglia
Wetlands Commission Secretary

WETLANDS CONTROL COMMISSION
Town of Bedford
Westchester County, New York
WCC PERMIT RESOLUTION NO. 13/24
Amendment No. 1 to Resolution No. 11/31
Time Extension
Construction of Single-Family Residence, Access Driveway
and Associated Improvements

Norca Corp.

WHEREAS, Norca Corp. (the “Applicant”) submitted an Application for Reinstatement and Time Extension dated 9/13/2013 and received 9/13/13, for an extension of the permit (the “Permit”) heretofore granted by the Wetlands Control Commission (the “Commission”) of the Town of Bedford (the “Town”), County of Westchester, State of New York; and

WHEREAS, the Applicant proposes to perform certain work (the “Project”) at the Applicant’s property (the “Property”) commonly known as 52 Deepwood Road, Bedford, Town of Bedford, County of Westchester, State of New York, which Property is more particularly described in the Applicant’s deed; and

WHEREAS, the Project consists of the construction of a single-family residence, access driveway and associated improvements; and

WHEREAS, the Property is designated on the Town’s Tax Maps as Section 74.6, Block 1, Lot 7.5 and is located in an R-4A zone; and

WHEREAS, all or a portion of the Project is located in Wetlands and/or Wetland/Watercourse Buffer (the “Protected Area”), as such terms are defined in the Town’s Freshwater Wetlands Law (as may be amended from time to time, the “Law”); and the Project constitutes a regulated activity under the Law which requires a permit from the Town’s Wetlands Control Commission (the “Commission”); and

WHEREAS, the Commission adopted its Resolution No. 11/31 (the “Prior Resolution”) on 11/7/2011 (with expiration date of 11/7/2013) which granted the Permit to allow the Applicant, “Deepwood Development (Bedford Associates),” to carry out the Project subject to the conditions set forth in the resolution; and

WHEREAS, the Extension Request was received within the deadline provided under the Law, which is not less than sixty days prior to the expiration of the Permit which the Commission granted to the Applicant initially under the Prior Resolution; and

WHEREAS, a new deed dated 10/13/2011, from “Bye Hills Associates, f/k/a Bedford Associates” to “Norca Corporation” was received on 10/3/2013

WHEREAS, the Commission has confirmed that the following condition under the Prior Resolution has been fulfilled:

- A. Security in the amount of five thousand one hundred dollars (\$5,100.00) was submitted on 1/11/2007.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby grants the Time Extension Request until 11/7/2015, subject to the following conditions:

1. All conditions of the original permit and extensions shall be met, except as noted in Item A above.
2. No work or other activities shall be performed other than those permitted under the Permit.
3. No revisions shall be made in the plan for the work to be performed under the Permit without prior approval of the Commission.
4. The Applicant shall provide a copy of the wetland certification of 2011 as prepared by Mary Jaehnig, as well as an updated letter of confirmation of the wetlands delineation to be received by December 2, 2013.
5. Prior to the issuance of any building permit, the town Environmental Consultant shall certify that no substantive changes have occurred on the property and that there has been no disturbance or activity not noted on the filed plans..
6. Ninety days prior to the expiration of this permit, the applicant shall contact the Commission to determine: a) if a time extension will be permitted; b) if a site visit by the Commission will be required; and c) if a new permit application, with or without updated documentation, will be required.
7. Security in the amount of five thousand one hundred dollars (\$5,100.00) as set forth in the original resolution, shall continue to be held for a period of not less than two (2) full growing seasons following installation to ensure the viability of the mitigation plantings, as shown on the plan, and until the town Environmental Consultant certifies that the plantings have survived.
8. Prior to the commencement of the Project and when erosion and sediment controls have been installed in accordance with the New York Guidelines for Urban Erosion and Sediment Control, the Applicant shall notify the Commission at (914) 666-5140 to arrange an inspection of such controls. There shall be no work commenced on the Project unless and until the Town Environmental Consultant or the Town Director of Planning has approved such controls.
9. Promptly upon completion of the Project, the Applicant shall notify the Commission to arrange an inspection of the Project, including conditions as may be set forth in this Resolution. No certificate of occupancy or certificate of compliance shall be issued unless and until the Town Environmental Consultant or the Town Director of Planning determines that the Project has been completed in compliance with the conditions of the Resolution.

10. The permit granted under this Resolution shall expire on the completion of the Project or on 11/7/2015, whichever occurs sooner. An application for the renewal of the Permit must be received not less than sixty (60) days before the expiration of the Permit.
11. Pursuant to Section 122-9I of the Law, the Applicant shall be responsible for obtaining the approvals or permits required by any other agencies prior to commencement of the Project.
12. Pursuant to Section 122-9K of the Law, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Town Environmental Consultant and any other consultants in connection with the application and the Project.

The Commission at its 10/7/2013 meeting approved this Resolution No. 13/24, as Amendment No. 1 to Resolution No. 11/31, by the unanimous vote of the following members: Andrew Messinger, Carol Parker, Fiona Mitchell, Don B. Scott and John Stockbridge.

Andrew Messinger
Chairman

Dated as of October 7, 2013

The foregoing is certified to be a true copy of the Resolution of the Wetlands Control Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on _____.

Anne Paglia
Wetlands Commission Secretary

WETLANDS CONTROL COMMISSION
Town of Bedford
Westchester County, New York
WCC PERMIT RESOLUTION NO. 13/24
Amendment No. 1 to Resolution No. 11/31
Time Extension
Construction of Single-Family Residence, Access Driveway
and Associated Improvements

Norca Corp.

WHEREAS, Norca Corp. (the "Applicant") submitted an Application for Reinstatement and Time Extension dated 9/13/2013 and received 9/13/13, for an extension of the permit (the "Permit") heretofore granted by the Wetlands Control Commission (the "Commission") of the Town of Bedford (the "Town"), County of Westchester, State of New York; and

WHEREAS, the Applicant proposes to perform certain work (the "Project") at the Applicant's property (the "Property") commonly known as 52 Deepwood Road, Bedford, Town of Bedford, County of Westchester, State of New York, which Property is more particularly described in the Applicant's deed; and

WHEREAS, the Project consists of the construction of a single-family residence, access driveway and associated improvements; and

WHEREAS, the Property is designated on the Town's Tax Maps as Section 74.6, Block 1, Lot 7.5 and is located in an R-4A zone; and

WHEREAS, all or a portion of the Project is located in Wetlands and/or Wetland/Watercourse Buffer (the "Protected Area"), as such terms are defined in the Town's Freshwater Wetlands Law (as may be amended from time to time, the "Law"); and the Project constitutes a regulated activity under the Law which requires a permit from the Town's Wetlands Control Commission (the "Commission"); and

WHEREAS, the Commission adopted its Resolution No. 11/31 (the "Prior Resolution") on 11/7/2011 (with expiration date of 11/7/2013) which granted the Permit to allow the Applicant, "Deepwood Development (Bedford Associates)," to carry out the Project subject to the conditions set forth in the resolution; and

WHEREAS, the Extension Request was received within the deadline provided under the Law, which is not less than sixty days prior to the expiration of the Permit which the Commission granted to the Applicant initially under the Prior Resolution; and

WHEREAS, a new deed dated 10/13/2011, from "Bye Hills Associates, f/k/a Bedford Associates" to "Norca Corporation" was received on 10/3/2013

1 yr
extension
left on
Syr permit?

WHEREAS, the Commission has confirmed that the following condition under the Prior Resolution has been fulfilled:

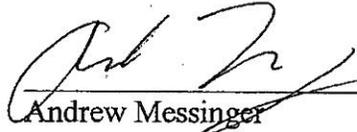
- A. Security in the amount of five thousand one hundred dollars (\$5,100.00) was submitted on 1/11/2007.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby grants the Time Extension Request until 11/7/2015, subject to the following conditions:

1. All conditions of the original permit and extensions shall be met, except as noted in Item A above.
2. No work or other activities shall be performed other than those permitted under the Permit.
3. No revisions shall be made in the plan for the work to be performed under the Permit without prior approval of the Commission.
4. The Applicant shall provide a copy of the wetland certification of 2011 as prepared by Mary Jaehnig, as well as an updated letter of confirmation of the wetlands delineation to be received by December 2, 2013.
5. Prior to the issuance of any building permit, the town Environmental Consultant shall certify that no substantive changes have occurred on the property and that there has been no disturbance or activity not noted on the filed plans..
6. Ninety days prior to the expiration of this permit, the applicant shall contact the Commission to determine: a) if a time extension will be permitted; b) if a site visit by the Commission will be required; and c) if a new permit application, with or without updated documentation, will be required.
7. Security in the amount of five thousand one hundred dollars (\$5,100.00) as set forth in the original resolution, shall continue to be held for a period of not less than two (2) full growing seasons following installation to ensure the viability of the mitigation plantings, as shown on the plan, and until the town Environmental Consultant certifies that the plantings have survived.
8. Prior to the commencement of the Project and when erosion and sediment controls have been installed in accordance with the New York Guidelines for Urban Erosion and Sediment Control, the Applicant shall notify the Commission at (914) 666-5140 to arrange an inspection of such controls. There shall be no work commenced on the Project unless and until the Town Environmental Consultant or the Town Director of Planning has approved such controls.
9. Promptly upon completion of the Project, the Applicant shall notify the Commission to arrange an inspection of the Project, including conditions as may be set forth in this Resolution. No certificate of occupancy or certificate of compliance shall be issued unless and until the Town Environmental Consultant or the Town Director of Planning determines that the Project has been completed in compliance with the conditions of the Resolution.

10. The permit granted under this Resolution shall expire on the completion of the Project or on 11/7/2015, whichever occurs sooner. An application for the renewal of the Permit must be received not less than sixty (60) days before the expiration of the Permit.
11. Pursuant to Section 122-9I of the Law, the Applicant shall be responsible for obtaining the approvals or permits required by any other agencies prior to commencement of the Project.
12. Pursuant to Section 122-9K of the Law, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Town Environmental Consultant and any other consultants in connection with the application and the Project.

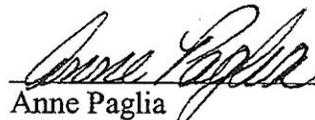
The Commission at its 10/7/2013 meeting approved this Resolution No. 13/24, as Amendment No. 1 to Resolution No. 11/31, by the unanimous vote of the following members: Andrew Messinger, Carol Parker, Fiona Mitchell, Don B. Scott and John Stockbridge.



Andrew Messinger
Chairman

Dated as of October 7, 2013

The foregoing is certified to be a true copy of the Resolution of the Wetlands Control Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on 11/16/2013.



Anne Paglia
Wetlands Commission Secretary