

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

**Agenda  
June 1, 2015, 8:00 PM**

**Announcements:**

8:00 – 8:05 PM - Submission Deadlines  
- Site Walk Date

**New Application:**

8:05 – 8:20 PM Landscaping & Fencing  
Section 50.6 Block 1 Lot 1, R-4A Zone  
76 Mt. Holly Road, Katonah  
Owners/Applicants: **Schwartz, Jeffrey & Dysart, Kathryn**

8:20 – 8:30 PM Construction of Two Additions to Existing Residence  
Section 59.20 Block 1 Lot 9  
110 Wood Road, Bedford Hills, NY 10507  
Owner/Applicant: **McDermott-Coffin Living Trust**

8:30 – 8:50 PM Renovation & Expansion of Existing Residence/Garage  
**Section 74.14 Block 1 Lot 1, R-4A Zone**  
121 Stone Hill Road, Bedford  
Owners/Applicants: **Martin Gubernick & Robin Ashley**

**Conference:**

8:50 – 9:15 PM Proposed House & Site Additions & Renovations  
Section 74.6 Block 1 Lot 5, R-4A Zone  
33 Saddle Ridge Road, Bedford  
Owner: **Fuss Budget, LLC**  
Applicant: **Patrick Croke – Architect**

**Reports:**

9:15 – 9:20 PM A - Status of Violations/Enforcement Actions  
B - Town Wetland Official (Beth Evans) Monthly Report:  
Administrative Permits

**Discussion:**

9:20 – 9:30 PM Ongoing Water Monitoring of Glen Arbor Golf Club

***Minutes to be Approved:***

May 4<sup>th</sup>, 2015  
April 6<sup>th</sup>, 2015

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

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

Application for Permit

Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: MARTIN GUBERMICK + ROBIN ASHLEY

Mailing Address: PO BOX 579 BEDFORD, NY 10506

Phone: 6463181816 (home) (work); Fax: E-Mail: robinjeanneashley@me.com

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: JOHN KARELL, JR., P.E. 121 CUSHMAN RD

PATERSON, NY 12563 Phone: 845 878 7894 Fax: 845 878 4931 E-Mail: JACK4911@yahoo.com

Identification of Property:

74.14-1-1

Bedford Tax Map Designation: Section Block Lot Area

Zoning District: 4A Project Address: 121 STONE HILL RD BEDFORD 10506

Approximate year of construction of any structure: <1900; 1913; 1921; 1947; 1970's

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: N/A

Identify any other governmental approvals required:

Project cost (including professional fees):

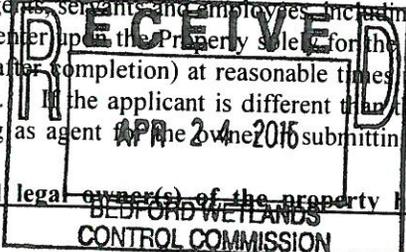
Project Description/Proposed Use (MUST BE DETAILED - Use Additional Pages if Needed):

renovation and expansion of existing five bedroom single family home and garage

Proposed Project Start Date: Spring/Summer '15 Estimated Date of Completion: TBD

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(s) 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] Print name/title: MARTIN GUBERMICK

Date: 2/26/15

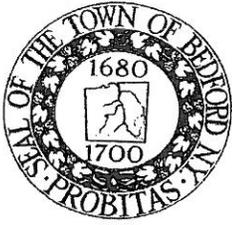
[Signature] Print name/title: ROBIN ASHLEY

Date: 2/26/15

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

Date:

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/20/2015

Parcel ID: 74.14-1-1

## Owner Information

Gubernick, Martin

## Applicant Information

Gubernick, Martin

131 65th St

New York NY 10065

Location: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Permit Type: Additions & Alterations

**Work Description:** Restoration, renovation and expansion of an existing 5 bedroom single family residence

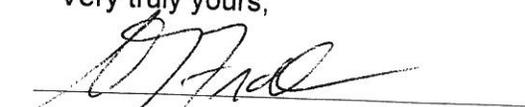
Dear Resident,

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

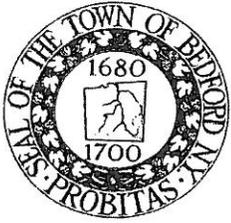
Additions and alterations to an existing single family residence will result in a front yard setback of 26.2 feet where 75 feet is required in the Residential 4 Acre Zoning District. The existing residence has a pre-existing, non-conforming front yard setback of 26.2 feet. The project will require review and approval of the Wetlands Control Commission and the Bedford Historic Building Preservation Commission

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

Very truly yours,

  
Steven Fraietta  
Building Inspector

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/20/2015

Parcel ID: 74.14-1-1

## Owner Information

Gubernick, Martin

## Applicant Information

Gubernick, Martin

131 65th St

New York NY 10065

Location: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Permit Type: Garage

Work Description: Construction of a new 3-car garage

Dear Resident,

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

The project will require review and approval of the Wetlands Control Commission and the Bedford Historic Building Preservation Commission as well as Planning Board approval for an accessory structure in excess of 20 feet in height.

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

Very truly yours,

Steven Fraietta

Building Inspector

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

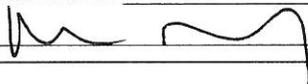
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: Ashely / Gubernick House Renovation and Addition				
Project Location (describe, and attach a location map): 121 Stone Hill Road, Bedford, New York, 10506				
Brief Description of Proposed Action: Renovation of the existing structure, including demolition of parts of the structure, construction of an addition to the existing structure, construction of a 3 car garage and new driveway utilizing an existing curb cut.				
Name of Applicant or Sponsor: Robin Ashley and Martin Gubernick		Telephone: 646 318 1816 E-Mail: robinjeanneashley@me.com		
Address: 121 Stone Hill Road				
City/PO: Bedford		State: NY	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.			NO <input checked="" type="checkbox"/>	YES <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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.79 acres		
b. Total acreage to be physically disturbed?		0.5 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.79 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Robin Ashley &amp; Martin Gubernick</u>		Date: <u>April 12, 2015</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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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**

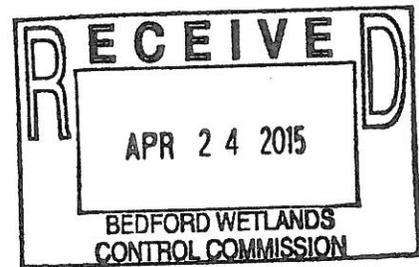
**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
**845-878-7894 FAX 845 878 4939**

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**STORMWATER POLLUTION PREVENTION PLAN**  
**EROSION AND SEDIMENT CONTROL**

**MARTIN GUBERNICK & ROBIN ASHLEY**  
**121 STONE HILL ROAD**  
**BEDFORD (T)**

March 25, 2015



## **I. INTRODUCTION**

### **1.1. Project background**

The project site is an existing single family house located at 121 Stone Hill Road in the Town of Bedford, Westchester County, New York. The property is identified as tax map # 74.14-1-1

#### **Site Description**

The site is 24.79 acres in size. The site contains a main house near the road and many outbuildings as enumerated on the survey. At the rear of the house is a stream and ponds that discharge into New York City's Cross River Reservoir watershed. The wetlands adjacent to the stream and ponds have been flagged by Ted Koslowski on April 20, 2014.

### **1.2. SWPPP Overview**

It is proposed to demolish a portion of the existing house and to construct an addition to the house. The existing house contains a 2,104 square foot impervious area. The addition and the demolition will result in a house with a proposed impervious area of 2,632 square feet. In addition, a 792 square foot three car garage and a new driveway utilizing an existing curb cut will be constructed. The existing drilled well and onsite subsurface sewage treatment system (SSTS) will continue to provide water and sewer service to the proposed house, house addition and garage. The purpose of this report is to address Storm Water Pollution Prevention and Management for the proposed improvements.

In accordance with the NYSDEC SPDES General Permit for Storm water Discharges from Construction Activities, General Permit GP-0-15-002, because the proposed disturbance for the project exceeds 5,000 square feet, coverage under the General Permit is required, a Notice of Intent (NOI) must be filed and a storm water pollution prevention plan is required for this project. No SWPPP approval is required by the NYCDEP as the proposed project does not exceed the thresholds for requiring preparation of a SWPPP, nor proposes a regulated impervious surface within the limiting distance of a NYCDEP regulated watercourse or wetland.

Construction will begin immediately after receiving approval from the Town of Bedford Building Department of a SWPPP in accordance with the provisions of the Town Code and issuance of a building permit.

## **II. EXISTING SITE CONDITIONS**

### **2.0 General**

The existing property contains a main residence, frame garage, frame building, one storey residence and other out buildings. The sizes and type of these buildings are shown on the attached table entitled, "Building Coverage Table". Total square footage of these structures is 10, 011 square feet. Existing impervious surfaces excluding the buildings list in the

aforementioned table is 38, 546 square feet. Existing total impervious surface including the buildings is 48,557 square feet. These values were determined by David Odell, L.S. in a survey dated March 11, 2015.

This lot is Parcel 1 as shown on a map entitled, "Lot Line Change" prepared for Francis L. Kellogg, filed in Westchester County Clerk's Office, Division of Land Records May 2, 2002, as map number 26972.

Generally the topography on the developed portion of the property along Stone Hill Road slopes from Stone Hill Road on the north side of the property to the stream and ponds to the south at the rear of the house. The land at the rear of this property slopes from south to north, also to the same stream and pond.

The subject property is located in the Cross River Reservoir Drainage Basin which is located in the NYC EOH Watershed.

## **2.1 Surface Water**

Two ponds and a stream exist on this property.

## **2.2 Soils**

### **2.1.1. Hydrologic Soils/NRCS Web Soils Survey**

Soils on the property are classified by the United States Department of Agriculture Soil Conservation Service as Paxton fine sandy loam, PnC, Hydrologic soil group B from the Web Soil Survey. Soil boundaries are shown on the Site Plan.

The pre developed site consists of lawns and farm fields.

### **2.1.2. Site Geotechnical Evaluation**

Geotechnical evaluation of soils were not performed.

## **2.3. Groundwater**

Groundwater investigations were not made.

## **2.4. Natural Resources**

Natural resources contained on the site consists of the ponds and streams which will not be

disturbed.

#### **2.5. New York State Register of Historic Places Assessment**

In accordance with the Town of Bedford regulations the building permit application is subject to comment by the Historic Buildings Commission which reviews requests to alter any pre 1900 structure. The property is not in a designated historic district and the house is not on any register of historic places.

#### **2.6. Critical Habitat**

No critical habitats on this property will be disturbed.

#### **2.7. Offsite Drainage**

No changes in drainage patterns are proposed.

#### **2.8 Pre-construction Drainage Areas**

Most of the property drains to the stream and ponds at the rear of the main house. No changes to pre construction runoff and drainage patterns will result from the construction of this project.

#### **2.9 Potential sources of pollution**

Potential sources of pollution which may be reasonably expected to affect the quality of stormwater discharges.

- Sediment – all disturbed areas will be stabilized

### **III. Stormwater Management, Treatment and Conveyance**

A. Storm water treatment is not required. Management of stormwater from this property will be discharging roof drainage from the addition and the garage and driveway drainage to adjacent lawn areas utilizing rip rap outlets

B. Stormwater conveyance for this project consists of sheet flow onto adjacent lawn areas.

#### **IV. Stormwater Management**

Treatment of stormwater is not required.

#### **V. Erosion and Sediment Control**

##### **A. Temporary Erosion and Sediment Control Measures**

1. Temporary erosion and sediment control measures in the design of this project are silt fence. The driveway will be provided with a stabilized construction entrance. The contractor will be responsible for daily sediment cleanup on the driveway, if any. Silt fence are proposed to be installed along the downslope of all areas of disturbance as shown on the site plan, or as determined to be necessary during construction.
2. Runoff will be controlled within the project area. Bare soil areas, disturbed areas, will be seeded and mulched to control possible erosion and slow the velocity of runoff. Such activities shall be initiated by the end of the next business day and completed within 7 days from the date the current soil disturbance activity ceased.
3. Initial grading shall take place to install the sediment control measures. Soil stockpiles shall be stabilized away from any drainage structures or natural drainage paths. Once final grading has been achieved in any area that area shall be seeded and mulched and not redisturbed again.
4. Soil stockpiles must be protected with seeding and/or mulching as soon as possible but no longer than 7 days after ceasing activity. (see item # 2 above)
5. Measures must be in place prior to disturbance of a particular area in order to prevent sediment from traveling off site. This is accomplished on this site by the proper installation of silt fence.
6. Dust shall be controlled to keep the amount of particles/sediment generation by construction activity to a minimum. This will be accomplished by seeding and mulching of disturbed areas and wetting areas prone to airborne dust.
7. All temporary and permanent sediment and erosion control measures must be checked on a weekly basis for functionality and stability. This includes the silt fencing and the stabilized construction entrance. Any bare spots in areas previously seeded will be reseeded and remulched as soon as necessary. In areas where soil erosion and sedimentation is found to be a problem and measures are not in place, appropriate measures must be installed as required by the supervising engineer.

8. Final grading shall match approximately the cut and fill lines as shown on the plans. This must be accomplished within 7 days of the end of the construction activity unless otherwise specified under the Town or DEC permits. (see item # 2 above)

9. Temporary measures shall not be removed until all disturbed areas protected by such measures are fully and properly stabilized.

10. Permanent non structural measures to remain in place are re-established areas of grass and landscaping within the non impervious areas.

11. Pollution prevention measures that will be utilized to prevent construction debris from becoming a pollutant source include:

...Litter control – refuse containers will be provided on the site for the deposition of any debris. The contractor shall police the site at the end of each day, collect litter and deposit litter in the refuse containers.

...Construction chemicals – all construction chemicals including but not limited to equipment fuels and oils and cleaning solvents shall be stored in appropriate containers and within a locked facility overnight.

Any spills of construction chemicals will be immediately cleaned up in accordance with appropriate procedures.

Any significant spill will be immediately reported to the NYSDEC pursuant to State Regulations, procedures and requirements.

...Construction debris will be collected and placed in roll off containers and disposed off site in at an appropriate disposal facility. (Part III.B.1.j)

## **B. Permanent Erosion Control Measures**

1. Permanent erosion control measures employed in the design of the project include stabilization of all disturbed areas with grass.

## **VI. Inspection & Maintenance of Stormwater and Erosion Control Measures**

### **A. Inspection and Reporting Requirements**

All erosion control measures are to be inspected weekly. In the case of a rain event, measures must be checked immediately after.

## **B. Responsibilities**

The project contractor and/or subcontractors shall be responsible to install, construct, repair, replace, inspect and maintain the temporary erosion and sediment control practices included in the SWPPP. The project contractor/subcontractor shall be responsible for constructing the post construction storm water management practices included in the SWPPP. Such measures will be maintained by the project contractor/subcontractor during the entire construction period.

Permanent measures will be maintained by the owner of the property.  
(Part III.A.6) (Part IV)

Developer:

Martin Gubernick & Robin Ashley  
121 Stone Hill Road  
Bedford, New York, 10507

Owner/ Applicant  
Same as developer

The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor*. The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and

conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings. "

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed.

The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the construction site. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

### **C. Temporary Measures**

#### **1. Construction Entrance(s)**

The construction entrances shall be maintained in a condition which will prevent tracking or flowing of sediment onto the public right of way. This will require, sweeping and washing the driveway surfaces, periodic top dressing with additional stone or additional length as conditions demand based on daily inspections and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights of way must be immediately removed.

#### **2. Silt Fence**

Silt fence is proposed down gradient from all disturbed areas proposed on the site. Silt fence is used to collect the transported sediment load due to runoff and to slow said runoff, in an effort to prevent erosion. The silt fence is a temporary barrier of geotextile fabric supported by fence

posts at a 10 foot maximum interval.

Sediments shall be removed from behind the fence when it becomes 0.5 feet deep at the fence. It should also be inspected regularly, at least once a week and repaired as needed to maintain a barrier.

#### **D. Permanent Measures**

##### **1. Permanent vegetation**

All grassed areas shall be maintained to provide a vegetative cover to hold soils in place.

#### **VII. General Requirements for Owners or Operators with Permit Coverage**

A. The *owner or operator* shall maintain a copy of the General Permit (GP-0-15-002), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form and inspection reports at the construction site until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department.

The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. (Part II.B.C.2)

B. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the *MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *MS4* prior to commencing construction of the post-construction stormwater management practice. (Part II.C.5)

C. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall also have the *MS4* sign the "MS4 Acceptance" statement on the NOT. The *owner or operator* shall have the principal executive officer, ranking elected official, or duly authorized representative from the *regulated, traditional land use control MS4*, sign the "MS4 Acceptance" statement. The *MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the

requirements of this Part. The MS4 can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector's* final site inspection certification(s) required in Part V.3. (Part V.A.4)

D. In accordance with the requirements of the Town of Bedford Town Code, within 10 days after the installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for Robin Ashley and Martin Gubernick stating that all erosion control measures have been constructed and installed in compliance with the approved plans.

E. Various certifications are required to be completed as follows:

1. SWPPP Modification Summary Sheet
2. SWPPP Preparer Certification
3. Contractor and Sub-contractor Certification

These documents are appended to this SWPPP.

## **VIII. Conclusions**

In conclusion, the proposed project shall not result in any negative impact to existing hydrologic conditions at the vicinity of the property and proposed storm water management practices conform to NYSDEC Storm water Management Design Manual and GP-0-15-002. In addition, the design of all storm water management practices meets the requirements of the Town of Bedford.

**STORMWATER POLLUTION PREVENTION PLAN  
MARTIN GUBERNICK & ROBIN ASHLEY  
SEQUENCE OF CONSTRUCTION**

The following are sequence and methods of construction for the construction of a house on property owned by Martin Gubernick & Robin Ashley, 121 Stone Hill Road, Bedford (T), Westchester County, New York. Erosion and sediment control measures are incorporated into the construction program. Construction of this project will be in one phase.

Proposed erosion and sediment control methods are found on the Site Plan. The erosion controls are designed in accordance with the State of New York, "Guidelines for Urban Erosion and Sediment Control". The project is expected to start in the Fall of 2015 and continue over a 12 month period.

**A. General Construction Notes**

1. The site shall be disturbed only when and where necessary. Only the smallest practical area of land shall be exposed at any one time during development. When land is exposed, the exposure shall be kept to the shortest practical period of time by immediate stabilization per the stabilization notes, unless specified otherwise. All disturbed areas that are seeded with appropriate seed mixture and procedure are considered stabilized when 80% of the vegetation is achieved.
2. Where ever feasible, natural vegetation shall be retained and protected.
3. The contractor shall inspect all erosion and sediment control devices during all storm events, prior to weekends and prior to all forecasted storm events.
4. The Contractor shall grade and provide stabilization of newly graded and disturbed areas per item 11 of this sequence.

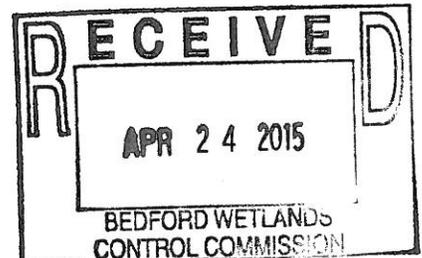
**B. Construction Sequence**

1. Install all erosion control measures.
2. Perform site grading for the house, garage and driveway.
3. Begin house and garage construction.
4. Install proposed utilities including water lines and underground utilities.
5. Not used.
6. Not used
7. Topsoil, seed and mulch all disturbed areas in accordance with the stabilization notes.
8. Not used.
9. Remove all temporary erosion control measures. Restore/backfill to final grade and provide stabilization is necessary.
10. Contractor to perform final site clean up and dispose of all debris properly.

**11. STABILIZATION NOTES**

- A. Grade to finished slopes
- B. Soils shall be scarified.
- C. Topsoil with not less than four inches of suitable topsoil material
- D. Seed as follows: (185/50)

Spring/Fall Planting: Tall fescue	100
Kobe Gespedza	10
Bahi Grass	25
Rye Grass	40
Temporary Summer Planting	
German Millet	40



TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

Application for Permit

ASDA

Identification of Owner(s):

Name(s) of owner(s): KATHRYN DYSART AND JEFF SCHWARTZ
Address: 76 Mt Holly Rd. Katonah, NY
Phone: 914-232-1163 (home) 914-588-2836 (work); Fax: E-Mail: kdysart@me.com

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

Name of applicant: NA/
Address:
Phone: (home) (work); Fax: E-Mail:

Professional Preparing Site Plan:

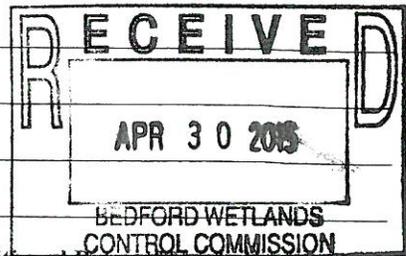
Name /Address: ELIZABETH HAND-FRY, LANDSCAPE ARCHITECT
Phone: 914-384-2131 Fax: 914-944-1467 E-Mail: ELHANDFRY@OPTONLINE.NET

Identification of Property:

Bedford Tax Map Designation: Section 50.06 Block 1 Lot 1 Area 7.3 ACRES
Zoning District: R4A Project Address: 76 MT. HOLLY RD.
Approximate year of construction of any structure: 2013

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: NO
Identify any other governmental approvals required: NO
Project cost (including professional fees): \$



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

CREATE A NATIVE PLANTED PROPERTY
CREATE VEG/HERB GARDENS BY POOL AND HOUSE.
CREATE A SMALL FENCED IN AREA BY GARAGE/HOUSE FOR DOG/DEER PROTECTION, INSTALL NEW POOL FENCE AND ADJACENT GARDEN PROTECTION

Proposed Project Start Date: JUNE 2015 Estimated Date of Completion: PHASED

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).

Signature of owner(s): [Signature] Date: 4/30/15
All owners must sign Print name/title: KATHRYN DYSART
Signature of applicant (if different): JAME Date:
Print name/title:

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Kathryn Dysart			
Project Location (describe, and attach a location map): 76 Mount Holly Rd, Katonah, NY 10536			
Brief Description of Proposed Action: Create native plantings throughout site- remove as many invasives as possible, Renovate swimming pool area (New native planting-less lawn) and fencing, Create vegetable gardens and protective fencing, Create Walkway to front door and Edge Existing Driveway			
Name of Applicant or Sponsor: Kathryn Dysart		Telephone: 1-914-232-1163	
		E-Mail: kdysart@me.com	
Address: 76 Mt. Holly Road			
City/PO: Katonah		State: NY	Zip Code: 10536
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.			NO <input type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.0+/- acres	
b. Total acreage to be physically disturbed?		_____ .5+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 7.24 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <u>Bedford Audubon Society</u> <input checked="" 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Elizabeth Hand-Fry</u>		Date: <u>May 4, 2015</u>
Signature: <u></u>		

**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:	<input type="checkbox"/>	<input type="checkbox"/>
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**

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

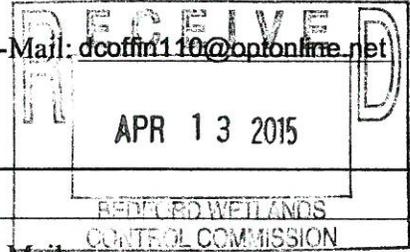
Application for Permit

Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: David W. Coffin, Jr. and Catherine McDermott-Coffin under McDermott-Coffin Living Trust

Mailing Address: 110 Wood Road, Bedford Hills, NY 10507

Phone: 914-244-1656 (home) same (work); Fax: E-Mail: dcoffin110@optonline.net



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

Name of Applicant: same as above

Mailing Address:

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

Professional Preparing Site Plan:

Name /Address: Paul J. Jaehnig, Wetlands & Soils Consulting, PO Box 1071, Ridgefield, CT, 06877

Phone: 203 438-9993 Fax: E-Mail: pjaehnig@comcast.net

76@gmail.com

Identification of Property:

Bedford Tax Map Designation: Section 59.20 Block 1 Lot 9 Area 1.267 Acres (55,191 SF)

Zoning District: R-4A Project Address: same as above

Approximate year of construction of any structure: 1830's, 1970's, 1990's, 2004-2009

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

Dates of any prior Wetlands Control Commission permits: WCC Resolution No. 04/09, March 01, 2004

Identify any other Town of Bedford approvals required: Zoning Board of Appeals

Identify any other governmental approvals required: N/A

Project cost (including professional fees): \$ 77,500

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

Refer to attached Summary of Stair/Entry (South) and Office/Bedroom (North) House Additions submitted to ZBA for a Front Yard Variance due to pre-existing non-conforming conditions.

Proposed Project Start Date: June-July 2015 Estimated Date of Completion: October 2015

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): All owners must sign

Signatures and printed names of David W. Coffin and Catherine McDermott-Coffin

Date: 4/13/2015 Date: 4/13/2015

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

Date:

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

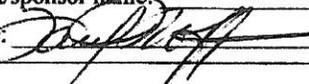
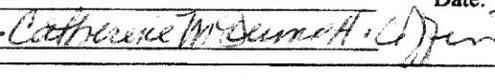
**Instructions for Completing**

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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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Construct 212 SF Stair/Entry South Addition & 112 SF Office/Bedroom North Addition to House			
Project Location (describe, and attach a location map): 110 Wood Road, Bedford Hills, NY 10507			
Brief Description of Proposed Action:  Construct two Additions to existing house at project location. The South Addition consists of a 212 SF Stair/Entry to replace an existing 50 SF deteriorating Entry. The North Addition consists of a 112 SF Office/Bedroom to replace a 100 SF Screened Porch that was previously demolished to replace a collapsed underground sanitary pipe.			
Name of Applicant or Sponsor: David W. Coffin and Catherine McDermott-Coffin		Telephone: 914-244-1656	
		E-Mail: dcoffin110@optonline.net	
Address: 110 Wood Road			
City/PO: Bedford Hills		State: NY	Zip Code: 10507
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.			NO <input type="checkbox"/>
			YES <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: Town of Bedford Zoning Board of Appeals			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.267 acres	
b. Total acreage to be physically disturbed?		.0138 acres (approximately 600 SF)	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.267 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>NYS Saw Mill River Parkway</u>			
<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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: David W. Coffin & Catherine McDermott-Coffin Date: 4/9/2015		
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**

## SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

**Current Owners:** David W. Coffin Jr. and Catherine McDermott-Coffin

**Property Location:** 110 Wood Road, Bedford Hills, NY 10507, with a Tax Map Designation of 59.20-1-9.

**Proposed:** Construct two additions to existing house. (See attached Drawings)

- A. South Addition: 212 SF Stair/Entry will replace a deteriorating 50 SF Entry.
- B. North Addition: 112 SF Office/Bedroom will replace a 100 SF Screened Porch that was demolished in 2005 to access and replace a collapsed underground sanitary pipe.

### **Zoning Table/Considerations:**

- A. **Zoning District:** R-4A (4 acre minimum), pre-existing "Dimensionally Non-conforming" property, as defined by Article III, Section 125-11, Paragraph D.
- B. **Tabulation of Dimensional Requirements:** The Town of Bedford Code, Chapter 125: Zoning, Article V, Section 125-50, Attachment 5e: Table of Dimensional Requirements-Residential is referenced.

- 1. Existing (non-conforming) Lot Acreage: 1.267 acres = 55,191 SF
- 2. Minimum Front Yard: 75 feet
  - a. Pre-existing House Front Yard 10.7 feet
  - b. South Addition Front Yard 14 feet
  - c. North Addition Front Yard 15 feet
  - d. Variance Required for North and South Additions.
- 3. Maximum Allowable Height: 35 feet.
  - a. South Addition 10 feet
  - b. North Addition 15 feet
  - c. No Variance required.
- 4. Maximum Allowable Building Coverage:  $55,191\text{sf} \times 3\% = 1,656\text{ SF}$ 
  - a. Current Existing House Coverage: 765 SF
  - b. Existing Accessory Coverage: 600 SF
  - c. South Addition Coverage: 212 SF
    - i. *Less Existing Entry being Rebuilt* <50 SF>
  - d. North Addition Coverage: 112 SF
  - e. Total Proposed Building Coverage: 2.97 % 1,639 SF
  - f. No Variance required

## SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

5. Maximum Impervious Surface: 55,191 SF x 8 % = 4,415 SF
- a. Total Proposed Building Coverage: 1,639 SF
  - b. Total Bluestone Walkway and Patio Coverage: 1,500 SF
  - c. Total Impervious Coverage: 5.68% 3,139 SF
  - d. No Variance required.

C. **Proximity to Wetland:** Existing house and accessory building are approximately 50 feet from existing stream. Proposed Additions remain the same or less. Review by local Wetlands Commission may be required. (*The Town of Bedford Code, Chapter 122: Wetlands is referenced.*)

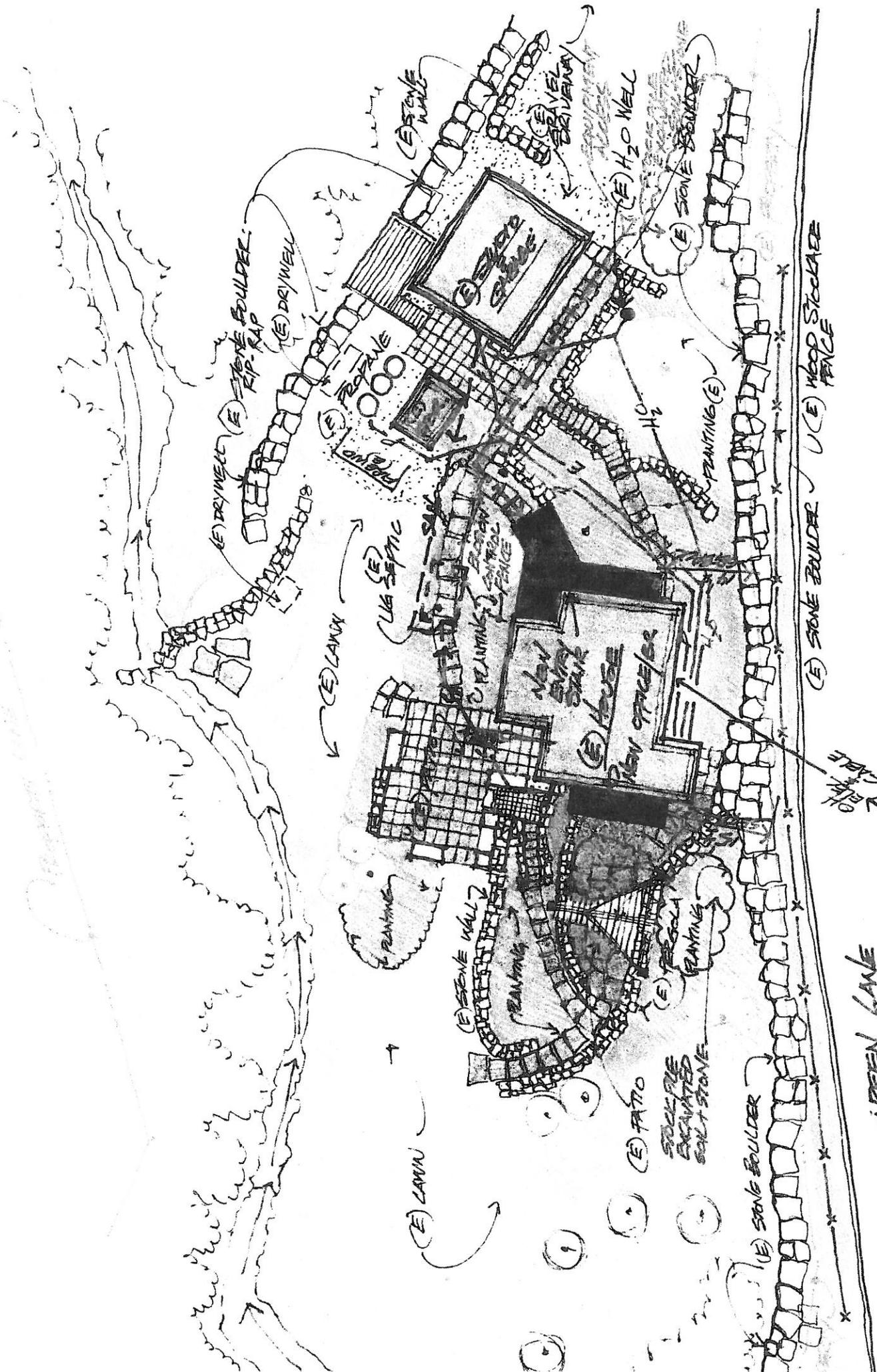
### Variance Justification:

A. The proposed South and North Additions to the house require a front yard setback variance due to the non-conforming nature of the existing property and house:

1. **South Stair/Entry Addition:** The existing Southwest corner of the house has a front yard setback of 10.7 feet; the proposed addition would have an approximate setback of 14 feet, well within the current non-conforming condition. The addition will replace an existing deteriorated 50 square foot Entry that is unheated and without a Closet. The addition will expand the Entry with a closet and will be heated. The new stair addition will replace an existing interior stair from the ground/1<sup>st</sup> floor to the 2<sup>nd</sup> floor. The removal of the existing stair will provide additional space and better utilization of the ground/1<sup>st</sup> floor Living/Dining/Kitchen open floor plan.
  - a. The addition does not conflict with existing underground utilities.
  - b. The existing sloped grade minimizes the amount of excavation, while the new foundation walls will perform as a retaining wall to replace a portion of the existing stone wall. Removal of the stone wall against the existing brick chimney will also eliminate further deterioration of the brick and existing entry framing.
  - c. Hand and Machine Excavation (*approx. 28 CY*) will be utilized for footings, foundations and stone removal. The additions proximity to the driveway permits easy access for equipment with minimal disturbance to adjacent plantings, stone walls and walkways
  - d. Excavated soil and stone will be stock piled along the West side of the driveway. Any soil and stone not used for backfill and grading of the plant bed will be distributed along the West side of the driveway to help stabilize and reduce the existing sloped grade condition.

## SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

2. **North Office/Bedroom Addition:** The existing Northwest corner of the house has a front yard setback of approximately 10.7 feet; the proposed addition would have an approximate setback of 15 feet, well within the current non-conforming condition. The addition will replace an enclosed Porch, which was demolished to excavate, access and replace a collapsed existing underground sanitary pipe (orangeburg installed early 1970's) with new schedule 40 PVC pipe to the existing septic tank. (See attached photos.) The addition will expand the existing Office/Bedroom with a closet and maintain access to the adjacent upper patio area.
  - a. The addition does not conflict with existing underground utilities.
  - b. The existing upper patio grade minimizes the amount of excavation, while the new foundation wall will perform as a retaining wall to replace a portion of the existing stone wall.
  - c. Hand Excavation (*approx. 10 CY*) will be utilized for footings, foundations and stone removal to minimize disturbance to adjacent planting, walkways and stone walls. The upper patio was built to stabilize the grade after the screened porch was demolished. Crushed gravel installed below the patio blue stone will make excavation easier and will be utilized for back-filling around footing and French-drain piping.
  - d. Excavated gravel, soil and stone will be stock piled within the adjacent plant bed and patio. Any soil and stone not used for backfill will be distributed along the West plant bed to help stabilize and reduce the existing sloped grade condition.
- B. **Proximity to Wetland:** The proposed locations will have no impact on the stream, since the additions are relatively small and adjacent to the existing house. There will be no disturbance to the natural flow of the stream or the immediate terrain. The excavation for the additions will not contribute to silt and sediment (that is otherwise currently flowing into the stream from the unpaved/gravel surface on Wood Road); stock piled materials will be temporarily contained within planted areas and patio by stone removed from existing stone walls and erosion control filter fabric fence.
- C. **Zoning District:** Although the property is within a R-4A zone, it is on the fringe. The property is relatively isolated from adjacent properties within the R-4A zone due to dense forestation, rock formations and natural lower grades that reduce any visual impact. Although separated by rough terrain, it is adjacent to Zoning Districts 2A and 1/2A, which are significantly less restrictive with regards to setbacks and building lot coverage. Also, the property is bounded on the West, South and East (practically surrounded) by the NYS owned Green Lane and Saw Mill Parkway right-of-way and will not be developed with residences due to the steep terrain and heavy forestation. There will not be any visual impact to the Saw Mill Parkway.

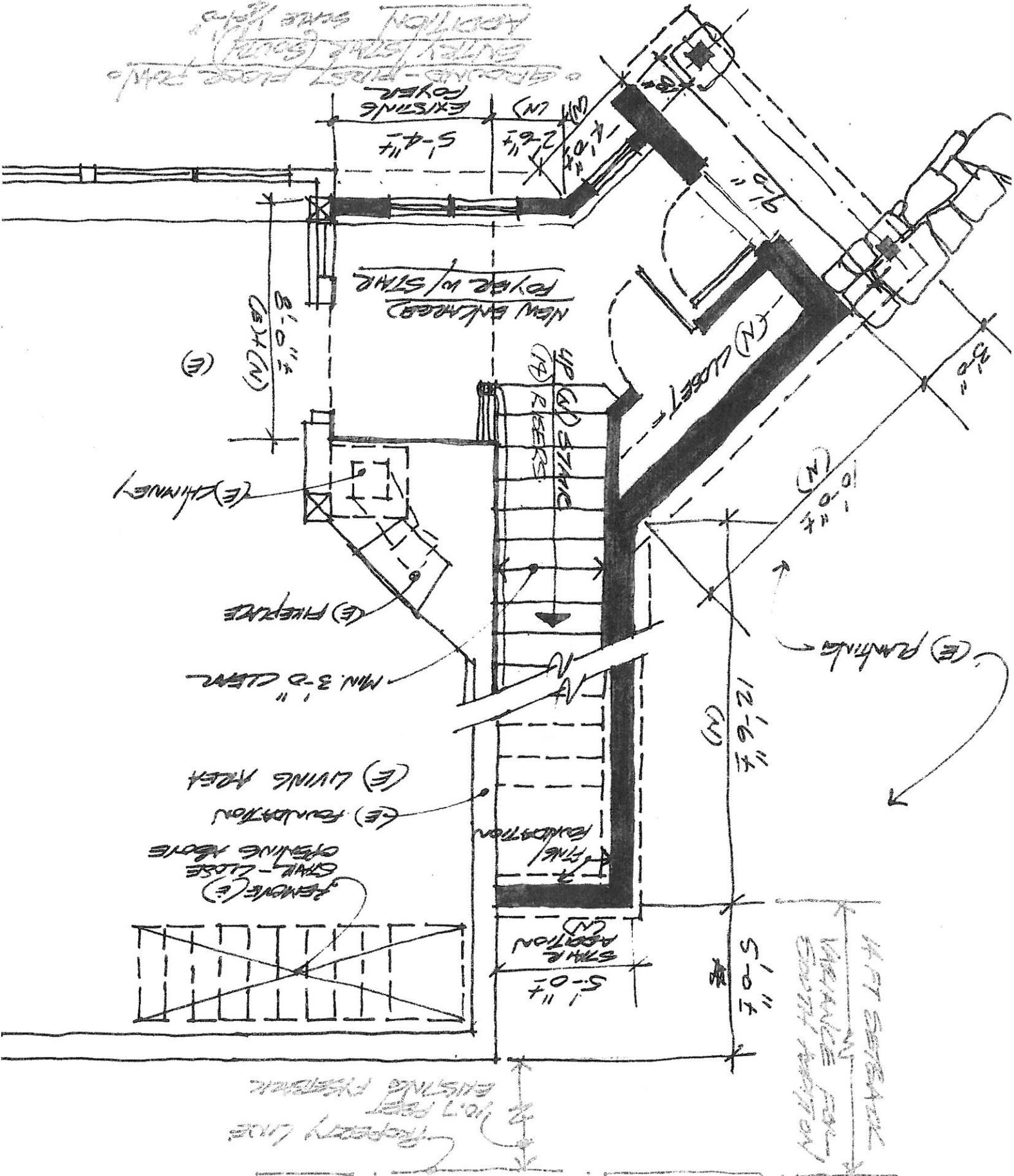


- SITE PLAN - 110 Wood Road Bedford Hills  
 SCALE 1" = 20'  
 DWA 199  
 12-15-2019  
 GREEN LANE

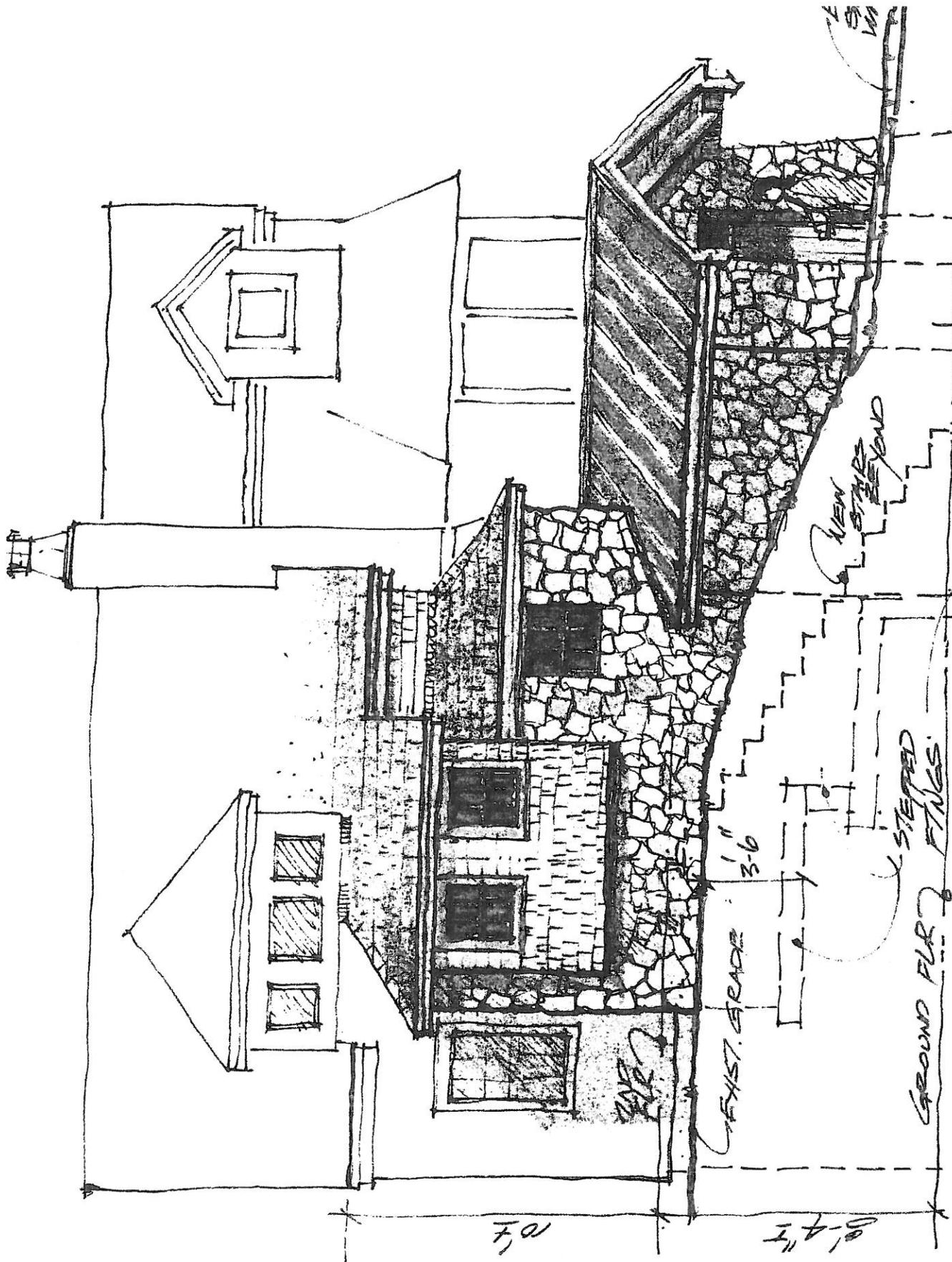
DKS 2079  
12-15-2014

111 West 40th St  
New York, NY 10018

ADDITION STAIR (EXIST)  
EXISTING STAIR (EXIST)  
EXISTING FIRST FLOOR PLAN

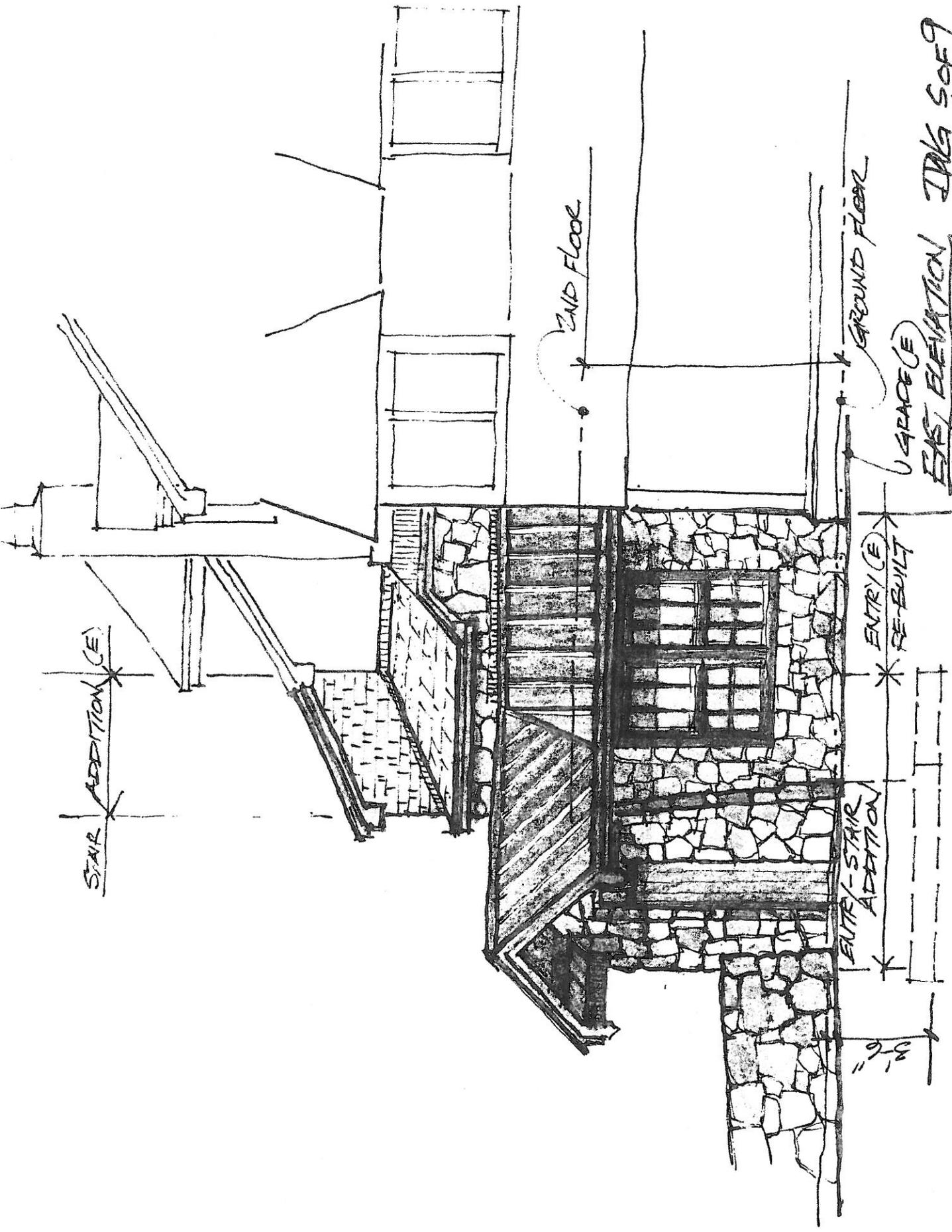






EXIST. GRADE  
3'-6"  
DWA  
3/23/

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"  
110 WOOD RD, BEYOND HUS, NY



STAIR  
ADDITION (E)

2ND FLOOR

GROUND FLOOR

ENTRY (E)  
RE-BUILT

ENTRY - STAIR  
ADDITION

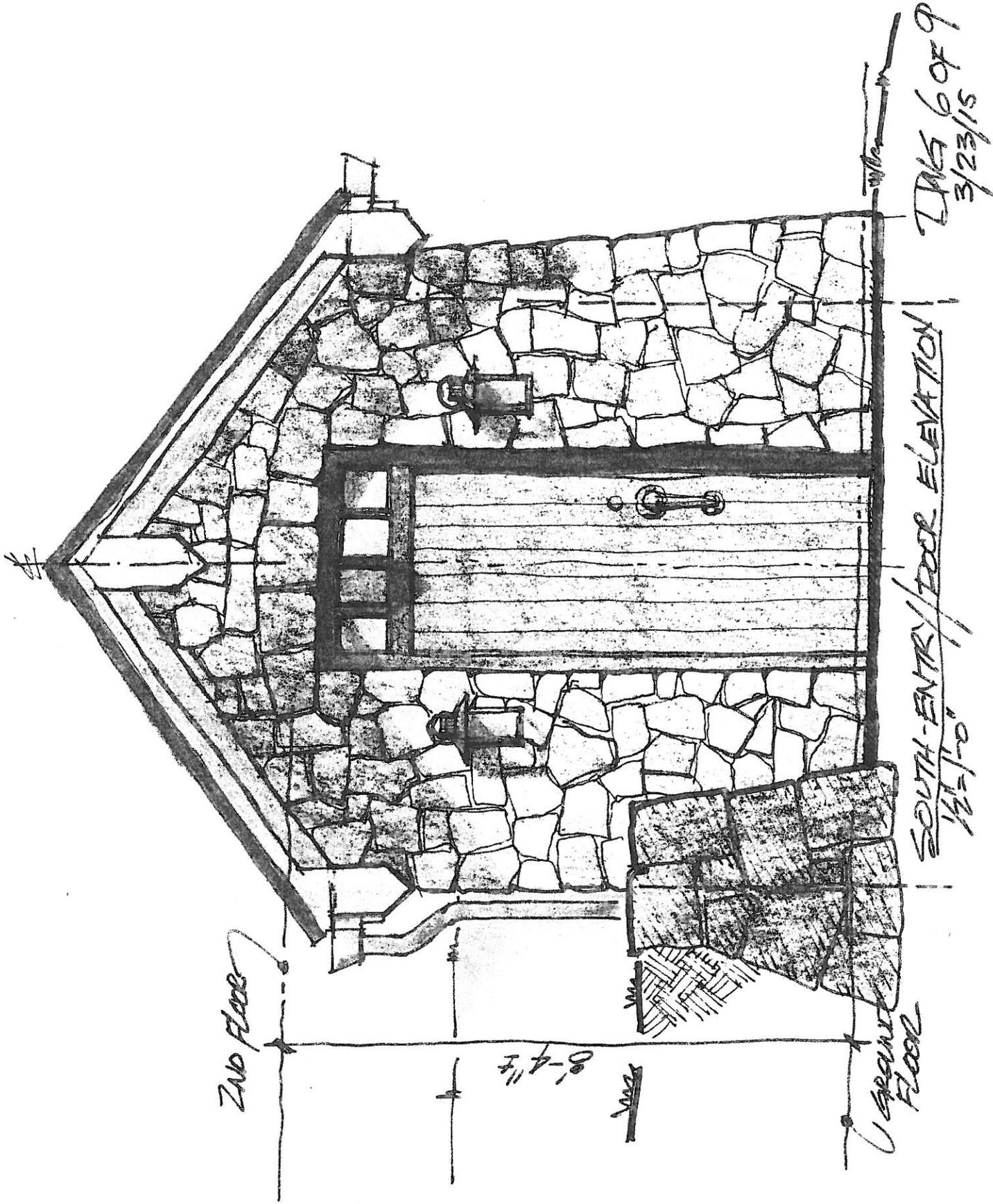
3'-6"

UPGRADE (E)

EAST ELEVATION

1/4" = 1'-0"

DKG SOF 9  
3/23/15



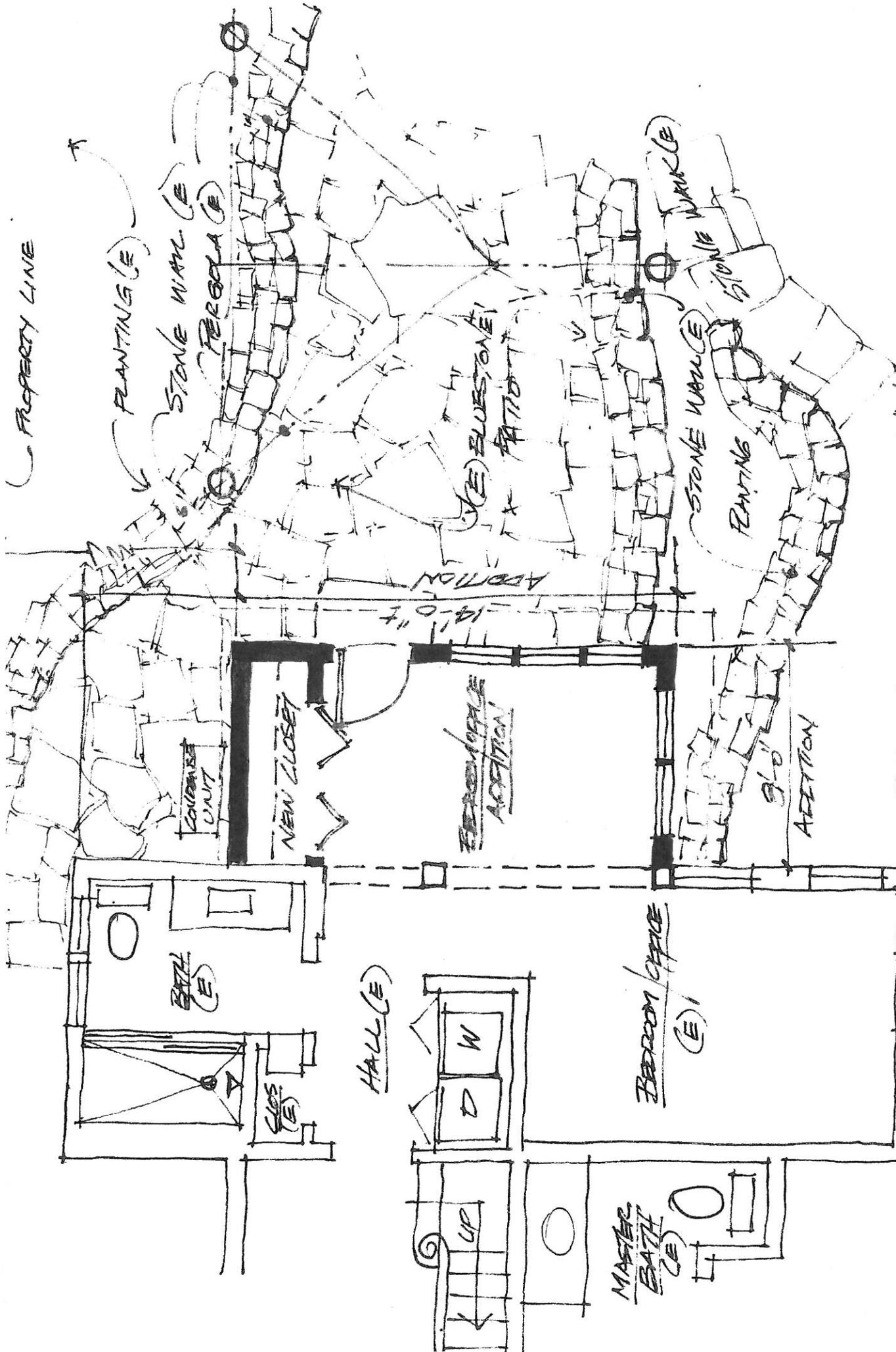
Draw 6 of 9  
3/23/15

SOUTH-ENTRY / DOOR ELEVATION  
1/2" = 1'-0"

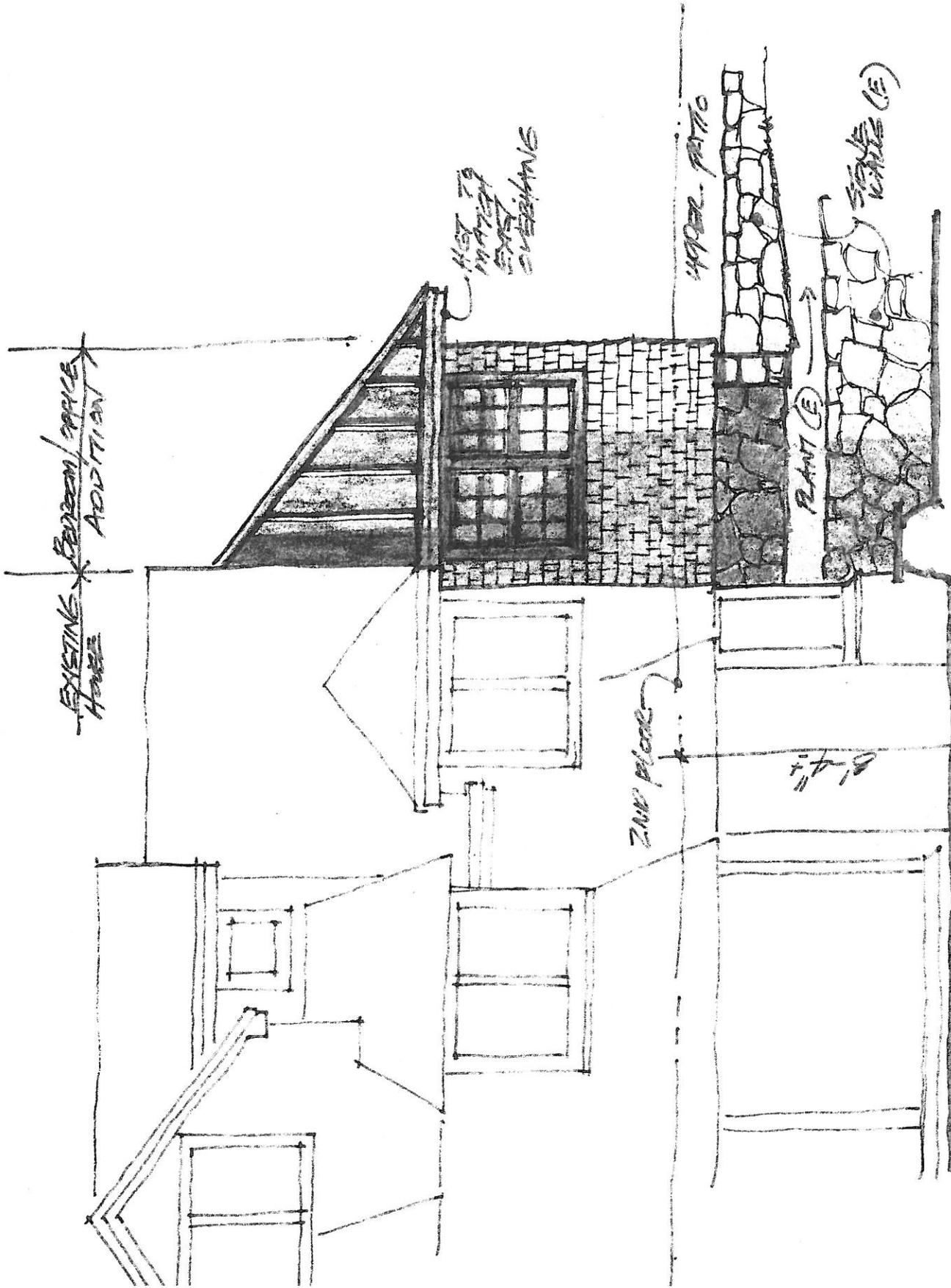
2ND FLOOR

8'-4 1/2"

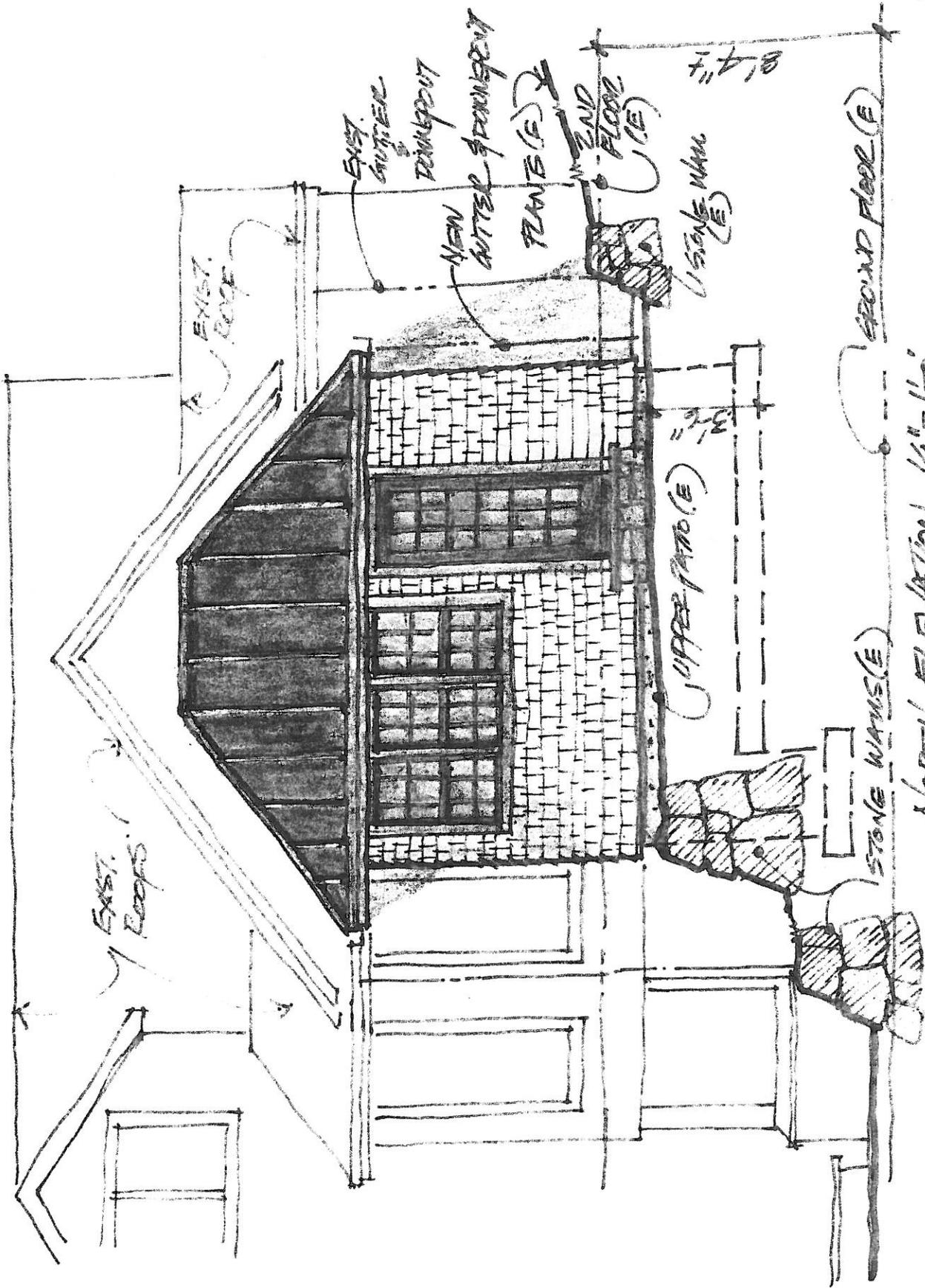
GROUND FLOOR



2ND FLOOR PLAN SCALE 1/4" = 1'-0"  
 BEDROOM/OFFICE NORTH ADDITION  
 110 WOOD RD, BARFORD HILLS, NY  
 DWG 7 OF 9  
 4/8/2005



EXIST. ELEVATION 4'-10"  
 PORCH/OFFICE ADDITION DWG 899  
 115 WOOD RD, BETHESDA, MD 4-8-2015

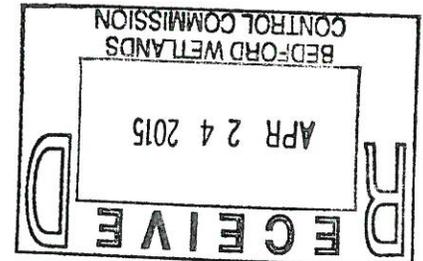


DWG 90P9  
 4/8/2015

NORTH ELEVATION 1/4" = 1'-0"  
 BED ROOM / OFFICE ADDITION  
 110 WOOD RD, BEDFORD HILLS

April 30, 2015

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



Re: **33 Saddle Ridge Road**  
**Wetland Permit Application-Concept Review**  
**Proposed House & Site Additions & Renovations**

Dear Chairman Messinger & Members of the BWCC:

We attach a conceptual site plan for the above property for concept review and consideration at the June 1, 2015 BWCC meeting. This plan accompanies proposed architectural information provided by Patrick Croke-Architect, Bedford, NY, along with a copy of the current survey for the property, prepared by H. Stanley Johnson Surveyors, Mr. Kisco, NY and the Wetland Delineation Report for the project prepared by Paul Jaehnig, Ridgefield, CT.

Overview

This project proposes renovations and additions to the existing property recently purchased by our client that has, unfortunately, been in decline for several years. The property exhibits clearly visible signs of long-deferred maintenance and, hence, site and house cleanup, renovations and additions are required to reclaim the property to a functional, attractive and comfortable home site for the applicant's family members.

Architectural renovations and additions are detailed in the architect's plans. We have created a conceptual site plan that shows the existing home and location of the proposed addition on the east façade of the house. The applicant and architect have worked very hard to create a more traditional home on the property, upgraded from the existing circa 1970's contemporary style home design.

Proposed Work Occurs in the Regulated Wetland Buffer

Portions of the proposed house additions and site renovations and additions occur within the 100-foot wetland buffer area on the site and, therefore, a Wetland Permit is required to be issued by the BWCC. The proposed new site work involves removing portions of the existing macadam and gravel driveways on the site and replacing them with driveway access to the new front entry to the house and new garage area. Areas where the existing gravel driveway will be removed adjacent to the on-site wetlands will be reclaimed to wetland buffer enhancement plantings to provide a measure of vegetated protection to the on-site wetland system. In addition, it is

proposed that the extensive Japanese Barberry that has colonized the wooded wetland understory be removed and replaced with a native wetland woodland seed mix. New plantings throughout the property are proposed to re-vegetate the property and convert some lawn areas to plantings and to create an attractive and established landscape setting for the new home.

Summary

The applicant proposes several improvements to reclaim this distressed property and create a functional and attractive home site for family members. We look forward to discussing the project with the BWCC and receiving feedback and advice on our concept site plan with respect to work proposed that will require a Wetland Permit from the BWCC.

Thank you for your time and consideration with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jen D. Barrett".

Jen D. Barrett, R.L.A.

JDB:lj

Enc.

Cc: Patrick Croke, AIA  
Fussbudget II, LLC