



TOWN OF BEDFORD

www.bedfordny.gov

AGENDA

BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street, 2nd Floor Conference Room
Bedford Hills, New York 10507
WEDNESDAY, March 2, 2016

7:30 P.M.

MINUTES: February 3, 2016

NEW APPLICATIONS:

7:30 P.M. – 7:45 P.M.

1. DP32 LLC, c/o Diamond Properties LLC, 531 Bedford Road, Bedford Hills, NY 10507. Section 72.5 Block 1 Lot 8, RB and LI Zoning Districts. The applicant requests variances of Article XI Section 125-120 B. (3) and the Schedule of Permitted Signs 125 Attachment 1:3 of the Town of Bedford Zoning Ordinance to permit: The installation of a 53.5 square foot Type C: freestanding sign where 25 square feet is permitted on property to be used as a car dealership located in the LI and RB zoning districts resulting in eight signs for one tenant on the parcel where two signs are permitted and where by Resolution #09-13 Six the Zoning Board of Appeals granted a variance to permit 7 walls on the car dealership building.

7:45 P.M. – 8:00 P.M.

2. Gochman, David and Becky, 748 Guard Hill Road, Bedford, NY 10506. Section 84.7 Block 1 Lot 3, R-2 Acre Zoning District. The applicants request variances of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit the addition of a covered front entry to an existing, non-conforming residence located on a parcel consisting of .530 acres where 2 acres are required in the R-2 Acre District resulting in a front yard setback of 30 feet, 2 inches where 35 feet is required; and an in ground swimming pool and terrace resulting in a side yard setback 30' 6" where 40 feet is required in the R-2 Acre Zoning District. The two projects will result in building coverage of 12% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 11.0%; and impervious surface coverage of 20.2% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious coverage is non-conforming at 17.8%.

8:00 P.M. – 8:15 P.M.

3. Jordan Lupu, 174 North Salem Road, Katonah, NY 10536. Section 39.14 Block 2 Lot 9, R-4 Acre Zoning District. The applicant requests variances of Article III Section 125-11 and Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit (1) As-built building coverage of 6.77% where 3% is permitted in the Residential 4 Acre Zoning District where Resolution #01-14 Two granted a variance to permit building coverage of 5.9%; and (2) as-built impervious surface coverage of 9.32% where 8% is permitted in the Residential 4 Acre Zoning District where Resolution #01-14 Two granted a variance to permit impervious surface coverage of 12.2%. The lot area is pre-existing, non-conforming consisting of 1.281 acres where 4 acres is required in the Residential 4 Acre Zoning District.

8:15 P.M. – 8:30 P.M.

4. George Ledes, 71 Clinton Road, Bedford, NY 10506. Section 73.13 Block 2 Lot 22, R-2 Acre Zoning District. The applicant requests a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the construction of an in ground swimming pool resulting in a side yard setback of 15 feet where 40 feet is required in the Residential 2 Acre Zoning.

BEDFORD ZONING BOARD OF APPEALS

Wednesday, March 2, 2016

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8:30 P. M. – 8:45 P.M.

5. Shirley Lindefeld, 17-25 Black Brook Road, Bedford, NY 10549. Section 62.17 Block 1 Lot 10, R-Acre Zoning District. The applicant requests a variance of Article III Section 125-12A of the Town of Bedford Zoning Ordinance to permit the construction of a new single family residence on an existing tax lot which currently has six (6) pre-existing, non-conforming dwelling units and no principal residence resulting in seven (7) residences on one tax lot.

8:45 P.M. – 9:00 P.M.

6. Charles Durr, 60 The Terrace, Katonah, NY 10536. Section 49.19 Block 4 Lot 3, R-1/4 Acre Zoning District. The applicants request a variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing, non-conforming residence including a front porch addition resulting in a front yard setback of 15.41 feet where 35 feet is required in the R-1/4 Acre Zoning District and a rear yard wood deck and stair addition resulting in a rear yard setback of 25.94 feet where 40 feet is required in the R-1/4 Acre Zoning District.

9:00 P.M. – 9:15 P.M.

7. Emily and Lanyon Blair, 674-676 Harris Road, Bedford Hills, NY 10507. Section 73.9 Block 1 Lot 18, R-2 Acre Zoning District. The applicants request a variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit the construction of a second story addition resulting in building coverage of 7.72% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 7.41%; and impervious surface coverage of 23.33% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious surface coverage is non-conforming at 23.55%. The lot area of the parcel is non-conforming consisting of one acre (43,384 square feet) where two acres are required in the R-2 Acre Zoning District.

9:15 P.M. – 9:30 P.M.

8. Fedele Realty LLC, 25-27 Adams Street, Bedford Hills, NY 10507. Section 60.14 Block 5 Lot 6, CB Zoning District. The applicant requests variances of the Town of Bedford Zoning Ordinance to permit additions and alterations on the existing footprint of an existing, non-conforming commercial building including (1) a permanent marquee projecting beyond the property line requiring a variance of Article III Section 125-16B; (2) a second floor addition at the rear resulting in a rear yard setback of 10.5 feet where 30 feet is required in the CB Zoning District; and existing, non-conforming building coverage of 62.0% where 20% is permitted; and existing, non-conforming maximum coverage of 89.3% where 80% is permitted in the CB Zoning District requiring variances of Article V Section 125-50 and Article III Section 125-11; (3) the proposal will require an increase of 1.35 parking spaces where the existing parking on the site is non-conforming and does not meet the requirements of Article X Section 125-102, Off Street Parking and Loading Facilities

9:30 P.M.

Discussion of the Existing Historic Building Preservation Ordinance, Chapter 71, Article III

Supporting documentation for all items on this agenda is available at the Town of Bedford website www.bedfordny.gov. Town Government –Boards--Zoning Board of Appeals-Calendar of Meetings. Larger documents and plans are available at the office of the Board of Appeals

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **DP32, LLC**
 c/o Diamond Properties LLC
 333 North Bedford Road
 Mt. Kisco, NY 10549

For a Variance of the Town of Bedford Zoning Ordinance to permit: The installation of a 53.5 square foot Type C: freestanding sign where 25 square feet is permitted on property to be used as a car dealership located in the LI and RB zoning districts resulting in eight signs for one tenant on the parcel where two signs are permitted and where by Resolution #09-13 Six the Zoning Board of Appeals granted a variance to permit 7 walls on the car dealership building. This request requires variances of Article XI Section 125-120 B. (3) and the Schedule of Permitted Signs 125 Attachment 1:3 for property owned by the applicant and located on:

531 Bedford Road
Bedford Hills, New York 10507

designated as Section 72.5 Block 1 Lot 8 on the Tax Map of the Town of Bedford in RB and LI Zoning Districts. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York at 7:30 p.m. At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicant or his representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicant can then have 5 minutes of rebuttal.

DATED: February 10, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner DP 32 LLC Address 333 N. Bedford Road ^{Mt. Kisko} Tel.# _____

Applicant Saxton Sign Corp. Address 1320 Route 9 Castleton NY 12033 Tel.# 518-754-2025

Architect/Engineer _____ Address _____ Tel.# _____

Builder _____ Address _____

Building is located at 531 Bedford Road

Section 72 Block 5-1 Lot 8 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: Install one 53.5 sq ft, 10'H internally illuminated monument sign

Estimated COST OF CONSTRUCTION: \$4000⁰⁰

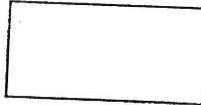
AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more OR for Legalizations

I _____ do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ _____, and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: _____

Date: _____

Sign and Affix Seal



Amount of square feet for new project 53.5 Total % of Building Coverage of property _____

Total % of Impervious Surface of property _____ Area of disturbance _____ If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built _____

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure Sign Pool Tennis Court Commercial

ZONING DISTRICT (circle) R-4A 2A 1A 1/2A 1/4A TF VA MF EL
RO CB NB LI RB PBO PBR PBOK

Number of stories _____; Height _____ feet. Interior only _____

Front yard _____ feet. Rear yard _____ feet. Side yard _____ feet one side.

Side yard _____ feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief. Property Owner shall sign application or file letter of approval to:

(Signed) Stacey Kuback

Telephone No. 518-754-7025 / Email Stacey@saxtons.com

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

- Board of Health Approval
- Highway Approval
- Town of Bedford
- Westchester County
- State of New York
- Application Rejected
- Application Granted
- Referred to Board of Appeals

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:
Building: _____
Certificate of Compliance _____
Total: _____

Permit No. _____
Date Approved _____
Date Notified _____

LETTER OF PERMIT DENIAL



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

Application #:

Date: 1/14/2016

Parcel ID: 72.5-1-8

Owner Information

DP 32 LLC

Applicant Information

DP 32 LLC

333 North Bedford Rd

Mt Kisco

NY

10549

Location: 531 Bedford Rd

Parcel ID: 72.5-1-8

Permit Type: Sign

Work Description: Sign Permit- 7 Wall Signs (Mopar, Chrysler, Dodge, Arroy, Jeep, Ram, Service) and one free standing sign

Dear Resident,

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

By Resolution #09-13 Six, The Board of Appeals granted a variance to permit 7 wall signs where 2 signs for one tenant are permitted on a parcel located in the RB Zoning District and where the signs exceed the permitted letter height of 12 inches by a variation of 3 inches to 18 inches. The applicant has applied for an 8th sign for the tenant consisting of a 53.5 square foot type C: freestanding sign which will be the 8th sign on the parcel and which exceeds the permitted size of 25 square feet. The type C: freestanding sign will require variances from the Board of Appeals: Article XI Section 125-120 B. (3) and the Schedule of Permitted Sign 125 Attachment 1:3. **The applicant must provide dimensions for the heights of each letter and for the logos on the free-standing sign and will be required to obtain a variance if the letters and logos exceed 12 inches 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



ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

RECEIVED

JAN 20 2016

BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: DP 32 LLC

Address: 333 North Bedford Road Mt. Kisco NY 10549

Telephone/Email: _____

2. Name of Applicant, if other than Owner: Saxton Sign Corp

Address: 1320 Route 9 Castleton NY 12033

Telephone/Email: 518-754-2025 Stacey@saxtonsign.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

Address: _____

Telephone/Email: _____

4. Identification Property:

Street Address: 531 Bedford Road

Tax ID: 72.5-1-8 Zoning District: RB Total Land Area: _____

Age of the Building _____

Is the property located in a designated Historic District? _____

% of Building Coverage: _____ % of Impervious Surface _____

Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No _____

Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No: _____

Property is on the _____ side of _____ within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: XI Section: 125-120 B. (3)

RECEIVED
JAN 20 2016

To Permit:

One 53.5 Sq. Ft., 10'H internally illuminated monument sign

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

See Attached
Signature of Owner

Date

Stacey Deshaide
Signature of Applicant

1/15/16
Date

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

Page 2

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Article: XI Section: 125-120 B. (3)

To Permit:

One 53.5 Sq. Ft., 10'H internally illuminated monument sign

RECEIVED
JAN 20 2016

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

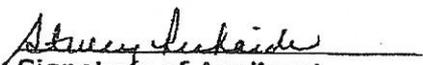
Commercial: \$550.00



Signature of Owner

1/15/16

Date



Signature of Applicant

1/15/16

Date



DODGE

Jeep



SIGN DETAIL

**5 SERIES 6' x 8'
MONUMENT at 10' OAH**

Square Footage

- 53.5 ft²

Manufacturing Details

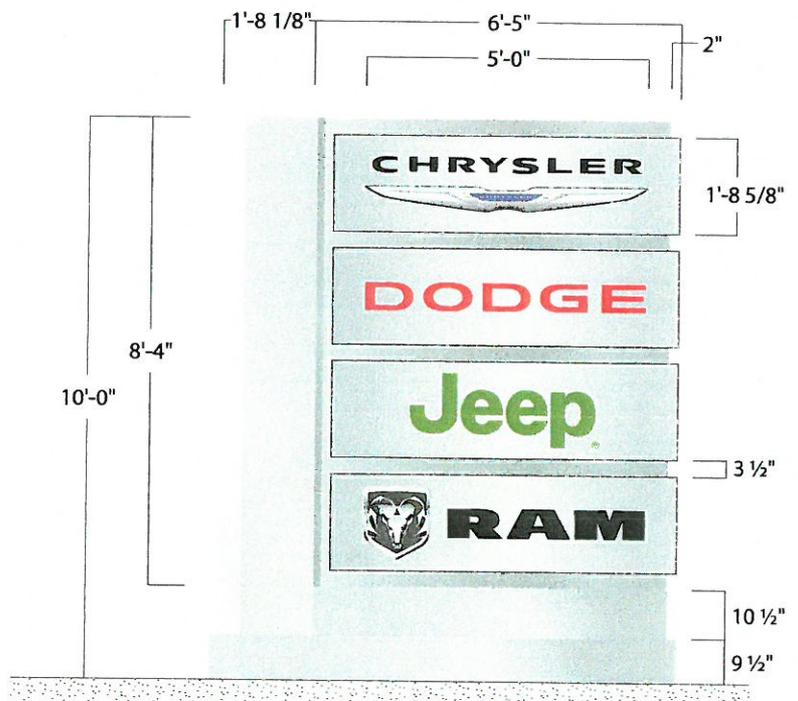
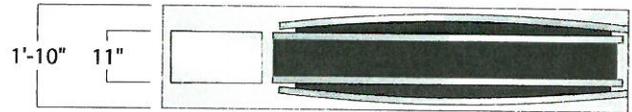
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
(144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
(1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Badge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver



- Height of Chrysler Letters: 3 1/2"
- Height of Chrysler Logo: 5 1/4"
- Height of Dodge Letters: 6 1/4"
- Height of Jeep J: 13"
- Height of Jeep e: 9 1/2"
- Height of Jeep p: 12 1/4"
- Height of Ram Logo: 15 3/4"
- Height of Ram Letters: 6 1/4"



RECOMMENDATION DETAIL

N-01

INVENTORY

Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	

No Existing Sign

Inventory Comments

N/A

RECOMMENDATION

Recommended Action

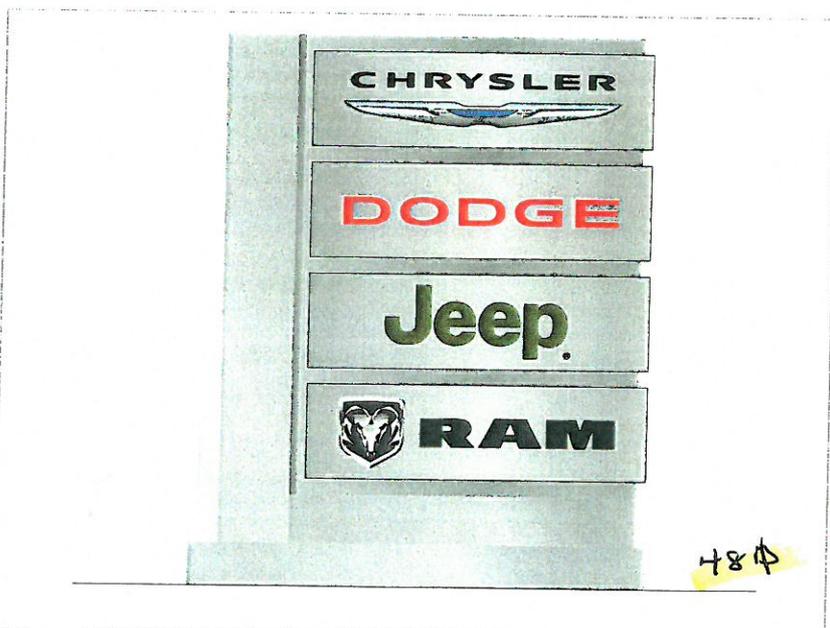
New Sign

Recommended Sign

5 Series 6' x 8' Monument
at 10'-0" OAH

Wall Repair Action

N/A



Recommendation Comments

Dealer to provide primary electric to within 6' of sign. Electrical for ground sign must meet current NEC standards and have a 20-amp dedicated circuit. Principle will install a new Monument and make final electrical connection.

**ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York**

**Resolution #09-13 Six
DP32 LLC – Chrysler Jeep Dodge Dealership – Bedford Hills
Renewal**

WHEREAS, application has been made for renewal of the variance granted by Resolution #03-12 One on March 7, 2012 pursuant to the Town of Bedford Zoning Code to permit the renovation and expansion of an existing building located in the LI and RB zoning districts to be used as a car dealership resulting in: (1) A side yard setback of 5' 7" where 15 feet is required in the LI Zoning District where the side yard setback for the existing building is pre-existing, non-conforming for the LI and RB Zoning Districts at 5' 7"; Article V Section 125-50, Article III Section 125-11. (2) 105 parking spaces in the LI and RB zoning districts where a combined total of 150 parking spaces are required on the site in the LI and RB Zoning Districts; Article X Section 125-102A. (3) Seven (7) signs for a commercial use on a parcel where 2 signs are permitted; Article XI Section 125-120 B. (4) Letters on wall signs exceeding 12 inches (by a variation of 3 inches to 18 inches) where 12 inches is permitted when the signs are located less than 100 feet from the center line of the road (Bedford Road); Article XI Section 125-120 B (1). (5) Building coverage of 24% in the RB Zoning District where the existing building coverage is pre-existing non-conforming at 23% where 20% is permitted, for premises located at 531 Bedford Road, Bedford Hills, New York 10507, being known and designated on the Tax Map of the Town of Bedford as Section 72.5 Block 1 Lot 8 in RB and LI Zoning District, and shown on a plan submitted on August 19, 2013; and

WHEREAS, a public hearing was held on September 11, 2013 at which time all those present wishing to speak were given an opportunity to be heard; and

WHEREAS, the applicant explained that there are changes to the approved site plan granted by Resolution #03-12 One on March 7, 2012, including relocation of handicapped spaces and that the brands of the cars to occupy the dealership are the same; and

WHEREAS, all members of the Board of Appeals have had the opportunity to visit the site; and

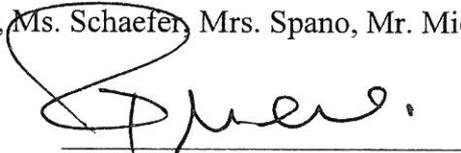
NOW THEREFORE BE IT RESOLVED, on a motion by Mrs. Spano, seconded by Ms. Schaefer,

RESOLVED, that the application requesting a one year extension of the variance granted by Resolution #03-12 One on March 7, 2012 pursuant to the Town of Bedford Zoning Code to permit the renovation and expansion of an existing building located in the LI and RB zoning districts to be used as a car dealership resulting in: (1) A side yard setback of 5' 7" where 15 feet is required in the LI Zoning District where the side yard setback for the existing building is pre-existing, non-conforming for the LI and RB Zoning Districts at 5' 7"; Article V Section 125-50, Article III Section 125-11. (2) 105 parking spaces in the LI and RB zoning districts where a combined total of 150 parking spaces are required on the site in the LI and RB Zoning Districts; Article X Section 125-102A. (3) Seven (7) signs for a commercial use on a parcel where 2 signs are permitted; Article XI Section 125-120 B. (4) Letters on wall signs exceeding 12 inches (by a variation of 3 inches to 18 inches) where 12 inches is permitted when the signs are located less than 100 feet from the center line of the road (Bedford Road); Article XI Section 125-120 B (1). (5) Building coverage of 24% in the RB Zoning District where the existing building coverage is pre-existing non-conforming at 23% where 20% is permitted, be approved in accordance with the plans submitted on August 19, 2013, prepared by Gallin Beeler Design Studio entitled "Chrysler Jeep Dodge Dealership at Bedford Hills, 531 Bedford Road, Bedford Hills, Zoning Board Submission," dated September 11, 2013. In particular, the Board finds that the benefit to the applicant by granting the variance outweighs any alleged detriment to the community.

Resolution #09-13 Six
DP32 LLC – Chrysler Jeep Dodge Dealership – Bedford Hills
Renewal
Page Two

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Petschek, Ms. Black, Ms. Schaefer, Mrs. Spano, Mr. Michaelis
Nays – None



Peter Michaelis, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on _____, 2014.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #03-12 One
DP32 LLC – Chrysler Jeep Dodge Dealership – Bedford Hills

WHEREAS, application has been made for variances pursuant to the Town of Bedford Zoning Code to permit the renovation and expansion of an existing building located in the LI and RB zoning districts to be used as a car dealership resulting in: (1)A request to permit a side yard setback of 5' 7" where 15 feet is required in the LI Zoning District where the side yard setback for the existing building is pre-existing, non-conforming for the LI and RB Zoning Districts at 5' 7"; Article V Section 125-50, Article III Section 125-11. (2)A request to permit 105 parking spaces in the LI and RB zoning districts where a combined total of 150 parking spaces are required on the site in the LI and RB Zoning Districts; Article X Section 125-102A. (3)A request to permit Seven (7) signs for a commercial use on a parcel where 2 signs are permitted; Article XI Section 125-120 B. (4) A request to permit letters on wall signs exceeding 12 inches by a variation of 3 inches to 18 inches) where 12 inches is permitted when the signs are located less than 100 feet from the center line of the road (Bedford Road); Article XI Section 125-120 B (1). (5)A request to permit building coverage of 24% in the RB Zoning District where the existing building coverage is pre-existing non-conforming at 23% where 20% is permitted, for premises located at 531 Bedford Road, Bedford Hills, New York 10507, being known and designated on the Tax Map of the Town of Bedford as Section 72.5 Block 1 Lot 8 in RB and LI Zoning District, and shown on a plan submitted on February 13, 2012; and

WHEREAS, a public hearing was held on March 7, 2012 at which time all those present wishing to speak were given an opportunity to be heard; and

WHEREAS, the Town of Bedford Planning Board by Resolution No. 12/07 dated February 8, 2012 found the proposal did not meet the standards for approval of the Town Code; and

WHEREAS, all members of the Board of Appeals have had the opportunity to visit the site; and

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. Michaelis, seconded by Ms. Schaefer,

RESOLVED, that the application for variances to permit the renovation and expansion of an existing building located in the LI and RB zoning districts to be used as a car dealership resulting in: (1)A request to permit a side yard setback of 5' 7" where 15 feet is required in the LI Zoning District where the side yard setback for the existing building is pre-existing, non-conforming for the LI Zoning District at 5' 7"; Article V Section 125-50, Article III Section 125-11. (2)A request to permit 105 parking spaces in the LI and RB zoning districts where a combined total of 150 parking spaces are required on the site in the LI and RB Zoning Districts; Article X Section 125-102A. (3)A request to permit Seven (7) signs for a commercial use on a parcel where 2 signs are permitted; Article XI Section 125-120 B. (4) A request to permit letters on wall signs exceeding 12 inches by a variation of 3 inches to 18 inches) where 12 inches is permitted when the signs are located less than 100 feet from the center line of the road (Bedford Road); Article XI Section 125-120 B (1). (5)A request to permit building coverage of 24% in the RB Zoning District where the existing building coverage is pre-existing non-conforming at 23% where 20% is permitted, be approved in accordance with the plan submitted on February 15, 2012 entitled "Diamond Properties, Chrysler Jeep Dodge Dealership at Bedford Hills, 531 Bedford Road, Bedford Hills," consisting of 11 sheets, prepared by Gallin Design Studio, dated February 13, 2013, and because of the following,

1. That the benefit cannot be achieved by another means feasible to the applicant due to the constraints on the site including the location of the septic system; and

Resolution #03-12 One

DP32 LLC – Chrysler Jeep Dodge Dealership – Bedford Hills

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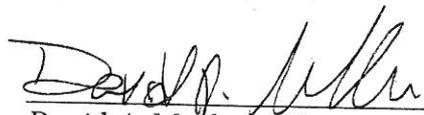
2. That there will be no undesirable change to the neighborhood or nearby properties and in fact the renovation will improve the existing facility which has been left neglected for the past five years; and
3. That even though the variance requests are substantial in several categories, this is only of the factors to be considered by the Board in making its decision and is not determinative.
4. That the requests will not have an adverse physical or environmental effect, and
5. That even though the alleged difficulty is self-created, the proposal is a realistic plan in terms of other automobile dealerships in the area and this is only one of the factors to be considered by the Board in making its decision.

And, subject to the following conditions:

1. That the variance for the signs are being granted because this is a multi brand business with four brands and that one of the signs states “service”.
2. Subject to site plan approval by the Bedford Planning Board as well as any conditions imposed therein.
3. That the applicant applies for a building permit within one (1) year of the date of the Board’s vote on the application and diligently pursues such application to completion.
4. That the applicant shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
4. The variances are granted in accordance with the plans submitted on February 15, 2012 entitled “Diamond Properties, Chrysler Jeep Dodge Dealership at Bedford Hills, 531 Bedford Road, Bedford Hills,” consisting of 11 sheets, prepared by Gallin Design Studio, dated February 13, 2012.

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Bird, Ms. Schaefer, Mr. Michaelis, Mrs. Spano, Mr. Menken
Nays – None


David A. Menken, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 7-6, 2012.


Alexandra J. Costello, Secretary
Zoning Board of Appeals

**PLANNING BOARD
Town of Bedford
Westchester County, New York**

**RESOLUTION NO. 13/41
CHRYSLER JEEP DODGE DEALERSHIP
FINAL SITE PLAN APPROVAL**

WHEREAS, a formal application dated August 19, 2013, was received from DP 32, LLC, 333 North Bedford Road, Mount Kisco, NY 10549, for final site plan approval to permit modifications to an existing building to permit the operation of a car sales center for Chrysler Jeep Dodge, on property located at 531 North Bedford Road, Bedford Hills, New York, shown and designated on Town Tax Maps as Section 72.5 Block 1 Lot 8, in the Central Business Light Industrial District was received by the Planning Board on August 19, 2013, and

WHEREAS, accompanying the written request were plans consisting of nine (9) sheets entitled "Chrysler Jeep Dodge Dealership of Bedford Hills," prepared by Kellard Sessions Consulting, dated 6/28/13, as follows:

- C 1 – Existing Conditions Plan
- C 2 - Site Layout Plan
- C 3 – Grading and Utility Plan
- C 4 – Sediment and Erosion Control Plan
- C 5 – Details
- C 6 – Details
- C 7 – Details
- C 8 – Existing Conditions Hydrology Plan
- C 9 – Proposed Hydrology Plan
- C10 – Subsurface Sewage Treatment System Plan
- C11 – Subsurface Sewage Treatment System Plan Details
- L 1 – Site Layout Plan & Zoning Analysis
- L 2 – Landscape Details
- L 3 – Site Lighting Plan
- A 1 – Enlarged Lower Level Plan
- A 2 – Enlarged Ground Level Plan
- A 3 – Mezzanine Level Plan
- A 4 - Elevations

WHEREAS, the application was approved by the Zoning Board of Appeals Resolution #03-12 One, and

WHEREAS, the Planning Board has determined that the proposed use will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and

NOW THEREFORE BE IT RESOLVED, that the above final site plan for the approval of the Chrysler Jeep Dodge dealership for automotive sales and service is hereby approved subject to the following conditions:

Resolution No. 13/41
Chrysler Jeep Dodge Dealership
Final Site Plan Approval
Page 2

1. All cars and trucks to be loaded and unloaded on site. No car carriers delivering cars or trucks to this site will park in any public right of way in connection with such deliveries.
2. The applicant to shall submit a new landscape plan with 50% native vegetation following the guidelines discussed at the meeting
3. The applicant shall request advice from the Tree Board for plantings for the front of building. Additional plantings shall be added at the rear of the property along the parking lot. The final landscaping plan will be approved by the Director of Planning and the site plan committee of the Planning Board. The wetland boundary to be confirmed by the Town Wetland Consultant, Beth Evans. If the line is not confirmed the applicant shall return to the Planning Board.
4. All exterior lights in the parking area shall be on motion detectors after 10:00 p.m. except the lights in the front parking lot will go off at 10:00 p.m. with one of the pole lights on a motion detector.
5. The bollard lights along the walkway shall go off at the close of business. Exit lights required by code shall stay on all night.
6. Any signs with lights the applicant must be approved by the Planning Board.
7. The retaining wall in the rear of the property shall be removed from all sheets of the plan.
8. Approval of the Stormwater Pollution Plan by James J. Hahn Town of Bedford Engineering Consultant.
9. All occurrences of the following invasive plants shall be removed: Oriental Bittersweet, Multiflora Ross, Porcelain-Berry, Japanese Barberry.
10. All plantings shall be maintained I a healthy state.

BE IT FURTHER RESOLVED, that no application for final site plan approval shall be submitted until the requirements of items 1 through 10 above have been satisfied.

APPROVED: October 8, 2013
DATED: October 21, 2013

The foregoing resolution is certified to be a true copy of the resolution, which was approved on October 8, 2013 by the Planning Board of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on October 2, 2013.



Gail M. Amyot, Secretary
Town of Bedford Planning Board

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **David and Becky Gochman**
 748 Guard Hill Road
 Bedford, NY 10506

for variances of the Town of Bedford Zoning Ordinance to permit:

The addition of a covered front entry to an existing, non-conforming residence located on a parcel consisting of .530 acres where 2 acres are required in the R-2 Acre District resulting in a front yard setback of 30 feet, 2 inches where 35 feet is required; and an in ground swimming pool and terrace resulting in a side yard setback 30' 6" where 40 feet is required in the R-2 Acre Zoning District. The two projects will result in building coverage of 12% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 11.0%; and impervious surface coverage of 20.2% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious coverage is non-conforming at 17.8%. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicants and located on:

748 Guard Hill Road
Bedford, NY 10506

designated as Section 84.7 Block 1 Lot 3 on the Tax Map of the Town of Bedford in a Residential 2-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: February 11, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov



pd
\$350
Receipt
2449

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

- Name of Owner: DAVID B BECKY GOCHMAN
Address: 748 GUARD Hill Rd, BEDFORD NY 10506
Telephone/Email: 914-420-0235
- Name of Applicant, if other than Owner: Brewster McKessey
Address: 37 Blackberry Drive Brewster NY 10509
Telephone/Email: 914 420 0235
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
PC STUDIO ARCHITECT
Address: 1511 ROUTE 22, SUITE C-23, BREWSTER NY 10509
Telephone/Email: 845-278-0200 / JFLOWERS@PCSTUDIOARCH.COM
- Identification Property:
Street Address: 748 GUARD Hill Rd
Tax ID: 84.07-1-3 Zoning District: R-2A Total Land Area: 0.53 ACRES
Age of the Building 187
Is the property located in a designated Historic District? No
% of Building Coverage: 10.5% % of Impervious Surface 16.5%
Property Abuts a State or County highway, parkway, thruway or park: Yes No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No:
Property is on the NORTH side of GUARD Hill Rd within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: III Section: 125-9, TABLE 125E

To Permit:

A FRONT YARD SETBACK VARIANCE OF 32.2 FT WHERE 29.6 FT
CURRENTLY EXISTS IN A 50.0 FT REQUIRED ZONE FOR A COVERED
FRONT PORCH ADDITION.
A SIDE YARD/COMBINED SETBACK OF 30.5 FT/74.5 FT WHERE 40 FT/80 FT REQ.
FOR A POOL ADDITION.
AN INCREASE OF IMPERVIOUS SURFACE PERCENTAGE TO 20.3% WHERE
10.8% EXISTS IN A ZONE WHICH ALLOWS 14% FOR THE PROPOSED
POOL & PATIO PROJECT.
AN INCREASE IN BUILDING COVERAGE TO 12.0% WHERE 11.0% EXISTS

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00

[Signature]
Signature of Owner

1/19/16
Date

[Signature]
Signature of Applicant

1/19/16
Date

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Joshua Flowers, RA
Date: February 11, 2016
Re: David and Becky Gochman, 748 Guard Hill Road, Bedford, NY
84.7-1-3, R-2 Acre Zoning District
Additions – Front Covered Entry to an Existing Single Family Residence

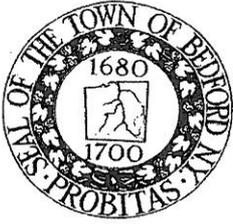
With reference to the above property, applications have been submitted for a building permit and zoning variance to permit the addition of a front covered entry to an existing single family residence.

The parcel is located at 748 Guard Hill Road, Bedford and is listed on the HBPC's Survey of Historic Buildings. It appears that the age of the structure is 1829 per the Assessor's card. I have attached copies of the Assessor's card, Zoning variance, and Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/11/2015

Parcel ID: 84.7-1-3

Owner Information

Gochman, David

Applicant Information

Gochman, David
748 Guard Hill Rd.

Bedford NY 10506

Location: 748 Guard Hill Rd

Parcel ID: 84.7-1-3

Permit Type: Alteration

Work Description: Powder room and Bathroom renovations and the addition of a front covered entry

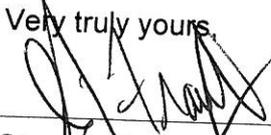
Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The addition of covered front entry to an existing, non-conforming residence located on a parcel consisting of .530 where 2 acres are required in the R-2 Acre District will result in a front yard setback of 30 feet, 2 inches where 35 feet is required; and when combined with the addition of an in ground swimming pool and terrace will result building coverage of 12% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 11.0%; and impervious coverage of 20.2% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious coverage is non-conforming at 17.8%. Variances are required from the Board of Appeals in accordance with Article V Section 125-50 and Article III Section 125-11. The parcel is listed on the HBPC's Survey of Historic Buildings.

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: 2/11/2016

Parcel ID: 84.7-1-3

Owner Information

Gochman, David & Gochman, Becky

Applicant Information

Gochman, David & Gochman, Becky
748 Guard Hill Rd

Bedford NY 10506

Location: 748 Guard Hill Rd

Parcel ID: 84.7-1-3

Permit Type: Swimming Pool

Work Description: In ground Swimming Pool

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-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The addition of an in ground swimming pool and terrace located on a parcel consisting of .530 acres where 2 acres are required in the R-2 Acre District will result in a side yard setback 30' 6" where 40 feet is required in the R-2 Acre Zoning District and when combined with the proposed covered entry addition will result in building coverage of 12% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 11.0%; and impervious coverage of 20.2% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious coverage is non-conforming at 17.8%. Variances are required from the Board of Appeals in accordance with Article V Section 125-50 and Article III Section 125-11. The parcel is listed on the HBPC's Survey of Historic Buildings.

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

BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #11-92 Three

PETER V. N. PHILIP AND SABINA FG. PHILIP

WHEREAS, application has been made pursuant to Section 125-15 of the Code of the Town of Bedford, for a variance for the reduction in lot area and required rearyard in the residence two acre district. Premises being known and designated on the tax map of the Town of Bedford as Section 17, Lot 25B-11, R-2A Zone, and shown on the survey of property submitted on November 3, 1992, and

WHEREAS, a public hearing was held on December 2, 1992, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, the Board of Appeals has received substantial evidence as to the practical difficulty involved in the failure to grant the variance, and

WHEREAS, the granting of this variance would not change the nature of the neighborhood,

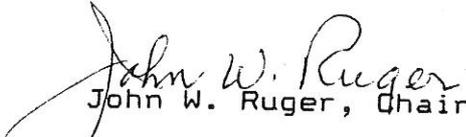
NOW, THEREFORE, on a motion by Mrs. Deickler, seconded by Mr. McGovern,

BE IT RESOLVED, that the application for a variance be approved as submitted.

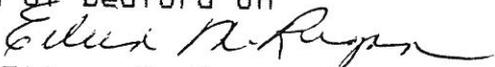
Vote taken on the foregoing motion was as follows:

Ayes - Mrs. Deickler, Mr. McMillan, Mr. McGovern, Mrs. Barton, Mr. Ruger

Nays - None


John W. Ruger, Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on December 8, 1992.


Eileen M. Regan, Secretary

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York
Resolution #3-94 Six

THOMAS AND LELA PHILIP

WHEREAS, application has been made pursuant to Article V/III, Section 125-50/125-11D of the Code of the Town of Bedford, for a variance to permit construction of an addition of a kitchen, master bedroom/dressing room an pre-existing non-conforming residence. The residence has a non-conforming front yard setback. The property has .55 acres in an R2A Zone. The applicant also requests an increase in building and site coverage from 9.6% to 12%. Premises being known and designated on the tax map of the Town of Bedford as Section 84.7, Block 1, Lot 3, R2A Zone, and shown on the survey of property submitted on January 31, 1994, and

WHEREAS, a public hearing was held on March 2, 1994, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, The Board of Appeals has received substantial evidence as to the practical difficulty involved in the failure to grant the variance, and

WHEREAS, The granting of this variance would not change the nature of the neighborhood,

NOW, THEREFORE, on a motion by Mr. Ranscht, Seconded by Mrs. Barton.

RESOLVED, that the application for a variance be approved as submitted.

Vote taken on the foregoing motion was as follows:

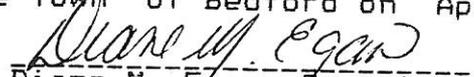
Ayes - Mr. McGovern, Mrs Barton, Mr. Ranscht, Mrs. Arnold,
Mr. McMillan.

Nays - None.



Hugh McMillan, Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on April 4, 1994.



Diane M. Egan, Secretary

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Jordan Lupu**
174 North Salem Road
Katonah, NY 10536

for a variance of the Town of Bedford Zoning Ordinance to permit:

(1) As-built building coverage of 6.77% where 3% is permitted in the Residential 4 Acre Zoning District where Resolution #01-14 Two granted a variance to permit building coverage of 5.9%; and (2) as-built impervious surface coverage of 9.32% where 8% is permitted in the Residential 4 Acre Zoning District where Resolution #01-14 Two granted a variance to permit impervious surface coverage of 12.2%. The lot area is pre-existing, non-conforming consisting of 1.281 acres where 4 acres is required in the Residential 4 Acre Zoning District. This being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicants and located on:

174 North Salem Road
Katonah, NY 10536

designated as Section 39.14 Block 2 Lot 9 on the Tax Maps of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: February 10, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507
(914) 666-4585, acostello@bedfordny.gov
www.bedfordny.gov



ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

RECEIVED
FEB 8 2016

BEDFORD ZONING
BOARD OF APPEALS

- Name of Owner: JORDAN LUPU
Address: 174 NORTH SALEM ROAD
Telephone/Email: jordan.lupu@gmail.com 347 277 9858
- Name of Applicant, if other than Owner: SAME
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
H Stanley Johnson & Co ^{Land Surveyors} - Robert S Johnson
Address: 42 Smith Avenue ^{PO Box 93} Mount Kisco, NY 10549
Telephone/Email: 914 241 3872 / rsljs@optonline.net
- Identification Property:
Street Address: 174 North Salem Road
Tax ID: Sn 39.14 Block 2 Lot 9 Zoning District: R4A Total Land Area: 1.281 Acres
Age of the Building *Swimming pool (BP# 23980; 2015)
Is the property located in a designated Historic District? NO
% of Building Coverage: 6.77 % of Impervious Surface 9.32%
Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No:
Property is on the West side of North Salem Rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

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

Article: III Section: 125-11

To Permit:

modification of resolution #01-14 granted on Jan 15th, 2014 granting a variance to permit building coverage of 5.90%. To permit building coverage of 6.77% where 3% is permitted in the Residential 4A zoning district where the existing building coverage is pre-existing, non conforming consisting of 1.2810 acres where 4 acres are required in R4A, and impervious coverage of 9.32% where 12.2% was permitted by resolution #01-14 Two.

6. Plans required:

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

RECEIVED

FEB 8 2016

7. Public Notice:

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

BEDFORD ZONING BOARD OF APPEALS

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

Jay
Signature of Owner

2/3/16
Date

Signature of Applicant

Date

**ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York**

**Resolution #01-14 Two
Michael and Alice B. DeCandia
Coverage**

WHEREAS, application has been made pursuant to Article III Section 125-11 and Article V Section 125-50 of the Code of the Town of Bedford for a variance to permit the modification of Resolution #5-96 Six, dated on May 1, 1996 which granted a variance to permit building coverage of 4.7% where 3% is permitted and to legalize an already constructed 30 square foot in-ground hot tub; and to permit the construction of a 650 square foot in-ground swimming pool, both projects resulting in building coverage of 5.9% where 3% is permitted in the Residential 4-Acre Zoning District where the existing building coverage is pre-existing, non-conforming at 4.7%; and impervious surface coverage of 12.2% where 8% is permitted where the existing impervious surface coverage is pre-existing, non-conforming at 11.2% in the Residential 4 Acre Zoning District. The lot area is pre-existing, non-conforming consisting of 1.281 acres where 4 acres is required in the Residential 4 Acre Zoning District, for premises located at 174 North Salem Road, Katonah, New York 10536, being known and designated on the Tax Maps of the Town of Bedford as Section 39.14 Block 2 Lot 9 in the Residential 4 Acre Zoning District, and shown on plans submitted on December 4, 2013, and

WHEREAS, a public hearing was held on January 15, 2014, at which time all those present wishing to speak were given an opportunity to be heard, and

WHEREAS, all members of the Board of Appeals have had the opportunity to inspect the site, and

WHEREAS, the Board acknowledged letters in support of the application from Douglas Durst, a resident of 182 North Salem Road, dated January 6, 2014; and Matthew and Abby Maslow, residents of 159 North Salem Road, dated January 14, 2014; and

NOW THEREFORE BE IT RESOLVED, on a motion by Ms. Black seconded by Mrs. Spano.

RESOLVED, that the application for a variance to permit the modification of Resolution #5-96 Six, dated on May 1, 1996 which granted a variance to permit building coverage of 4.7% where 3% is permitted and to legalize an already constructed 30 square foot in-ground hot tub; and to permit the construction of a 650 square foot in-ground swimming pool, both projects resulting in building coverage of 5.9% where 3% is permitted in the Residential 4-Acre Zoning District where the existing building coverage is pre-existing, non-conforming at 4.7%; and impervious surface coverage of 12.2% where 8% is permitted where the existing impervious surface coverage is pre-existing, non-conforming at 11.2% in the Residential 4 Acre Zoning District. The lot area is pre-existing, non-conforming consisting of 1.281 acres where 4 acres is required in the Residential 4 Acre Zoning District, be approved in accordance with the plans submitted on December 4, 2013 entitled "DeCandia Residence, Proposed Pool, Town of Bedford, New York," prepared by Michael DeCandia Architects and Planners, dated November 14, 2013, last revised December 4, 2013. In particular, the Board finds that the benefit to the applicants by granting the coverage variance outweighs any alleged detriment to the community that:

1. That the benefit cannot be achieved by another means feasible to the applicant because the application is consistent with what was previously approved by the Board of Appeals in 1996; and

Resolution #01-14 Two
Michael and Alice B. DeCandia
Coverage
Page Two

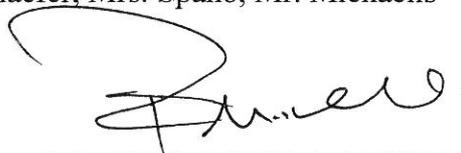
2. That there will be no undesirable change to the character of the neighborhood or nearby properties and it is noted that many of the surrounding properties have swimming pools; and
3. That the variance request is not substantial because it is consistent with the approval granted by the Board of Appeals in 1996 and this approval is correcting an error in the original calculations; and
4. That the request will not have an adverse physical or environmental effect; and
5. That the alleged difficulty is not self-created because the applicant is seeking to correct an error made during the original approval process and the approval is in keeping with what was previously granted.

And, subject to the following conditions:

1. The applicants shall apply for a building permit within one (1) year of the date of the Board's vote on the application and diligently pursue such construction to completion.
2. The applicants shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
3. The applicants shall submit as-built certified coverage calculations to the building department prior to the issuance of a Certificate of Occupancy.
4. The variance is granted in accordance with the plans submitted on December 4, 2013 entitled "DeCandia Residence, Proposed Pool, Town of Bedford, New York," prepared by Michael DeCandia Architects and Planners, dated November 14, 2013, last revised December 4, 2013.

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Petschek, Ms. Black, Ms. Schaefer, Mrs. Spano, Mr. Michaelis
Nays – None



Peter Michaelis, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 3-3, 2014.


Alexandra J. Costello, Secretary
Zoning Board of Appeals

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **George Ledes**
71 Clinton Road
Bedford, NY 10506

for a variance of the Town of Bedford Zoning Ordinance to permit:

The construction of an in ground swimming pool resulting in a side yard setback of 15 feet where 40 feet is required in the Residential 2 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicant and located on:

71 Clinton Road
Bedford, NY 10506

designated as Section 73.13 Block 2 Lot 22 on the Tax Map of the Town of Bedford in an R-2 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicant can then have 5 minutes of rebuttal.

DATED: February 10, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **George Ledes**
71 Clinton Road
Bedford, NY 10506

for a variance of the Town of Bedford Zoning Ordinance to permit:

The construction of an in ground swimming pool resulting in a side yard setback of 15 feet where 40 feet is required in the Residential 2 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicant and located on:

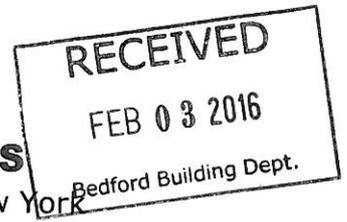
71 Clinton Road
Bedford, NY 10506

designated as Section 73.13 Block 2 Lot 22 on the Tax Map of the Town of Bedford in an R-2 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicant can then have 5 minutes of rebuttal.

DATED: February 10, 2016

Peter Michaelis, Chair
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ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

- Name of Owner: GEORGE LEDES
Address: 71 CLINTON RD. BEDFORD NY 10506
Telephone/Email: 914-689-6616 / GMLEDES
- Name of Applicant, if other than Owner: JAMES O'REILLY / BEDFORD POOL SERV
Address: P.O. BOX 432 BEDFORD NY 10506
Telephone/Email: 914-255-7058 / BEDFORDPOOLSERVICES@GMAIL.COM
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
TEO SIGUENZA
Address: 460 OLD POST RD. BEDFORD NY 10506
Telephone/Email: 914-234-6289 WWW.TEOSIGUENZA.COM
- Identification Property:
Street Address: 71 CLINTON RD
Tax ID: 73.13 ^{JCB} 2 ^{BK} 22 ^{LOT} Zoning District: R-2A Total Land Area: 2.6627 AC
Age of the Building N/A
Is the property located in a designated Historic District? NO
% of Building Coverage: 2.93% % of Impervious Surface 3.54%
Property Abuts a State or County highway, parkway, thruway or park: Yes No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No:
Property is on the NORTH side of CLINTON RD within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: 125-129 Section: B (2)

To Permit:

THE INSTALLATION OF A 20 X 40 LINER INGROUND SWIMMING POOL WITHIN THE 40 FT SIDE YARD SETBACK.
THE NEW PROPOSED SIDE YARD SETBACK BEING APPLIED FOR WOULD BE FOR 15-0 FT.

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

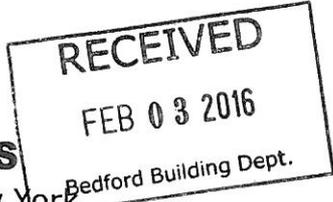
\$550.00

Signature of Owner

Date

Paul O'Hally FOR BEDFORD POOL SERVICE, INC.
Signature of Applicant

1-31-2016
Date



ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

- Name of Owner: GEORGE LEDES
Address: 71 CLINTON RD. BEDFORD NY 10506
Telephone/Email: 914-689-6616 / GMLEDES
- Name of Applicant, if other than Owner: JAMES O'REILLY / BEDFORD POOL SERV
Address: P.O. BOX 432 BEDFORD NY 10506
Telephone/Email: 914-255-7058 / BEDFORDPOOLSERVICES@GMAIL.COM
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
TEO SIGUENZA
Address: 460 OLD POST RD. BEDFORD NY 10506
Telephone/Email: 914-234-6289 www.TEOSIGUENZA.COM
- Identification Property:
Street Address: 71 CLINTON RD
Tax ID: 73.13 ^{JEA} 2 ^{BR} 22 ^{LOT} Zoning District: R-2A Total Land Area: 2.6627 AC
Age of the Building N/A
Is the property located in a designated Historic District? NO
% of Building Coverage: 2.93% % of Impervious Surface 3.54%
Property Abuts a State or County highway, parkway, thruway or park: Yes No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No:
Property is on the NORTH side of CLINTON RD. within the unincorporated area of the Town of Bedford.

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

Page 2

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00

Signature of Owner

Date

John O'Reilly FOR BEDFORD POOL SERVICE, INC.
Signature of Applicant

1-31-2016
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/10/2016

Parcel ID: 73.13-2-22

Owner Information

Ledes, George & Ledes, Allison

Applicant Information

Ledes, George & Ledes, Allison
315 East 80Th St/

New York NY 10021

Location: 71 Clinton Rd

Parcel ID: 73.13-2-22

Permit Type: Swimming Pool

Work Description: Installation of a 20 x 40 liner, in ground liner swimming pool

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-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The revised building permit application relocates the pool closer to the property line resulting in a side yard setback of 15 feet where 40 foot is required in the Residential 2 Acre Zoning District and will require a variance from the Board of Appeals in accordance with Article V Section 125-50.

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



Town of Bedford

Building & Code Enforcement

425 Cherry Street, Bedford Hills, New York 10507

914-666-8040; FAX 914-666-2026

buildinginsp@bedfordny.info

www.bedfordny.gov

REQUEST FOR REVISED BUILDING PERMIT

Permit No. 24259 Plan Date of Revision Request: _____

Revised Construction Cost: 0 (affidavit must be completed by Design Professional if the revised cost is \$20,000 or more OR for Legalizations) Additional Building Permit Fee: 0

Check No. N/A Receipt No. N/A

Property Information: Section: 73.13 Block: 2 Lot: 22 Zoning District: R-2A

Property Location: 71 CLINTON RD.

Property Owner: GEORGE LEDES Telephone: 914-689-6616 Email: galedes@9a

Mailing Address (if different from property location): 1

Applicant: JAMES O'REILLY Telephone: 914-255-7058 Email: BEDFORD POOL SERVICE @ GM

Mailing Address: P.O. Box 432 BEDFORD NY 10506

Signature of Applicant: [Signature] Date: 2-2-16

Signature of Owner: _____ Date: _____

Description of Revision: MOVE POOL CLOSER TO SIDE YARD.

(To be completed by Building Department)

- Ridgelines and Steep Slopes (Pursuant to Section 102 of the Town Code):
- Wetlands (Pursuant to Section 122 of the Town Code):
- Stormwater Management (Pursuant to Section 103 of the Town Code):
- Zoning, Planning, Wetlands Compliance:
- Comments:



Steven Fraietta, Building Inspector Date

Rev. 8/26/11

J. Osterman, Director of Planning Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/10/2016

Parcel ID: 73.13-2-22

Owner Information

Ledes, George & Ledes, Allison

Applicant Information

Ledes, George & Ledes, Allison
315 East 80Th St/

New York NY 10021

Location: 71 Clinton Rd

Parcel ID: 73.13-2-22

Permit Type: Swimming Pool

Work Description: Installation of a 20 x 40 liner, in ground liner swimming pool

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-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

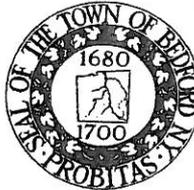
The revised building permit application relocates the pool closer to the property line resulting in a side yard setback of 15 feet where 40 foot is required in the Residential 2 Acre Zoning District and will require a variance from the Board of Appeals in accordance with Article V Section 125-50.

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



Town of Bedford
Building & Code Enforcement
 425 Cherry Street, Bedford Hills, New York 10507
 914-666-8040; FAX 914-666-2026
 buildinginsp@bedfordny.info
 www.bedfordny.gov
REQUEST FOR REVISED BUILDING PERMIT

Permit No. 24259 Plan Date of Revision Request: _____

Revised Construction Cost: 0 (affidavit must be completed by Design Professional if the revised cost is \$20,000 or more OR for Legalizations) Additional Building Permit Fee: 0

Check No. N/A Receipt No. N/A

Property Information: Section: 73.13 Block: 2 Lot: 22 Zoning District: R-2A

Property Location: 71 CLINTON RD.

Property Owner: GEORGE LEDES Telephone: 914-689-6616 Email: gmledes@ym

Mailing Address (if different from property location): 1

Applicant: JAMES O'REILLY Telephone: 914-255-7055 Email: BEDFORD POOL SERVICE@GM

Mailing Address: P.O. Box 432 BEDFORD NY 10506

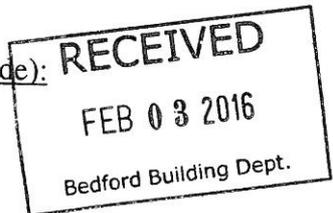
Signature of Applicant: [Signature] Date: 2-2-16

Signature of Owner: _____ Date: _____

Description of Revision: MOVE POOL CLOSER TO SIDE YARD.

(To be completed by Building Department)

- Ridgelines and Steep Slopes (Pursuant to Section 102 of the Town Code):
- Wetlands (Pursuant to Section 122 of the Town Code):
- Stormwater Management (Pursuant to Section 103 of the Town Code):
- Zoning, Planning, Wetlands Compliance:
- Comments:



Steven Fraietta, Building Inspector Date

Rev. 8/26/11

J. Osterman, Director of Planning Date

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Shirley Lindefjeld**
PO Box 588
Bedford, NY 10506

for variances of the Town of Bedford Zoning Ordinance to permit:

The construction of a new single family residence on an existing tax lot which currently has six (6) pre-existing, non-conforming dwelling units and no principal residence resulting in seven residences on one tax lot requiring a variance of Article III Section 125-12 A, for property owned by the applicant and located on:

17-25 Black Brook Road
Bedford, NY 10506

designated as Section 62.17 Block 1 Lot 10 on the Tax Map of the Town of Bedford in a R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicant can then have 5 minutes of rebuttal.

DATED: February 11, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov



ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

pd
du
#1268
Receipt
2450

APPLICATION FOR A VARIANCE

- Name of Owner:** Shirley Lindefjeld
Address: P.O. Box 588, Bedford, New York 10506
Telephone/Email: 914 588 7952 / lindefjeld6 16@gmail.com
- Name of Applicant, if other than Owner:** same
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):**
Martin Kravitt, R.A.
Address: 702 Rupert Mountain Road, Pawlet, Vermont 05761
Telephone/Email: 802 325 2051 or 914 646 3441 (mobile / kravitt@optonline.net)
- Identification Property:**
Street Address: 17-25 Black Brook Road, Bedford, New York
Tax ID: 62.17 -1-10 **Zoning District:** R4-a **Total Land Area:** 17.9
Age of the Building new (proposed)
Is the property located in a designated Historic District? no
% of Building Coverage: 1.5% **% of Impervious Surface** 0.005%
Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No XXX
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No: XXX
Property is on the easterly **side of** Black Brook **within the unincorporated area of the Town of Bedford.**

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

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

Article: _____ Section: _____

To Permit: To construct one new single family residence on property which currently have six (6) rental units pre-existing and grandfathered where current zoning permits four (4). There is no existing principal residence on this property.

6. Plans required:

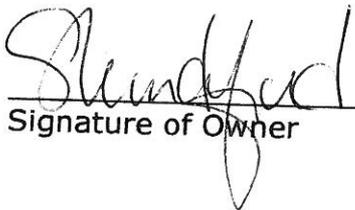
Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

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

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

Variance	
(As required by Fee Schedule Town of Bedford Code)	
Residential:	\$350.00
Commercial:	\$550.00


Signature of Owner

2/1/16
Date

Signature of Applicant

Date

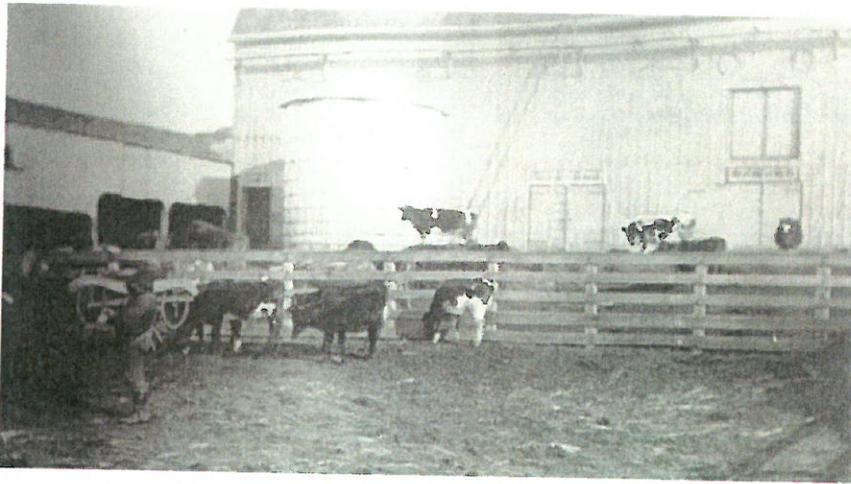
Town of Bedford ZBA Application: March 2, 2016

17-25 Black Brook Road, Bedford, NY 10506
Section 62.17 Block 1 Lot 10

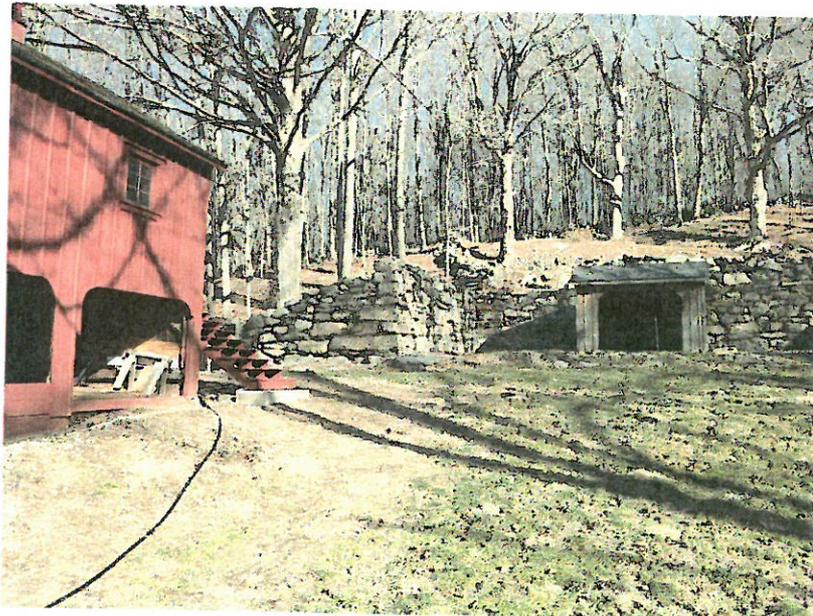
Application to construct a new single-family residence (3 bedroom, 1-car garage) on an existing dairy barn foundation on a 19 acre parcel with six existing historic cottages.

PHOTOS:

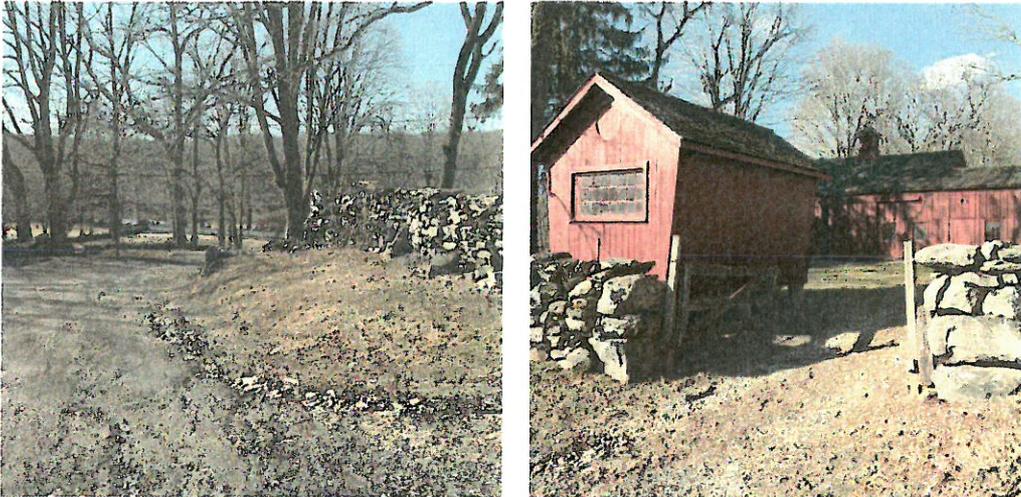
Old Dairy Barn which fell and was dismantled over 50 years ago. Note the existing barn on the left hand side which still exists.



And the Current "foundation for the same barn. The barn shed openings on the left hand side give context to how large the barn was. The foundation is still intact and the barn and silo no longer exist.



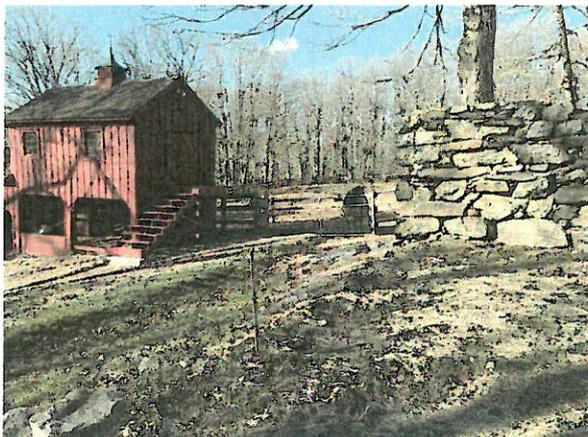
Left photo is the view from the driveway towards Black Brook Road on the approach to the barnyard. Right photo taken from the same spot shows entering the barnyard.



This is the vantage point looking into the barnyard from the proposed 1st level of the new barn construction. It is looking towards Black Brook Road which is not visible - and toward #20 George Bianco's home which is also not visible.



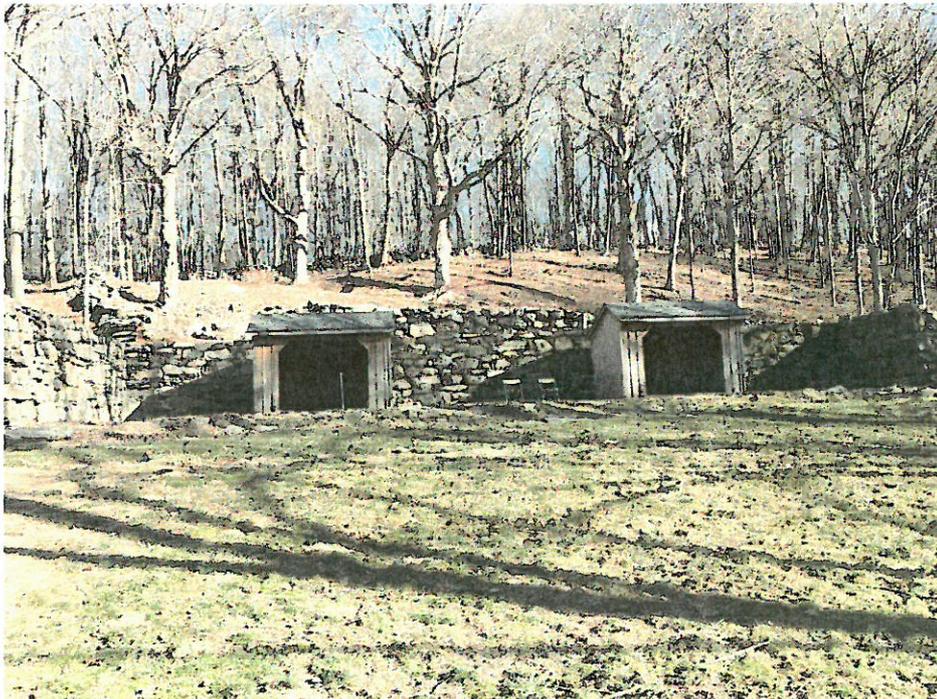
The Same vantage point looking right (East) from this walkout level toward the back field and #69, the LaMotta property behind.



And here is the vantage point from the 1st floor “upper” walk-out level and front door. This photo is looking down toward Black Brook road. The very top of #20 is visible. You can see the two run-in shed roofs on either side of this photo.



The proposed farmhouse will sit inside (and smaller than) the existing barn foundation and will be approximately the length of where these of these two run-in sheds sit. In this way, the beautiful foundation will still be visible and preserved.



Here is another vantage point of the old foundation looking east. The two run-in sheds give context to the size of the new construction. The neighbor #69 begins at the far side of the back field at the stone wall.



Shirley Lindefeld

REGISTERED ARCHITECT
MARTIN K. ...
STATE OF NEW YORK

"SURVEY OF PROP. KNOWN"
L. 6513.
208.10
510-31-89 W.
510-31-89 W.
500-31-56
102-84
500-31-56
102-84
500-31-56
102-84

17-59-90 W. (CALC)
87-50 (CALC)

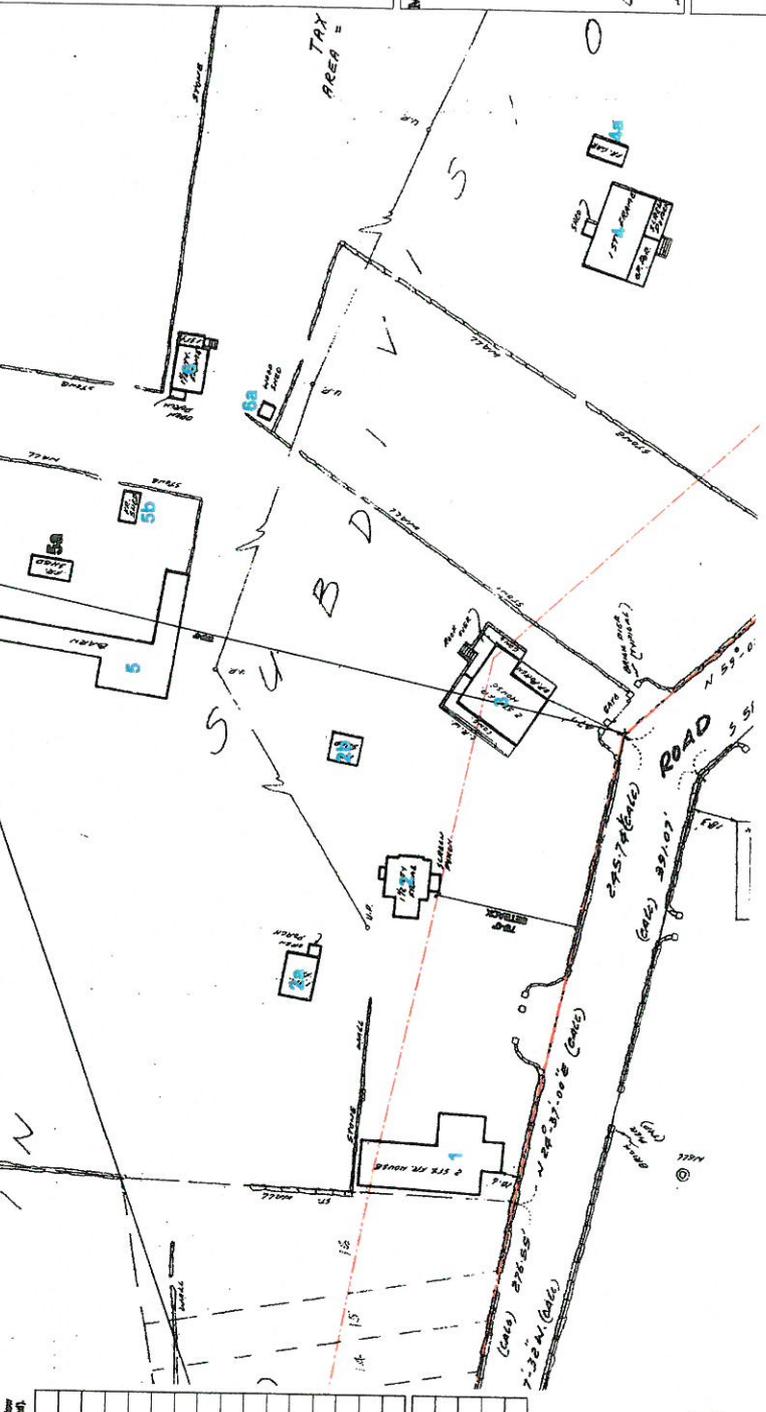
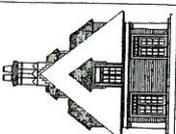
ZONING BULK TABLE			
17-26 Black Brook Road, Bedford, New York			
SECTION 02.17: BLOCK 1; LOT 10; ZONE R4-4			
VALUE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4 acres	17.8 acres	N/A
MINIMUM LOT AREA/UNIT	4 acres	3.0 UNIT	N/A
MINIMUM RESERVATION SQUARE FEET (R)	200'	YES	N/A
MINIMUM YARD REQUIREMENTS			
FRONT	70'	-	370-0'
REAR	80'/100'	-	732-5'/804-11'
REAR	80'	-	177-1'
MAXIMUM HEIGHT			
STORIES	2 1/2 STY	-	2 1/2 STY
FEET	30'	-	29'-6 1/2'
MAXIMUM COVERAGE			
BUILDINGS	5%	1.25% = 0.28 acres	1.2% = 0.27 acres
IMPROVEMENTS	5%	0%	0.050% = 0.01 acres
MINIMUM CURBAGE	14,000 sq. ft.	143,200.00 sq. ft.	103,200.00 sq. ft.
VARIANCE REQUESTED			N/A
TOTAL NUMBER OF RESIDENTIAL UNITS	4 maximum	0	8

ZONING NOTES:
1. All existing residential units are currently legal and grandfathered.
2. Proposed new single family residence shall replace existing one (1) family residence on site.
3. Proposed new structure shall be constructed on site of previously existing single fam. and shall have a lower height.
4. All proposed new structures shall be constructed on site of previously existing single fam. structure and shall be located approximately 200 feet from front property line (Black Brook Road).

LIST OF EXISTING RESIDENTIAL UNITS	
UNIT NUMBER	DESCRIPTION
1	2000 SF 2 STORY FRAME HOUSE
2	600 SF 1 1/2 STORY FRAME
2a	412 SF 1 STORY FRAME
2b	227 SF SHED
3	1372 SF 2 STORY FRAME HOUSE
4	1800 SF 1 STORY FRAME HOUSE
4a	200 SF GARAGE
5	2427 SF BARN
6a	138 SF SHED
6b	444 SF 1 1/2 STORY FRAME
6c	81 SF WOOD SHED
6d	84 SF WELL HOUSE
TOTAL	8 800 SF = 0.28 AC

LIST OF PROPOSED UNITS	
UNIT NUMBER	DESCRIPTION
7	1300 SF 2 1/2 STORY FRAME HOUSE
7a	277 SF GARAGE
TOTAL	1 607 SF = 0.04 AC

SITE PLAN AND ZONING BULK TABLE
SHIRLEY LINDFIELD RESIDENCE
19 Black Brook Road
Bedford, New York 10506
MARTIN KRAVITZ ARCHITECTS & PLANNERS
70 HUNTER LANE, SUITE 100
ROCKY HILL, CT 06067-1001
1/27/2016
S1.0



SITE PLAN scale: 1"=30'
ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACCURACY OR CORRECTNESS FOR ANY OR ALL INFORMATION INDICATED ON SURVEY.

Costello, Alex

From: Bianco, George D - NEW YORK NY [george_bianco@ml.com]
Sent: Monday, February 29, 2016 1:35 PM
To: Costello, Alex
Subject: Letter for ZBA meeting 3/3/16

George Bianco
20 Black Brook Road
Bedford NY 10506

RECEIVED
FEB 29 2016
BEDFORD ZONING
BOARD OF APPEALS

To the Zoning Board of Appeals for the Town of Bedford, New York,
It has come to my attention by notice that there is an application before the ZBA on Wednesday March 3, 2016 asking for a variance to build an additional residential building on a non conforming parcel of land know as 17-25 Black Brook Road. The applicant property is located across the street from my home located at 20 Black Brook Road. My understanding is that this additional residential building is proposed to be constructed in the barn area utilizing a historic stone foundation and it will be constructed in a size and style that is in keeping with the historic nature of the existing buildings on the property and in recognition that the property is listed in the National Register of Historic Properties. It is also my understanding that the proposed residential structure will not be visible from Black Brook Road and that this application does not entail any subdivison of land or distruction of any of the existing historic structures on the property.

If the foregoing assumptions are accurate, I am not in opposition to the construction of the additional dwelling as proposed.

Sincerely,

George Bianco

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary and subject to important terms and conditions available at <http://www.bankofamerica.com/emaildisclaimer>. If you are not the intended recipient, please delete this message.

2/29/2016

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Charles Durr**
60 The Terrace
Katonah, NY 10536

for a variance of the Town of Bedford Zoning Ordinance to permit:

Additions and alterations to an existing, non-conforming residence including a front porch addition resulting in a front yard setback of 15.41 feet where 35 feet is required in the R-1/4 Acre Zoning District and a rear yard wood deck and stair addition resulting in a rear yard setback of 25.94 feet where 40 feet is required in the R-1/4 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicant and located on:

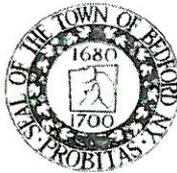
60 The Terrace
Katonah, NY 10536

designated as Section 49.19 Block 4 Lot 3 on the Tax Maps of the Town of Bedford in a Residential 1/4-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicant can then have 5 minutes of rebuttal.

DATED: February 10, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507
(914) 666-4585, acostello@bedfordny.gov
www.bedfordny.gov



Tom Castelluccio
Tom.necc@gmail.com

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

pa
all #
257
Receipt
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FEB 5 2016
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

- Name of Owner: Charles Durr
Address: 60 The terrace Katonah Bedford Hills NY 10536
Telephone/Email: 914 960 4684 Charles.Durr@gmail.com
- Name of Applicant, if other than Owner: N/A
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Joseph P. Paiva
Address: 313 A Heritage Hills Somers, NY 10589
Telephone/Email: 945 5908654 joe@joearchitect.net
- Identification Property:
Street Address: 60 The terrace
Tax ID: ~~9019147~~ Zoning District: R1/4 Total Land Area: 13,666 SF
Age of the Building 116 years built 1900
Is the property located in a designated Historic District? (SEE ATTACHED)
% of Building Coverage: 12.74 % % of Impervious Surface 29.95 %
Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No:
Property is on the South side of THE TERRACE within the unincorporated area of the Town of Bedford.

#19-4-3

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

Page 2

5. Request:

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

Article: 125e Section: DIM REG RES FRONT YARD

To Permit:

ADDITIONS and ALTERATIONS to Existing legal
non conforming 2 1/2 story single family residential
structure

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FEB 5 2016

6. Plans required:

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

BEDFORD ZONING
BOARD OF APPEALS

7. Public Notice:

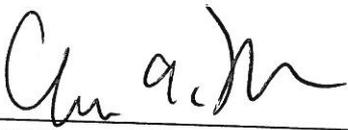
Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:	\$350.00
Commercial:	\$550.00


Signature of Owner

2/3/2016
Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/10/2016

Parcel ID: 49.19-4-3

Owner Information

Durr, Charles

Applicant Information

Durr, Charles

60 The Terrace

Katonah NY 10536

Location: 60 The Terrace

Parcel ID: 49.19-4-3

Permit Type: Additions & Alterations

Work Description: Additions and alterations to existing 2 1/2-story single family residence

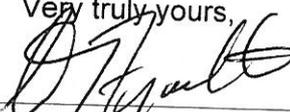
Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-1/4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The front porch addition will result in a front yard setback of 15.41 feet where 35 feet is required in the R-1/4 Acre Zoning District and the rear yard wood deck and stair addition will result in a rear yard setback of 25.94 feet where 40 feet is required in the R-1/4 Acre Zoning District. Variances from the Board of Appeals will be required in accordance with Article V Section 125-50 and Article III Section 125-11 of the Town Code. The residence has an existing, non-conforming front yard setback of 14.08 feet and an existing, non-conforming rear yard setback of 25.94 feet. The parcel is listed on the HBPC's Survey of Historic Buildings.

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

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Joseph P. Paiva, RA
Date: February 8, 2016
Re: Charles Durr, 60 The Terrace, Katonah, NY
49.19-4-3, R-1/4 Acre Zoning District
Additions and Alterations to an Existing Single Family Residence

With reference to the above property, applications have been submitted for a building permit and zoning variance to permit additions and alterations to an existing single family residence.

The parcel is located at 60 The Terrace, Katonah and is listed on the HBPC's Survey of Historic Buildings. It should be noted that the owner of the property received correspondence from the HBPC that the subject property is under consideration for inclusion in the Survey as "**unregulated Other Historic Resources.**"

The age of the structure is listed on the Assessor's card as 1890. I have attached copies of the Assessor's card and the Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

DISW
ZBA

February 17, 2016

Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507

Re: Application of Charles Durr, 60 The Terrace, Katonah, NY 10536
March 2, 2016 hearing

We have no objection to the variance requested by our neighbor, Charles Durr. However, we do request that none of the construction work be conducted on Sundays and holidays, as per the Town of Bedford noise ordinance. On numerous occasions, we have been treated to the sound of a band saw being operated there on days when we had hoped not to hear anything of the sort.

We look forward to enjoying one peaceful day each week.

Many thanks,

Clell and Jill Bryant
72 The Terrace
Katonah, NY 10536

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FEB 18 2016
BEDFORD ZONING
BOARD OF APPEALS

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Emily and Lanyon Blair**
 674-676 Harris Road
 Bedford Hills, NY 10507

for variances of the Town of Bedford Zoning Ordinance to permit:

The construction of a second story addition resulting in building coverage of 7.72% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 7.41%; and impervious surface coverage of 23.33% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious surface coverage is non-conforming at 23.55%. The lot area of the parcel is non-conforming consisting of one acre (43,384 square feet) where two acres are required in the R-2 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicants and located on:

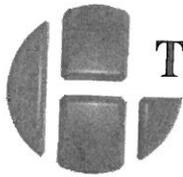
674-676 Harris Road
Bedford Hills, NY 10507

designated as Section 73.9 Block 1 Lot 18 on the Tax Map of the Town of Bedford in a Residential 2-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: February 11, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov



THE HELMES GROUP, LLP

ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

Hand Delivered

February 4, 2016

Peter Michaelis, Chairman & Members of the
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507

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FEB 5 2016

BEDFORD ZONING
BOARD OF APPEALS

Project: Proposed Additions & Alterations to Existing Residence
For Lanyon & Emily Blair, Owner
674-676 Harris Road, Bedford Hills, NY 10507
Section 73.9, Block 1, Lot 18, R-2A Zone District

Dear Mr. Michaelis & Members of the Board:

On behalf of our client, Lanyon & Emily Blair, and as required by the Building Department, we are making this submission to the Zoning Board of Appeals, (ZBA) requesting a variance of the Town of Bedford Zoning Ordinance to permit construction of a two-story addition to existing residence as indicated on preliminary design drawings, dated 2/4/16, as prepared by The Helmes Group, LLP, Architects.

Please note, the subject lot is pre-existing non-conforming with respect to having insufficient lot area since the lot consist of only one (1) acre and/or 43,384 SF, which is located in a R-2A zone district thus creating the hardship. The proposed addition located off right south side of existing house conforms to all building yard setbacks. However, a variance is required since the existing building coverage is pre-existing non-conforming at 7.41% calculated by Surveyor. Therefore, in an effort to conform, the Owner has agreed to remove the existing storage shed and root cellar structures from site. As a result the net building coverage increases slightly by 107 SF and/or 0.31% making the building coverage 7.72% whereas, 6% is permitted for Residential R-2A Acre Zoning District. *Article V Section 125-50.*

A second variance is required for this project, since the existing impervious surface area on site is pre-existing non-conforming at 23.55%. As a result of the addition being proposed and removal of existing out buildings including terrace areas, the net impervious surface areas on site is being decreased by 97 SF and/or 0.22%. Thus, making the impervious surface areas 23.33% whereas, 14% is permitted for Residential R-2A Acre Zoning District. *Article V Section 125-50.*

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FEB 05 2016
Bedford Building Dept.

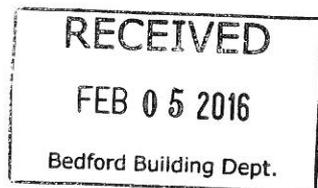
If the variances are granted, we believe there will be no undesirable change in the character of the neighborhood and the proposed two-story addition would help improve the overall appearance of existing house / livability and will not be detrimental to any of the adjoining property owners.

Accordingly, enclosed herewith please find the following attachments:

- Application for Building Permit - (1 original & 5 copies)
- Application for a Variance - (1 original & 5 copies)
- Check #690 in the amount of \$75 made payable to the "Town of Bedford", covering Building Permit Application Filing Fee - (6 copies)
- Check #691 in the amount of \$350 made payable to the "Town of Bedford", covering the ZBA Filing Fee - (6 copies)
- Architectural Drawings #1 & #2 including Site Plan / Survey, Existing & Proposed Floor Plans and Exterior Elevation Drawings & Reference Photographs – dated 2/4/16, as prepared by The Helmes Group, LLP – Architects - (6 copies)
- Authorization Letter, dated 2/3/16, allowing The Helmes Group, LLP to act as Owner's Architect & Agent - (6 copies)
- List and Map of surrounding property Owners within 500 feet, including Section, Block, Lot, Name and Address of each property Owner – *To be submitted under separate cover.*

It is my understanding that we will be scheduled to appear before the Zoning Board of Appeals, ZBA on **Wednesday, March 2, 2016 at 7:30 p.m.** and look forward to presenting this application in order to obtain the required variances to allow the proposed addition and alterations to existing residence be constructed as indicated on Site Plan and Preliminary Design Drawings.

I trust that the above information is in order; however, should you have any questions or require any additional information, please do not hesitate to contact me.



~~Very truly yours,~~

~~THE HELMES GROUP, LLP~~

~~
Steven C. Helmes, AIA
Architect~~

SCH:KA Encl.
cc: Lanyon & Emily Blair, Owner



PL
CL # 691
Receipt # 2455

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FEB 5 2016

BEDFORD ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

1. Name of Owner: LANYON & EMILY BLAIR
Address: 674-676 HARRIS ROAD, BEDFORD HILLS, NY 10507
Telephone/Email: 914-924-4981 EMILY.G.BLAIR@GMAIL.COM
LANYON.BLAIR@GMAIL.COM
2. Name of Applicant, if other than Owner: THE HELMES GROUP, LLP
Address: 184 KATONAH AVENUE, KATONAH, NY 10536
Telephone/Email: 914-232-4633 SCH@THEHELMESGROUP.COM
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
THE HELMES GROUP, LLP
Address: 184 KATONAH AVENUE, KATONAH, NY 10536
Telephone/Email: 914-232-4633 SCH@THEHELMESGROUP.COM
4. Identification Property:
Street Address: 674-676 HARRIS ROAD, BEDFORD HILLS, NY 10507
Tax ID: 73.9-1-18 Zoning District: R-2A Total Land Area: 43,384 SF.
Age of the Building 1930
Is the property located in a designated Historic District? NO
% of Building Coverage: 7.72% % of Impervious Surface 23.33%
Property Abuts a State or County highway, parkway, thruway or park: Yes No ✓
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No: ✓
Property is on the NORTH-EAST side of HARRIS ROAD within the unincorporated area of the Town of Bedford.

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

Page 2

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FEB 5 2016

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

Article: V Section: 125-50

To Permit:

THE CONSTRUCTION OF A TWO-STORY ADDITION LOCATED
OFF THE RIGHT SOUTH END OF HOUSE CONSISTING OF A FAMILY
ROOM ON FIRST FLOOR LEVEL AND ENLARGING EXISTING
BEDROOM SUITE ON SECOND FLOOR LEVEL AS INDICATED ON
DRAWINGS. ALSO, TO REMOVE EXISTING STORAGE SHED AND
ROOT CELLAR STRUCTURES FROM SITE INCLUDING TERRACE AREAS AS
INDICATED ON SITE PLAN DRAWING.

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00 ✓

Commercial: \$550.00

REFER TO AUTHORIZATION LETTER

Signature of Owner

THE HELMES GROUP, LLC

Steven C Helmes AIA

Signature of Applicant

STEVEN C HELMES, AIA

2-3-16

Date

2-3-16

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/16/2016

Parcel ID: 73.9-1-18

Owner Information

Blair, Emily Ginnel & Blair, Lanyon

Applicant Information

Blair, Emily Ginnel & Blair, Lanyon
126 Barker St

Mt. Kisco NY 10549

Location: 676 Harris Rd

Parcel ID: 73.9-1-18

Permit Type: Additions & Alterations

Work Description: Two story addition to an existing residence consisting of a family room on first floor, and an enlarged bedroom suite on the second floor

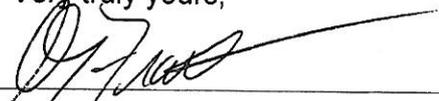
Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The second story addition will result in building coverage of 7.72% where 6% is permitted in the R-2 Acre Zoning District where the existing building coverage is non-conforming at 7.41%; and impervious surface coverage of 23.33% where 14% is permitted in the R-2 Acre Zoning District where the existing impervious surface coverage is non-conforming at 23.55%. The parcel has non-conforming lot area of one acre (43,384 square feet) where two acres are required in the R-2 Acre Zoning District. The proposal will require variances of Article V Section 125-50 and Article III Section 125-11 from the Board of Appeals.

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

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Fedele Realty LLC**
 25-27 Adams Street
 Bedford Hills, NY 10507

for variances of the Town of Bedford Zoning Ordinance to permit:

Additions and alterations on the existing footprint of an existing, non-conforming commercial building including (1) a permanent marquee projecting beyond the property line requiring a variance of Article III Section 125-16B; (2) a second floor addition at the rear resulting in a rear yard setback of 10.5 feet where 30 feet is required in the CB Zoning District; and existing, non-conforming building coverage of 62.0% where 20% is permitted; and existing, non-conforming maximum coverage of 89.3% where 80% is permitted in the CB Zoning District requiring variances of Article V Section 125-50 and Article III Section 125-11; (3) the proposal will require an increase of 1.35 parking spaces where the existing parking on the site is non-conforming and does not meet the requirements of Article X Section 125-102, Off Street Parking and Loading Facilities, for property owned by the applicant and located on:

25-27 Adams Street
Bedford Hills, NY 10507

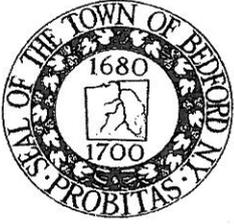
designated as Section 60.14 Block 5 Lot 6 on the Tax Map of the Town of Bedford in CB Zoning District. Said hearing will take place on **Wednesday, the 2nd day of March 2016** at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: February 11, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/4/2016

Parcel ID: 60.14-5-6

Owner Information

Fedele Realty LLC

Applicant Information

Fedele Realty LLC

25-27 Adams St

Bedford NY 10506

Location: 25-27 Adams St

Parcel ID: 60.14-5-6

Permit Type: Commercial Renovation

Work Description: Addition and alterations to an existing commercial building including a second floor addition at the rear and a permanent marquee overhang at the front

Dear Resident,

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

Addition & alterations on the existing footprint of an existing, non-conforming commercial building including a 2nd floor addition at the rear & a permanent marquee overhang at the front will require Waiver of Site Plan approval from the Planning Board & variances from the Board of Appeals in accordance with Article III Section 125-16B. (permanent marquee projecting beyond the property line); Article V Section 125-50 & Article III Section 125-11; non-conforming rear yard setback of 10.5 feet where 30 feet is required in the CB District; existing, non-conforming building coverage of 62.0% where 20% is permitted; existing, non-conforming maximum coverage of 89.3% where 80% is permitted; The proposal will require an increase of 1.35 parking spaces where the existing parking on the site is non-conforming and does not meet the requirements of Article X Section 125-102, Off Street Parking and Loading Facilities. The address is listed on the HBPC Survey.

Letter of Permit Denial Revised 2/11/16

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



ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

- Name of Owner: FEDELE REALTY LLC
Address: 26 PRIMROSE ST. KATONAH NY 10536
Telephone/Email: 914-424-3522
- Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
PHILLIP CERADINI, ARCHITECT
Address: 105 KISCO AVE., MT. KISCO, NY 10549
Telephone/Email: 914-666-0547 / philipceradini@gmail.com
- Identification Property:
Street Address: 25-27 ADAMS ST., BEDFORD HILLS, N.Y.
Tax ID: 60.14-5-6 Zoning District: CB Total Land Area: 2,123.5 sq. ft.
Age of the Building 100 YRS ±
Is the property located in a designated Historic District? YES
% of Building Coverage: 62.0 % of Impervious Surface 89.3%
Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No ✓
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No: ✓
Property is on the SOUTH side of ADAMS ST. within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: 125 Section: Attachment 6
(commercial table of dimensional req.)

To Permit:

a 338 sq ft. addition at second floor, directly
over existing one story space at rear of bldg.

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00



Signature of Owner

10 FEB 2016

Date



Signature of Applicant

Date

ZONING TABULATIONS (60.14-5-6)

ADDRESS: 25-27 ADAMS ST., BEDFORD HILLS, N.Y.

OWNER: FEDELE REALTY LLC

ZONE: CB

SITE AREA: 2,123.5 SQ. FT.

PERMITTED

BLDG. COVERAGE: 20%

EXISTING

BLDG. COVERAGE: 62.0% (NO INCREASE PROPOSED)

EXISTING BLDG. FT. PRINT: 1,317.5 SQ. FT. (NO INCREASE PROPOSED)

PERMITTED IMPERVIOUS SURFACE: 80%

EXISTING IMPERVIOUS SURFACE: 89.3% (NO INCREASE PROPOSED)

PROPOSED 338 SQ. FT. ADDITION AT SECOND FLOOR, DIRECTLY OVER EXISTING 1 STORY SPACE AT REAR OF BLDG.

PROPOSED 3'-0" FRONT MARQUIS OVERHANG

SIDE YARDS REQ'D: 10' TOTAL BOTH SIDES

SIDE YARDS EXISTING: 5.3' & 0.2' = 5.5'

FRONT YARD: NONE REQUIRED.... NONE EXIST

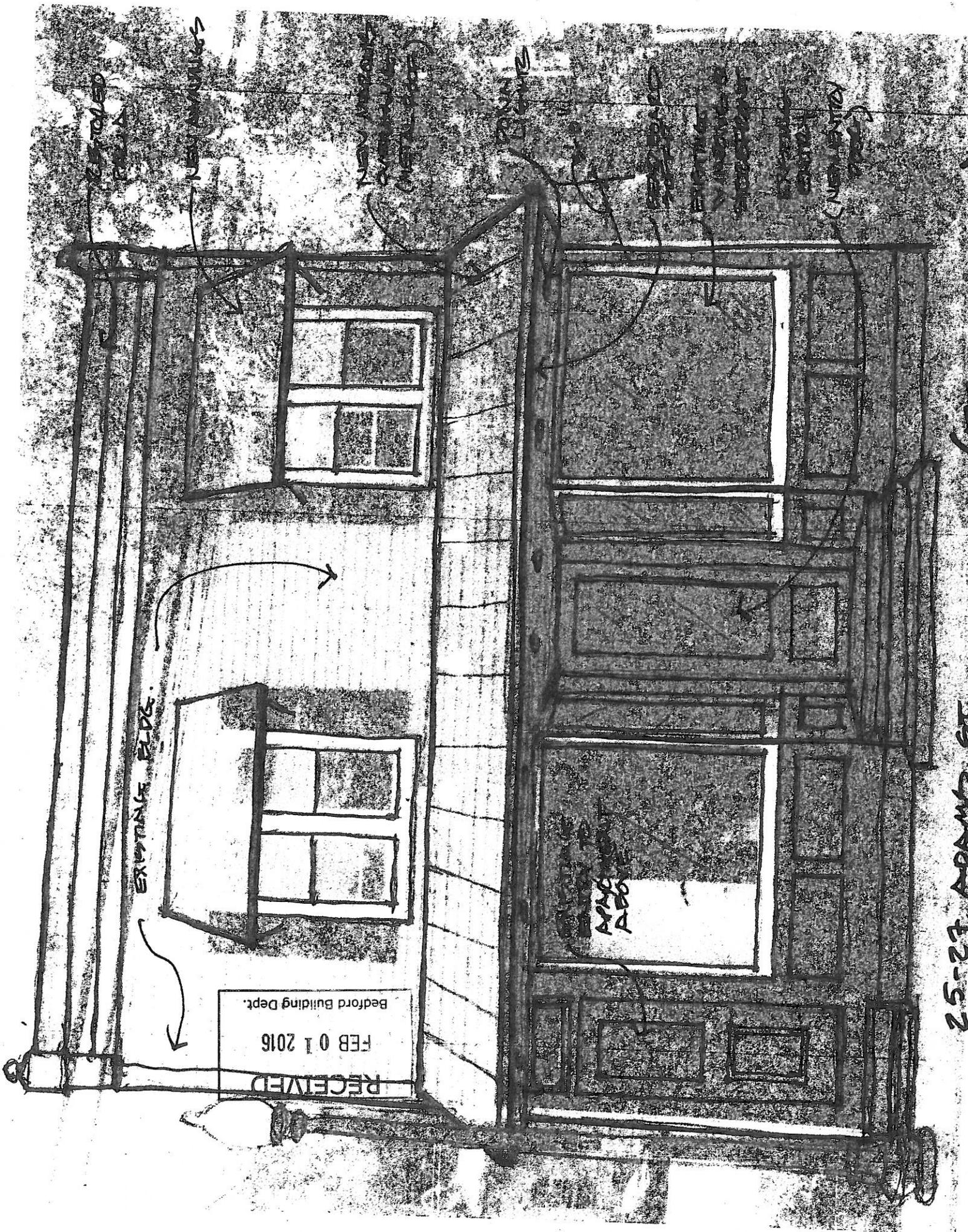
REAR YARD: NONE REQUIRED

REAR YARD EXISTING: 10.5'

25-27 ADAMS ST., BEDFORD HILLS, N.Y. / FEDELE REALTY LLC



PHILLIP CERADINI ARCHITECT AIA



SPRING 2016

REAR PORCHES

SOUTH SIDE

NORTH SIDE

EAST SIDE

WEST SIDE

BRIDGE BLDG.

BRIDGE BLDG.

APAC ADO

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FEB 01 2016
Bedford Building Dept.

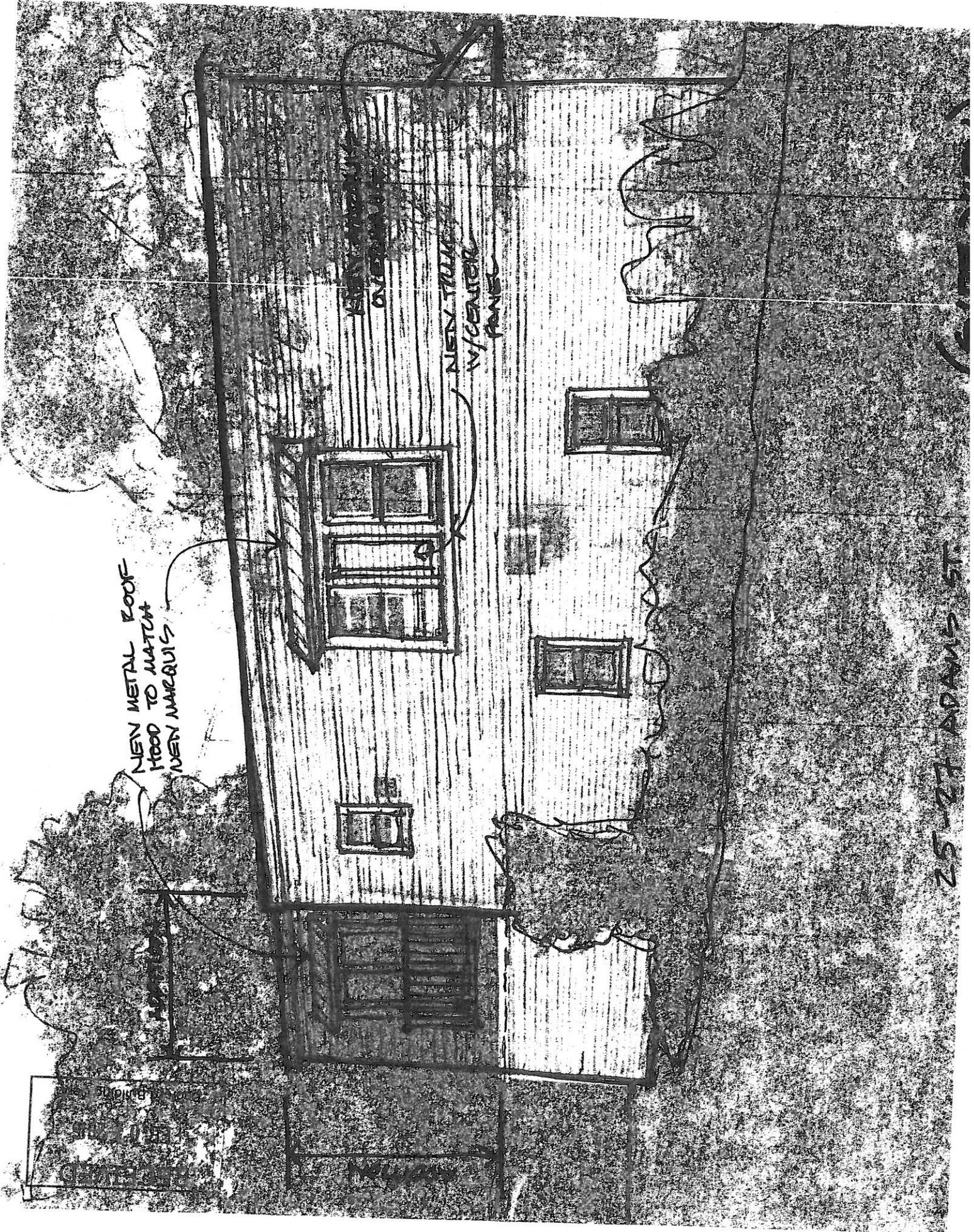
25-27 ADAMS ST

NEW METAL ROOF
HOOD TO MATCH
NEW MARQUIS

NEW MARQUEE
OVER DOOR

NEW TRIM
W/ CENTER
PANEL

25-27 ADAMS ST



**PROPOSED
ADDITION**

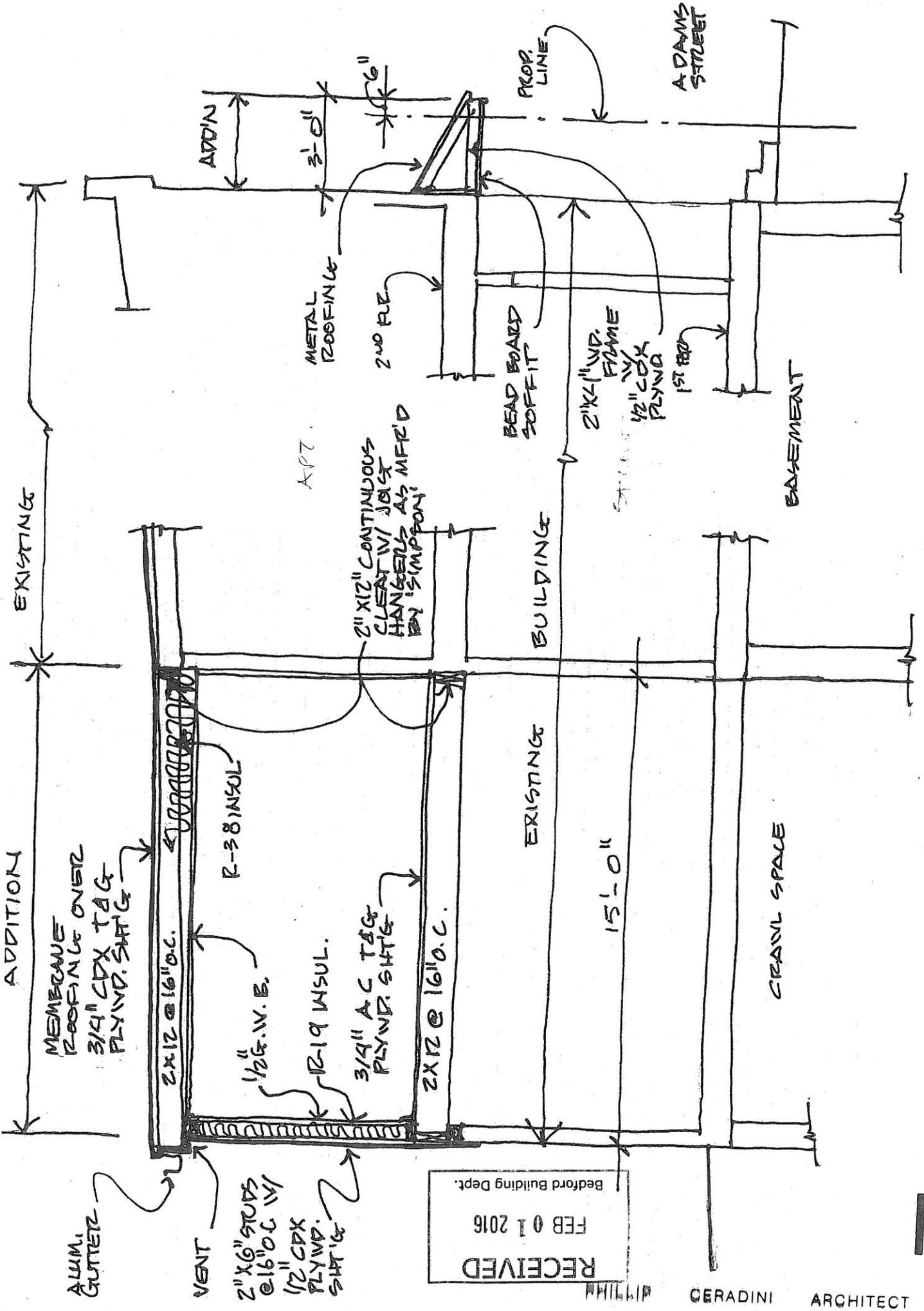
**PROPOSED
MARQUEE**

OVERHANG

**EXISTING
BUILDING**

RECEIVED
FEB 01 2016
Bedford Building Dept.

26-27 ADAMS CT, BEDFORD MASS 01830

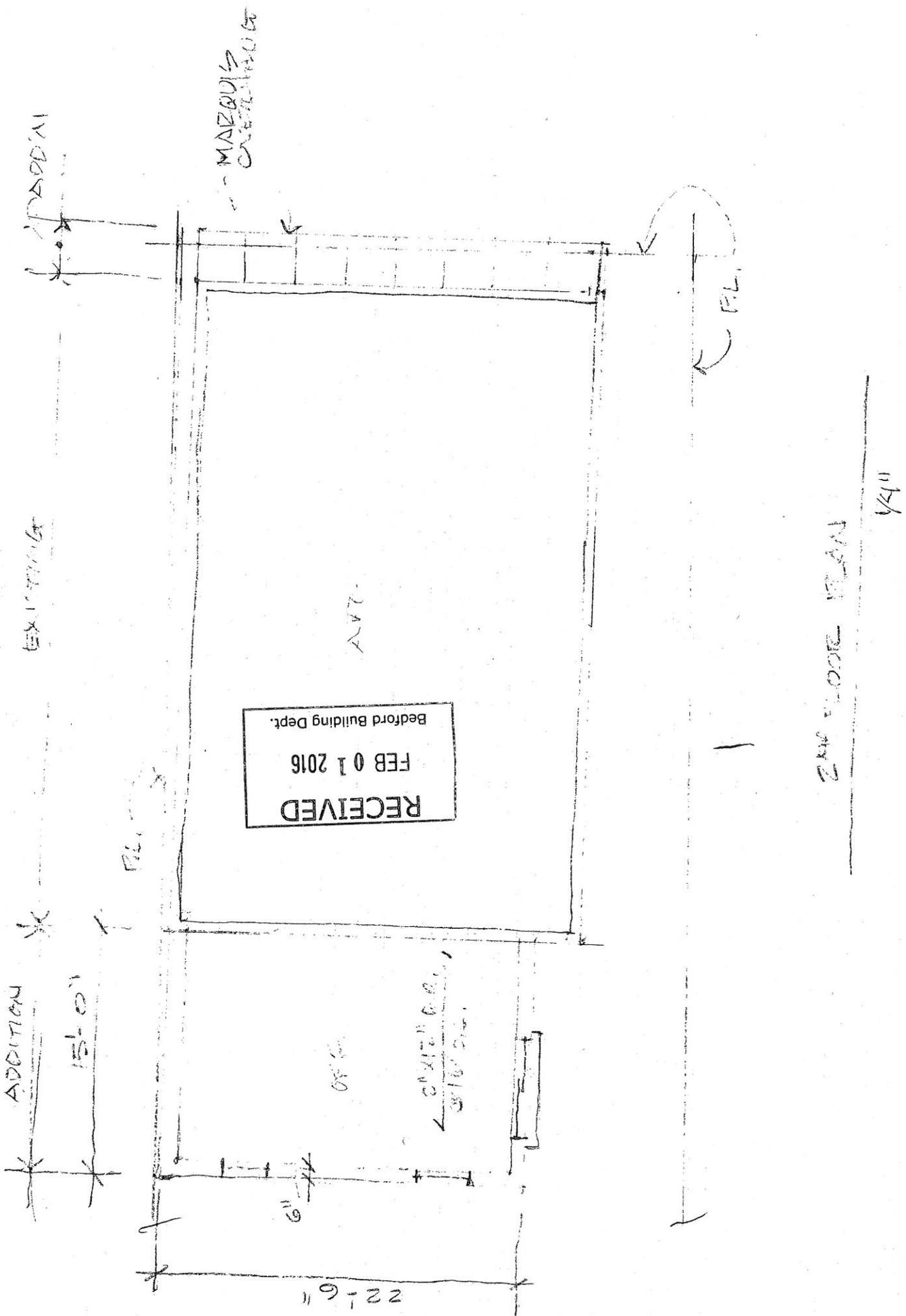


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 Bedford Building Dept.

CERADINI ARCHITECT AIA



25-27 ADAMS CT BEDFORD MASS 01730



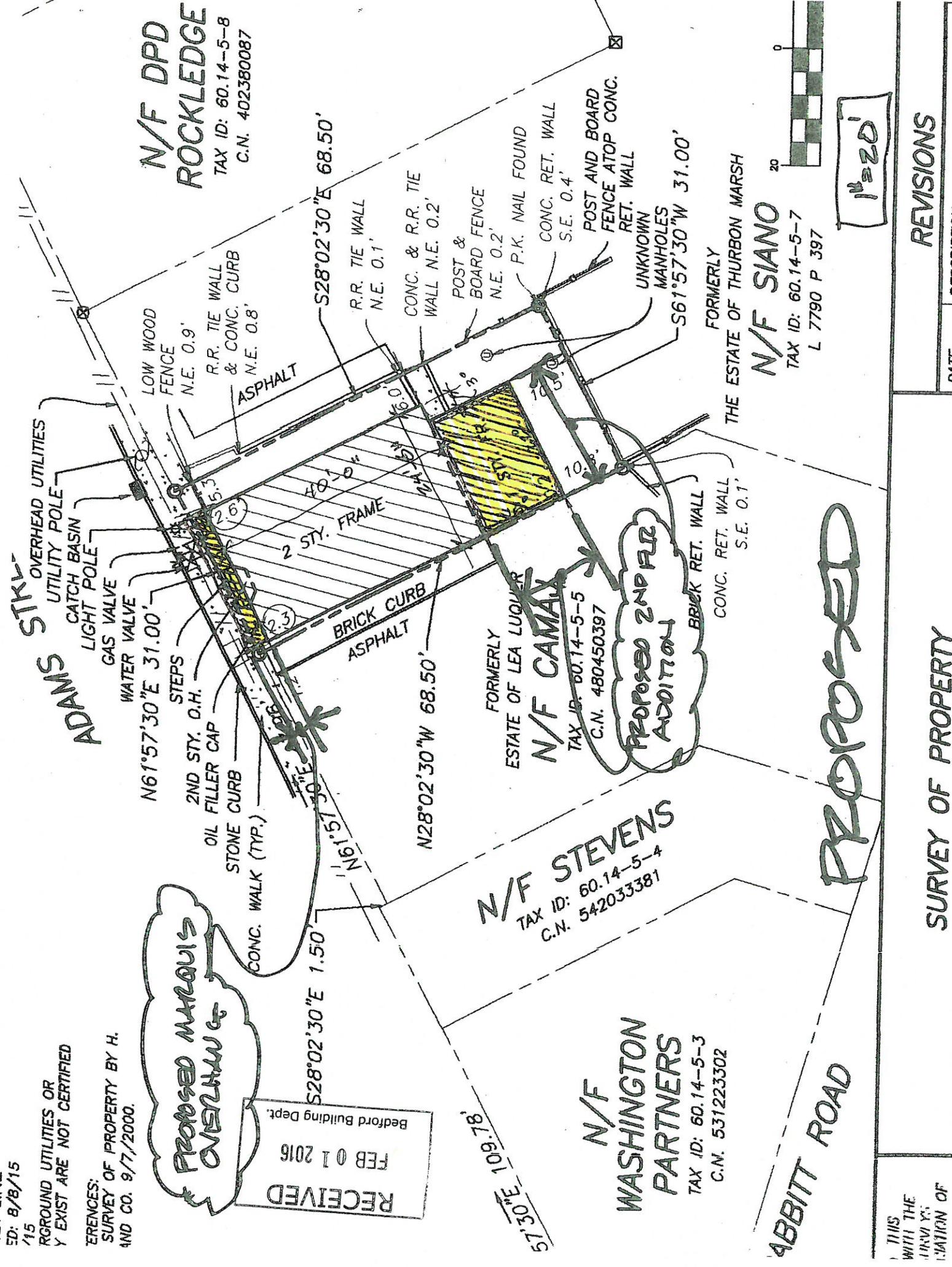
25-22

ED: 8/8/15
 1/15
 BACKGROUND UTILITIES OR
 ANY EXIST ARE NOT CERTIFIED

REFERENCES:
 SURVEY OF PROPERTY BY H.
 AND CO. 9/7/2000.

PROPOSED MARQUIS OVERLAP

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N/F DPD
ROCKLEDGE
 TAX ID: 60.14-5-8
 C.N. 402380087

FORMERLY
 THE ESTATE OF THURBON MARSH
N/F SIANO
 TAX ID: 60.14-5-7
 L 7790 P 397

FORMERLY
 ESTATE OF LEA LUGNER
N/F CAMAX
 TAX ID: 60.14-5-5
 C.N. 480450397

N/F WASHINGTON PARTNERS
 TAX ID: 60.14-5-3
 C.N. 531223302

PROPOSED

ABBITT ROAD

THIS
 WITH THE
 INVOLVING
 LOCATION OF

SURVEY OF PROPERTY

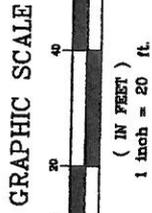
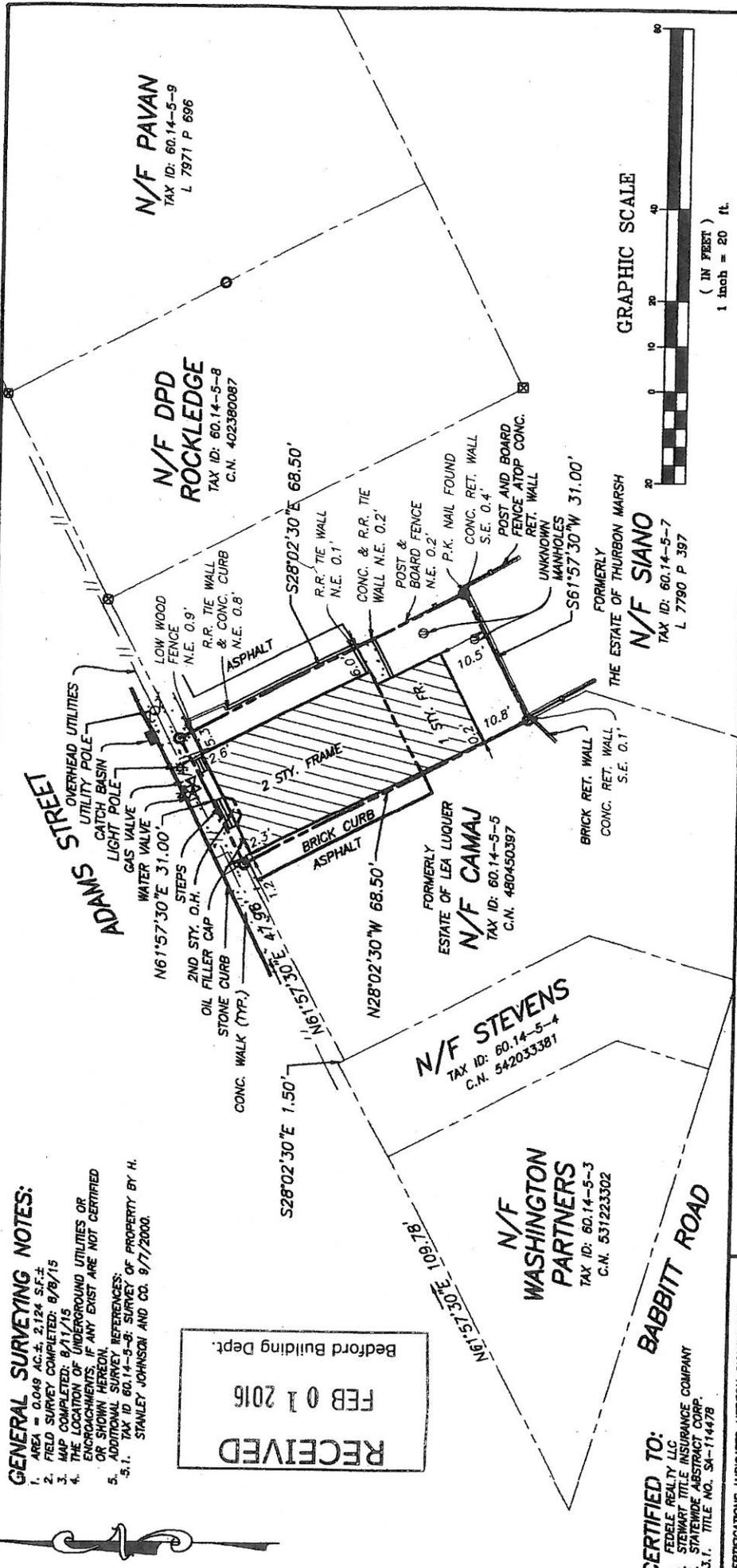
REVISIONS	DATE	DESCRIPTION

1"=20'

GENERAL SURVEYING NOTES:

1. AREA = 0.049 AC. ± 2.124 S.F. ±
2. FIELD SURVEY COMPLETED: 9/8/15
3. MAP COMPLETED: 9/17/15
4. THE LOCATION OF UNDERGROUND UTILITIES OR ENCROACHMENTS IF ANY EXIST ARE NOT CERTIFIED OR SHOWN HEREON.
5. ADDITIONAL SURVEY REFERENCES:
 - S-1. TAX ID 60.14-5-6; SURVEY OF PROPERTY BY H. STANLEY JOHNSON AND CO. 9/7/2000.

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REVISIONS

DATE	DESCRIPTION	BY

SURVEY OF PROPERTY
 PREPARED FOR
FEDELE REALTY LLC
 BEING KNOWN AS
25-27 ADAMS STREET
 SITUATE IN
WESTCHESTER CO., N.Y.
AUGUST 8, 2015
 SCALE: 1" = 20'
 COPYRIGHT © 2015 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

CERTIFIED TO:

1. FEDELE REALTY LLC
2. STEWART TITLE INSURANCE COMPANY
3. STATEWIDE ABSTRACT CORP.

CERTIFICATIONS INDICATED HEREON SHOWY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL BE GIVEN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

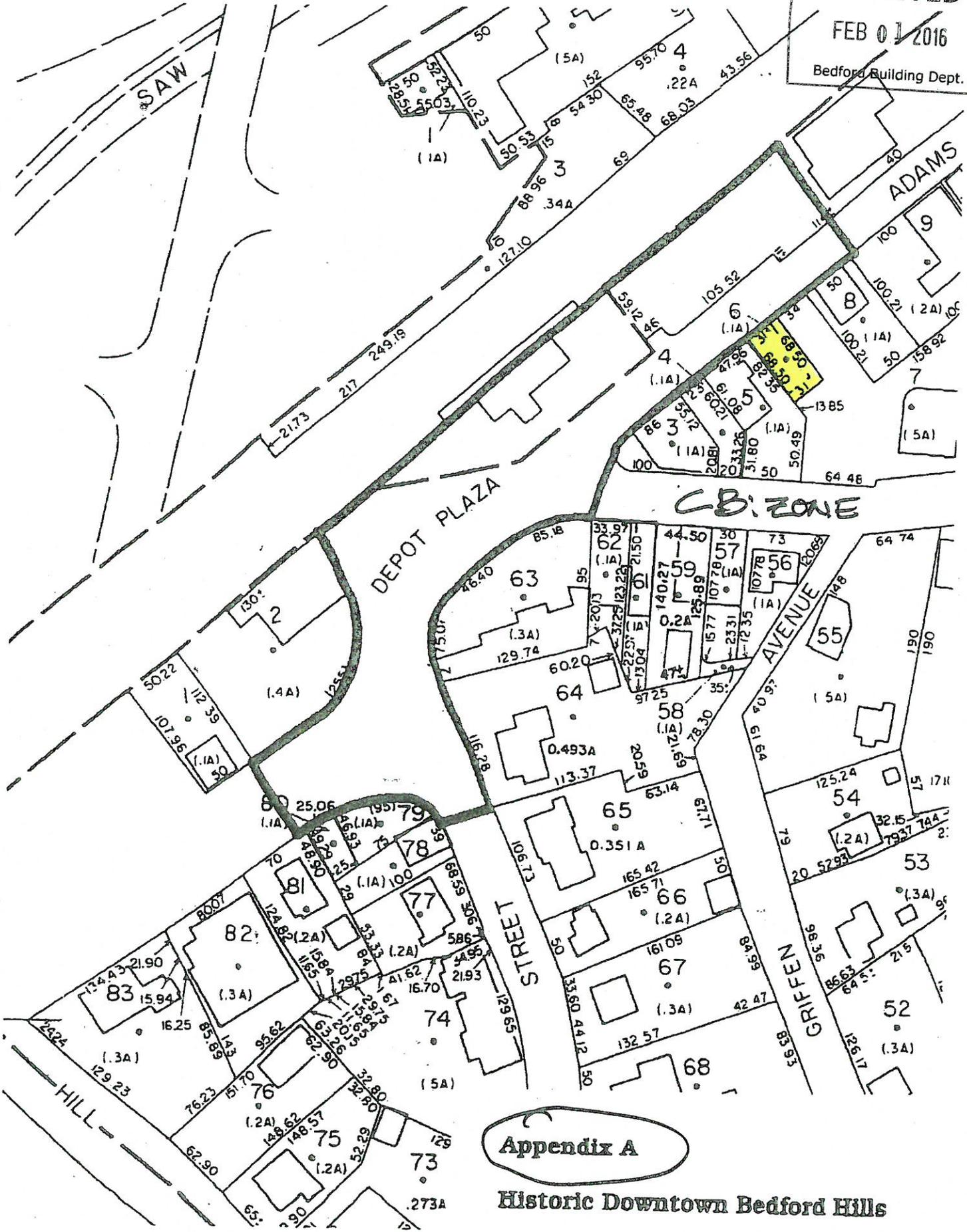
EVAN J. FOGLE, P.L.S. N.Y.S. LIC. NO. 50873
GEOLOGIC LAND SURVEYING, PLLC
 100 PARKWAY AVE., SUITE 200
 WESTCHESTER, NY 10598-1300
 WWW.GEOLOGICLANDSURVEYING.COM

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND INTEREST OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION § 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP COPIES THEREOF ONLY IF SAID MAP OR COPIES BEARING THE PRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

EXISTING

Town of Bedford

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Appendix A

Historic Downtown Bedford Hills

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Phillip Cerardini, AIA
Date: February 5, 2016
Re: Fedele Realty LLC, 25-27 Adams Street, Bedford Hills, NY
60.14-5-6, CB Zoning District
Additions and Alterations to an Existing Commercial Building

With reference to the above property applications have been submitted for a building permit, variance and site plan review to permit additions and alterations to an existing commercial building to include a second floor addition at the rear and a Marquis overhang at the front.

The parcel is located at 25-27 Adams Street, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings. It should be noted that the owner of the property received correspondence from the HBPC that the subject property is under consideration for inclusion in the Survey as "**unregulated Other Historic Resources.**"

The age of the structure is NOT noted on the Assessor's card. I have attached copies of the Assessor's card and the Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.