



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, June 10, 2015

7:30 P.M.

MINUTES: May 6, 2015

CARRYOVER APPLICATIONS:

- 1. Elizabeth H. Messinger, 189 Pound Ridge Road, Bedford, NY 10506.** Section 84.12 Block 2 Lot 7, R-1 Acre Zoning District. The applicant requests variances of the Town of Bedford Zoning Ordinance to permit the legalization of a ground floor accessory cottage (studio apartment) in an existing accessory building with 2-car garage located in a Residential 1-Acre Zoning District where cottages are permitted in Residential 2-Acre Zoning Districts and Residential 4-Acre Zoning Districts only. The gross floor area of the accessory cottage is 548.5 square feet, which exceeds 25% of the total floor area of the principal residence. The existing accessory building is located on a pre-existing, non-conforming lot consisting of .849 acres where 1 acre is required in the Residential 1 Acre Zoning District. Article VIII Section 125-79.1(A)
- 2. CR Wallauer & Co., Inc., dba Wallauer's, 655 Bedford Road, Bedford Hills, NY 10507.** Section 71.8 Block 2 Lot 21, RB Zoning District. The applicant requests variances of the Town of Bedford Zoning Ordinance to permit the construction of a 238 square foot one-story addition at the southwest side of an existing one-story commercial building resulting in an increase in building coverage to 38.5% where 20% maximum building coverage is permitted and where the existing building coverage is existing, non-conforming at 37.1%; and to permit the use of 20 existing parking spaces where 35 parking spaces are required in the RB Zoning District.
- 3. CR Wallauer & Co., Inc., dba Wallauer's, 655 Bedford Road, Bedford Hills, NY 10507.** Section 71.8 Block 2 Lot 21, RB Zoning District. The applicant requests variances of the Town of Bedford Zoning Ordinance to permit:
 1. The installation of two wall signs and one free-standing sign resulting in a total of three signs where two signs are permitted. 125 Attachment 1:3.
 2. A wall sign where the height of the word "ACE" is 19 inches where 12 inches is permitted when the wall upon which it is affixed is less than 100 feet from the center line of the nearest road. Article XI 125-120 B. (1).
 3. A free-standing sign located one foot from the front property line where ten feet is required in the RB Zoning District and where the height of the word "ACE" is 24 inches where 12 inches is permitted. Article XI 125-120.
- 4. Shullman Family Limited Partnership (Owner) and Russell Speeders of Bedford Hills LLC (Applicant), 527 Bedford Road, Bedford Hills, NY 10507.** Section 72.5 Block 1 Lot 10, RB Zoning District. The applicant requests a Special Use Permit in accordance with Article VIII Section 125-68 of the Town of Bedford Zoning Ordinance to permit the continued operation of a car wash facility where such uses are classified as "automotive service stations or public garages" under the Town of Bedford Zoning Code.

Consideration Lead Agency Determination

Zoning Board of Appeals Meeting – Wednesday, June 10, 2015
425 Cherry Street, Bedford Hills – 2nd Floor Conference Room
Page Two

NEW APPLICATIONS:

- 1. Antonio and Francesca Bueti, 11 Captain Theale Road, Bedford, NY 10506.** Section 95.09 Block 2 Lot 2, R-4 Acre Zoning District. The applicants request a modification of a variance granted on September 11, 2013 by Resolution #09-13 Four for the construction of an accessory structure to be used as a 1,923 square foot garage with attached pergola. The applicants request approval of As Built building coverage of 4.35% where 4.1% was approved and As Built Impervious Coverage of 14.84% where 11.8% was approved. Article III Section 125-11 and Article V Section 125-50

- 2. Rippowam Cisqua School, 325 West Patent Road, Bedford, NY 10506.** Section 83.9 Block 1 Lot 2, R-4 Acre Zoning District. The applicant requests the modification of the Special Use Permit granted to the Rippowam Cisqua School in accordance with Article VIII Section 125-75 of the Town of Bedford Ordinance to permit (1) the replacement of an existing, non-conforming fence and the installation of a 5-foot high board fence along the two front property lines of the campus and (2) the installation of automatic gates; and the continued operation of a pre-existing private school in a Residential 4 Acre Zoning District.

- 3. Rippowam Cisqua School, 325 West Patent Road, Bedford, NY 10506.** Section 83.9 Block 1 Lot 2, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit (1) the replacement of an existing, non-conforming fence and the installation of a 5-foot high board fence along the two front property lines of the campus and a driveway gate resulting in a fence height of 5 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line. Article III Section 125-15A (1) (b)

- 4. Christopher Castro, 7 Woodland Road, Bedford Hills, NY 10507.** Section 72.5 Block 1 Lot 11, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the replacement of an existing, non-conforming dilapidated 6-stockade fence that was removed with a new 6-foot fence vinyl fence located less than 20 feet from the side-front property line where a fence height of 4 feet is permitted. Article III Section 125-15A. (1) (b).

- 5. Martin Gubernick and Robin Ashley, 121 Stone Hill Road, Bedford, NY 10506.** Section 74.14 Block 1 Lot 1, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of additions and alterations to an existing single family residence resulting in a front yard setback of 26.2 feet where 75 is required in the Residential 4 Acre Zoning District where the existing residence has a pre-existing, non-conforming front yard setback of 26.2 feet. Article III Section 125-11 and Article V Section 125-50.

- 6. Michael Altman Marital Trust, 190 Baldwin Road, Bedford Corners, NY 10549.** Section 83.8 Block 1 Lot 16, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the construction of a 792 square foot in ground swimming pool resulting in building coverage of 3.53% where 3% is permitted in the Residential 4 Acre Zoning District where the existing building coverage is existing non-conforming at 3.08%; and impervious surface coverage of 11.47% where 8% is permitted in the Residential 4 Acre Zoning District where the existing impervious surface coverage is existing non-conforming at 16.45%. Article III Section 125-11 and Article V Section 125-50.

- 7. Keith and Caroline Hamlin, 8 Rock Gate Farm Road, Bedford Corners, NY 10549.** Section 83.6 Block 1 Lot 6, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a 2,110 square foot pool house/cabana resulting in building coverage of 3.5% where 3% is permitted in the R-4 Acre Zoning District. Article V Section 125-50.

Zoning Board of Appeals Meeting – Wednesday, June 10, 2015
425 Cherry Street, Bedford Hills – 2nd Floor Conference Room
Page Three

8. Ernest Henick, 130 McLain Street, Bedford Corners, NY 10549. Section 71.20 Block 1 Lot 8, R-2 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the construction of a swimming pool, spa and 296 square foot pool cabana resulting in building coverage of 6.49% where 6% is permitted in the Residential 2 Acre Zoning District. Article V Section 125-50

9. David W. Coffin and Catherine McDermott-Coffin, 110 Wood Road, Bedford Hills, NY 10507. Section 59.20 Block 1 Lot 9, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of two additions to an existing residence consisting of a 212 square foot south entry/stair addition replacing an existing 50 square foot entry resulting in a front yard setback of 14.4 feet where 75 feet is required in the Residential 4 Acre Zoning District; and a 112 square foot north office/bedroom addition to replace a 100 square foot screened porch that was previously demolished resulting in a front yard setback of 15 feet where 75 feet is required in the Residential 4 Acre Zoning District,. The lot area is 1.267 acres where 4 acres is required for property located in the Residential 4 Acre District. Article III Section 125-11 and Article V Section 125-50.

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: **Elizabeth H. Messinger**
189 Pound Ridge Road
Bedford, NY 10506

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

The legalization of a ground floor accessory cottage (studio apartment) in an existing accessory building with 2-car garage located in a Residential 1-Acre Zoning District where cottages are permitted in Residential 2-Acre Zoning Districts and Residential 4-Acre Zoning Districts only. The gross floor area of the accessory cottage is 548.5 square feet, which exceeds 25% of the total floor area of the principal residence. The existing accessory building is located on a pre-existing, non-conforming lot consisting of .849 acres where 1 acre is required in the Residential 1 Acre Zoning District. This being a variance of Article VIII Section 125-79.1(A) for property owned by the applicant and located on:

189 Pound Ridge Road
Bedford, New York 10506

designated as Section 84.12 Block 2 Lot 7 on the Tax Maps of the Town of Bedford in a R-1 Acre Zoning District. Said hearing will take place on **Wednesday, the 6th day of May 2015** at the Town House Offices at 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.

DATED: April 14, 2015

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

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BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Elizabeth Messinger
Address: 189 Pound Ridge Road Bedford NY 10506
Telephone/Email: 914/234-2442; 914/980-0059 ehjmessinger@gmail.com

2. Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Peter Dusenberry Architecture, PC
Address: 43 Bedford Road Pound Ridge, NY 10576
Telephone/Email: 914/806-2992; 203/629-0096 peteduse@gmail.com

4. Identification Property:
Street Address: 189 Pound Ridge Road Bedford, NY 10506
Tax ID: Lot 7, Blk 2, Sa 8412 Zoning District: R-1A Total Land Area: .849 acres
Age of the Building > 75 yrs
Is the property located in a designated Historic District? No
% of Building Coverage: 5.7 % of Impervious Surface 1950.7/33,959 sq.
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: 125-79.1 Section: ¶ A, sub ¶s 1-10

To Permit:

Approval of Special Use Permit for pre-existing
accessory cottage.

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BOARD OF APPEALS

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

3 April 2015
Date

(same)
Signature of Applicant

Date

PETER DUSENBERRY ARCHITECTURE, P.C.

43 Bedford Road Pound Ridge, NY 10576

peteduse@gmail.com

December 12, 2014

Westchester County Department of Health
25 Moore Avenue,
Mount Kisco, New York 10549

RE: 189 Pound Ridge Rd, Bedford NY

To Whom It May Concern,

I am writing to address your concerns regarding the number of bedrooms contained within the above referenced property.

As you know, the property is a single family residence, served by a well and private septic system. From the available records, it is unclear exactly when the house was originally built, but it is clear that it was built prior to the time the County started keeping septic records. It is my understanding from the homeowner that the tax records for the property list the house as a three bedroom home, and it has apparently been taxed as such since it was constructed. Early tax records clearly show a room count of six, but the current house configuration has only five rooms.

The current configuration includes only two bedrooms; one bedroom is approximately eleven feet by nine feet in size. The other bedroom is significantly larger, eleven feet by twenty two feet.

There is physical evidence that the large bedroom was originally divided into two separate rooms of eleven feet by eleven feet each in size. The evidence is in the form of patches in the wall and ceiling plaster as well as the baseboard trims. The original flooring remains in all rooms except for the large bedroom, most likely because too much patching was required (with the closet walls) and it was easier to replace the entire floor in this room. There is also evidence in the wall of the large bedroom that a second door once existed. The large bedroom currently has a built-in closet, but it is constructed of much newer materials and was probably added when the original demising wall was removed.

Because of this evidence, as well as the layout of the house, it is my opinion that the house was most likely built with three bedrooms.

Please contact me if you have any additional questions. Thank you very much.

Peter Dusenberry



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BOARD OF APPEALS

189 Pound Ridge Road, Bedford NY

**PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK**

**Resolution No. 15/04
DENIAL of Special Use Permit - Cottage**

Elizabeth Messinger

WHEREAS, an application dated February 3, 2015 was received from Elizabeth Messinger, 189 Pound Ridge Road, Bedford, New York, for approval of an existing cottage, affecting property located at 189 Pound Ridge Road, Bedford, New York, shown and designated on Town Tax Maps as Section 84.12 Block 2 Lot 7, in the Residential One Acre District, and

WHEREAS, the Planning Board finds that the proposal does not meet the standards for approval as specified in the Town Code as follows:

1. The proposal does not meet the requirements of Article VIII Section 125-79.1.A – In the R-2a and R-4A districts, the Planning board may grant a special permit to create a cottage in an existing accessory building.
2. The proposal does not meet the requirement of Article VIII Section 125.79.1.A (5) – the lot must meet the lot area, yard and coverage requirements for the zoning district in which it is located.
3. The proposal does not meet the requirement of Article VIII Section 125-79.1A (7) – the cottage shall contain at least 400 square feet and not more than 800 square feet of gross floor area, but shall not exceed 25% of the total floor area of the principal residence structure.

5248.5
946.2

NOW THEREFORE BE IT RESOLVED that the request for approval of the special use permit is hereby denied.

ADOPTED: 3/10/15

DATED: _____

The foregoing resolution is certified to be a true copy of the resolution, which was approved on March 10, 2015 by the Planning Board of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on _____.

*Anne Paglia, Secretary
Town of Bedford Planning Board*

Elizabeth Messinger
189 Pound Ridge Road
Bedford, NY 10506

April 1, 2015

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

Att'n: Alexandra J. Costello, Secretary, and Peter Michaelis, Chairman

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BOARD OF APPEALS

Variance Application to Support a Special Use Permit

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

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

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

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

- (2) The pre-existing cottage floor area pre-dates 7/25/1989.
- (3) As Owner, I occupy the principal residence on this property with my son.
- (4) The cottage is the sole additional residence on this property.
- (5) The entire property complies with zoning requirements regarding setbacks, lot coverage, building height, etc. Lot size, however, is less than one acre (.849 acres). *
- (6) The number of off-street parking spaces on this property amply exceeds the two-car minimum, and the property currently is well screened from both roads and neighboring properties.

- (7) The accessory cottage comprises 548.5 sq. ft. of space, within the required criteria. The main house comprises 946.2 sq. ft. of habitable space, so the accessory cottage is approximately 56%. Considering the deck as part of building coverage, however, it should also be considered as part of the main house for the house/cottage ratio, which results in a ratio of 38%. *
- (8) Please refer to architectural drawings included for site plan and other relevant information, including prior approvals granted.
- (9) Approval of septic system was received from the Westchester County Department of Health on December 19, 2014.
- (10) According to preliminary review by Building inspector, the existing structure requires a two-hour-rated firewall between the existing rooms and the storage area. Certification of electrical and plumbing systems is also pending, awaiting further action from appropriate Town Boards.

* With regard to items 5 and 7 above, I request the Zoning Board's consideration of the accessory cottage recently approved on the property at 17 Washington Avenue in Bedford. In that instance, a two-bedroom cottage, complete with full kitchen and bathroom, was approved on a 14,500' sq. (approximately 1/3 acre) plot within a 1/4 acre zone. Given the similarities between that structure and the more modest structure at 189 Pound Ridge Road, I suggest that the Town has already established a comparable precedent for approval of the pre-existing accessory cottage proposed for Variance herein.

Moreover, Section 125 of the Zoning Code provides for the Board of Appeals to grant Variances "to vary or modify the application of any of the regulations or provision of this chapter relating to the use, construction or alteration of buildings or structures or the use of the land, so that the spirit of the chapter shall be observed...in instances where "applicable zoning regulations and restrictions have caused unnecessary hardship."

Use of the accessory cottage as guest quarters has enabled me to support a life with son in Bedford, while also providing affordable housing in a town with little stock of same. Without the income provided by a guest living in the accessory cottage, I simply cannot afford to keep our house. The building has existed as it is for nearly 35 years and is consistent with the essential character of the neighborhood. With all information in hand, including the precedent-establishing property at 17 Washington Avenue, surely the Board can agree that denying approval of this application poses undue hardship, while granting its approval upholds the spirit of the chapter.

With appreciation for your compassionate consideration, application is hereby submitted.

Signed Respectfully,



Elizabeth H.J. Messinger

(relevant documents attached)

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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: **C R Wallauer & Co. Inc.**
dba Wallauer's
655 Bedford Road
Bedford Hills, NY 10507

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

The construction of a 238 square foot one-story addition at the southwest side of an existing one-story commercial building resulting in an increase in building coverage to 38.5% where 20% maximum building coverage is permitted and where the existing building coverage is existing, non-conforming at 37.1%; and to permit the use of 20 existing parking spaces where 35 parking spaces are required in the RB Zoning District.

For property owned by **C R Wallauer & Co Inc.** and located on:

655 Bedford Road
Bedford Hills, New York 10507

designated as Section 71.8 Block 2 Lot 21 on the Tax Map of the Town of Bedford in an RB Zoning District.

Said hearing will take place on **Wednesday, the 6th day of May 2015** 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.

DATED: April 15, 2015

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:

Alexandra J. Costello - Secretary
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



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ca # 23986
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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: ROBERT JUNCAN / CR WALLAVER & CO
 Address: 655 N Bedford Rd.
 Telephone/Email: 914 241 1666 / george@wallaver.com
- Name of Applicant, if other than Owner: GEORGE RETRE
 Address: 30 VIRGINIA RD., NORTH WHITE PLAINS
 Telephone/Email: 914 948 4000 / GEORGE@WALLAVER.COM
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Susan M. Riordan AIA Architect
 Address: 127 Main Street, OSSINING NY 10562
 Telephone/Email: 914-923-0498 smrarch@aol.com
- Identification Property:

Street Address: 655 North Bedford Rd

Tax ID: _____ Zoning District: _____ Total Land Area: 18,020

Age of the Building 30 yrs.

Is the property located in a designated Historic District? No

% of Building Coverage: 30.6% % of Impervious Surface 77.4%

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.

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BEDFORD ZONING
BOARD OF APPEALS

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: (2)(b)

To Permit:

AREA VARIANCE to permit a 28'0" x 8'6" one story addition
to existing structure. A 238 square foot addition for a hallway.
Impervious Surface coverage will be 77.4%
Building coverage will be 38.6%

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

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BEDFORD ZONING
BOARD OF APPEALS

6/20/14
Date

[Signature]
Signature of Owner

[Signature]
Signature of Applicant

06/13/14
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/17/2015

Parcel ID: 71.8-2-21

Owner Information

C R Wallauer & Co Inc

Applicant Information

C R Wallauer & Co Inc
30 Virginia Rd

North White Plains NY 10603220

Location: 655-665 Bedford Rd

Parcel ID: 71.8-2-21

Permit Type: Commercial Renovation

Work Description: Construction of a one story, 238 square foot addition at the rear of an existing one story stucture.

Dear Resident,

Regarding the application for a Building 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:

The proposed construction will require site plan review by the Planning Board and will result in building coverage of 38.5% where 20% is permitted where the existing building coverage is 37.1%; impervious coverage of 85% where the 80% is permitted where the existing coverage of 85% is non-conforming-Article V Section 125-50; and a variance to permit 20 parking spaces where 35 spaces are required.

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



WALAUER'S
100 VANDERBILT SQUARE
BEDFORD HILLS, NY 10507
914.948.4000

To: Mr. Jeff Osterman , Planner at town of Bedford Hills

Dear Mr. Osterman ,

This letter is to respond to your questions in regards to our Store located at
655 North Bedford Road, Bedford Hills , NY 10507

The reason for the extension is to create a hallway between the two buildings
which we own for an easy customer flow .

Should you have any questions or concerns please do not hesitate to contact me
at: 914.948.400 ext 830 .

Truly Yours,

George Petre , Corporate Controller

G Petre 06/20/14

BOARD OF APPEALS
Town of Bedford
Westchester County, New York
Resolution # 5-92 three

FRANK VERALLI - WALLAUER, INC.

WHEREAS, application has been made pursuant to Section 125-15 of the Code of the Town of Bedford, to permit the installation of a 10 foot fence on a portion of the property. Premises being known and designated on the tax map of the Town of Bedford as Section 7A, Lot 25-5, and shown on the survey of property submitted on April 2, 1992, and

WHEREAS, a public hearing was held on May 6, 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 in no way change the nature of the neighborhood,

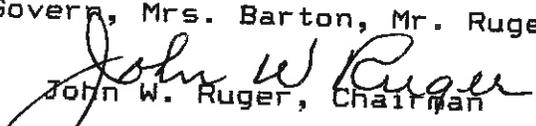
NOW, THEREFORE, on a motion by Mr. Ruger and seconded by Mr. McMillan, BE IT

RESOLVED, that the application for a variance be approved as submitted, but limiting the height to 8 feet.

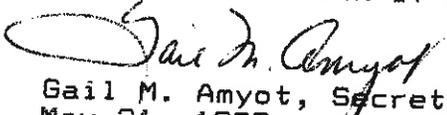
Vote taken on the foregoing motion was as follows: A "Yes" vote is to approve.

Ayes - 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


Gail M. Amyot, Secretary
May 21, 1992

- 1107 -
BOARD OF APPEALS
TOWN OF BEDFORD
Westchester County, New York

RESOLUTION NUMBER TWO

WHEREAS, EDNA M. BROOKS of Green Lane, Mount Kisco, New York, filed on May 16, 1966 an application for a Special Use Permit pursuant to Article IV, Section 5, Paragraph E, of the Town of Bedford Zoning Ordinance of 1946, for the operation and maintenance of an automobile and motorcycle salesrooms and shops for servicing and repair of automobiles and motorcycles and auto body repairs in the building on premises owned by her, located at 655 North Bedford Road (Route 117), Bedford Hills, New York, designated as Section 7A, Lot 25-5 on the Tax Assessment Map of the Town of Bedford in a Central Business "CB" District, and

WHEREAS, publication of notice of the public hearing was made on May 26, 1966 and proof of publication of said notice and proof of service of said notice on the Westchester County Planning Board has been submitted to the Board, and

WHEREAS, the required written consents of the owners of record of 80% of the frontage on both sides of Route 117 within 1,000 feet of the property measured along said road frontage and all land within a radius of 250 feet have been filed with the Board, and

WHEREAS, the said application has come on to be heard on June 1, 1966, and

WHEREAS, Members of the Board of Appeals have inspected the premises, and

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

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

THE SPECIAL PERMIT and APPROVAL

The applicant is permitted to operate and maintain an automobile and motorcycle salesrooms and shops for servicing and repair of automobiles and motorcycles and auto body repairs in the building owned by her located at 655 North Bedford Road (Route 117), Bedford Hills, New York and designated as Section 7A, Lot 25-5 on the Tax Assessment Map of the Town of Bedford, all in accordance with the plat plan submitted with the application.

Dated: June 1, 1966

William F. Moore, Chairman

BOARD OF APPEALS
TOWN OF BEDFORD
Westchester County, New York

RESOLUTION NUMBER THREE

WHEREAS, EDNA M. BROOKS of Green Lane, Bedford Hills, New York, filed on September 18, 1962 an application for a permit, pursuant to the provisions of Article IV, Section 5, Paragraph E, of the Zoning Ordinance of the Town of Bedford, to permit an automobile repair shop in the building on premises owned by her located at 655 North Bedford Road (Route 117), Bedford Hills, New York, designated as Section 7A, Lot 25-5 and 5A, on the Tax Assessment Map, and

WHEREAS, publication of notice of public hearing was made on September 27, 1962 and proof of publication of said notice and proof of service of said notice on the Westchester County Planning Board has been submitted to the Board, and

WHEREAS, the required written consents of the owners of record of 80% of the frontage on both sides of Route 117 within 1000 feet of the property measured along said road frontage and all land within a radius of 250 feet have been filed with the Board, and

WHEREAS, the said application has come on to be heard on October 4, 1962, and

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

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

THE PERMIT

The applicant is permitted to lease a portion of the building owned by her located at 655 North Bedford Road (Route 117) Bedford Hills, New York, designated as Section 7A, Lot 25-5 and 5A, on the Tax Assessment Map, for the purposes of an automobile repair shop, all in accordance with the plot plan submitted with the application.

Dated: October 4, 1962.

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

De Forest H. Board
Chairman

Gene P. Barrett
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: **C R Wallauer & Co. Inc.**
dba Wallauer's
655 Bedford Road
Bedford Hills, NY 10507

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

1. The installation of two wall signs and one free-standing sign resulting in a total of three signs where two signs are permitted. 125 Attachment 1:3.
2. A wall sign where the height of the word "ACE" is 19 inches where 12 inches is permitted when the wall upon which it is affixed is less than 100 feet from the center line of the nearest road. Article XI 125-120 B. (1).
3. A free-standing sign located one foot from the front property line where ten feet is required in the RB Zoning District and where the height of the word "ACE" is 24 inches where 12 inches is permitted. Article XI 125-120.

For property owned by **C R Wallauer & Co Inc.** and located on:

655 Bedford Road
Bedford Hills, New York 10507

designated as Section 71.8 Block 2 Lot 21 on the Tax Map of the Town of Bedford in an RB Zoning District.

Said hearing will take place on **Wednesday, the 6th day of May 2015** 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.

DATED: April 15, 2015

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:

Alexandra J. Costello - Secretary
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: **C R Wallauer & Co. Inc.**
dba Wallauer's
655 Bedford Road
Bedford Hills, NY 10507

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

1. The installation of two wall signs and one free-standing sign resulting in a total of three signs where two signs are permitted. 125 Attachment 1:3.
2. A wall sign where the height of the word "ACE" is 19 inches where 12 inches is permitted when the wall upon which it is affixed is less than 100 feet from the center line of the nearest road. Article XI 125-120 B. (1).
3. A free-standing sign located one foot from the front property line where ten feet is required in the RB Zoning District and where the height of the word "ACE" is 24 inches where 12 inches is permitted. Article XI 125-120.

For property owned by **C R Wallauer & Co Inc.** and located on:

655 Bedford Road
Bedford Hills, New York 10507

designated as Section 71.8 Block 2 Lot 21 on the Tax Map of the Town of Bedford in an RB Zoning District.

Said hearing will take place on **Wednesday, the 6th day of May 2015** 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.

DATED: April 15, 2015

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:

Alexandra J. Costello - Secretary
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

RECEIVED
MAR 6 2015
BEDFORD ZONING
BOARD OF APPEALS



Pa
ch #
Receipt

25572

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
ajcostello@townofbedford.org

APPLICATION FOR A VARIANCE

1. Name of Owner: Wall Group

Address: 655 North Bedford Rd

Telephone/Email: _____

2. Name of Applicant, if other than Owner: Mark Peterson / George Tabor

Address: 30 Virginia Rd, N. White Plains, NY 10603

Telephone/Email: (914) 948-4000 / mark-p@wallgroup.com

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

Susan M. Riordan, AIA Architect

Address: 10 Colton Ave, Ossining, NY 10522

Telephone/Email: 914-922-0998 / smriard@earthlink.net

4. Identification Property:

Street Address: 655 North Bedford Rd

Tax ID: _____ Zoning District: FF Total Land Area: 8,026

Age of the Building 30 years

Is the property located in a designated Historic District? No

% of Building Coverage: 38.16% % of Impervious Surface 77.4%

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

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MAR 6 2015

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

Article: _____ Section: _____

To Permit:

Signs

- ① wall sign "19" "ACE" where 12" is permitted
- ② Pylon sign "24" high "Ace" where 12" is permitted
- ③ Pylon sign located 10' from property line where 10' is permitted

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

Deborah A. Duncan

Signature of Owner

G. Peter

03/06/2015

Date

G. Peter

Signature of Applicant

03/06/2015

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/17/2015

Parcel ID: 71.8-2-21

Owner Information

C R Wallauer & Co Inc

Applicant Information

C R Wallauer & Co Inc

30 Virginia Rd

North White Plains NY 10603220

Location: 655-665 Bedford Rd

Parcel ID: 71.8-2-21

Permit Type: Sign

Work Description: Signage for "ACE Hardware"

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:

The addition of a free-standing sign for "Wallauer's & Ace Hardware" will result in a total of 6 signs on the building where 3 signs are permitted (Article XI, Section 125-120 B. and 125 Attachment 1 Schedule of Permitted Signs) in accordance with variance granted #4-77 Two. The free-standing sign will require a variance due to its location which is less than 10 feet from the front property and the "ACE" letter height is 24 inches where 12 inches is permitted when the sign is located less than 100 feet from the center line of Bedford Road and Edna Street (Article XI Section 125-120 B. (1)).

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

RESOLUTION 4-77 ONE

CERTIFICATION OF DECISION
OF THE
ZONING BOARD OF APPEALS
OF THE
TOWN OF BEDFORD

Meeting held at Town Hall, Town of Bedford on the 6th day of April 1977

MEMBERS PRESENT: Laurence S. Kennedy Jr., Acting Chairman, Donald M. McGrath, Martha E. Streeter, Theodore P. Hawryluk

MEMBERS ABSENT: Edward R. Weidlein, Jr.

NAME AND ADDRESS OF APPLICANT: ART LINOLEUM CO.
655 N. Bedford Rd., Bedford Hills, N.Y.

PROPERTY DESCRIPTION:

ZONING Central Business SECTION 7A LOT 5

Owned _____ Leased ^{xx} _____ Contract-Vendee _____

Dated of Patent Trader Issue: February 24, 1977

Number of Property Owners Noticed: 37

RELIEF APPLIED FOR:

A variance of Article IV, Section 8 to permit the installation of a second sign measuring 4 ft. x 6 ft. to read "ARMSTRONG FLOORS" for business identification purposes.

APPEARANCES:

Mr. Havel for Petitioner

EXHIBITS:

Sketch of proposed sign

THE BOARD'S FINDING OF FACT:

Art Linoleum Co. is located to the rear of Wallauer Paint & Wallpaper and is therefore not easily visible from the main road, Route 117. A second sign is desirable for business identification.

ON MOTION DULY MADE AND SECONDED, Messrs. Kennedy, McGrath, Hawryluk and
Mrs. Streeter in favor

IT WAS RESOLVED THAT:

A variance of Article IV, Section 8 is granted to permit the installation of a second sign measuring 4 ft. x 6 ft. with 12 inch letters to read "ARMSTONG FLOORS".

Dated: April 6, 1977

By *E. R. Weidlein, Jr.*
EDWARD R. WEIDLEIN, JR. 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 21, 1977.

Lisa B. Dickens
LISA B. DICKENS, SECRETARY

RESOLUTION 4-77 TWO

18205

CERTIFICATION OF DECISION
OF THE
ZONING BOARD OF APPEALS
OF THE
TOWN OF BEDFORD

Meeting held at Town Hall, Town of Bedford on the 6th day of April 1977.

MEMBERS PRESENT: Laurence S. Kennedy Jr., Acting Chairman, Donald M. McGrath, Martha E. Streeter, Theodore P. Hawryluk

MEMBERS ABSENT: Edward R. Weidlein, Jr.

NAME AND ADDRESS OF APPLICANT: WALLAUER PAINT & WALLPAPER
655 N. Bedford Rd., Bedford Hills, N.Y.

PROPERTY DESCRIPTION:

ZONING Central Business SECTION 7A LOT 5

Owned xx Leased _____ Contract-Vendee _____

Dated of Patent Trader Issue: February 24, 1977

Number of Property Owners Noticed: 37

RELIEF APPLIED FOR:

A variance of Article IV, Section 8 for a second and third sign measuring 1' x 10' and 1' x 7' respectively for business identification purposes.

APPEARANCES:

Mr. Robert Duncan for Petitioner

EXHIBITS:

Sketch and rendering of proposed signs

THE BOARD'S FINDING OF FACT:

Mr. Duncan requested the proposed signs to indicate the address of the premises and the name. Due to the position of the building and the traffic flow on Route 117 on which the building faces Mr. Duncan stated that his customers would be better served with clearer identification.

ON MOTION DULY MADE AND SECONDED, Messrs. Kennedy, McGrath and Hawryluk and Mrs. Streeter in favor

IT WAS RESOLVED THAT:

A variance of Article IV, Section 8 is granted to permit the installation of a second and third sign measuring 1' x 10' and 1' x 7' to read "655" and "Wallauer" respectively, all with letters not in excess of 12 inches.

Dated: April 6, 1977

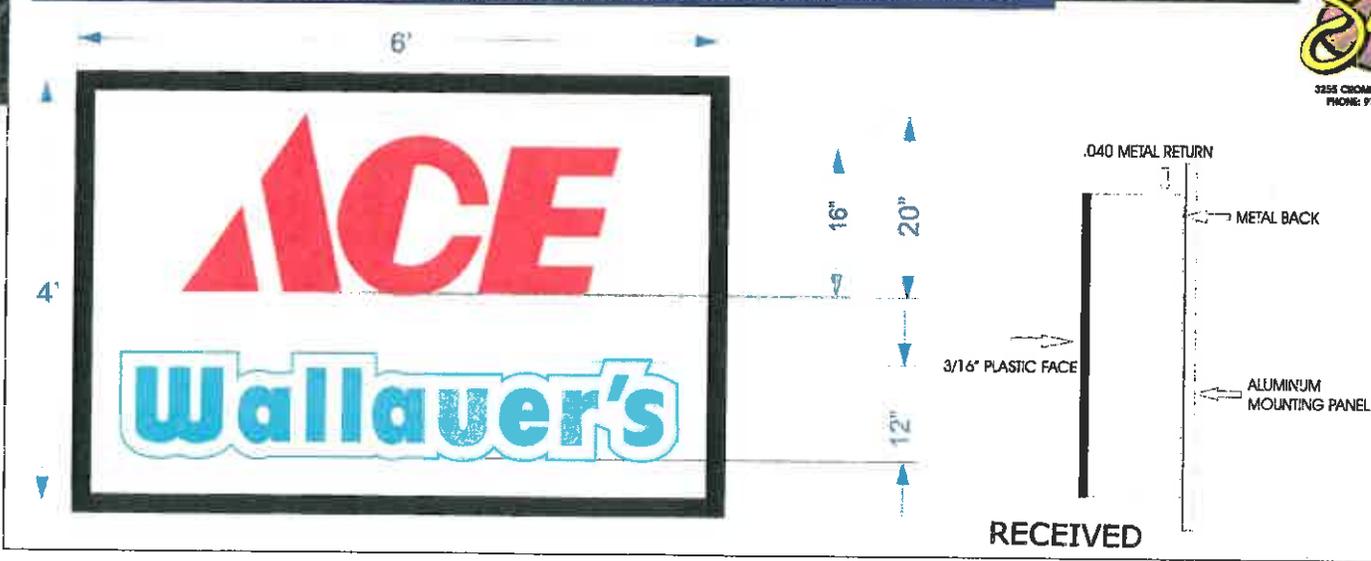
By Edward R. Weidlein, Jr.
EDWARD R. WEIDLEIN, JR. CHAIRMAN

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 21, 1977.

Lisa B. Dickens
LISA B. DICKENS, SECRETARY



4' x 6' LED Illuminated Channel letters mounted to Aluminum Face



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JUN 3 2015

BEDFORD ZONING
BOARD OF APPEALS

RECEIVED

JUN 9 2015

BEDFORD ZONING
BOARD OF APPEALS





30" x 28' Plexi face

70 Sq Ft

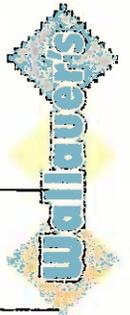
5"

17"

10"

WINDOW TREATMENTS
WALLCOVERING
IN HOME DESIGN

Design Center



28'

ok: More than 100' ft from chrs line of rd

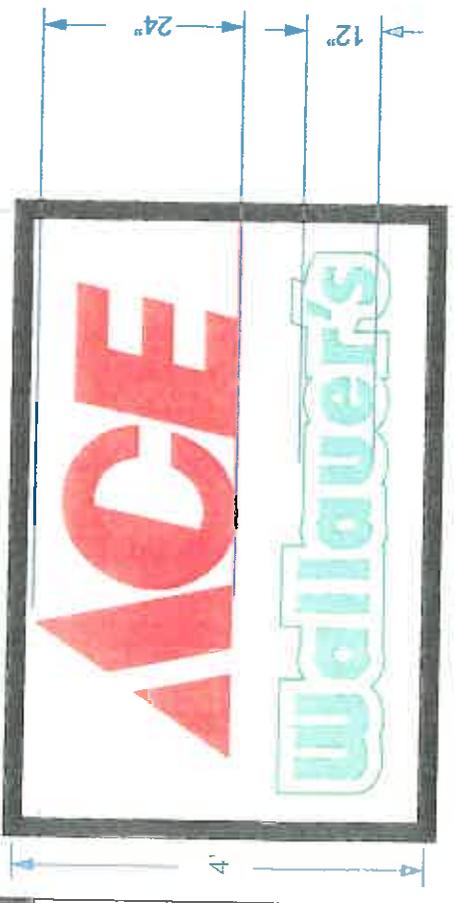


* On View @ Planning Board Meeting

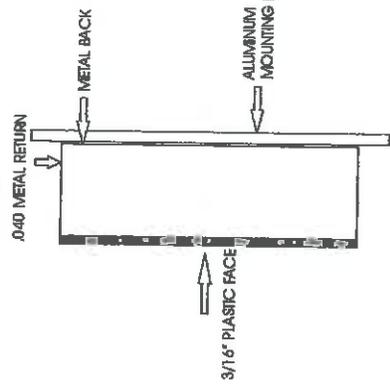


SEE ORDINANCE FROM 914

4' x 6' DIE-CUT Mechanical Signage (Metal Back) for Aluminum Sign Face



12' TOP OF SIGN



RECEIVED
APR 14 2015
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: **Antonio and Francesca Bueti**
11 Captain Theale Road
Bedford, NY 10506

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

The modification of a variance granted on September 11, 2013 by Resolution #09-13 Four for the construction of an accessory structure to be used as a 1,923 square foot garage with attached pergola. The applicants request approval of As Built building coverage of 4.35% where 4.1% was approved and As Built Impervious Coverage of 14.84% where 11.8% was approved. This requires being a variance of Article V Section 125-50 and Article III Section 125-11 for property located on:

11 Captain Theale Road
Bedford, NY 10506

designated as Section 95.09 Block 2 Lot 2 on the Tax Map of the Town of Bedford in a R-4 Acre Zoning District. Said hearing will take place on **Wednesday, 10th day of June 2015** 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.

DATED: May 15, 2015

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

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MAY 1 2015
BEDFORD BUILDING
DEPARTMENT

APPLICATION FOR A VARIANCE

- Name of Owner: Antonio & Francesca Bueti
Address: 11 Captain Theale Rd, Bedford NY 10506
Telephone/Email: (914) 234-6613 fntrealty@msn.com
- Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
H. Stanley Johnson & Company Land Surveyors P.C.
Address: 42 Smith Ave, PO Box 93, Mt. Kisco NY 10549
Telephone/Email: (914) 241-3872
- Identification Property:
Street Address: 11 Captain Theale Rd, Bedford NY 10506
Tax ID: 95.9-2-2 Zoning District: R-4A Total Land Area: 188,045 sq ft
Age of the Building 1989
Is the property located in a designated Historic District? NO
% of Building Coverage: 4.35 % of Impervious Surface 14.84
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 Captain Theale 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: V Section: 125-50
III 125-11

To Permit:

Construction of an accessory structure to be used as a 1936 sq ft garage with 350 sq ft pergola resulting in (1) a side yard setback of 33.4 ft where 50 ft is required in the R-4 Acre District; (2) Building coverage of 4.35% where 3% is permitted in the R-4 Acre zoning District where existing building coverage is pre-existing, non-conforming at 3.51; (3) Impervious surface coverage of 14.84% where 8% is permitted in the R-4 Acre zoning where existing impervious surface coverage is pre-existing

6. Plans required: non-conforming at 13.87%
 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)

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MAY 1 2015

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

BEDFORD BUILDING

DEPARTMENT

\$350.00

Commercial:

\$550.00

Signature of Owner

Date

Signature of Applicant

Date

PARCEL

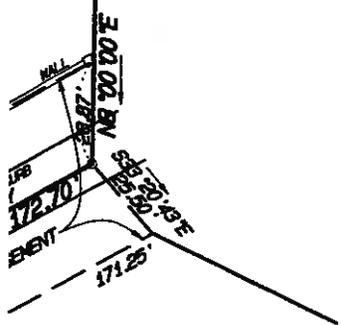
21

Area = 188,045 S.F. or 4.317 Acres.

R4A ZONE

<i>BUILDING COVERAGE: 3.0% ALLOWABLE (5,641 S.F.)</i>	
	<i>EXISTING</i>
<i>GARAGE AND POOL HOUSE</i>	<i>2,286 S.F.</i>
<i>2 STORY STUCCO RESIDENCE</i>	<i>4,186 S.F.</i>
<i>PORTICO</i>	<i>879 S.F.</i>
<i>POOL</i>	<i>789 S.F.</i>
<i>SPA</i>	<i>58 S.F.</i>
<i>TOTAL BUILDING COVERAGE:</i>	<i>8,198 S.F.</i>
<i>PERCENTAGE OF COVERAGE:</i>	<i>4.35%</i>

<i>IMPERVIOUS AREAS: 8.0% ALLOWABLE (15,044 S.F.)</i>	
	<i>EXISTING</i>
<i>TOTAL BUILDING COVERAGE:</i>	<i>8,198 S.F.</i>
<i>FLAG PLATFORM</i>	<i>17 S.F.</i>
<i>MACADAM DRIVEWAY</i>	<i>14,979 S.F.</i>
<i>WALLS AND PIERS</i>	<i>551 S.F.</i>
<i>STONE CURBS</i>	<i>254 S.F.</i>
<i>PATIO</i>	<i>3,022 S.F.</i>
<i>WATER FOUNTAIN</i>	<i>113 S.F.</i>
<i>CONCRETE PADS</i>	<i>112 S.F.</i>
<i>STONE APRONS</i>	<i>466 S.F.</i>
<i>WALKS AND STEPS</i>	<i>194 S.F.</i>
<i>TOTAL COVERAGE:</i>	<i>27,906 S.F.</i>
<i>PERCENTAGE OF COVERAGE:</i>	<i>14.84%</i>



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: **Rippowam Cisqua School**
 PO Box 488
 Bedford, NY 10506

A modification of the Special Permit granted to the Rippowam Cisqua School in accordance with Article VIII Section 125-75 of the Town of Bedford Ordinance to permit (1) the replacement of an existing, non-conforming fence and the installation of a 5-foot high board fence along the two front property lines of the campus and (2) the installation of automatic gates; and the continued operation of a pre-existing private school in a Residential 4 Acre Zoning District. For property owned by **Rippowam Cisqua School** and located on:

325 West Patent
Bedford, NY 10506

Designated as Section 83.9 Block 1 Lot 2 on the Tax Maps of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015** in at the Town House Offices at 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.

DATED: May 15, 2015

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: **Rippowam Cisqua School**
PO Box 488
Bedford, NY 10506

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

Alterations and improvements to the Lower Campus of the Rippowam Cisqua School to permit (1) the replacement of an existing, non-conforming fence and the installation of a 5-foot high board fence along the two front property lines of the campus and a driveway gate resulting in a fence height of 5 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line. This being a variance of Article III Section 125-15 A (1) (b) for property owned by the applicant and located on:

325 West Patent Road
Bedford, NY 10506

Designated as Section 83.9 Block 1 Lot 2 on the Tax Maps of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015** in at the Town House Offices at 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.

DATED: May 15, 2015

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

RECEIVED
APR 15 2015
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Hugganwan Cergua School's
Address: 325 West Patent Rd Mt Kisco, NY 10549
Telephone/Email: (914) 244-1281

2. Name of Applicant, if other than Owner: Kevin DALEY
Address: 325 West Patent Rd Mt Kisco, NY 10549
Telephone/Email: (914) 244-1281

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

Address: _____
Telephone/Email: _____

4. Identification Property:
Street Address: _____
Tax ID: 131740435 Zoning District: 83.9-1-2 Total Land Area: 6.40
Age of the Building _____
Is the property located in a designated Historic District? no
% of Building Coverage: _____ % of Impervious Surface _____
Property Abuts a State or County highway, parkway, thruway or park: Yes ___ No X
Property is within 500 feet of the boundary of the Town of Bedford: Yes: ___ No: X
Property is on the EAST+WEST side of West Patent Rd within the unincorporated area of the Town of Bedford.

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

Page 2

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APR 15 2015

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

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

To Permit:

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

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00

Signature of Owner

Date

Kevin Dabey
Signature of Applicant

4/15/15
Date



RECEIVED
APR 15 2015
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.info-g.v

APPLICATION FOR A SPECIAL PERMIT

1. Name of Owner: Rispawan Cuspea School's
Address: 325 West Patent Rd, MT KISCO, NY 10549
Telephone/Email: (914) 244-1281 DALEY@RCSNY-ORG

2. Name of Applicant, if other than Owner: KEVIN DALEY
Address: 325 West Patent Rd MT KISCO, NY 10549
Telephone/Email: (914) 244-1281 DALEY@RCSNY.ORG

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

Address: _____
Telephone/Email: _____

4. Identification Property:
Street Address: _____
Tax ID: 131740435 Zoning District: 83.9-1-2
Total Land Area: 6.40
% of Building Coverage: _____ % of Impervious Surface _____
Property Abuts a State or County Highway, parkway, thruway or park: Yes ___ No X
Property is within 500 feet of the boundary of the Town of Bedford: Yes: ___ No: X
Property is on the EAST + WEST side of WEST Patent Rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A SPECIAL PERMIT

Page 2

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BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

Article: VIII Section: 125-75

The applicant proposes the following Special Permit:

To permit alterations and improvements at the school lower campus to an existing private school for the installation of a fence + gate

6. Plans required:

Include six copies of a narrative, 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. Site Plan:

Include a Preliminary Site Plan Application form, fee, and ten (10) copies of a Preliminary Site Plan complying with all requirements of Article IX, Section 125-88 of the Code of the Town of Bedford.

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

Special Permit Application	\$ <u>350.00</u>
Preliminary Site Plan: (As required by Fee Schedule Town of Bedford Code)	\$ _____
Total:	\$ _____

Signature of Owner

Date

Kevin Daby
Signature of Applicant

4/15/15
Date

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Bedford Planning Board

CC: Kevin Daley

DATE: May 13, 2015

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

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MAY 13 2015
BEDFORD ZONING
BOARD OF APPEALS

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

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

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



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APR 15 2015
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: **Christopher Castro**
7 Woodland Road
Bedford Hills, NY 10507

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

The replacement of an existing, non-conforming dilapidated 6-foot stockade fence that was removed with a new 6-foot fence vinyl fence located less than 20 feet from the side-front property line where a fence height of 4 feet is permitted. This being a variance of Article III Section 125-15 A. (1) (b) for property located on:

7 Woodland Road
Bedford Hills, NY 10507

designated as Section 72.5 Block 1 Lot 11 on the Tax Map of the Town of Bedford in a R-1/4 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015**, at the Town House Offices at 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.

DATED: May 15, 2015

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
du #173
Receipt
2391

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: Chris Castro

Address: 7 Woodland rd Bedford Hills

Telephone/Email: 914-403-2839 cecastro82@gmail.com

2. Name of Applicant, if other than Owner: _____

Address: _____

Telephone/Email: _____

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

Address: _____

Telephone/Email: _____

RECEIVED

APR 30 2015

BEDFORD ZONING BOARD OF APPEALS

4. Identification Property:

Street Address: 7 Woodland rd Bedford Hills NY 10507

Tax ID: _____ Zoning District: _____ Total Land Area: .4

Age of the Building 1963

Is the property located in a designated Historic District? NO

% 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: 1 Section: A

To Permit:

We request that the fence along route 117 be a height of 6'. We request this as it is our side yard and we would like to cut down on noise and add privacy to our yard. We will do a 4' high fence with 2' lattice on top so you can still see through. We will also put the fence 10 feet back from the road so you can see around the corner.

Thank you,

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

RECEIVED

APR 30 2015

BEDFORD ZONING BOARD OF APPEALS

4/23/15

Date

Chris Cost
Signature of Owner

Chris Cost
Signature of Applicant

4/23/15

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 4/30/2015

Parcel ID: 72.5-1-11

Owner Information

Castro, Christopher

Applicant Information

Castro, Christopher

7 Woodland Rd

Bedford Hills NY 10507

Location: 7 Woodland Rd

Parcel ID: 72.5-1-11

Permit Type: Fence

Work Description: 6-foot vinyl fence installed along the side-front property line and in the rear yard.

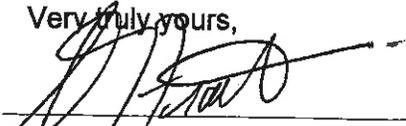
Dear Resident,

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 installation of a 6-foot vinyl fence located less than 20 feet from the side-front property line where a height of 4 feet is permitted will require a variance of Article III Section 125-15 A. (1) (b) and review and approval by the Wetlands Control Commission and/or the Town's Environmental Consultant.

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

BEDFORD WETLAND CONTROL COMMISSION

Administrative Permit Procedure

Owners: Chris Castro
Location: 2 Woodland Rd. Bedford Hills, NY 10507
Section: 205 Block: 1 Lot: 11, R-1/4A Zone
Project: Fence

I - DETERMINATION:

Will Project Require /Entail	Yes	No
Removal of any trees greater than 4" in diameter		X
Excavation or filling for foundation or footings		X
Change in grade (surface of the land)		X
Alteration of vegetation (removal or cutting)		X
Alteration of drainage (piping or rerouting surface water flow)		X
Alteration of groundwater flow (e.g. installation of wells or drains)		X
Expansion of existing septic system (DOH signoff may be required)		X
Creation of new impervious surfaces (e.g. roof, driveway, patio, pool)		X

Has this property ever had a wetland permit issued or denied?

II - INITIAL SITE INSPECTION:

Site inspection performed by: B. Evans Date: 4/30/2015
6/4/2015

Comments: _____

RECEIVED

III - DECISION:

JUN 5 2015

- Decision Date: _____ No Permit Required
- Decision Date: 6/4/2015 Administrative Permit Granted
- Decision Date: _____ Administrative Permit Granted with Conditions
(See Section V)
- Decision Date: _____ Candidate for Administrative Permit -
Further Documentation Required (See Section IV)

BEDFORD ZONING
BOARD OF APPEALS

Action Date: _____ Action: _____

Action Date: _____ Action: _____

- Decision Date: _____ Administrative Permit Denied – needs full Commission
review – must submit Application for Wetlands Permit

Action Date: _____ Action: _____

Action Date: _____ Action: _____

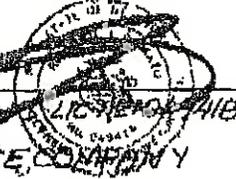
Person reviewing application: B. Evans Date: 6/4/2015

9-119 TITLE NO: PFC10517W

SURVEY OF TAX LOT 11
BLOCK 1, SECTION 72.05
BEDFORD HILLS,
TOWN OF BEDFORD,
WESTCHESTER COUNTY,
NEW YORK.

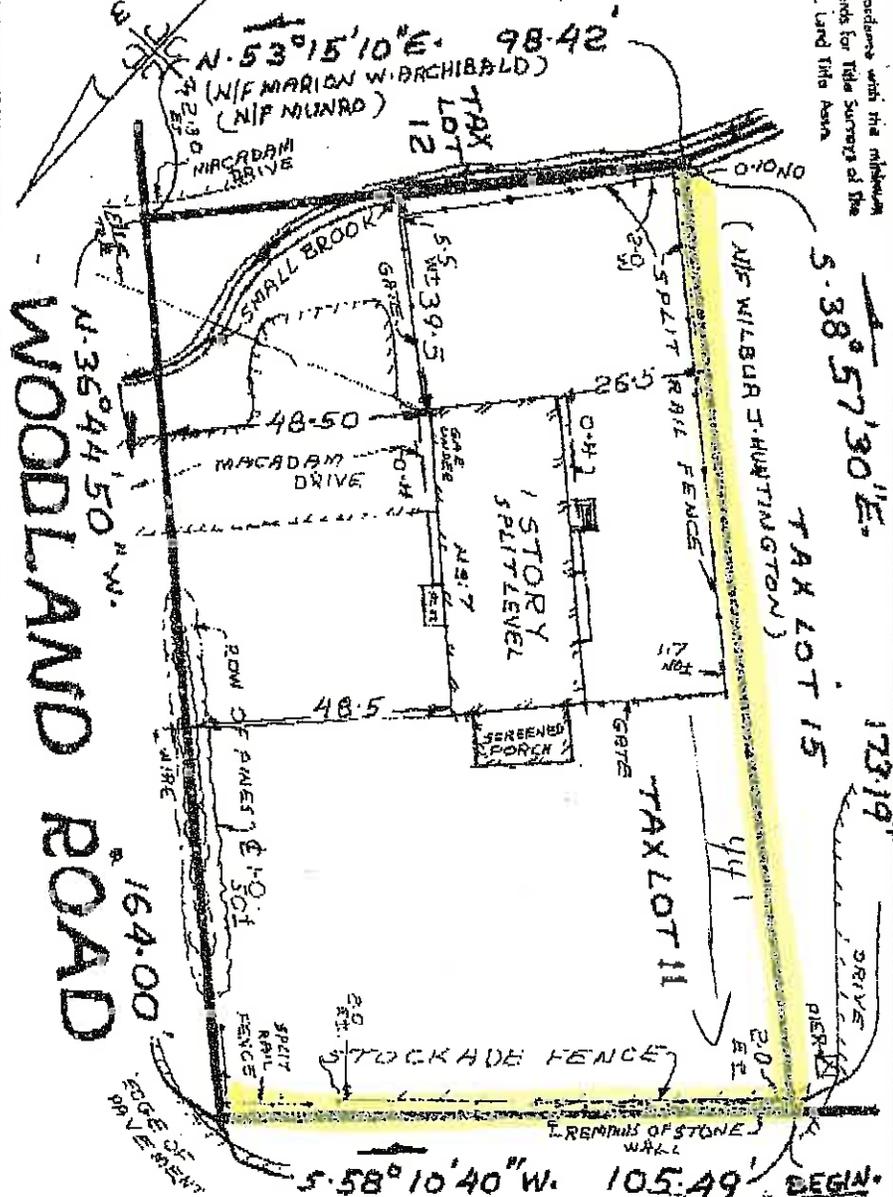
RICHARD J. DEMATTO
LAND SURVEYOR
CROSS ST. 100
BEDFORD, N.Y. 10513
(914) 291-1100

DATE: - MAY 31, 1999 SCALE: - 1"=20'



CERTIFIED TO: - CHICAGO TITLE INSURANCE COMPANY
|| PFC ABSTRACT CORP.
|| CENDANT MORTGAGE CORPORATION
|| PETER C. OLSEN
|| APRIL A. HAMILTON-OLSEN

In accordance with the subdivision standards for Title Surveys of the N.Y.S. Land Title Law



WOODLAND ROAD
N 36° 44' 50" W
164.00'

S 58° 10' 40" W 105.49' BEGIN
BEDFORD ROAD

"SURVEYED AS IN POSSESSION"

P-99-119

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APR 30 2015
BEDFORD ZONING
BOARD OF APPEALS



A Landmark privacy fence transforms any backyard into outdoor living space that offers total solitude. Our stylish panels are designed and constructed with features not typical to all PVC fence manufacturers but that are necessary for your fence to remain attractive over the life of the product. All Landmark Privacy Fences are constructed using u channel trim pieces. This feature eliminates unsightly spaces between your fence sections and post due to uneven grades and which also result over years of your fence becoming weather beaten. Lattice top sections will also include a lattice channel which is similar in function to the u channel but which is specifically designed for the lattice portion of your fence.

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: **Martin Gubernick and Robin Ashley**
121 Stone Hill Road
Bedford, NY 10506

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

The construction of additions and alterations to an existing single family residence resulting in a front yard setback of 26.2 feet where 75 feet is required in the Residential 4 Acre Zoning District where the existing residence has a pre-existing, non-conforming front yard setback of 26.2 feet. This request being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicants and located on:

121 Stone Hill Road
Bedford, NY 10506

designated as Section 74.14 Block 1 Lot 1 on the Tax Map of the Town of Bedford in an R- 4 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015**, 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.

DATED: May 20, 2015

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

RECEIVED

APR 15 2015

APPLICATION FOR A VARIANCE

BEDFORD ZONING BOARD OF APPEALS

- Name of Owner: MARTIN GUBERNICK + ROBIN ASHLEY
Address: 121 STONE HILL RD. BEDFORD 10506 (P.O. BOX 579)
Telephone/Email: 646 318 1816 / robinjeanneashley@me.com
- Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
RON GUSNIE, architect; David Odell, surveyor
Address: 25 LEWIS ST, GREENWICH, CT 06830
Telephone/Email: 203 661 7472 / erg@architect.com
- Identification Property:
Street Address: 121 STONE HILL ROAD. BEDFORD, NY 10506
Tax ID: 74.14-1-1 Zoning District: 4A Total Land Area: 24.79 ac
Age of the Building +/- 100 yrs.
Is the property located in a designated Historic District? no
% of Building Coverage: .009% % of Impervious Surface 0.045
Property Abuts a State or County highway, parkway, thruway or park: Yes X No _____
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No: X
Property is on the SOUTH side of Stone 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: _____ Section: _____

To Permit:

EXISTING HOUSE FRONT YARD SETBACK OF 26.2 FT
AND PROPOSED ADDITION SETBACK OF 30.2 FT
WHERE 75 FT IS REQUIRED.

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.

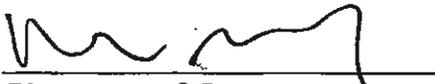
8. Fees: (make checks payable to the Town of Bedford)

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00



Signature of Owner

2/26/15
Date

Signature of Applicant

Date

RECEIVED
APR 15 2015
BEDFORD ZONING
BOARD OF APPEALS

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; ERG Architect
Date: 5/20/2015
Re: Gubernick-Ashley-121 Stone Hill Road, Bedford, 74.14-1-1, R-4 Acre District

With reference to the above, building permit applications have been submitted for the restoration, renovation and expansion of an existing 5 bedroom single family residence and a new 3 car garage. The project regarding the residence will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on June 10, 2015. Review and approval of the Bedford Wetlands Control Commission for both projects is required.

The parcel is located at 121 Stone Hill Road, Bedford, and is listed on the HBPC Survey of Historic Buildings. I have attached copies of the Parcel History detailing the Building Permits and Certificates of Occupancy on file for the property as well as the Assessor's Card.

Please advise the outcome of the Commission's review. Thank you.

Att.

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: **Michael Altman Marital Trust**
190 Baldwin Road
Bedford Corners, NY 10549

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

The construction of a 792 square foot in ground swimming pool resulting in building coverage of 3.53% where 3% is permitted in the Residential 4 Acre Zoning District where the existing building coverage is existing non-conforming at 3.08%; and impervious surface coverage of 11.47% where 8% is permitted in the Residential 4 Acre Zoning District where the existing impervious surface coverage is existing non-conforming at 16.45%.

This request being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicant and located on:

190 Baldwin Road
Bedford Corners, New York 10549

designated as Section 83.8 Block 1 Lot 16 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day June 2015** at the Town House Offices at 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 representatives must be present.

DATED: May 15, 2015

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



12-19-14
payment
applied from
void/withdraw
application

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

83.f-1-3+14

ch #
0634

Receipt
2366

APPLICATION FOR A VARIANCE

1. Name of Owner: MICHAEL N. ALTHAN MARITAL TRUST

Address: 190 BALDWIN ROAD, BEDFORD, NY

Telephone/Email: 914-234-7667

2. Name of Applicant, if other than Owner: BENEDEK AND TICEHURST

Address: 448 H OLD POST ROAD, BEDFORD VILLAGE, NY 10506

Telephone/Email: 914-234-9666 seth@btlandarch.com
glenn@btlandarch.com

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

BENEDEK AND TICEHURST

Address: 448 H OLD POST ROAD, BEDFORD VILLAGE, NY 10506

Telephone/Email: 914-234-9666 seth@btlandarch.com
glenn@btlandarch.com

4. Identification Property:

Street Address: 190 BALDWIN ROAD

Tax ID: 83.8-1-16 Zoning District: R-4A Total Land Area: 4.094 ACRES

Age of the Building N/A

Is the property located in a designated Historic District? NO

% of Building Coverage: 3.53% % of Impervious Surface 11.47%

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 NORTHWEST side of BALDWIN 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: V Section: 125-50

To Permit:

THE INSTALLATION OF AN 18'x44' SWIMMING POOL AND THE
REPLACEMENT OF AN ASPHALT DRIVEWAY WITH A GRAVEL
DRIVEWAY. THE BUILDING COVERAGE WILL INCREASE FROM
3.08% TO 3.53% , WHILE THE IMPERVIOUS SURFACE COVERAGE
WILL DECREASE FROM 16.45% TO 11.47% .

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)

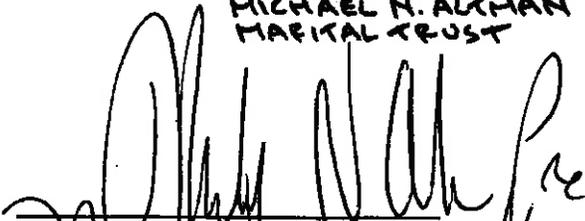
Residential:

\$350.00

Commercial:

\$550.00

MICHAEL N. ALTMAN
MARITAL TRUST


Signature of Owner / MICHAEL N. ALTMAN

April 22nd, 2015
Date


Signature of Applicant

4/27/15
Date

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

April 27, 2015

Zoning Board of Appeals
Town of Bedford
Town House
Bedford Hills, NY 10507

Re: Altman/ Stewart Residence
190 Baldwin Road
Tax Lot 83.8-1-16

RECEIVED
APR 27 2015
BEDFORD ZONING
BOARD OF APPEALS

Dear Chairman Michaelis and Zoning Board of Appeals Members,

Enclosed, please find our application package for 190 Baldwin Road. We are formally requesting a building coverage and impervious surface coverage variance to construct an 18'-0" x 44'-0" swimming pool.

The proposed 18'-0" x 44'-0" swimming pool will be located behind the residence in an area with existing evergreen screening. This is an ideal location for the swimming pool because of the close proximity to the residence. Additionally, it will require minimal grading, no tree removal and is hidden from adjacent neighbors by a substantial planted and natural vegetated buffer. Unfortunately, the proposed building and impervious surface coverages exceed the allowable thresholds, requiring us to apply to the Zoning Board of Appeals for coverage variances. In addition to installing the proposed swimming pool, the Altman/ Stewarts would like to remove their existing asphalt driveway and replace it with a gravel driveway. The asphalt driveway accounts for 5.6% of the total existing impervious surface coverage. Although the building coverage will increase from 3.08% to 3.53%, where 3% is allowable, the impervious surface coverage will decrease from 16.45% to 11.47%, where 8% is allowable. This will result in an overall 4.98% reduction in impervious surface on the property.

Along with counsel for the owners, we have analyzed the area-variance standards as set forth in Section 267-b(3)(b) of the Town Law as it applies to the proposed variance and we are confident that the record will support the following findings by your Board.

1. The proposed variance will not result in an undesirable change in the character of the neighborhood or a detriment to nearby properties.
2. There is no other feasible alternative method that will achieve the required result.
3. Although the requested variance is substantial, any visual effect of the proposed location on nearby properties will be mitigated by a substantial existing vegetated buffer.
4. The proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood.

5. Although the owner's practical difficulty in locating the proposed swimming pool is self-created, the proposed removal of the asphalt driveway resulting in a substantial reduction in impervious surface is beneficial to the environment and neighborhood.

We look forward to presenting this project to you at the next available ZBA meeting. In the meantime, please contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Ticehurst', with a long horizontal flourish extending to the right.

Seth Ticehurst,RLA
for B & T

LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/19/2015

Parcel ID: 83.8-1-16

Owner Information

Altman Marital Trust, Michael

Applicant Information

Altman Marital Trust, Michael

190 Baldwin Rd

Bedford Corners NY 10549

Location: 190 Baldwin Rd

Parcel ID: 83.8-1-16

Permit Type: Swimming Pool

Work Description: 792 Square Foot 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-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The construction of a 792 square foot in ground swimming pool will result in building coverage of 3.53% where 3% is permitted in the R-4A Zoning District and impervious surface coverage of 11.47% where 8% is permitted. The existing building coverage is existing non-conforming at 3.08% and impervious surface coverage is existing non-conforming at 16.45%. Variances of Article V Section 125-50 and Article III Section 125-11 are required 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: **Keith and Caroline Hamlin**
8 Rock Gate Farm Road
Bedford Corners, NY 10549

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

The construction of a 2, 110 square foot pool house/cabana resulting in building coverage of 3.5% where 3% is permitted in the R-4 Acre Zoning District. This being a variance of Article V Section 125-50 for property owned by the applicants and located on:

8 Rock Gate Farm Road
Bedford Corners, NY 10549

designated as Section 83.6 Block 1 Lot 6 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015** at the Town House Offices at 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.

DATED: May 15, 2015

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

APPLICATION FOR A VARIANCE

RECEIVED
RECEIVED
APR 14 2015
BEDFORD ZONING BOARD OF APPEALS

1. Name of Owner: Keith Hanlin
Address: 8 Rock Gate Farm Road
Telephone/Email: 914-844-9487

2. Name of Applicant, if other than Owner: John Cordeiro
Address: 18 Freedom Road Pleasant Valley N.Y. 12569
Telephone/Email: John @ Atlanticstate.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Anthony Cucciti Architects.
Address: 37-02 Astoria Blvd. Astoria N.Y. 11103
Telephone/Email: Martindumas @ Ramasarg.com

4. Identification Property:
Street Address: 8 Rock Gate Farm Road
Tax ID: 83.06-1-6 Zoning District: R-4A Total Land Area: 4.08.
Age of the Building _____
Is the property located in a designated Historic District? _____
% of Building Coverage: 3.5 % of Impervious Surface 7.6%
Property Abuts a State or County highway, parkway, thruway or park: Yes ___ No X
Property is within 500 feet of the boundary of the Town of Bedford: Yes: ___ No: X
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: ✓ Section: 125-50

To Permit:

Pool House will result in coverage
of 3.5% where 3% is permitted. 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

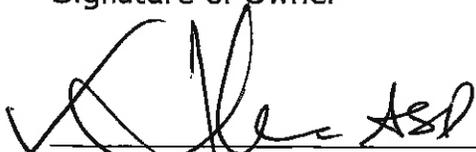
(As required by Fee Schedule Town of Bedford Code)

Residential:	RECEIVED	\$350.00
Commercial:	APR 14 2015	\$550.00

BEDFORD ZONING
BOARD OF APPEALS

Signature of Owner

Date


Signature of Applicant

4/14/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/7/2015

Parcel ID: 83.6-1-6

Owner Information

Hamlin, Keith & Caroline

Applicant Information

Hamlin, Keith & Caroline

8 Rock Gate Farm Rd

Bedford Corners NY 10549

Location: 8 Rock Gate Farm Rd

Parcel ID: 83.6-1-6

Permit Type: Pool House/Cabana

Work Description: Pool House (2,110 Square Feet)

Dear Resident,

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

The pool house will result in building coverage of 3.5% where 3% is required in the R-4 Acre Zoning requiring a variance of 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

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: **Ernest Henick**
130 McLain Street
Bedford Corners, NY 10549

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

The construction of a swimming pool, spa and 296 square foot pool cabana resulting in building coverage of 6.49% where 6% is permitted in the Residential 2 Acre Zoning District. This being a variance of Article V Section 125-50 for property owned by the applicant and located on:

130 McLain Street
Bedford Corners, NY 10549

designated as Section 71.20 Block 1 Lot 8 on the Tax Map of the Town of Bedford in an R-2 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015** at the Town House Offices at 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.

DATED: May 15, 2015

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



4-27-15
\$350
ck # 2325
Receipt
RECEIVED 2390
APR 27 2015
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: ERNEST HENICK

Address: 130 MCLAIN STREET

Telephone/Email: _____

2. Name of Applicant, if other than Owner: ROBERT SHERWOOD

Address: P.O. Box 564 BROOKFIELD CT 06804

Telephone/Email: 203.798.1547 ROB@ROBERTMSHERWOOD.COM

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

ROBERT SHERWOOD

Address: P.O. Box 564 BROOKFIELD, CT 06804

Telephone/Email: 203.798.1547 ROB@ROBERTMSHERWOOD.COM

4. Identification Property:

Street Address: 130 MCLAIN STREET

Tax ID: 71.20-18 Zoning District: R2A Total Land Area: 2.061 AC

Age of the Building NA

Is the property located in a designated Historic District? _____

% of Building Coverage: 6.5% % of Impervious Surface 13.1%

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

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

Property is on the EAST side of MT WISCO 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: V. District Code Section: 25-50

To Permit:

Construction of a Pool = 6.1%
pool, spa and cabana = 6.49%

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:

Commercial:

RECEIVED

APR 27 2015

BEDFORD ZONING
BOARD OF APPEALS

\$550.00



Signature of Owner

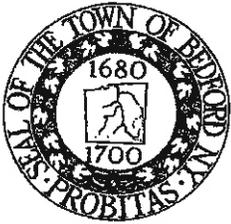
4/18/15
Date



Signature of Applicant

04-21-15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 4/30/2015

Parcel ID: 71.20-1-8

Owner Information

Henick, Ernest

Applicant Information

Henick, Ernest

130 Mclain St

Bedford Corners NY 10549

Location: 130 Mclain St

Parcel ID: 71.20-1-8

Permit Type: Pool House/Cabana

Work Description: Cabana with two changing room, no toilet or water facilities

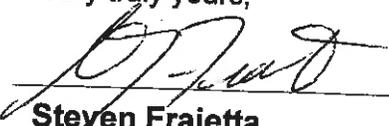
Dear Resident,

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:

Construction of a cabana will result in building coverage of 6.49% where 6% is permitted in the Residential 2 Acre Zoning District. This request includes the footprint of the proposed swimming pool and spa that has been filed under a separate building permit. A variance of Article V Section 125-50 is required.

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: **David W. Coffin and Catherine McDermott-Coffin**
110 Wood Road
Bedford Hills, NY 10507

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

The construction of two additions to an existing residence consisting of a 212 square foot south entry/stair addition replacing an existing 50 square foot entry resulting in front yard setback of 14.4 feet where 75 feet is required in the Residential 4 Acre Zoning District; and a 112 square foot north office/bedroom addition to replace a 100 square foot screened porch that was previously demolished resulting in a front yard setback of 15 feet where 75 feet is required in the Residential 4 Acre Zoning District. The lot area is 1.267 acres where 4 acres is required for property located in the Residential 4-Acre District. These being variances of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicants and located on:

110 Wood Road
Bedford Hills, NY 10507

designated as Section 59.20 Block 1 Lot 9 on the Tax Map of the Town of Bedford in an R- 4 Acre Zoning District. Said hearing will take place on **Wednesday, the 10th day of June 2015**, 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.

DATED: May 15, 2015

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

BWCC 6/11 Mky
5/14 SW
6/10 ZBA



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.info

5/20 HBPC
4/24 SW

RECEIVED

APR 13 2015

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

1. Name of Owner: David W. Coffin and Catherine McDermott-Coffin

Address: 110 Wood Road, Bedford Hills, NY 10507

Telephone/Email: 914-244-1656 dcoffin110@optonline.net

2. Name of Applicant, if other than Owner: same

Address: _____

Telephone/Email: _____

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

Address: same as owner

Telephone/Email: _____

4. Identification Property:

Street Address: 110 Wood, Bedford Hills, NY 10507

Tax ID: 59.20-1-9 Zoning District: R-4A

Total Land Area: 1.267 Acres = 55,191 SF

% of Building Coverage: 2.97% % of Impervious Surface 5.68%

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

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

Property is on the NA 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: III and V Section: 125-11 and 125-50 respectively

To Permit:

The construction of two Additions to the existing house; the property has been non-conforming within the Zoning District R-4A for acreage and Front Yard Setback. A South Addition consists of a 212 SF Stair/Entry to replace a 50 SF Entry. A North Addition consists of a 112 SF Office/Bedroom to replace a 100 SF Screened Porch that was previously demolished to replace a collapsed underground sanitary pipe. Based upon Article V, Section 125-50, Table of Dimensional requirements, a Front Yard variance is required. 14 feet for the South Addition and 15 feet for the North Addition. The other requirements such as, Maximum Height, Maximum Building Coverage and Maximum Impervious Surface are in compliance

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

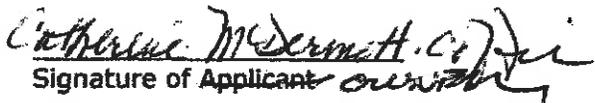
(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00


Signature of Owner

4/13/2015
Date


Signature of Applicant

4/13/2015
Date

SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

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

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

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

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

Zoning Table/Considerations:

A. **Zoning District:** R-4A (4 acre minimum), pre-existing "Dimensionally Non-conforming" property, as defined by Article III, Section 125-11, Paragraph D.

B. **Tabulation of Dimensional Requirements:** The Town of Bedford Code, Chapter 125: Zoning, Article V, Section 125-50, Attachment 5e: Table of Dimensional Requirements-Residential is referenced.

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

SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

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

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

Variance Justification:

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

SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

2. **North Office/Bedroom Addition:** The existing Northwest corner of the house has a front yard setback of approximately 10.7 feet; the proposed addition would have an approximate setback of 15 feet, well within the current non-conforming condition. The addition will replace an enclosed Porch, which was demolished to excavate, access and replace a collapsed existing underground sanitary pipe (orangeburg installed early 1970's) with new schedule 40 PVC pipe to the existing septic tank. (See attached photos.) The addition will expand the existing Office/Bedroom with a closet and maintain access to the adjacent upper patio area.
 - a. The addition does not conflict with existing underground utilities.
 - b. The existing upper patio grade minimizes the amount of excavation, while the new foundation wall will perform as a retaining wall to replace a portion of the existing stone wall.
 - c. Hand Excavation (*approx. 10 CY*) will be utilized for footings, foundations and stone removal to minimize disturbance to adjacent planting, walkways and stone walls. The upper patio was built to stabilize the grade after the screened porch was demolished. Crushed gravel installed below the patio blue stone will make excavation easier and will be utilized for back-filling around footing and French-drain piping.
 - d. Excavated gravel, soil and stone will be stock piled within the adjacent plant bed and patio. Any soil and stone not used for backfill will be distributed along the West plant bed to help stabilize and reduce the existing sloped grade condition.

- B. **Proximity to Wetland:** The proposed locations will have no impact on the stream, since the additions are relatively small and adjacent to the existing house. There will be no disturbance to the natural flow of the stream or the immediate terrain. The excavation for the additions will not contribute to silt and sediment (that is otherwise currently flowing into the stream from the unpaved/gravel surface on Wood Road); stock piled materials will be temporarily contained within planted areas and patio by stone removed from existing stone walls and erosion control filter fabric fence.

- C. **Zoning District:** Although the property is within a R-4A zone, it is on the fringe. The property is relatively isolated from adjacent properties within the R-4A zone due to dense forestation, rock formations and natural lower grades that reduce any visual impact. Although separated by rough terrain, it is adjacent to Zoning Districts 2A and 1/2A, which are significantly less restrictive with regards to setbacks and building lot coverage. Also, the property is bounded on the West, South and East (practically surrounded) by the NYS owned Green Lane and Saw Mill Parkway right-of-way and will not be developed with residences due to the steep terrain and heavy forestation. There will not be any visual impact to the Saw Mill Parkway.

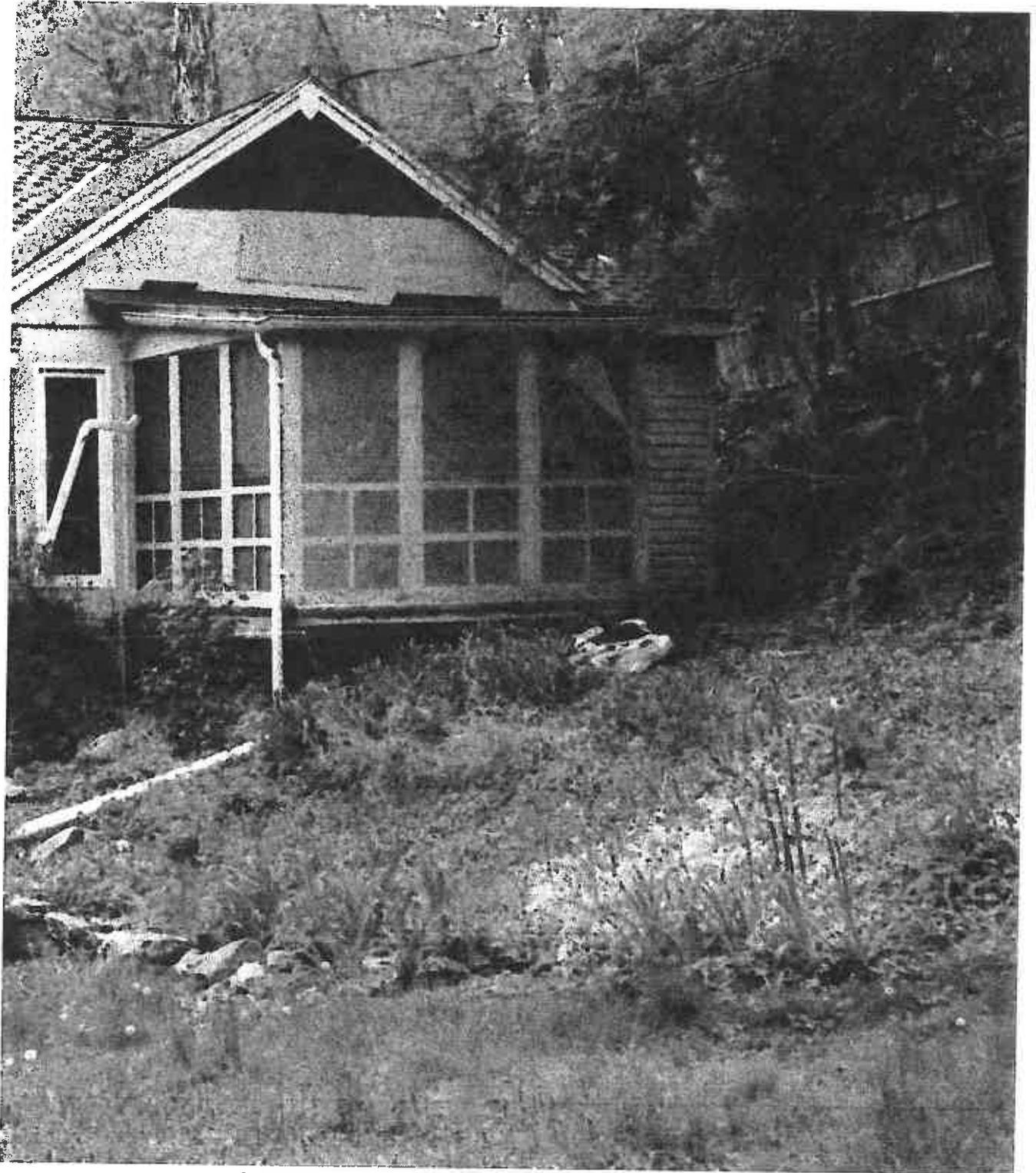
ZONING

125 Attachment 5

Town of Bedford
TABLE OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL
 (Amended 10-18-1994 by I.L. No. 3-1994; 5-4-1985; 9-17-1985; 10-1-2002)

Zoning District	Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Effective Square Side (feet)	Minimum Yard Requirements				Maximum Height ¹				Maximum Building Length (feet)	Minimum Cubage (cubic feet)	Minimum Building Separation
				Front (feet)	Lesser Side/ Total Both Sides (feet)	Rear (feet)	Stories	Feet	Building	Impervious surface				
R-4A	4 acres	2 acres	250	75	50/100	50	2 1/2	35	3%	14,000	-	-		
R-2A	2 acres	2 acres	200	50	40/80	50	2 1/2	35	6%	14,000	-	-		
R-1A	40,000 sq. ft.	40,000 sq. ft.	150	35	30/60	50	2 1/2	35	10%	14,000	-	-		
R-4A	20,000 sq. ft.	20,000 sq. ft.	100	35	20/45	50	2 1/2	35	15%	14,000	-	-		
R-4A	10,000 sq. ft.	10,000 sq. ft.	75	35	15/35	40	2 1/2	35	20%	14,000	-	-		
TF	10,000 sq. ft.	5,000 sq. ft.	75	35	15/35	40	2 1/2	35	20%	11,000	125	-		
VA	-	3,500 sq. ft.	-	50	50/100	50	2	35	20%	-	150	-		
MF	2 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 5,500 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft.	250	50	50/100	50	2	35	15%	-	150	-		
EL	5 acres	6,000 sq. ft.	250	50	50/100	50	2 1/2	-	20%	40%	200	Not less than height of taller building		
DH Diversified Housing	5 acres	Efficiency: 3,500 sq. ft. 1-bedroom: 4,000 sq. ft. 2-bedroom: 4,750 sq. ft. 3-bedroom: 7,000 sq. ft. 4-bedroom: 8,500 sq. ft. (based upon gross parcel area)	250	20	1	20	2 1/2	-	15%	35%	200	-		

NOTES:
 1 Side yard(s): As determined by the Planning Board during site plan review based upon overall characteristics of development and its relationship to adjoining properties and the general pattern of neighborhood development. minimum side yards shall be 10 feet, up to 50 feet for each yard, and 20 feet up to 100 feet in the aggregate, as measured from side property lines.
 2 In all residential zoning districts, the maximum exposed building elevation shall not exceed 40 feet.



110 Wood Rd
Bartford Hills, NY
10507

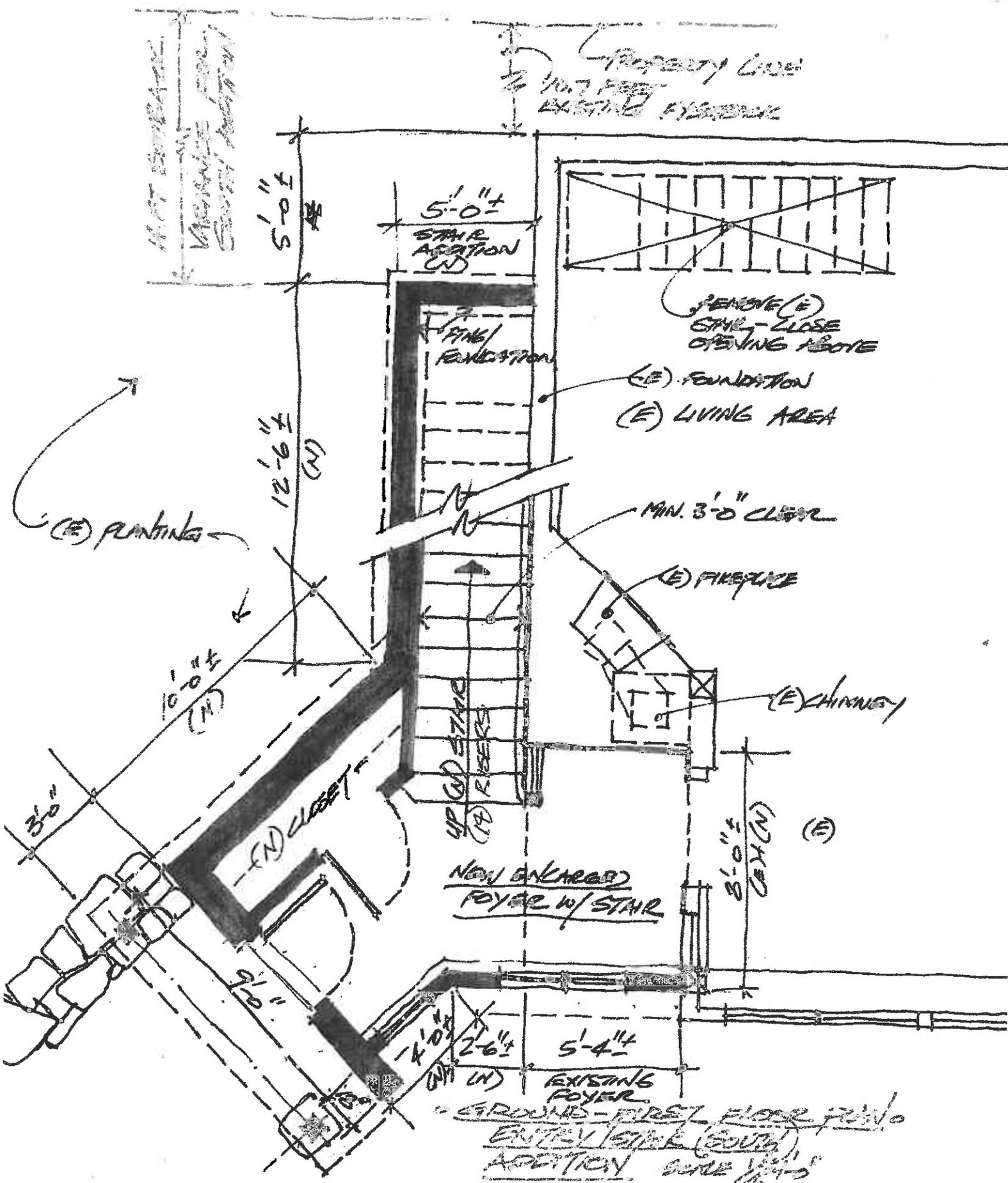
DEMOLISHED PORCH
TO REPLACE SANITARY
PIPE



CALLINBER
SANITARY PIPE

EXCAVATION AFTER DEMOLITION WORK
TO REPLACE COLLAPSED SANITARY PIPE

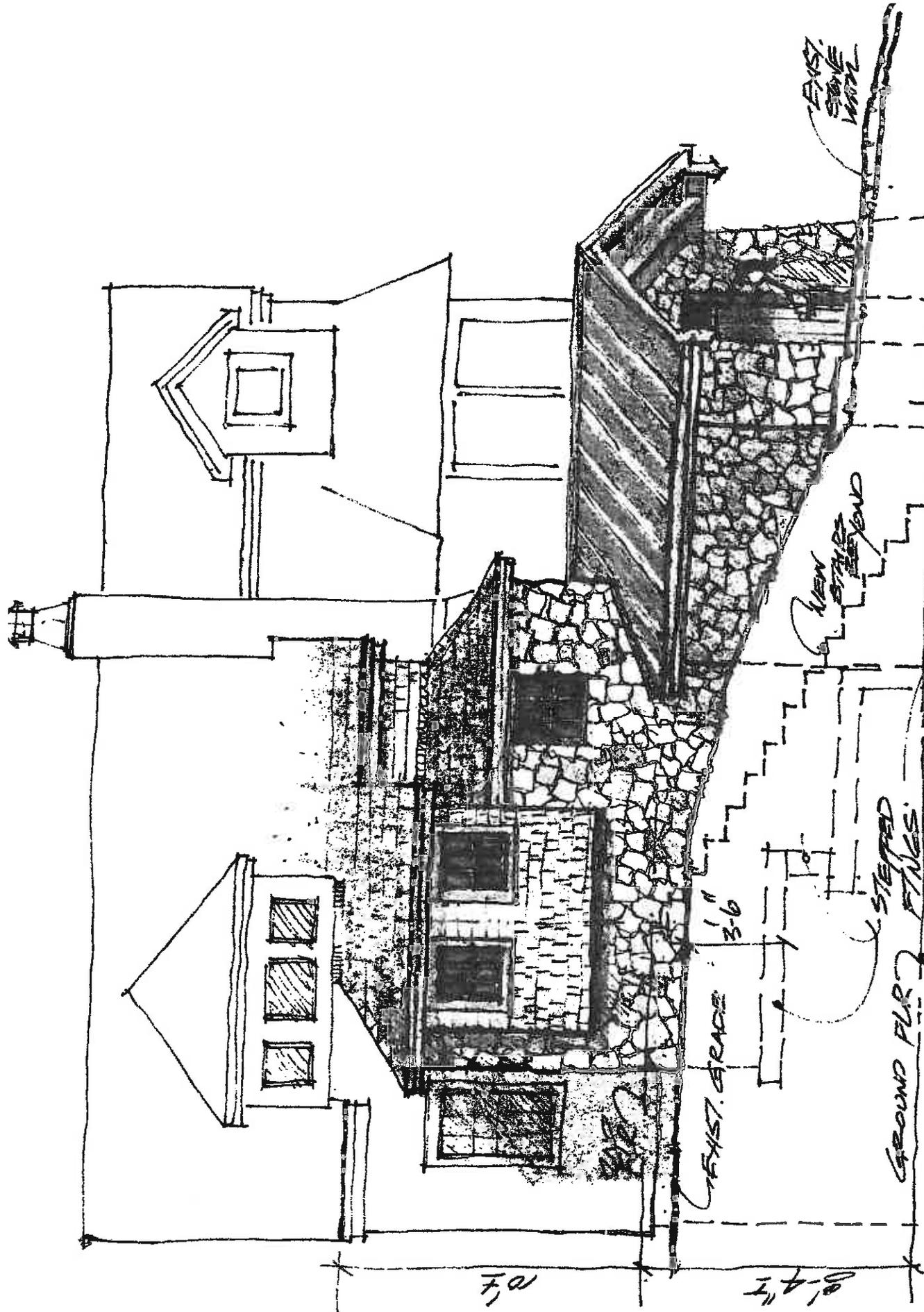
110 WOOD RD
BERING HILLS, NY 10507



GROUND - FIRST FLOOR PLAN
 ENTRY / STAIR (SOUTH)
 ADDITION SCALE 1/4" = 1'-0"

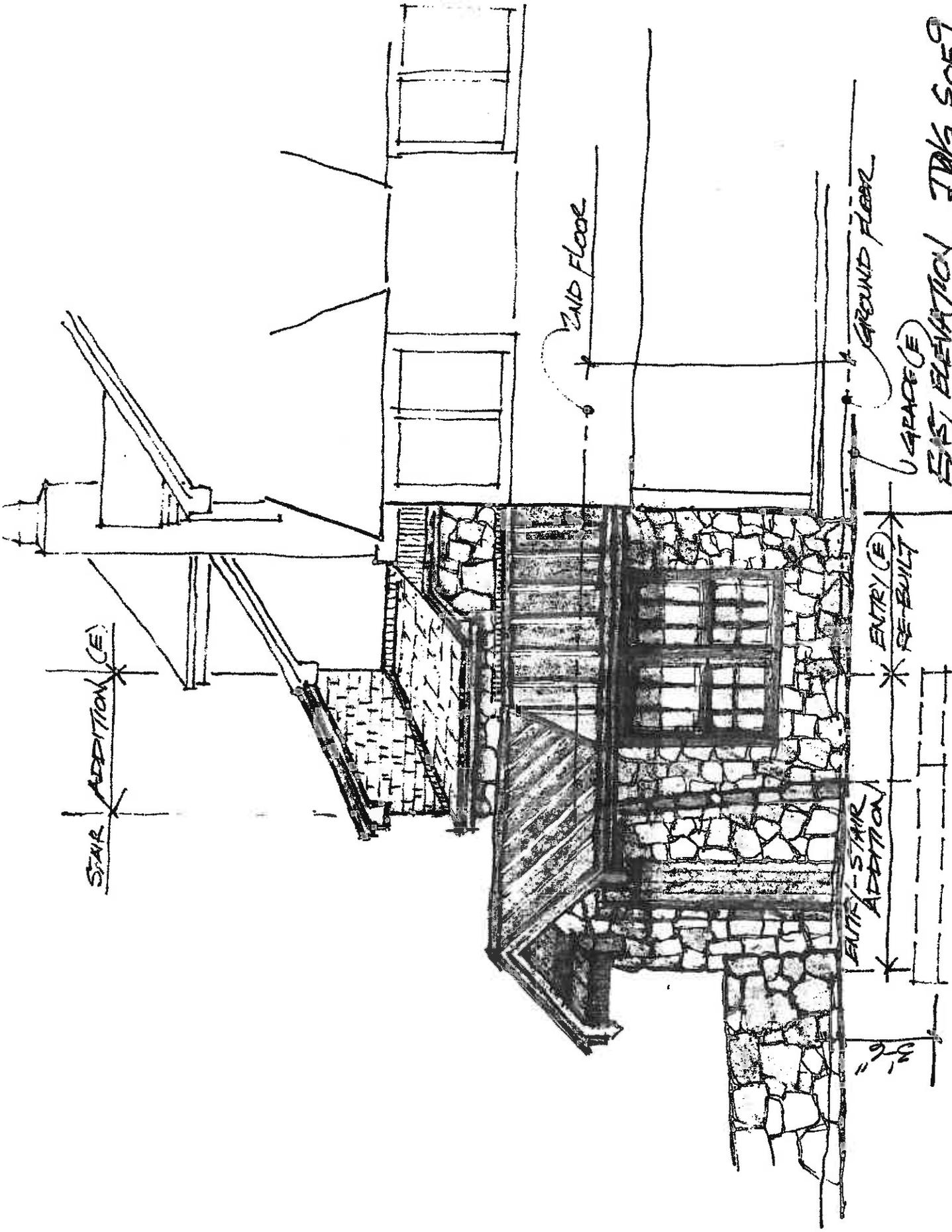
10 West Road
 Bedford Hills, NY

DWG 209 9
 12-15-2014

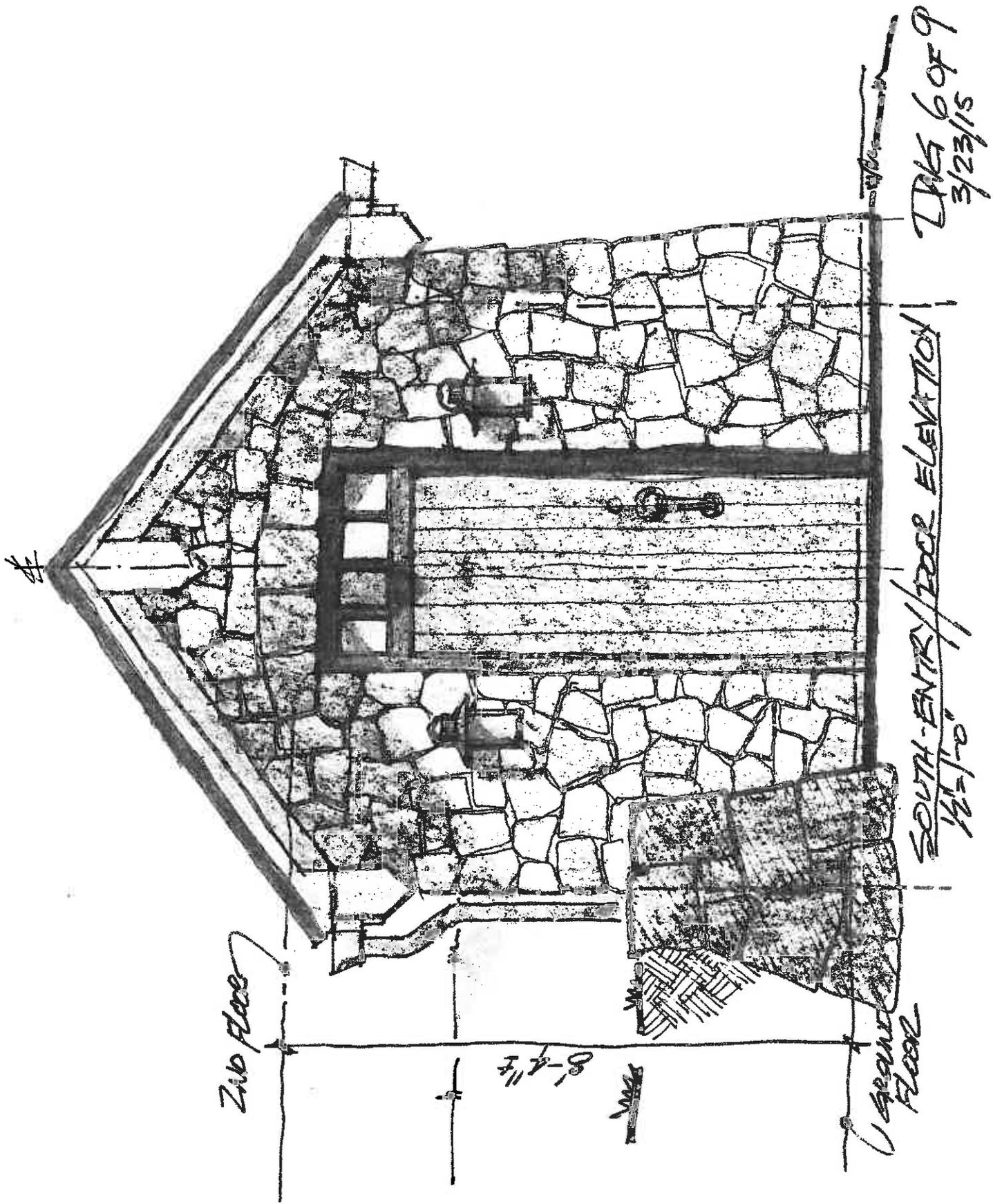


EXIST. GRACE
ENTRANCE
DINA 4-9-99
3/23/15

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



BASE ELEVATION 1/4" = 1'-0"
DATE SOF 9 3/23/15



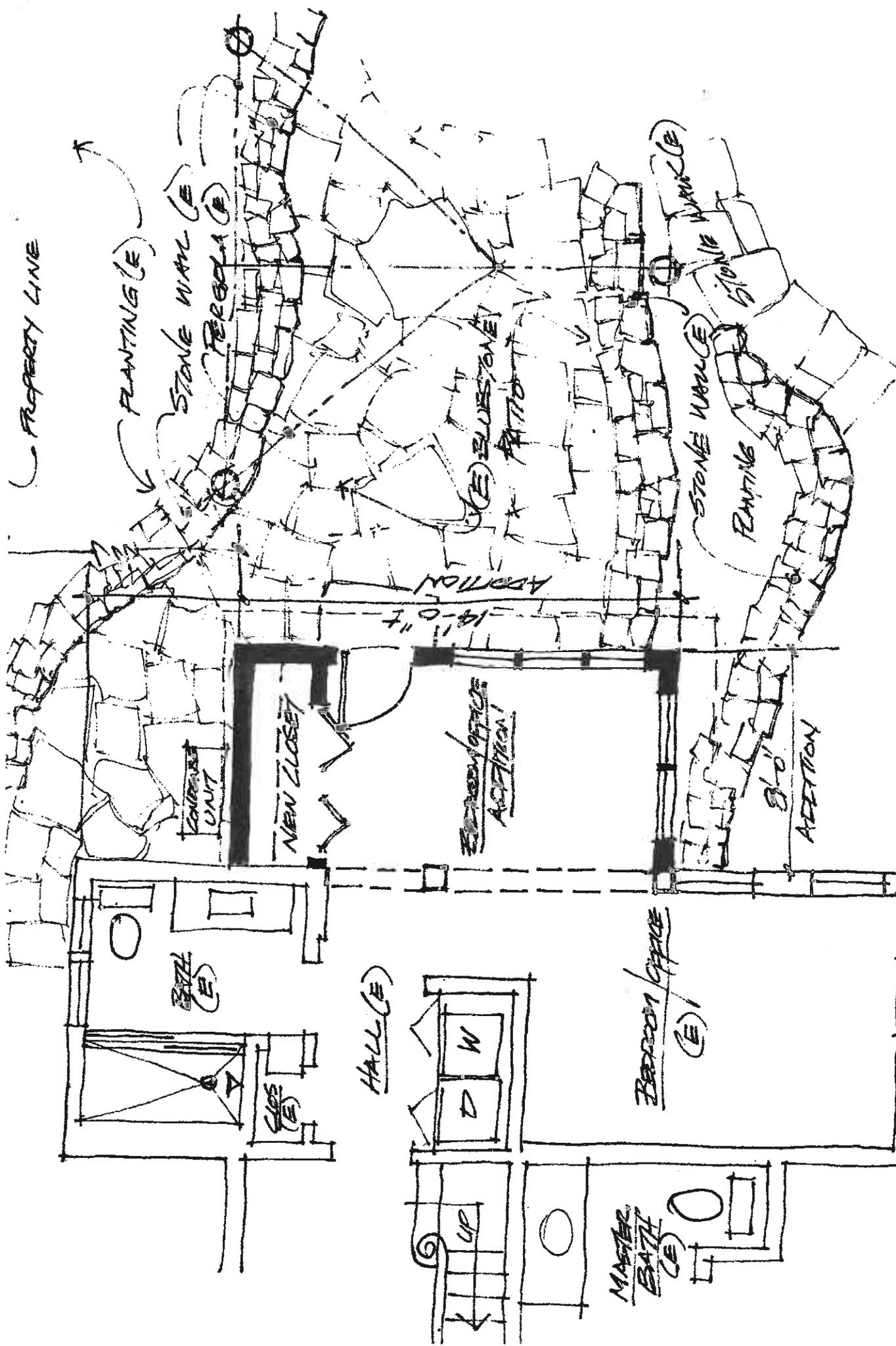
DRG 6 of 9
3/23/15

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

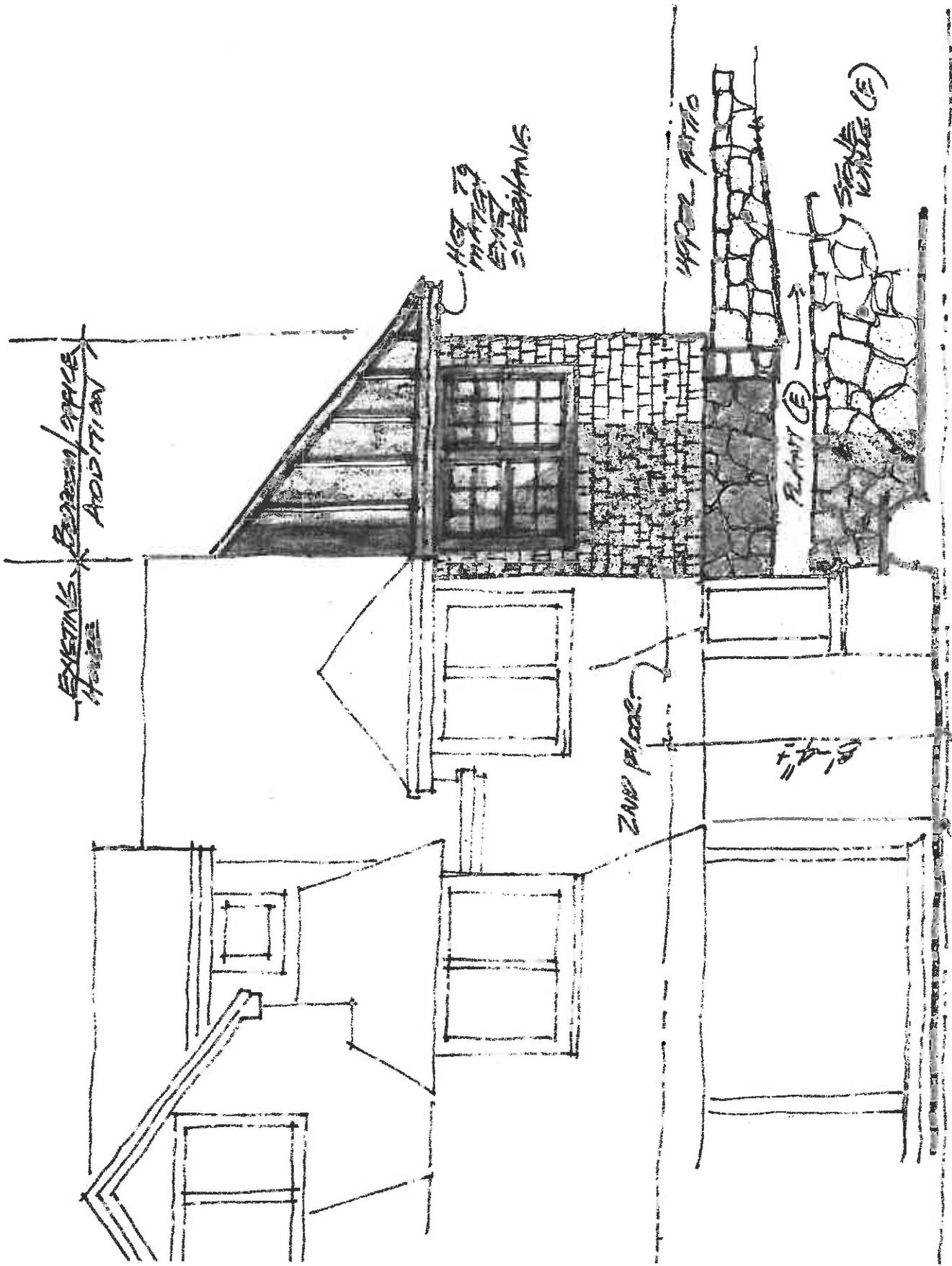
2nd Floor

8'-4 1/2"

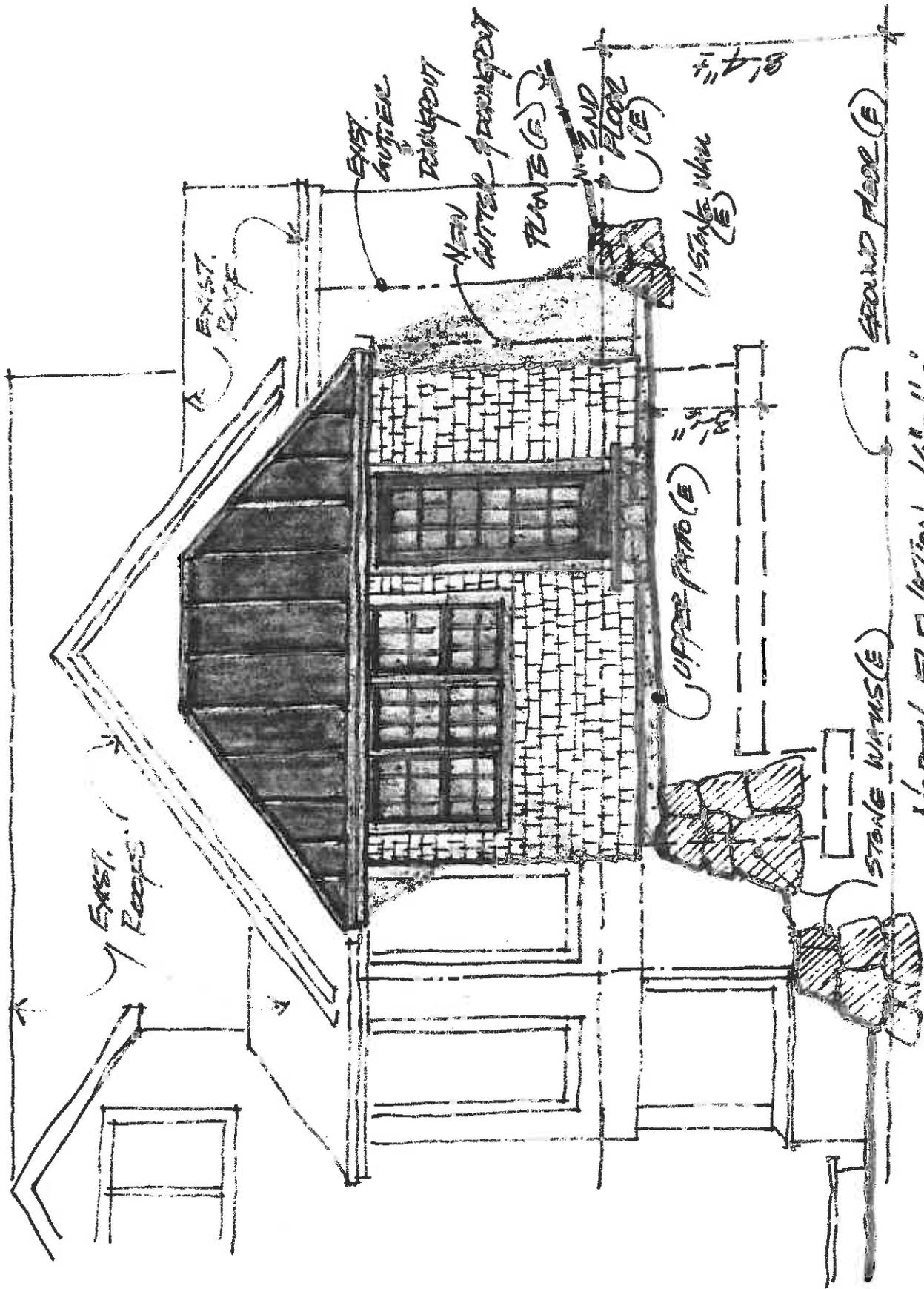
Ground Floor



2ND FLOOR PLAN SCALE 1/4" = 1'-0"
 BEDROOM/OFFICE NORTH ADDITION
 110 WOOD RD, BEDFORD HILLS, NY
 DWG 7 OF 7
 5/18/2015



110 WOOD RD, FARMINGTON, CT 06030
 4-8-2015
 Dwg 8 of 9



LNK 9099
 4/8/2015

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

LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/5/2015

Parcel ID: 59.20-1-9

Owner Information

McDermott Coffin Living Trust

Applicant Information

McDermott Coffin Living Trust
c/o D Coffin & C McDermott-Cof
110 Wood Rd
Bedford Hills NY 10507

Location: 110 Wood Rd

Parcel ID: 59.20-1-9

Permit Type: Additions & Alterations

Work Description: 212 sq. ft. south entry/stair addition replacing existing 50 sq. ft. entry; & 112 sq. ft. north office/ bedroom addition to replace demolished 100 sq. ft. enclosed porch

Dear Resident,

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

The parcel is located in the R-4 Acre Zoning District. Variances of Article V Section 125-50 and Article III Section 125-11 will be required for:

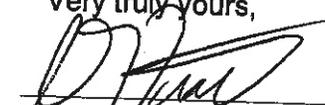
1. Lot area of 1.267 acres where 4 acres is required; the existing residence has a pre-existing non-conforming front yard setback of 10.7 feet
2. South entry/stair addition will result in a front yard setback 14.4 feet where 75 feet is required
3. 112 square foot north office/bedroom addition will result in a front yard setback of 15 feet where 75 feet is required

The property is listed on the HBPC Survey of Historic Buildings and will require the Commission's review and approval.

Review and approval from the Bedford Wetland Control Commission due to the 50-foot proximity from the existing stream.

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; David W. Coffin, Jr., Owner/Architect
Date: 5/5/2015
Re: Coffin-110 Wood Road, Bedford Hills
59.20-1-9, R-4 Acre Zoning District

With reference to the above, a building permit application has been submitted for the construction of additions and alterations consisting of (1) a 212 sq. ft. south entry/stair addition replacing existing 50 sq. ft. entry and (2) a 112 sq. ft. north office/bedroom addition to replace previously demolished 100 sq. ft. enclosed porch

The project will require setback variances from the Zoning Board of Appeals and is scheduled for a public hearing on June 10, 2015. The project will also require review and approval of the Wetlands Control Commission and is calendared for their June 1, 2015 meeting.

The residence is located at 110 Wood Road, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings as *"*110 Wood, (also 2 Green Lane), circa 1851, Moseman/Wood property: report, deeds back to 1852, assessors information, historic maps genealogical information"*

The age of the home is listed on the Assessor's card as "old". I have attached copies of the Assessor's cards, the Parcel History (listing the Building Permits and corresponding Certificates of Occupancy), and copies of Resolutions of approval for variances granted.

Please advise the outcome of the Commission's review. Thank you.

Att.