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, July 8, 2015

7:30 P.M.
MINUTES: June 10, 2015

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 the legalization of as-built coverage of 4.35% where 3% is permitted for a parcel located in the Residential 4 Acre Zoning District; and the legalization of as-built impervious surface coverage of 14.84% where 8% is permitted for a parcel located in the Residential 4 Acre Zoning District.
Article V Section 125-50 and Article III Section 125-11

2. 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 17.11% 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 V Section 125-50 and Article III Section 125-11

3. Eric Stitzer, 478 Bedford Road, Bedford Hills, NY 10507. Section 60.17 Block 3 Lot 1, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the installation of a new 6-foot vinyl fence along side-front lot line (Woodland Road) and the replacement of an existing 6-foot wood fence parallel to the driveway with a new 6-foot vinyl fence where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line; and the installation of a new 6-foot vinyl fence along the front lot line (Bedford Road) where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line.
Article III Section 125-15 A (1)

4. Paul Kelly and Suzanne Steers, 44-52 Aspetong Road, Bedford, NY 10506. Section 73.11 Block 1 Lot 16, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing residence including (1) the addition of the shed dormers resulting in a side yard setback of 20.5 feet where 50 feet is required in the R-4 Acre District; and (2) the addition of a screened porch and pergola resulting in a side yard setback of 17.5 feet where 50 feet is required in the R-4 Acre District. The existing residence is located on a parcel consisting of 2.922 acres where 4 acres are required in the R-4 Acre District and is situated on the lot with a pre-existing, non-conforming side yard setback of 18 feet where 50 feet is required in the R-4 Acre District.
Article V Section 125-50 and Article III Section 125-11

5. Sunders and Leela Bora (Owners) and Williams and Michele Dumas (Applicants-Contract Vendee), 70 Crescent Terrace, Bedford Hills, NY 10507. Section 60.10 Block 3 Lot 50, R-1/4 Acre Zoning District. The owners and applicants request a variance of the Town of Bedford Zoning Ordinance to permit the addition of a second story to an existing single family residence resulting in a side yard setback of 11.7 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.7 feet; and the addition of a new covered front porch resulting in a front yard setback of 31.20 feet where 35 feet is required in the R-1/4 Acre Zoning District.
Article V Section 125-50 and Article III Section 125-50

6. Shao Bao Corporation Inc., 492 Pea Pond Road, Katonah, NY 10536. Section 62.17 Block 1 Lot 14, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit renovations and additions to an existing pool house which is attached to the residence and located on a parcel that has non-conforming lot area consisting of 3.2198 acres where 4 acres are required in the Residential 4 Acre Zoning District. The existing impervious surface coverage calculation on the site is 8.15% and the project will reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District.
Article V Section 125-50 and Article III Section 125-11

7. David and Alexandra Tejtel, 211 Green Lane, Bedford Hills, NY 10507. Section 71.12 Block 2 Lot 10 R-2 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 including construction of a new 2-car garage which would result in a side yard setback of 25 feet where 40 feet is required in the Residential 2 Acre Zoning District.
Article V Section 125-50

8. Wayne Cohen, 25 Deepwood Road, Bedford, NY 10506. Section 74.6 Block 1 Lot 7.20, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the (1) Construction of a 51 square foot spa resulting in a front yard setback of 73.87 where 75 is required in the Residential 4 Acre Zoning District; and (2) the construction of an 892 square foot swimming pool and 51 square foot spa resulting in combined building coverage of 3.36% where 3% is permitted in the Residential 4 Acre Zoning District; and (3) when the swimming pool and spa are combined with landscaping and site improvements will result in impervious surface coverage of 9.18% where 8% is permitted in the Residential 4 Acre Zoning District.
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: **Antonio and Francesca Bueti**
11 Captain Theale Road
Bedford, NY 10506

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

The legalization of as-built building coverage of 4.35% where 3% is permitted for a parcel located in the Residential 4 Acre Zoning District; and the legalization of as-built impervious surface coverage of 14.84% where 8% is permitted for a parcel located in the Residential 4 Acre Zoning District. This requires being a variance of Article V Section 125-50 and Article 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, 8th day of July, 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: June 16, 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

LETTER OF PERMIT DENIAL

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

Parcel ID: **95.9-2-2**

Application #:

Date: 6/15/2015

Owner Information

Bueti, Antonio

Applicant Information

Bueti, Antonio
Bueti, Francesca
11 Captain Theale Rd
Bedford NY 10506

Location: 11 Captain Theale Rd
Parcel ID: 95.9-2-2
Permit Type: Garage
Work Description: Legalization of as built building coverage of 4.35% and as built impervious surface coverage of 14.84%

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 which is located in the R-4 Acre Zoning District has as-built building coverage of 4.35% where 3% is permitted; and as-built impervious surface coverage of 14.84% where 8% is permitted. A variance from the Board of Appeals is required in accordance with Article V Section 125-50 and Article and Article III Section 125-11

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

Pd $35
Ck # 8863 receipt 2404

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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

1. Name of Owner: ANTONIO BUETI

   Address: 11 CAPTAIN THEALE RD BEDFORD NY 10506

   Telephone/Email: 914-234-6613 ENTREALTY@MSN.COM

2. Name of Applicant, if other than Owner: ANTONIO BUETI

   Address: _____

   Telephone/Email: _____

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

   H. Stanley Johnson

   Address: Smith Ave, Mt. Kisco NY 10549

   Telephone/Email: _____

4. Identification Property:

   Street Address: 11 Captain Theale Rd, Bedford NY 10506

   Tax ID: 95.9-2-2 Zoning District: 4A Total Land Area: 4.

   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 within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

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 V Section: 125-11 125-50

To Permit:

As built Building coverage of 4.35% where 3% permitted
As built impervious coverage of 14.84% where 8% 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

Signature of Owner

6/15/2015
Date

Signature of Applicant

Date

Rev. 5/18/10

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

R4A ZONE

BUILDING COVERAGE: 3.0% ALLOWABLE (5,641 S.F.)	
	EXISTING
2 STORY STUCCO RESIDENCE	4,186 S.F.
SHED	214 S.F.
GREEN HOUSE	194 S.F.
PORTICO	879 S.F.
POOL	789 S.F.
GAZEBO	99 S.F.
PERGOLA	184 S.F.
SPA	58 S.F.
TOTAL BUILDING COVERAGE:	6,603 S.F.
PERCENTAGE OF COVERAGE:	3.51%

6,603 S.F. SURVEY TOTAL
-214 S.F. SHED
-194 S.F. GRN. HO.
-99 S.F. GAZEBO
-184 S.F. PERGOLA
=5,912 S.F. or 3.14%
+ 2,286 S.F. GAR/ PERGOLA
= 8,198 S.F. or 4.35%

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IMPERVIOUS AREAS: 8.0% ALLOWABLE (15,044 S.F.)	
	EXISTING
TOTAL BUILDING COVERAGE:	8,198 S.F.
MACADAM DRIVEWAY- 1/3 PINK	2,187 S.F.
MACADAM DRIVEWAY- BLUE	7,685 S.F.
MACADAM DRIVEWAY-YELLOW	0 S.F.
FLAG.PLATFORM	17 S.F.
WATER FOUNTAIN	113 S.F.
CONCRETE PADS	112 S.F.
PATIO	3,022 S.F.
WALKS AND STEPS	194 S.F.
WALLS AND PIERS	551 S.F.
TOTAL COVERAGE:	22,079 S.F.
PERCENTAGE OF COVERAGE:	11.7%

DRIVEWAY (PINK) 6,562 S.F.

DRIVEWAY (BLUE) 7,685 S.F.*

*with stone curb & aprons

DRIVEWAY (YELLOW) 1,452 S.F*

*with stone curb

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TOTAL 15,699 S.F.

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 17.11% 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 8th day July 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: June 17, 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

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

June 16, 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

Dear Chairman Michaelis and Zoning Board of Appeals Members,

Enclosed, please find our updated 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. As discussed at the June ZBA meeting, Michael Altman and Alexandria Stewart would now like to keep the existing asphalt driveway as is, rather than change the surface to gravel. Also, discussed, the 10,042 s.f. asphalt driveway is shared by (4) separate properties, resulting in 190 Baldwin Road being responsible for 25% of the driveway (2,510.5 s.f.). The large area of the shared asphalt driveway is a burden and should be taken into consideration. In conclusion, the building coverage will increase from 3.08% to 3.53%, where 3% is allowable and the impervious surface coverage will increase from 16.45% to 17.11%, where 8% is allowable.

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,

Seth Ticehurst,RLA
for B & T

448H Old Post Road, Bedford Village, New York 10506 / P. 914.234.9666 / F. 914.234.6882 / www.btlandarch.com

ZONING BOARD OF APPEALS

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

APPLICATION FOR A VARIANCE

1. Name of Owner: MICHAEL H. ALTMAN MARITAL TRUST

   Address: 190 BALDWIN ROAD, BEDFORD, NY

   Telephone/Email: 914-234-7667

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

   Address: 448H 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):

   BEMEDEK AND TICEHURST

   Address: 448H 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 17.11%

   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 NORTH WEST side of BALDWIN RD. within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

5. Request:
The applicant requests that the Board approve the issuance of a Variance under the followir section of the Code of the Town Bedford:

Article: V Section: 125-50

To Permit:
THE INSTALLATION OF AN 18'x44' SWIMMING POOL. THE ADDITION OF THE POOL WILL INCREASE THE BUILDING COVERAGE FROM 3.08% TO 3.53% AND THE IMPERVIOUS SURFACE COVERAGE FROM 16.45% TO 17.11%.

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 Tow 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 H. ALTMAN

April 22nd, 2015
Date

Signature of Applicant

4/27/15
Date

Rev. 5/18/10

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: **Eric Stitzer**
478 Bedford Road
Bedford Hills, NY 10507

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

The installation of a new 6-foot vinyl fence along side-front lot line (Woodland Road) and the replacement of an existing 6-foot wood fence parallel to the driveway with a new 6-foot vinyl fence where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line; and the installation of a new 6-foot vinyl fence along the front lot line (Bedford Road) where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line. This request requiring a variance of Article III Section 125-15 A. (1) for property owned by the applicant and located on:

478 Bedford Road
Bedford Hills, NY 10507

designated as Section 60.17 Block 3 Lot 1 on the Tax Map of the Town of Bedford in an R-1/4 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of July 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. Applicants or his representative must be present.

DATED: June 22, 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

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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

1. Name of Owner: ERIC STITZER

   Address: 478 BEDFORD ROAD, BEDFORD HILLS, NY, 10507

   Telephone/Email: 914-450-4074, ERIC.STITZER@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: _____

4. Identification Property:

   Street Address: 478 BEDFORD ROAD, BEDFORD HILLS, NY, 10583

   Tax ID: 60.17-3-1 Zoning District: R-1/4 Total Land Area: 11,845 sq. ft

   Age of the Building 60 yrs

   Is the property located in a designated Historic District? No

   % of Building Coverage: NA % of Impervious Surface N/A

   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: ✓

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

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

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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:

A Six FOOT FENCE ALONG WOODLAND RD ALONG THE PROPERTY LINE UP TO MY DRIVEWAY AND THEN ACROSS PARALLEL TO DRIVEWAY ALONG WALL. FENCE WILL BE A GOOD DISTANCE FROM STOP SIGN. I AM TRYING TO MAKE MY SIDE YARD ENCLOSED WITH MY BACKYARD TO HAVE MORE SPACE AND ENCLOSE IT FOR MY DOG AND KIDS. I would also like to put up a 6ft fence around the front yard to stop garbage coming on my lawn, and protect my dog and twins who are on the way!

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

5/14/15
Date

Signature of Applicant

Date

Rev. 5/18/10

LETTER OF PERMIT DENIAL

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

Parcel ID: **60.17-3-1**

Application #:

Date: 6/15/2015

Owner Information

Stitzer, Eric

Applicant Information

Stitzer, Eric
478 Bedford Rd

Bedford Hills NY 10507

Location: 478 Bedford Rd
Parcel ID: 60.17-3-1
Permit Type: Fence
Work Description: 6-ft vinyl fence along Woodland Rd; & replace existing 6-ft wood fence parallel to driveway with a 6-ft vinyl fence; & new 6-ft vinyl fence along Bedford Rd

Dear Resident,
Regarding the application for a Fence 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:

A new 6-foot vinyl fence along side-front lot line (Woodland Road) and the replacement of an existing 6-foot wood fence parallel to to the driveway with a new 6-foot vinyl fence where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line; and a new 6-foot vinyl fence along the front lot line (Bedford Road) where the height of a fence cannot exceed 4 feet when the fence is located less than 20 feet from the front lot line. A variance of Article III Section 125-15 A.(1) 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

Costello, Alex

From: Winn, Kevin
Sent: Wednesday, June 10, 2015 10:48 AM
To: Costello, Alex
Subject: RE: Bedford ZBA - Inspections for Sight Distance

Alex,

In order to permit adequate sight distance, the proposed fences at 78 Woodland Road and 478 Bedford Road shall be placed a minimum of 15' from the paved road on Bedford Road and a triangle with two 20' sides along the road from the property line shall be unobstructed at the Bedford Road /Woodland Road corner of both properties. The fences on Woodland Road shall be a minimum of 10' back from the paved road. All fences shall be placed on private property.

This review is only related to sight distance.

Thanks,
Kevin

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BOARD OF APPEALS

Kevin Winn, P.E.
Town of Bedford Commissioner of Public Works
914.241.2458

From: Costello, Alex
Sent: Tuesday, June 09, 2015 8:44 AM
To: Winn, Kevin
Subject: RE: Bedford ZBA - Inspections for Sight Distance

Good morning Kevin!

Christopher Castro can be reached by email or phone.

cecastro82@gmail.com

914-403-2839

Thanks,
Alex

From: Winn, Kevin
Sent: Tuesday, June 09, 2015 8:16 AM
To: Costello, Alex
Subject: RE: Bedford ZBA - Inspections for Sight Distance

Alex,

Rippowam – acceptable as proposed.
Castro – I want to meet with the homeowner. Do you have contact information?

Thanks,
Kevin

Survey of 478 Bedford Road, situate in the Town of Bedford, County of Westchester and State of New York.
Certified made in accordance with the Code of Practice of the NYSAPLS to :The Great American Title Agency, Inc. -- Chicago Title Insurance Company -- Homebridge Financial Services, Inc., its successors and/or assigns -- Eric Stitzer and Selena Shepps.

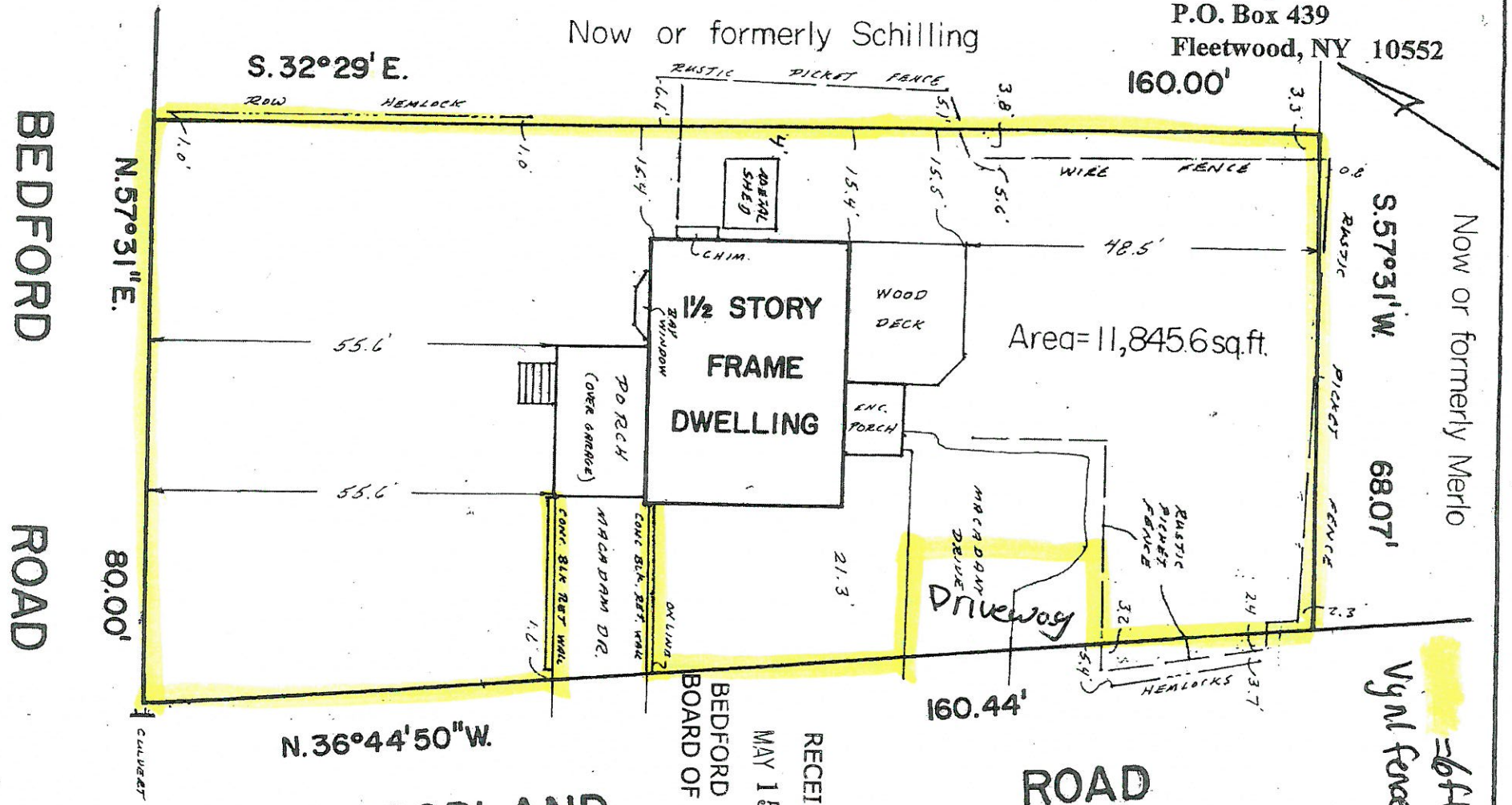
Surveyed: May 15, 2014

Scale is 1" to 20'

Title no: GA 1450077

Survey 14-R

NY LIC 49532
Christopher Crossland
P.O. Box 439
Fleetwood, NY 10552



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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: **Paul Kelly and Suzanne Steers**
44-52 Aspetong Road
Bedford, NY 10506

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

Additions and alterations to an existing residence including (1) the addition of the shed dormers resulting in a side yard setback of 20.5 feet where 50 feet is required in the R-4 Acre District; and (2) the addition of a screened porch and pergola resulting in a side yard setback of 17.5 feet where 50 feet is required in the R-4 Acre District. The existing residence is located on a parcel consisting of 2.922 acres where 4 acres are required in the R-4 Acre District and is situated on the lot with a pre-existing, non-conforming side yard setback of 18 feet where 50 feet is required in the R-4 Acre District. This request being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicants and located on:

44-52 Aspetong Road
Bedford, NY 10506

designated as Section 73.11 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 8th day of July 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: June 18, 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
MAY 20 2015
BEDFORD ZONING BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Suzanne Steers and Paul Kelly

   Address: 44-52 Aspetong Rd, Bedford NY 10506

   Telephone/Email: 646 322 9405, steers70@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):

   Stephen Johnson, Surveyor. 42 Smith Ave, Mt Kisco NY 10549 914-241-3572

   Address: Via Bochinska, Architect, 119 8th St, Brooklyn NY 11215 718 788 7828

   Telephone/Email: vbochinska@gmail.com

4. Identification Property:

   Street Address: 44-52 Aspetong Rd, Bedford NY 10506

   Tax ID: 73.11-1-16 Zoning District: 4A Total Land Area: 2.922 acres

   Age of the Building 1918

   Is the property located in a designated Historic District? house is historic designated

   % of Building Coverage: existing 2.33 ~~proposed~~ 2.56 % of Impervious Surface existing 3.92% ~~proposed~~ 4.17%

   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 North side of Aspetong Rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

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 / III Section: 125-50 / 125-11

To Permit:

a variance for non conforming lot area and non-conforming setbacks resulting in a setback of 17.5' where 50' is Required to construct 2 shed dormers and a screened porch

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.

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MAY 20 2019
BEDFORD ZONING
BOARD OF APPEALS

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

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential: $350.00

Commercial: $550.00

Signature of Owner

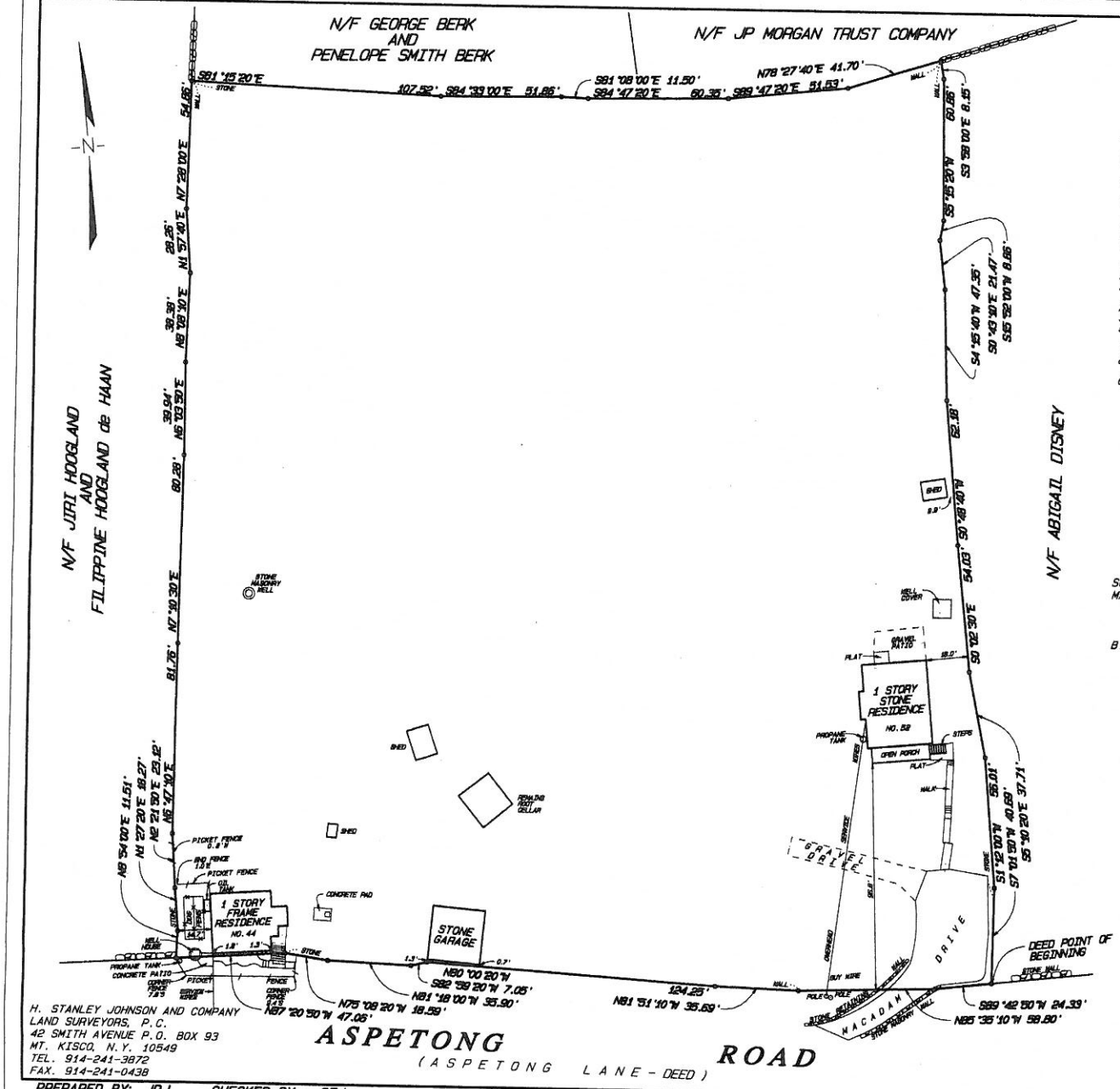
Date

Signature of Applicant

Date

Rev. 5/18/10

TITLE NO. DE 8263W



Area = 2.922 Acres.

Deed Reference: Liber 6794 Page 450 (deed recited counter-clockwise)

Survey Metes & Bounds recited clockwise.

Tax Identification: Section 73.11 Block 1 Lot 16.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Certified to: Paul Kelly and Suzanne Steers
Guaranteed Rate
Fidelity National Title Insurance Company
DE Title Services, LLC
Title No. DE 8263W

SURVEYED: MARCH 20, 2014
MAP PREPARED: MARCH 26, 2014

BY: _____
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

SURVEY OF PROPERTY PREPARED FOR

PAUL KELLY

and

SUZANNE STEERS

SITUATE IN THE
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

PREPARED BY: JRJ CHECKED BY: STJ

JOB NO. F14-015

LETTER OF PERMIT DENIAL

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

Parcel ID: **73.11-1-16**

Application #:

Date: 6/17/2015

Owner Information

Kelly, Paul

Applicant Information

Kelly, Paul

44-52 Aspetong Rd

Bedford NY 10506

Location: 44-52 Aspetong Rd
Parcel ID: 73.11-1-16
Permit Type: Additions & Alterations
Work Description: Addition of shed dormers in the front and rear of an existing residence, screened porch & pergola in the rear, and alteration of an existing window to create a door

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 addition of the shed dormers will result in a side yard setback of 20.5 feet where 50 feet is required in the R-4A District; and the addition of a screened porch & pergola will result in a side yard setback of 17.5 feet where 50 feet is required in the R-4 A District. The existing residence is located on a parcel consisting of 2.922 acres where 4 acres are required in the R-4 A District and is situated with a pre-existing, non-conforming side yard setback of 17.5 feet where 50 feet is required in the R-4 Acre District. The Assessor's card indicates 1918 as the age of the home and the property is on the HBPC Survey of Historic Buildings.

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

Very truly yours,

Steven Fraietta
Building Inspector

TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT

Memo

To:	Historic Building Preservation Commission
From:	Steven Fraietta – Building Inspector
CC:	Jeff Osterman; Bostudio Architecture
Date:	5/18/2015
Re:	Kelly-Steers-44-52 Aspetong Road, Bedford, 73.11-1-16, R-4 Acre District

---

With reference to the above, a building permit application has been submitted for the construction of shed dormers in the front and rear of an existing residence, addition of a screened porch in the rear of the residence, and alteration of an existing window to create a door to allow for entry and exit. The project will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on July 8, 2015.

The residence is located at 44-52 Aspetong Road, Bedford and is listed on the HBPC Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1918.

I have attached copies of the Assessor's cards as well as the Parcel History detailing the Building Permits and Certificates of Occupancy on file for the property.

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: **Sunders and Leela Bora (Owners)**
70 Crescent Terrace
Bedford Hills, NY 10507
William & Michele Dumas (Applicants-Contract Vendee)
252 Central Avenue
White Plains, NY 10606

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

The addition of a second story to an existing single family residence resulting in a side yard setback of 11.7 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.7 feet; and the addition of a new covered front porch resulting in a front yard setback of 31.20 feet where 35 feet is required in the R-1/4 Acre Zoning District. This request requires a variance of Article V Section 125-50 and Article III Section 125-50 for property owned by Sunders and Leela Bora and located on:

70 Crescent Terrace
Bedford Hills, NY 10507

designated as Section 60.10 Block 3 Lot 50 on the Tax Map of the Town of Bedford in an R-1/4 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of July 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. Applicants or his representative must be present.

DATED: June 22, 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

VINCENT FAZIO
914.584.6144
VDESIGN@AOL.COM

Pd $350
Ck # 1337
Receipt 2398

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
JUN 1 2015
BEDFORD ZONING BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: SUNDERS & LEELA BORA

   Address: 70 CRESCENT TERRACE, BEDFORD HILLS, NY 10507

   Telephone/Email: 914 319-4543 SUNDER.BORA@GMAIL.COM

"CONTRACT VENDEE"

2. Name of Applicant, if other than Owner: WILLIAM & MICHELE DUMAS

   Address: 252 CENTRAL AVE, WHITE PLAINS, NY 10606 APT 1-J

   Telephone/Email: 914 490-4074 MPUZZO1@GMAIL.COM

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

   VITTORIO CIRACO JR.

   Address: 135 BRADFORD AVE MAMARONECK, NY

   Telephone/Email: 914.584.6144 VDESIGN@AOL.COM

4. Identification Property:

   Street Address: 70 CRESCENT TERRACE

   Tax ID: 60.10 Zoning District: 3 Total Land Area: 50

   Age of the Building 1951 (64 YEARS)

   Is the property located in a designated Historic District? NO

   % of Building Coverage: 14% % of Impervious Surface 26%

   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 CRESCENT TERRACE within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

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 III Section: 125-50 125-11

To Permit:
a 2nd story addition to an existing non-conforming residence w/ a side yard setback of 11.7' and resulting in a side yard setback of 11.7' and construction of a front porch of covered of 31.20' where 35' feet 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 — Date 5/30/2015

Signature of Applicant — Date 5/30/2015

Rev. 5/18/10

ZONING DATA - TOWN OF BEDFORD:

ZONE: R-1/4 AC SINGLE FAMILY RESIDENCE
SECTION: 60.10 BLOCK: 3 LOT: 50

REGULATION:	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA SF:	15,000	15,002.00	15,002.00	NO
MIN. LOT WIDTH FRONTAGE FT:	75	100.00	100.00	NO
MAX. STORIES:	2 1/2	1 1/2	2	NO
MAX. HEIGHT FT:	35	18.50	24.50	NO
FRONT YARDSETBACK FT:	35	37.20	31.20	YES *
ONE SIDE YARD/FT:	15	11.70	11.70	YES *
BOTH SIDE YARDS/FT:	35	51.20	51.20	NO
REAR YARD/FT:	40	87.00	85.66	NO
DISTANCE BETWEEN STRUCTURES FT:	10	9.30	9.30	NO
PARKING NO. CARS:	2	2	2	NO

	MAX. ALLOW.	EXISTING	PROPOSED	
LOT COVER BUILDINGS @ 20%	3,000 SF	1,804 SF 12%	2,150 SF 14%	NO
GROSS FLOOR AREA:	NA	1,588 SF	2,452 SF	NO
MAX. IMPERVIOUS SUFACES @ 40%:	6.000 SF	3,514 SF 24%	3,821 SF 26%	NO

EXIST'G BUILD'GS COVER CALCULATIONS

MAIN BUILDING:	1,207 SF
GARAGE:	347 SF
REAR WOOD DECK & STAIR:	250 SF
TOTAL:	1,804 SF

PROP'D BUILD'GS COVER CALCULATIONS

MAIN BUILDING:	1,251 SF
GARAGE:	347 SF
REAR WOOD DECK & STAIR:	250 SF
COVERED PORCH & STAIR:	302 SF
TOTAL;	2,150 SF

EXISTING FLOOR AREA CALCULATIONS

BASEMENT:	389 SF
1ST FLOOR:	815 SF
2ND FLOOR:	384 SF
TOTAL:	1,588 SF

PROPOSED FLOOR AREA CALCULATIONS

BASEMENT:	389 SF
1ST FLOOR:	1,207 SF
2ND FLOOR:	856 SF
TOTAL:	2,452 SF

EXISTING IMPERVIOUS CALCULATIONS:

MAIN BUILDING:	1,207 SF
GARAGE:	347 SF
DRIVEWAY:	1,200 SF
FRONT WALK:	200 SF
REAR WALK & STAIR:	100 SF
REAR WOOD DECK & STAIR:	250 SF
RETAINING WALLS:	200 SF
AC CONDENSER UNIT:	10 SF
TOTAL:	3,514 SF

PROPOSED IMPERVIOUS CALCULATIONS

MAIN BUILDING:	1,251 SF
GARAGE:	815 SF
COVERED PORCH & STAIR:	302 SF
DRIVEWAY:	1,200 SF
FRONT WALK:	175 SF
REAR WALK & STAIR:	100 SF
REAR WOOD DECK & STAIR:	250 SF
RETAINING WALLS:	200 SF
AC CONDENSER UNIT:	10 SF
TOTAL:	3,821 SF

RECEIVED
JUN 1 2015
BEDFORD ZONING
BOARD OF APPEALS

LETTER OF PERMIT DENIAL

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

Parcel ID: **60.10-3-50**

Application #:

Date: 6/22/2015

Owner Information

Bora, Sunder

Applicant Information

Bora, Sunder
70 Crescent Terrace

Bedford Hills NY 10507

Location: 70 Crescent Terrace
Parcel ID: 60.10-3-50
Permit Type: Additions & Alterations
Work Description: Additions and alterations to an existing residence including new second story and a new covered front 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-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 addition of a second story to an existing residence will result in a side yard setback of 11.7 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.7 feet and requires a variance of Article III Section 125-11 and Article V Section 125-50. The addition of a new covered front porch will result in a front yard setback of 31.20 feet where 35 feet is required in the R-1/4 Acre Zoning District and requires 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: **Shao Bao Corporation Inc.**
1 Main Street #6B
Brooklyn, NY 11201

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

Renovations and additions to an existing pool house which is attached to the residence and located on a parcel that has non-conforming lot area consisting of 3.2198 acres where 4 acres are required in the Residential 4 Acre Zoning District. The existing impervious surface coverage calculation on the site is 8.15% and the project will reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District. This request requiring a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicant and located on:

492 Pea Pond Road
Katonah, NY 10536

designated as Section 62.17 Block 1 Lot 14 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of July 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: June 17, 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
JUN 5 2015
BEDFORD ZONING
BOARD OF APPEALS

1. Name of Owner: Shao Bao Corporation Inc

   Address: 1 Main Street #6B, Brooklyn, NY 11201

   Telephone/Email: 917 645 2779 shainokdavid@gmail.com

2. Name of Applicant, if other than Owner: Carol A. Cioppa AIA

   Address: 92 Fancher Road, Pound Ridge, NY 10576

   Telephone/Email: 914 764 1549 carolacioppa@cioppaarchitectsllc.com

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

   Carol A. Cioppa AIA Cioppa Architects LLC

   Address: 92A Fancher Road, Pound Ridge, NY 10576

   Telephone/Email: 914 764 1549 carolacioppa@cioppaarchitectsllc.com

4. Identification Property:

   Street Address: 492 Pea Pond Road, Katonah, NY

   Tax ID: 62-17-1-14 Zoning District: R-4A Total Land Area: 3.2198 acres

   Age of the Building 1929

   Is the property located in a designated Historic District? Yes

   % of Building Coverage: 3370 sf 2.40% % of Impervious Surface 11,440 sf 8.16%

   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 North side of Pea Pond Road within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

RECEIVED
JUN 5 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 V Section: 125-11 125-50

To Permit:

Renovation to existing attached pool house on existing pool terrace making it slightly smaller, removal of adjacent covered area attached to pool house which is being replaced with open pergol removal of existing ramp to pool terrace and replace with steps, removal of portions of flagstone patio and replace with grass. Add dormer on second floor.

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 — June 4, 2015 Date

Signature of Applicant — June 4, 2015 Date

Rev. 5/18/10

BEDFORD WETLANDS CONTROL COMMISSION
SITE INSPECTION REQUEST

Section 62.17 Block 1 Lot 14
Zoning R-4A

Owner(s): SHAO BAO CORPORATION INC
Location: 492 PEA POND ROAD KATONAH
Project: RENOVATE EXISTING POOL HOUSE, ADD PERGOLA, REMOVE RAMP & REPLACE WITH STEPS

Date of Request: 06.04.2015 Requested By: CAROL A. CIOPPA AIA

☐ Would like to be present during inspection

Office Use Only - Escrow Account: [$200 minimum balance required to schedule inspection]
Escrow Account #_____ Balance as of ____/____/____ = $_____
$_____ received on ___/___/___ Ck. # _____ dated ___/___/___ from:_____

I – TYPE OF INSPECTION:

- ☐ Administrative Permit Eligibility
- ☒ Building Permit Application
- ☐ Confirmation of Wetlands Delineation
- ☐ Complaint
- ☐ Compliance Inspection for C/C or C/O
- ☐ Consultation Requested
- ☐ Inquiry
- ☐ Possible Wetlands Violation
- ☐ Other: _____

WCC Permit Resolution No. _____

- ☐ Erosion and Sediment Control Inspection
- ☐ Monumentation Installation
- ☐ Plant Installation Inspection
- ☐ Plant Viability Inspection for Release of Security
- ☐ Resolution Compliance Inspection
- ☐ Status
- ☐ Other: _____

Comments: _____

II - SITE INSPECTION:

Site inspection performed by: B. Evans Date: 6/4/2015
Comments:
File reviewed - no new impervious area - no ground disturbance

III – DECISION:

- ☒ No Permit Required
- ☐ Administrative Permit Required
- ☐ Full Wetlands Permit Required - Documentation Required
- ☐ Other: _____

Wetlands Secretary Notes: _____

Revised 8/24/11

LETTER OF PERMIT DENIAL

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

Parcel ID: **62.17-1-14**

Application #:

Date: 6/17/2015

Owner Information

Shao Bao Corporation Inc.

Applicant Information

Shao Bao Coporation Inc.
492 Pea Pond Rd

Katonah NY 10536

Location: 492 Pea Pond Rd
Parcel ID: 62.17-1-14
Permit Type: Additions & Alterations
Work Description: Renovations & additions to an existing pool house attached to the residence; interior alterations to the residence; demo existing ramp & replace with steps

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

The project will require a variance of Article V Section 125-50 and Article III Section 125-11 from the Zoning Board of Appeals because the parcel has non-conforming lot area consisting of 3.2198 acres where 4 acres are required in the R-4 Acre District and the existing impervious surface coverage calculation is 8.15% where 8% is permitted. The project will reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District. The property is listed on the HBPC Survey of Historic Buildings and will require review by the Commission. The Town Environmental Consultant has determined that no wetland permit is required. Denial Revised 6/17/15

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 and Alexandra Tejtel**
211 Green Lane
Bedford Hills, NY 10507

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

The construction of additions and alterations to an existing single family residence including construction of a new 2-car garage which would result in a side yard setback of 25 feet where 40 feet is required in the Residential 2 Acre Zoning District. This request being a variance of Article V Section 125-50 for property owned by the applicants and located on:

211 Green Lane
Bedford Hill, NY 10507

designated as Section 71.12 Block 2 Lot 10 on the Tax Map of the Town of Bedford in an R- 2 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of July 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: June 16, 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

THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

Hand Delivered

June 4, 2015

RECEIVED
JUN 5 2015
BEDFORD ZONING
BOARD OF APPEALS

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

Project: Proposed Addition & Alterations to Existing Residence
For David & Alexandra Tejtel, Owners
211 Green Lane, Bedford Hills, NY 10507
Section 71.12, Block 2, Lot 10, R-2A Zone District

Dear Mr. Michaelis & Members of the Board:

On behalf of our client, David & Alexandra Tejtel, Owners, and as required by the Building Department, we are making this submission to the Zoning Board of Appeals, (ZBA), requesting a variance of the Town of Bedford Zoning Ordinance to permit the construction of a two-car garage addition to an existing residence as indicated on our Preliminary Design Drawings dated 6/4/15, as prepared by The Helmes Group, LLP, Architects.

The applicants request a side yard variance of the Town of Bedford Zoning Ordinance to permit the construction of a two-car garage addition located off the left (south-east) side of the existing residence resulting in a side yard setback of 25 feet where 40 feet is required for property located in the Residential R-2A Acre Zoning District. *Article V Section 125-50.*

Please note the building coverage and impervious surface calculations comply with Zoning District Regulations as noted on Site Plan Drawing. If the variance is granted, we believe there will be no undesirable change in the character of the neighborhood and the proposed addition and alterations would help improve the overall appearance of the existing house and we feel will not be detrimental to any of the adjoining property owners.

184 KATONAH AVENUE, KATONAH, NEW YORK 10536
Tel. (914) 232-4633 Fax (914) 232-0768

The Owners would also like to plant a row of evergreen type trees along property line as depicted on Site Plan Drawing to help screen garage addition from adjacent neighbor and maximize privacy between properties.

Please note, the existing two-car garage is being converted into additional living space, which will be used as a family room complete with fireplace. The two-car garage addition has been designed, basically utilizing the existing gravel driveway parking footprint, which will be connected to existing house as indicated on drawings. As a result, the left side of garage will encroach 15 feet into the left side building yard setback as depicted on Site Plan Drawing. *Refer to exterior photographs for reference.*

Accordingly, enclosed herewith please find the following attachments:

- Application for Building Permit - (1 original & 5 copies)
- Application for a Variance - (1 original & 5 copies)
- Check #1273 in the amount of $350 made payable to the "Town of Bedford", covering the ZBA Filing Fee - (6 copies)
- Check #1265 in the amount of $75 made payable to the "Town of Bedford", covering Building Permit Application Filing Fee - (6 copies)
- Architectural Drawing #1 of Site Plan / Survey and Preliminary Design Drawings including Proposed Floor Plan and Front (South-East) Elevation Drawing & Reference Photographs – dated 6/4/15, as prepared by The Helmes Group, LLP – Architects - (6 copies)
- Authorization Letter, dated 5/29/15, allowing The Helmes Group, LLP to act as Owner's Architect & Agent - (6 copies)
- List and Map of surrounding property Owners within 500 feet, including Section, Block, Lot, Name and Address of each property Owner – *To be submitted under separate cover.*

It is my understanding that we will be scheduled to appear before the Zoning Board of Appeals, ZBA on **Wednesday, July 8, 2015 at 7:30 p.m.** and look forward to presenting this application in order to obtain the required variance to allow the proposed addition and alterations to the existing residence be constructed as indicated on Site Plan and Preliminary Design Drawings.

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

Very truly yours,

THE HELMES GROUP, LLP

Steven C. Helmes, AIA
Architect

SCH:KA Encl.
cc: David & Alexandra Tejtel, Owners

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: DAVID & ALEXANDRA TEUTEL

   Address: 211 GREEN LANE, BEDFORD HILLS NY 10507

   Telephone/Email: 914-318-3812 ALI.TEUTEL@GMAIL.COM

2. Name of Applicant, if other than Owner: THE HELMES GROUP, LLP

   Address: 184 KATONAH AVENUE, KATONAH, NY 10536

   Telephone/Email: 914-232-4633 SCH@THEHELMESGROUP.COM

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

   THE HELMES GROUP, LLP

   Address: 184 KATONAH AVENUE, KATONAH, NY 10536

   Telephone/Email: 914-232-4633 SCH@THEHELMESGROUP.COM

4. Identification Property:

   Street Address: 211 GREEN LANE

   Tax ID: SECTION 71.12 BLOCK 2, LOT 10 Zoning District: R-2A Total Land Area: 92,957 SF 2.134 ACRES

   Age of the Building 1955

   Is the property located in a designated Historic District? NO

   % of Building Coverage: 3.94 % of Impervious Surface 4.10%

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

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

   Property is on the WEST side of GREEN LANE within the unincorporated area of the Town of Bedford.

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JUN 5 2015
BEDFORD ZONING
BOARD OF APPEALS

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

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:
PROPOSED ADDITION & ALTERATIONS TO EXISTING RESIDENCE CONSISTING OF A MUD ROOM, LAUNDRY ROOM AND TWO-CAR GARAGE AS INDICATED ON DRAWINGS

6. Plans required:
Include six copies of survey, site plan, building elevations and floor plans.

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

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

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

Commercial: $550.00

REFER TO AUTHORIZATION LETTER HERETO ATTACHED

Signature of Owner — Date: 5/29/15

Signature of Applicant AIA — Date: 6/4/15

Rev. 5/18/10

STEVEN C. HELMES, AIA
THE HELMES GROUP

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BEDFORD ZONING BOARD OF APPEALS

LETTER OF PERMIT DENIAL

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

Parcel ID: **71.12-2-10**

Application #:

Date: 6/15/2015

Owner Information

Tejtel, David F E

Applicant Information

Tejtel, David F E
211 Green Ln

Bedford Hills NY 10507

Location: 211 Green Ln
Parcel ID: 71.12-2-10
Permit Type: Garage
Work Description: Alterations to an existing residence and the addition of a mudroom/laundry room and 2-car garage

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

The two car garage addition will result in a side yard setback of 25 feet where 40 feet is required in the Residential 2 Acre Zoning District.

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

Albert Schwartzberg
4 West Red Oak Lane, Suite 201
White Plains, New York 10604

DisW
ZBA
Helmes
Applic

June 30, 2015

RECEIVED
JUN 30 2015
BEDFORD ZONING
BOARD OF APPEALS

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

RE: Variance Request of David and Alexandra Tejtel, 211 Green Lane, Bedford Hills, NY

To Alexandra J. Costello, Secretary,

My partner and I own property located at 163 Green Lane. We are opposed to the variance of a side yard setback of 25 feet where 40 feet is required in the Residential 2 Acre Zoning District.

Although our land does not yet contain housing, such a reduction of the required setback adversely affects the value of our property, both currently and in the future, and the privacy of future housing on our land.

Bedford Hills is livable and attractive because of the privacy that it affords, thanks to its strict zoning rules.

My understanding of the zoning laws are that they should stand as is, unless there is some unusual circumstances, which this matter does not meet that test. An alternative of a smaller garage or another location should be sought.

Please keep us apprised of the outcome. Thank you for your attention.

Sincerely,

Albert Schwartzberg

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: **Wayne Cohen**
25 Deepwood Road
Bedford, NY 10506

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

(1) Construction of a 51 square foot spa resulting in a front yard setback of 72.87 where 75 feet is required in the Residential 4 Acre Zoning District; and (2) the construction of an 828 square foot swimming pool and 51 square foot spa resulting in combined building coverage of 3.36% where 3% is permitted in the Residential 4 Acre Zoning District; and (3) when the swimming pool and spa are combined with landscaping and site improvements the parcel will result in impervious surface coverage of 9.18% where 8% is permitted in the Residential 4 Acre Zoning District. This request requiring a variance of Article V Section 125-50 for property owned by the applicant and located on:

25 Deepwood Road
Bedford, NY 10506

designated as Section 74.6 Block 1 Lot 7.20 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of July 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: June 22, 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

The Law Offices of Keith R. Betensky

26 Village Green, Suite 4
P.O. Box 22
Bedford, New York 10506-0022
914-338-8050

writer's direct dial: 914-338-8050
e-mail: keith@betenskylaw.com

Keith R. Betensky
Admitted in N.Y. & N.J.

June 19, 2015

Via Hand Delivery

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JUN 19 2015
BEDFORD ZONING
BOARD OF APPEALS

Chairman Peter Michaelis and
Members of the Zoning Board of Appeals
Town of Bedford
425 Cherry Street
Bedford, New York 10507

Re: Area Variance Application for Proposed Swimming Pool at
25 Deepwood Road, Bedford, New York (Section 74.06 Block 1, Lot 7.20)

Dear Chairman Peter Michaelis and
Members of the Zoning Board of Appeals:

I am the attorney for Wayne N. Cohen & Shannon K. Sharpe-Cohen in connection with their application for certain area variances in connection with a proposed swimming pool/spa at 25 Deepwood Road, Bedford, New York 10506 ("Property") in the R-4A Zoning District. I am pleased to enclose the following materials in further support of the application submitted on June 5, 2015:

1. Signed and sealed letter ("Surveyor Letter") prepared by Scott B. Gray, L.S. of Thomas C. Merritts Land Surveyors, P.C. ("Merritts"), dated June 15, 2015, including additional detail with respect to the building coverage and impervious surface coverage calculations, as requested by Ms. Costello.

2. Signed and sealed survey, prepared by Merritts, last revised June 15, 2015, depicting a 3,108 square foot area of the existing asphalt driveway on the Property ("Driveway") to be removed, as well as a 573.49 square foot area of the Driveway used exclusively by the neighboring property owner, and a 2,716.89 square foot area of the Driveway which is shared with the same neighbor.

Based on the foregoing, we respectfully request that the area variances for the proposed swimming pool and related improvements be granted forthwith.

Respectfully Submitted,

Keith R. Betensky

Enclosures
cc: Mr. Wayne Cohen
Mr. Aaron Parson
Scott B. Gray, L.S.

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: Wayne N. Cohen & Shannon K. Sharpe-Cohen, as husband and wife

   Address: 25 Deepwood Road, Bedford, New York 10506

   Telephone/Email: (917)574-3302; wayne.cohen@ozcap.com

2. Name of Applicant, if other than Owner: The Law Offices of Keith R. Betensky

   Address: 26 Village Green, Suite 4, P.O. Box 22, Bedford, New York 10506-0022

   Telephone/Email: (914)338-8050; keith@betenskylaw.com

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

   Cummin Associates, Inc.

   Address: 114 Water Street, Stonington, Connecticut 06378; Attn: Aaron Parson

   Telephone/Email: (860) 535-4224; aaron@cumminassociates.com

4. Identification Property:

   Street Address: 25 Deepwood Road, Bedford, New York

   Tax ID: 74.06-1-7.20 Zoning District: R-4A Total Land Area: 4.096

   Age of the Building n/a

   Is the property located in a designated Historic District? No.

   % of Building Coverage: 3.36 Proposed % of Impervious Surface 9.18 Proposed

   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 North side of Deepwood Road 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

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

Article: 125 Section: 27; Attachment 5 (Dimensional Requirements)

To Permit:
A swimming pool and related improvements.

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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BOARD OF APPEALS

Signature of Owner — Date 6/4/2015

Signature of Applicant — Date 6/5/15

Rev. 5/18/10

Thomas C. Merritts Land Surveyors, P.C.

394 Bedford Road • Pleasantville, NY 10570 • 914•769•8003 • FAX 914•769•1419

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

June 15, 2015

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JUN 19 2015
BEDFORD ZONING
BOARD OF APPEALS

Re: Area Variance Application for Proposed Swimming Pool at
25 Deepwood Road, Bedford, NY (Section 74.06 Block 1 Lot 7.20)

Dear Chairman Peter Michaelis and
Members of the Zoning Board of Appeals:

The following is the breakdown of the building coverages and impervious surface coverages as are depicted on the survey I prepared entitled "Proposed Improvement Plan Prepared For Wayne Cohen," dated September 18, 2014 and last revised June 15, 2015;

Building Coverage – After Proposed Improvements:

Main Building	4,084.90 S.F.
Decks/Platforms	1,040.61 S.F.
Pool/Spa	879.00 S.F.
Proposed Building Coverage	6,004.51 S.F.
% of Lot	3.36%

Impervious Surfaces – After Proposed Improvements:

Buildings	6,004.51 S.F.
Driveway	5,115.91 S.F.
Basketball Court	1,288.00 S.F.
Walks	493.77 S.F.
Patios	2,822.72 S.F.
Utility Pads	90.60 S.F.
Pool Coping	357.24 S.F.
Walls – Not Including Field Stone Walls	210.75 S.F.

Proposed Impervious Surface	16,383.50 S.F.
Total Lot Area	178,449.49 S.F.
Proposed % Impervious Surface	9.18%

The above breakdown represents all applicable impervious surface coverage for the lot. I would also like to bring to your attention that, as depicted on the aforementioned survey, there is an area of asphalt driveway included in the above calculations that is for the sole benefit of the neighbor (Tax Lot 7.18, now or formerly Steven and Alicia Trawick.)

In addition, in an attempt to reduce the total proposed impervious surface, there are areas of existing asphalt driveway that will be removed amounting to a 3,108 S.F. reduction in asphalt driveway.

Also to be noted, and as shown on my survey, is an area of the lot encumbered by a "Protected Area" per filed map 25725. The area of this "Protected Area" amounts to 86,648 S.F., or 48.5% of the total lot.

I hope that this letter serves to further explain some of the lot coverage features on this property.

Respectfully,

Scott B. Gray, L.S.

STATE OF NEW YORK
SCOTT B. GRAY
NO. 50672
LICENSED LAND SURVEYOR

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JUN 19 2015
BEDFORD ZONING
BOARD OF APPEALS

LETTER OF PERMIT DENIAL

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

Parcel ID: **74.6-1-7.20**

Application #:

Date: 6/22/2015

Owner Information

Cohen, Wayne

Applicant Information

Cohen, Wayne
25 Deepwood Rd

Bedford NY 10506

Location: 25 Deepwood Rd
Parcel ID: 74.6-1-7.20
Permit Type: Hot Tub/Jacuzzi
Work Description: Spa (51 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 construction of a spa will result in a front yard setback of 72.87 feet where 75 feet is required in the R-4 Acre Zoning District and will require a variance from the ZBA in accordance with Article V Section 125-50. The spa when constructed in conjunction with the 828 square foot swimming pool will result in building coverage of 3.36% where 3% is permitted in the R-4 Acre Zoning District. When the swimming pool and spa are combined with landscaping and site improvements the parcel will result in impervious surface coverage of 9.18% where 8% is permitted in the Residential 4 Acre Zoning District.

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

Very truly yours,

Steven Fraietta
Building Inspector

LETTER OF PERMIT DENIAL

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

Parcel ID: **74.6-1-7.20**

Application #:

Date: 6/22/2015

Owner Information

Cohen, Wayne

Applicant Information

Cohen, Wayne
25 Deepwood Rd

Bedford NY 10506

Location: 25 Deepwood Rd
Parcel ID: 74.6-1-7.20
Permit Type: Swimming Pool
Work Description: 828 Square Foot 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:

Construction of a 828 square foot swimming pool will exceed the permitted 3% building coverage and when combined with a 51 square foot spa will result in building coverage 3.36% where 3% is permitted. When the swimming pool and spa are combined with landscaping and site improvements, the parcel will result in impervious surface coverage of 9.18% where 8% is permitted in the Residential 4 Acre Zoning District. A variance of Article V Section 125-50 will be 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