



TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street, 2nd Floor Conference Room
Bedford Hills, New York 10507
WEDNESDAY, September 9, 2015

7:30 P.M.

MINUTES: June 10, 2015, August 5, 2015

NEW APPLICATIONS:

- 1. Kenneth Carter and Christopher Brescia, 105 Millertown Road, Bedford, NY 10506.** Section 74.19 Block 2 Lot 17, R-1 Acre Zoning District. The applicants request a variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit renovations of an existing residence including the addition of a shed dormer to improve egress and ceiling height to comply with the New York State Building Code resulting in (1) a front yard setback of 28 feet where 35 feet is required in the R-1 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 28 feet; (2) a side-front yard setback of 3.27 feet where 35 feet is required in the R-1 Acre Zoning District where the existing side-front yard setback is pre-existing, non-conforming at 3.27 feet; (3) building coverage of 12.49% where 10% is permitted in the R-1 Acre Zoning District where the existing building coverage is pre-existing, non-conforming at 12.49%; and (3) lot area consisting of 0.39 acres (16,967.36 square feet) where 1 acre (40,000 square feet) is required in the R-1 Acre Zoning District.
- 2. Ruth Beltran and Arthur Weiner, 63 Lakeside Road, Mount Kisco, NY 10549.** Section 59.10 Block 1 Lot 7, R-1/4 Acre Zoning District. The applicants request a variance of Article III Section 125-11 and Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing residence including an addition at the rear of the residence and reconfiguration of existing front entry steps resulting in a rear yard setback of 30 feet where 40 feet is required and a side yard setback of 18 feet where 20 feet is required in the Residential 1/4 Acre Zoning District. The lot area is non-conforming consisting of 8,798 square feet where 10,000 square feet are required in the Residential 1/4 Acre Zoning District.
- 3. Camille Branca Irrevocable Trust, 48 Davids Way, Bedford Hills, NY 10507.** Section 60.20 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of Article III Section 125-25 (3) (a) of the Town of Bedford Zoning Ordinance to permit the keeping of four (4) horses on a 4.072 acre parcel where three (3) horses are permitted. In the alternative, the applicant hereby seeks an interpretation as requested by a letter dated May 20, 2015 from Keith R. Betensky, Esq. representing Camille C. Branca Irrevocable Trust, of the Town of Bedford Building Inspector's Letter of Permit Denial dated May 19, 2015 to the extent that it concluded that the leased area at 49 Davids Way when combined with the lot area of the applicant's property at 48 Davids Way, does not satisfy the minimum acreage requirement for keeping a fourth horse due to the fact the lots are not abutting with common beneficial ownership in accordance with Article III Section 125-25 (3) (b).

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425 Cherry Street, Bedford Hills – 2nd Floor Conference Room
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4. **326 South Bedford Road LLC, 326, South Bedford Road, Bedford Corners, NY 10549.** Section 83.13 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the construction of a tennis court resulting in building coverage of 3.42% where 3% is permitted for property location in the Residential 4 Acre Zoning District.
5. **117 Fox Run LLC, 117 Fox Lane, Bedford Corners, NY 10549.** Section 94.8 Block 1 Lot 5, R-4 Acre Zoning District. The applicants request a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the construction of a 110 square foot single-story addition to the front of an existing residence resulting in a front yard setback of 23'-1" where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing non-conforming at 11'3".
6. **Ian Schrager, 213 Baldwin Road, Mount Kisco, NY 10549.** Section 83.12 Block 1 Lot 7, R-4 Acre Zoning District. The applicant requests a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the legalization of an already constructed accessory structure with open side deck resulting in a side yard setback of 31 feet where 50 feet is required in the Residential 4 Acre Zoning District.
7. **SCGH Farm LLC, 340 Guard Hill Road, Bedford, NY 10506.** Section 72.19 Block 2 Lot 8, R-4 Acre Zoning District. The applicant requests a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the construction of additions and alterations to an existing residence including a new porch and 3-car garage resulting in building coverage of 3.77% where 3% is permitted in the Residential 4 Acre Zoning District.
8. **P & J Housing Partners, 63 Charles Road, Bedford Corners, NY 10549.** Section 83.11 Block 1 Lot 2, R-4 Acre Zoning District. The applicant requests a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the construction of a swimming pool, spa/waterfall, and pergola in the rear yard of the residence resulting in combined building coverage of 3.43% where 3% is permitted in the Residential 4 Acre Zoning District.
9. **Bedford Historical Society, 608 Old Post Road, Bedford, NY 10506.** Section 84.7 Block 1 Lot 16, R-2 Acre Zoning District. The applicant requests a variance of Article III Section 125-11 and Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the installation of a pre-fabricated 10 x 12-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 18.8 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage estimated to be 18% where 6% is permitted and impervious surface coverage estimated to be 44% where 14% is permitted in the Residential 2 Acre Zoning District. The lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District.

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: **Kenneth Carter and Christopher Brescia**
105 Millertown Road
Bedford, NY 10506

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

Renovations of an existing residence including the addition of a shed dormer to improve egress and ceiling height to comply with the New York State Building Code resulting in (1) a front yard setback of 28 feet where 35 feet is required in the R-1 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 28 feet; (2) a side-front yard setback of 3.27 feet where 35 feet is required in the R-1 Acre Zoning District where the existing side-front yard setback is pre-existing, non-conforming at 3.27 feet; (3) building coverage of 12.49% where 10% is permitted in the R-1 Acre Zoning District where the existing building coverage is pre-existing, non-conforming at 12.49%; and (3) lot area consisting of 0.39 acres (16,967.36 square feet) where 1 acre (40,000 square feet) is required in the R-1 Acre Zoning 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:

105 Millertown Road
Bedford, NY 10506

designated as Section 74.19 Block 2 Lot 17 on the Tax Map of the Town of Bedford in an R-1 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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 their representative must be present.

DATED: August 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

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JUL 1 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: KENNETH CARVAL & CHRISTOPHER BRESCIA
Address: 105 MILLENTOWN ROAD, BEDFORD
Telephone/Email: 914.255-8658

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):
O'BRIEN ARCHITECTURE - LLC
Address: 653 B OLD POST ROAD, BEDFORD
Telephone/Email: OBRIEN53@YAHOO.COM 914.244.4202

4. Identification Property:
Street Address: 105 MILLENTOWN ROAD, BEDFORD
Tax ID: 74.19 Zoning District: 12.1A Total Land Area: _____
Age of the Building _____
Is the property located in a designated Historic District? NO
% of Building Coverage: 12.49% % of Impervious Surface 16.73%
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 N side of Millettan within the unincorporated area of the Town of Bedford.

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

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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 Section: 125-11

To Permit:

Shed dormer added to non-conforming
Residence 3027 Side front yd setback
28 front yard setback
.034 lot area
12.49 sq Building coverage

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

6/30/15

Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/6/2015

Parcel ID: 74.19-2-17

Owner Information

Carter, Kenneth & Brescia, Christopher

Applicant Information

Carter, Kenneth & Brescia, Christop
105 Millertown Road

Bedford NY 10506

Location: 105 Millertown Rd

Parcel ID: 74.19-2-17

Permit Type: Additions & Alterations

Work Description: Renovations of an existing residence including the construction of shed dormer to meet NYS building code for head clearance and egress

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-1A 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 dormer will require variances of Article V Section 125-50 and Article III Section 125-11 from the Board of Appeals for pre-existing, non-conforming front yard setbacks of 3.27 feet and 28 feet where 35 feet is permitted in the R-1 Acre District; non-conforming building coverage of 12.49% where 10% is permitted in the R-1 Acre District; and non-conforming lot area consisting of .39 acres where 1 acre is required in the R-1 Acre 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,

A handwritten signature in black ink, appearing to read "S. Fraietta", is written over a horizontal line.

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: **Ruth Beltran and Arthur Weiner**
63 Lakeside Road
Mount Kisco, NY 10549

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

Additions and alterations to an existing residence including an addition at the rear of the residence and reconfiguration of existing front entry steps resulting in a rear yard setback of 30 feet where 40 feet is required and a side yard setback of 18 feet where 20 feet is required in the Residential 1/4 Acre Zoning District. The lot area is non-conforming consisting of 8,798 square feet where 10,000 square feet are required in the Residential 1/4 Acre Zoning 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:

63 Lakeside Road
Mount Kisco, NY 10549

designated as Section 59.10 Block 1 Lot 7 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 9th day of September 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 their representatives must be present.

DATED: August 21, 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

1. Name of Owner: RUTH BELMONT

Address: 68 LAKESIDE RD BEDFORD

Telephone/Email: 914 715 2221
2. Name of Applicant, if other than Owner: JAN ADONIS

Address: BOX 309 CROTON FALLS NY 10519

Telephone/Email: 914 522 1775 JANADONIS@OPTONLINE.NET
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

JAN ADONIS PA ARCHITECT

Address: BOX 309 CROTON FALLS NY 10519

Telephone/Email: 914 522 1775 JANADONIS@OPTONLINE.NET
4. Identification Property:

Street Address: 68 LAKESIDE RD BEDFORD

Tax ID: 51.10-1-7 Zoning District: R 4A Total Land Area: 8790 SF

Age of the Building 75 YRS

Is the property located in a designated Historic District? NO

% of Building Coverage: 17.2% EXISTING % of Impervious Surface 23.6%

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 LAKESIDE RD within the unincorporated area of the Town of Bedford.

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

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5. Request:

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

Article: III Section: 125-11
125-50

To Permit:

MIN. LOT AREA VARIANCE REQUIRED 10,000 SF EXISTING 8,732 SF
BY SETBACK VARIANCE REQUIRED 40' REQUESTED 30'
SY VARIANCE REQUIRED 15'/35' REQUESTED 15.6/33.6 18' where 20'
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


Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 7/16/2015

Parcel ID: 59.10-1-7

Owner Information

Weiner, Arthur & Beltran, Ruth

Applicant Information

Weiner, Arthur & Beltran, Ruth
5 Lakeside Dr

Mt Kisco NY 10549

Location: 63 Lakeside Rd

Parcel ID: 59.10-1-7

Permit Type: Additions & Alterations

Work Description: Kitchen addition and demolition of existing kitchen; addition of one-half bathroom, new deck, alteration to front porch 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-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 proposal will require variances of Article V Section 125-50 and Article III Section 125-11 from the Board of Appeals. The project will result in a side yard setback of 18 feet where 20 feet is required and a rear yard setback of 30 feet where 40 feet is required; and the lot area is non-conforming consisting of 8,798 square feet where 10,000 square feet are required in the Residential 1/4 Acre Zoning District.

Revised Letter of Permit Denial dated 8/19/15

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: **Camille Branca Irrevocable Trust**
48 Davids Way
Bedford Hills, NY 10507

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

The keeping of four (4) horses on a 4.072 acre parcel where three (3) horses are permitted. This request being a variance of Article III Section 125-25 (3) (a); and in the alternative, the applicant hereby seeks an interpretation as requested by a letter dated May 20, 2015 from Keith R. Betensky, Esq. representing Camille C. Branca Irrevocable Trust, of the Town of Bedford Building Inspector's Letter of Permit Denial dated May 19, 2015 to the extent that it concluded that the leased area at 49 Davids Way when combined with the lot area of the applicant's property at 48 Davids Way, does not satisfy the minimum acreage requirement for keeping a fourth horse due to the fact the lots are not abutting with common beneficial ownership in accordance with Article III Section 125-25 (3) (b), for property owned by the applicants and located on:

48 Davids Way
Bedford Hill, NY 10507

designated as Section 60.20 Block 1 Lot 7 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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: August 21, 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 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.

May 20, 2015

Town of Bedford
Department of Buildings
425 Cherry Street
Bedford Hills, New York 10507
Attention: Mr. Steven Fraietta

RE: 48 David's Way, Bedford Hills, New York

Dear Mr. Fraietta:

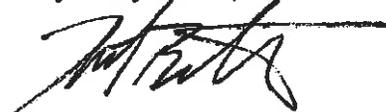
As you may recall, I am the attorney for the Camille C. Branca Irrevocable Trust, the owner ("Owner") of 48 David's Way, Bedford Hills, New York ("Property"). As we discussed during our meeting on Friday, May 15, 2015, the Owner would like to reinstate and amend its pending application before the Zoning Board of Appeals. The purpose of the amendment to the application is to add an interpretation (as an alternative to the variance) that the proposed lease area at 49 David's Way, when added to the lot area of the Property, would satisfy the minimum acreage requirement for keeping a fourth horse at the Property because the proposed lease area "abuts" the Property pursuant to Section 125-25(B)(3)(b) ("Abutting lots with common beneficial ownership shall be considered a single lot").

Pursuant to our discussion, kindly clarify the procedure for reinstating and amending the pending Zoning Board of Appeals application for the Property.

Please do not hesitate to contact me if you have any further questions.

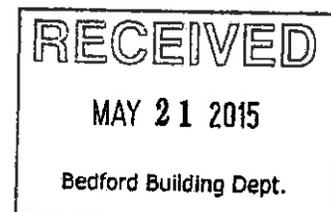
Thank you.

Very Truly Yours,



Keith R. Betensky

cc: Tony Branca



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.

July 28, 2015

Via Hand Delivery

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

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JUL 28 2015

BEDFORD ZONING
BOARD OF APPEALS

Re: AMENDED Application for an Interpretation or,
In the Alternative, a Variance to Keep a Fourth Horse at
48 David's Way, Bedford Hills, New York

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

As you recall, I am the attorney for Camille C. Branca, Gary Magliari and Anthony A. Branca, as the co-trustees of the Camille C. Branca Irrevocable Trust ("Applicant") which owns the approximately 4.072-acre property known as Meadow Ridge Farm, located at 48 David's Way, Bedford Hills, New York ("Property"), and known as Section 60.20, Block 1, Lot 7 on the Town of Bedford Tax Map. The Applicant previously filed an appeal seeking an area variance and now amends that application to include a request for an interpretation that the Property, including the Lease Area (defined herein), meets the minimum acreage to keep a fourth horse at the Property or, in the alternative, an area variance to allow the Applicant to keep a fourth horse in the existing barn at the Property. See *Zelnick v. Small*, 268 A.D.2d 527 (2nd Dept. 2000)(wherein the court reversed the Zoning Board's denial of a variance to allow 32 horses because, among other things, the Zoning Board's decision was not based on substantial evidence).

I am pleased to report that in response to the Zoning Board's comments at the last public hearing on this matter, the Applicant has obtained the approval of Rainbeau Ridge Properties, LLC, the owner of 49 David's Way, the adjacent property to the north, to lease approximately two (2) acres of vacant land ("Lease Area"). See Affidavit of Anthony Branca ("Branca Affidavit"), dated July 22, 2015, at Exhibit A. The Lease Area is connected to the barn on the Property via Spring Lane, a dirt road maintained by the Applicant, and a Bedford Riding Lane Association ("BRLA") trail which traverses David's Way such that the Property and Lease Area together function as a single lot. See Branca Affidavit at ¶11, and Exhibits A & B thereto.

Because David's Way bisects the Property and the Lease Area, the Building Inspector has denied the Applicant's request for an interpretation that the Property, including the Lease Area, meets the minimum acreage to keep a fourth horse under Section 125-25 of the Zoning Code. A copy of said denial ("2015 Denial"), dated May 19, 2015, is enclosed herewith. As detailed herein, we believe the 2015 Denial is contrary to the facts and well established New York decisional law and, as such, the Applicant now asks this Honorable Board to reverse the 2015

Denial and either (i) issue an interpretation that the Property, including the Lease Area, meets the minimum acreage to keep a fourth horse under Section 125-25 of the Zoning Code; or (ii) in the alternative, grant an area variance to allow the Applicant to keep a fourth horse in the existing barn at the Property.

Please note the following legal arguments in support of the amended application:

A. The Zoning Board of Appeals Should Issue an Interpretation that the Property, including the Lease Area, Meets the Minimum Acreage to Keep a Fourth Horse

Section 125-25 of the Zoning Code, which sets forth the requirements for keeping horses in the R-4A zoning district is ambiguous and therefore must be construed in favor of the Applicant.

The keeping of horses is permitted on conforming lots in the R-4A zoning district as an accessory use provided that, among other things, “Two acres of lot area shall be required for the first horse, one acre of lot area shall be required for each horse after one. Zoning Code §125-25(B)(3)(a). The term “Lot Area” is defined as “The total horizontal area included within the boundaries of the lot.” Zoning Code §125-3. The term “Lot” is defined as “A parcel of land, not divided by roads, occupied or to be occupied by a building or buildings and accessory buildings, together with such open spaces as are required under the provisions of this chapter, and having its principal frontage on a road or on such other means of access as may be deemed, in accordance with the provisions of law, to be suitable as a condition of the issuance of a permit for a building on such land.” Zoning Code §125-3.

However, the Zoning Code also states the following with respect to keeping horses: “...Fences and all exercise yards or pastures lands shall be located at least five feet from each property line. *Abutting lots with common beneficial ownership shall be considered a single lot.*” Zoning Code §125-25(B)(3).

Significantly, the term “abutting” is not defined in the Zoning Code. Zoning regulations are in derogation of common law and must be strictly construed against the municipality seeking to enforce them. Allen v. Adami, 39 N.Y.2d 275 (1976)(“the ordinance before us does not clearly provide that common ownership arising subsequent to January 22, 1962, would effect a merger rendering the exception permitted by section 5.1.7 inapplicable to such commonly held adjacent parcels”). Any ambiguity in language used in zoning regulations must be resolved in favor of the property owner. Id.

In this case, the Property is separated from the Lease Area only by David’s Way, a lightly travelled unstriped dead end Town road which is included in the BRLA trail system and abuts other farms. See Branca Affidavit at ¶11. The barn on the Property is connected to the Lease Area via Spring Lane and a BRLA riding trail over David’s Way such that the Property and Lease Area together function as a single lot. Id. When the 2-acre Lease Area is added to the 4.072-acre Property, the total acreage, or “lot area” of approximately 6.072-acres far exceeds the minimum five (5) acre requirement to keep four horses set forth in Section 125-25 of the Zoning Code.

Courts routinely interpret ambiguous zoning codes in favor of the landowner. See e.g. Conti v. Zoning Board of Appeals of Village of Ardsley, 53 A.D.3d 545 (2nd Dept. 2008)(the Appellate Division, Second Department, reversed the lower court and zoning board decision which denied owners of four contiguous nonconforming lots' request for an interpretation that they could develop the lots with single family homes); City of New York v. 330 Continental, LLC, 60 A.D.3d 226 (1st Dept. 2009)(the Appellate Division overturned a preliminary injunction entered against three residential buildings, finding in relevant part that the words "transient" and "permanent" contained in the zoning resolution were vague); Lodge Hotel, Inc. v. Town of Erwin Planning Board, 62 A.D.3d 1257 (4th Dept. 2009)(the court reversed the planning board's denial of site plan approval for sidewalk retail, holding that the term "sidewalk retail" was not defined in the zoning law and concluded that its meaning was ambiguous); Baker v. Town of Islip Zoning Board of Appeals, 20 A.D.3d 522 (2nd Dept. 2005)(Where a zoning ordinance was ambiguous with respect to floor area calculation, the zoning board of appeals was not permitted to extend the zoning law by implication "to include areas underneath a roofed-over portion of the house."); Bonded Concrete, Inc. v. Zoning Board of Appeals of Town of Saugerties, 24 A.D.3d 943 (3rd Dept. 2005)(Where the term "structure" was not defined in the zoning code, the appellate court concluded that the lower court rationally determined that the stockpile of sand surrounded by three-sided concrete cubes did not constitute a "structure"); Incorporated Village of Saltaire v. Faustel, 40 A.D. 586 (2nd Dept. 2007)(Zoning Code was unenforceable where the terms "ordinary" and structural were not defined and zoning requirements pertaining to the alteration of a building were ambiguous); Halpern v. City of New Rochelle, 24 A.D.3d 768 (2nd Dept. 2005)(Inasmuch as the minimum required number of off-street parking spaces for houses of worship is ambiguously defined in the city ordinance, the Zoning Board's interpretation of that provision is entitled to deference ...the Zoning Board properly resolved the ambiguity in favor of the landowner").

Based on the foregoing, the Applicant respectfully requests an interpretation that the Lease Area is "abutting" the Property such that the Property consists of greater than five (5) acres and four (4) horses may be kept on the Property as of right without the need for any variances.

B. In the Alternative, The Zoning Board of Appeals Should Grant an Area Variance to Allow the Applicant to Keep a Fourth Horse at the Property.

Stables, barns and the keeping of horses in the R-4A zoning district are permitted accessory uses. See 125-25(B)(3)(keeping horses); See also Schedule of Use Regulations, Chapter 125 Attachment 3 (stables and barns).

In this case, the Property is improved with a single-family residence, an in-ground swimming pool, a barn, paddocks and related improvements. See Branca Affidavit at ¶1. The Property is unique because (i) it is relatively flat; (ii) there are no wetlands, steep slopes or other such restricted areas; (iii) it has an existing barn and paddocks which can accommodate a fourth horse such that no new structures are required; (iv) the barn and paddocks have independent access via Spring Lane to David's Way, the nearest public right of way; and (v) the Property has access to the extensive BRLA trail system including David's Way, Spring Lane and a portion of the Lease Area; and (vi) the Applicants use the horses for therapeutic purposes. See Branca

Affidavit at ¶8. The Property is immaculately maintained and the fourth horse has no adverse impact on the neighborhood. See Branca Affidavit at ¶12. Rather, the fourth horse furthers the historical agricultural/equestrian nature of the neighborhood which makes Bedford a unique and desirable place to live. Id.

In a court decision based on similar facts, the court reversed the Zoning Board's denial of a variance to allow 32 horses because, among other things, the Zoning Board's decision was not based on substantial evidence. Zelnick v. Small, 268 A.D.2d 527 (2nd Dept. 2000).

The undersigned's Memorandum in Support ("2014 Memorandum in Support") of the area variance to keep a fourth horse at the Property, submitted October 17, 2014, details how the Applicant meets the five criteria for an area variance. With the Lease Area now added to the Property, the scale tips even further in favor of the Applicant and there is certainly no evidence (other than generalized/speculative concerns raised by 2 neighbors) that the fourth horse would have any adverse impact whatsoever on the community. To the contrary, multiple letters in support have been submitted in favor of granting the Application. See Exhibit C to the 2014 Memorandum in Support. The Zoning Board has acknowledged that the Property is beautifully maintained and it is respectfully submitted that this beautiful horse farm contributes to Bedford's unique, bucolic character and desirability. Moreover, there are several other horse farms in the neighborhood and the fourth horse is entirely in keeping with the existing character of the neighborhood.

In 2013, several years after the Property was purchased, Mr. and Mrs. Branca adopted their youngest daughter who has special needs and rides for therapeutic purposes. Mr. Branca's wife and daughter can each ride a small Icelandic horse but Mr. Branca needs to ride a larger full size horse. For safety and social reasons, Applicant therefore requires two Icelandic horses so that Mr. and Mrs. Branca and their youngest daughter can trail ride together, and they require two larger full size horses so that Mr. and Mrs. Branca can ride together. An Icelandic horse cannot trail ride with a larger full size horse because they move at a different pace. See Branca Affidavit at ¶8.

Because the Applicant has now acquired an additional approximately 2-acres of Lease Area, the requested variance is, respectfully, moot and/or *de minimus*, and certainly not substantial. No new structures are necessary to keep the fourth horse – the existing barn and paddocks are sufficient. See Branca Affidavit at ¶5, 6. The Property is adequately screened from surrounding properties by a relatively large separating distance, sloping topography and mature trees, and the horses will often be exercised off site on the BRLA riding trails which extend for hundreds of miles throughout the Town. See Branca Affidavit at Exhibits A & B.

The benefit to the applicant far outweighs any perceived detriment to the community because the Applicant will be able to enjoy horseback riding with his wife on the two (2) larger horses, and his wife will be able to enjoy horseback riding with their youngest daughter (who also rides for therapeutic purposes) on the two (2) smaller Icelandic horses. Moreover, the Applicant has explored alternatives and acquiring the additional two acres was the only feasible option. See Branca Affidavit at ¶9, 10.

Recent cases decided by the Appellate Division, Second Department, support the Zoning Board's issuance of the requested interpretation, or in the alternative, a variance, as follows:

In Greentree Country Club, Inc. v City of New Rochelle, 119 A.D.3d 570 (2nd Dept. 2014), the court reversed the denial of a use variance to legalize the enclosure of outdoor porches in a clubhouse, finding that the denial was arbitrary and capricious, in part because the record indicated that the proposed renovation *did not result in any detriment to neighboring properties*. The instant case is similar to Greentree because the Applicant has demonstrated that the fourth horse will have no detrimental impact on the neighborhood. The horse will be kept in the existing barn and the existing paddocks, and the Lease Area and BRLA trails are sufficient to maintain the fourth horse.

In Graziose v. City of Glen Code Zoning Board of Appeals, 127 A.D.3d 863 (2nd Dept. 2015) the court set aside the Zoning Board of Appeals' denial of an area variance application, finding that the ZBA's decision was irrational, arbitrary and capricious. *Although the court noted that the requested variances were substantial, the court nevertheless reversed the ZBA denial*, noting that "similar variance requests were granted for properties in very close proximity to the subject property, and the ZBA's past pronouncements confirm that the character of the neighborhood would not be negatively affected by the granting of the variances."

Similarly, in Quintana v. Zoning Board of Appeals of Inc. Village of Muttontown, 120 A.D.3d 1248 (2nd Dept. 2014) the court reversed the denial of a lot depth variance where there was *no evidence that granting the variance would result in an undesirable change in character of the neighborhood, adversely impact physical and environmental conditions, or otherwise result in a detriment to the health, safety and welfare of the neighborhood*. In this case, the neighborhood has a strong agricultural history and there are many large farms in the vicinity, including the farm on which the Lease Area is located. The fourth horse would be in keeping with the agricultural character of the surrounding area which contributes to Bedford's iconic "horse country" reputation which, in turn, raises property values.

Moreover, in Goodman v. City of Long Beach Second Department, 2015 WL 2457861, Decided May 27, 2015), the court affirmed the Zoning Board of Appeals' grant of area variances for a mixed use residential and commercial building, "contrary to petitioners' contentions, the grant of the application had a rational basis and was not arbitrary and capricious, *even though the proposed variances were substantial and the applicant's alleged difficulty was self-created*."

Based on the foregoing cases, even if the Zoning Board determines that the requested variance is "substantial" or "self-created" the variance should nevertheless be granted because the Applicant has demonstrated that the fourth horse will have no detrimental impact on the neighborhood. See Graziose, Quintana, and Goodman, *supra*.

C. The Zoning Board of Appeals Has Previously Granted Similar Variances to Horse Farms Including The Coverage Variance for the Barn on the Property.

As noted on page 3 of the 2014 Memorandum in Support, the Zoning Board has granted numerous variances with respect to other equestrian properties in Bedford, and a coverage variance with respect to the existing barn on the Property.

A decision of an administrative agency which neither adheres to its own prior precedent nor indicates its reason for reaching a different result on essentially the same facts is arbitrary and capricious. Knight v. Amelkin, 68 N.Y. 975 (1986).

The coverage variance granted with respect to the existing barn on the Property (ZBA Resolution #06-09 Five, unanimously approved on December 31, 2009) serves as legal precedent. In that resolution, the Zoning Board found that the existing three stall barn would not result in an undesirable change in the neighborhood, was not substantial, and would have no adverse physical or environmental effect. The Applicant essentially seeks to legalize a fourth horse stall shown as an 11'x12' "storage" area in the existing barn. The other three horse stalls in the barn are 12'x12'.

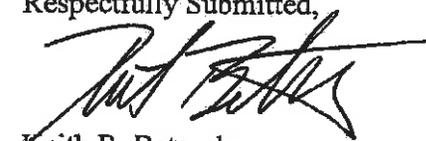
Respectfully, the facts and circumstances have not changed since 2009 and the Zoning Board is bound by Resolution #06-09 Five because legalizing the conversion of the 11'x12' storage area to a fourth horse stall in the existing barn will not cause an undesirable change in the neighborhood, the variance is not substantial, and the variance would have no adverse physical or environmental effect. Knight v. Amelkin, 68 N.Y. 975 (1986); see also 2014 Memorandum in Support.

D. The Fourth Horse Should be Permitted Because It Does Not Change the Nature and Character of the Use

Stables, barns and the keeping of horses in the R-4A zoning district are permitted accessory uses. See 125-25(B)(3); see also Schedule of Use Regulations, Chapter 125 Attachment 3. The mere increase in the number of horses does not change the nature or character of the use (it is still a residential horse farm and no new structures are proposed). Smith v. Town of Islip, 202 A.D.2d 674 (2nd Dept. 1994)(wherein the court reversed the Zoning Board's limitation on the number of boats as arbitrary, holding that the "mere increase in volume or intensity of use, without concurrent variation or alteration of specific type of use, is not, per se, impermissible extension or enlargement of that use"). There is no evidence in the record that allowing the fourth horse to be kept in the barn will result in an undesirable change in the character of the neighborhood. To the contrary, there are several horse farms nearby, the BRLA trail system runs through the Lease Area, David's Way and the Property and Bedford Hills has a rich, celebrated agricultural history.

Based on the foregoing, we respectfully request that the Zoning Board grant the requested interpretation that the Property, including the Lease Area, meets the minimum acreage to keep four horses or, in the alternative, grant the requested area variance so that the Applicant may continue to enjoy horseback riding with his family.

Respectfully Submitted,



Keith R. Betensky

cc: Mr. Anthony Branca

STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF BEDFORD
ZONING BOARD OF APPEALS

-----X
Matter of the Application of

ANTHONY BRANCA, AS CO-TRUSTEE OF THE
CAMILLE C. BRANCA IRREVOCABLE TRUST,

**AFFIDAVIT OF
ANTHONY BRANCA**

Meadow Ridge Farm
48 David's Way
Bedford Hills, New York

PARCEL ID: 60.20-1-7

-----X
STATE OF NEW YORK

COUNTY OF WESTCHESTER

I, ANTHONY BRANCA, being duly sworn, depose and say:

1. I am the co-trustee of the Camille C. Branca Irrevocable Trust which owns the property known as Meadow Ridge Farm at 48 David's Way, Bedford Hills, New York ("Property"). The Property is improved with a single family residence, swimming pool, barn, paddocks and riding ring, and I live there year-round with my family. The Property is situated on the Bedford Riding Lanes Association's extensive trail system which connects the Property to several other horse farms in the same neighborhood, and beyond. I am familiar with the facts and circumstances of this case and I submit this Affidavit in further support of my application pending before the Town of Bedford Zoning Board of Appeals.

2. The primary reason my wife and I decided to purchase the Property was to develop and live on a horse farm. Since moving to Bedford, our enthusiasm for horseback riding has only grown as our family has grown and as we have met other residents/riders in the neighborhood with similar interests.

3. I have also been told that the neighborhood in which the Property is located has a rich agricultural history and we are proud to continue that tradition, which is part of what makes Bedford a unique and desirable place to live.

4. Soon after I purchased my home, I applied for a building coverage variance to construct the existing barn, which was granted unanimously on December 31, 2009 (ZBA Resolution #06-09 Five).

5. The barn is prefabricated with three 12'x12' horse stalls plus a 11'x12' storage area which we now seek to legalize as a fourth horse stall. We have hired a professional horse groom to maintain the horses, barn and paddocks.

6. Keeping a fourth horse at the Property will have no adverse impact on the surrounding neighborhood. The paddocks are picked up on a regular basis and manure is stored in a sealed container and frequently carted away to prevent any odor issues. All horse feed is stored in rodent proof containers and the Property is immaculately maintained by a professional landscaping company.

7. My wife and I live at the Property with our children and pets, including our horses, and we hope to remain at the Property for many years.

8. It has become necessary to keep a fourth horse at the Property so that my family can enjoy horseback riding together. In 2013, several years after we purchased the Property, we adopted my youngest daughter who has special needs and rides for therapeutic purposes. My wife and daughter can each ride a small Icelandic horse but I need to ride a larger full size horse. For safety and social reasons, we require two Icelandic horses so that my wife and daughter can trail ride together, and we require two larger full size horses so that my wife and I can ride together. An Icelandic horse cannot trail ride with a larger full size horse because they move at a different pace. Thus, allowing four horses (two big and two small) allows us to maximize my family's use and enjoyment of our Property.

9. At the suggestion of the Zoning Board of Appeals, I asked the Town Board to amend the Zoning Code such that I would no longer require a variance. Unfortunately, the Town Supervisor informed me that the Town Board is not interested in amending the relevant portion of the Zoning Code at this time.

10. At the suggestion of the Zoning Board of Appeals, I also approached several nearby horse farms about keeping my fourth horse off site. Unfortunately, Buxton Farm, Beaver Dam Farm, Shady Lane Farm, and Bisbee Lane Farm all indicated that they could not accommodate my fourth horse.

11. I also approached my neighbors about acquiring more property in order to meet the minimum five (5) acres necessary to keep four (4) horses. Fortunately, my neighbors to the north at 49 David's Way (known as Rainbeau Ridge Farm) agreed to lease an approximately 2-acre parcel ("Lease Area") adjacent to my Property. The Lease Area is connected to the existing barn on my Property (in which the fourth horse stall is located) via Spring Lane, a dirt road

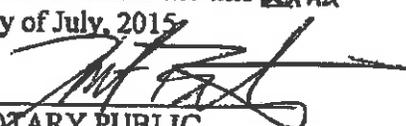
maintained and used solely for the benefit of my Property, and a Bedford Riding Lanes Association Trail. A map and aerial photo of the BRLA trail are attached hereto as shown on Exhibit A. The Lease Area is also located in the R-4A zoning district in which keeping horses is permitted. No horses are currently kept at 49 David's Way. The Lease Area and the Property function as a single lot because we routinely ride our horses from the barn on the Property north on Spring Lane, across David's Way and onto the existing BRLA trail on the Lease Area. Significantly, David's Way is *included* in the BRLA trail system, as shown on Exhibit A. Photographs of said existing BRLA trail are attached hereto as Exhibit B. Therefore, the parcel of land comprising Spring Lane, David's Way and the Lease Area should be included in the lot area of my Property in which case a fourth horse is permitted as of right.

12. The Zoning Board of Appeals has acknowledged that our Property is beautifully maintained. Respectfully, any prior objection from my neighbors is based on generalized concerns and/or speculation, and certainly not due to any impact from the fourth horse. In fact, the large majority of public comments to date have been in favor of my application. Because the fourth horse may be kept in an existing space in the same barn and paddocks as the other three "as of right" horses, there will continue to be no adverse impact on the neighborhood. To the contrary, allowing the Property to continue functioning as a horse farm carries on the long equestrian tradition in Bedford and enhances the scenic beauty that makes Bedford a unique, desirable place to live.

13. Based on the foregoing, I respectfully request that my application be granted forthwith so that I may keep a fourth horse at the Property.


ANTHONY BRANCA

Sworn to before me this 22nd
Day of July, 2015


NOTARY PUBLIC

Keith R. Betensky, Esq.
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BE6275328
Qualified in Westchester County
Commission Expires Jan 1, 2017

EXHIBIT A

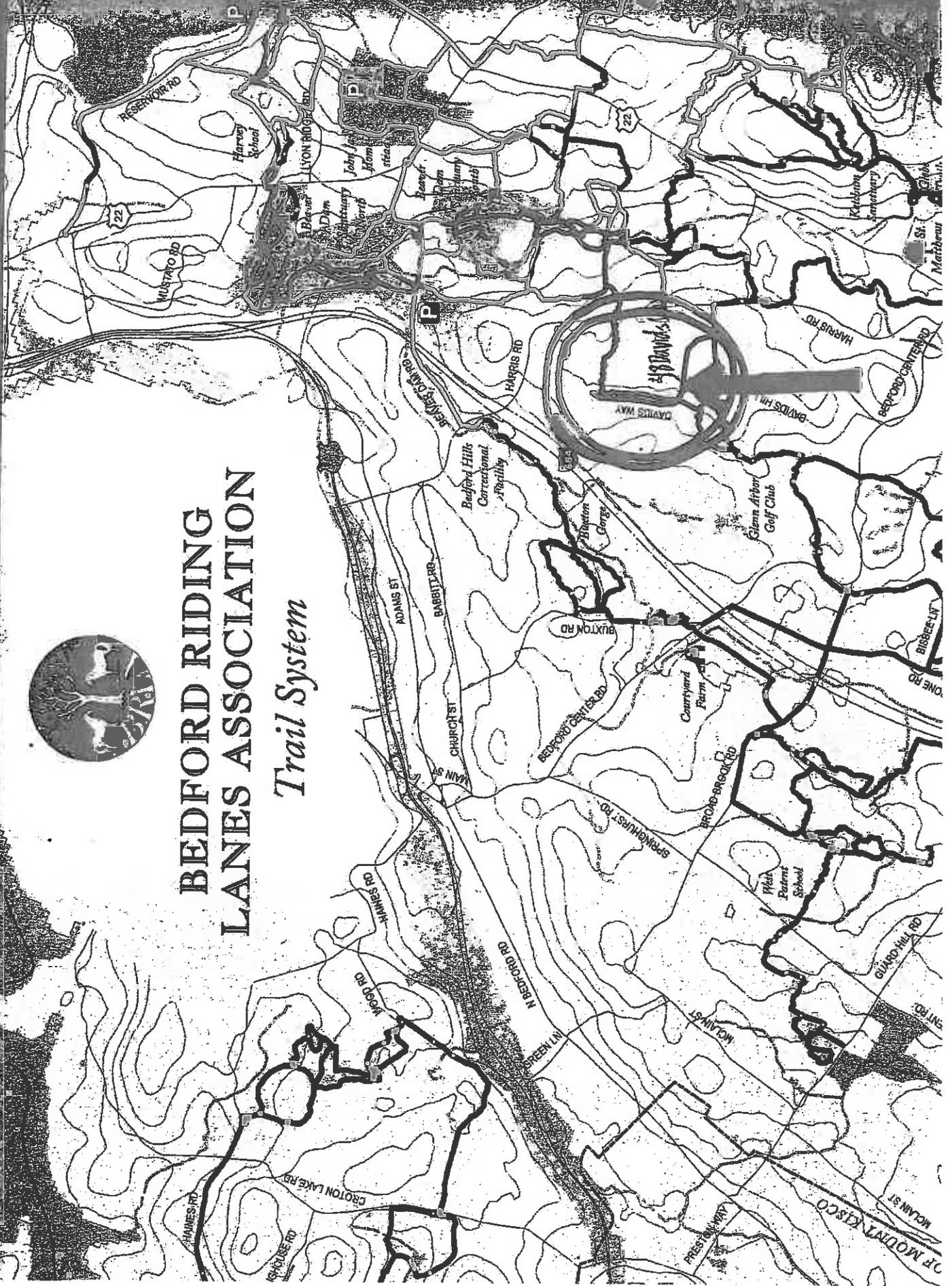
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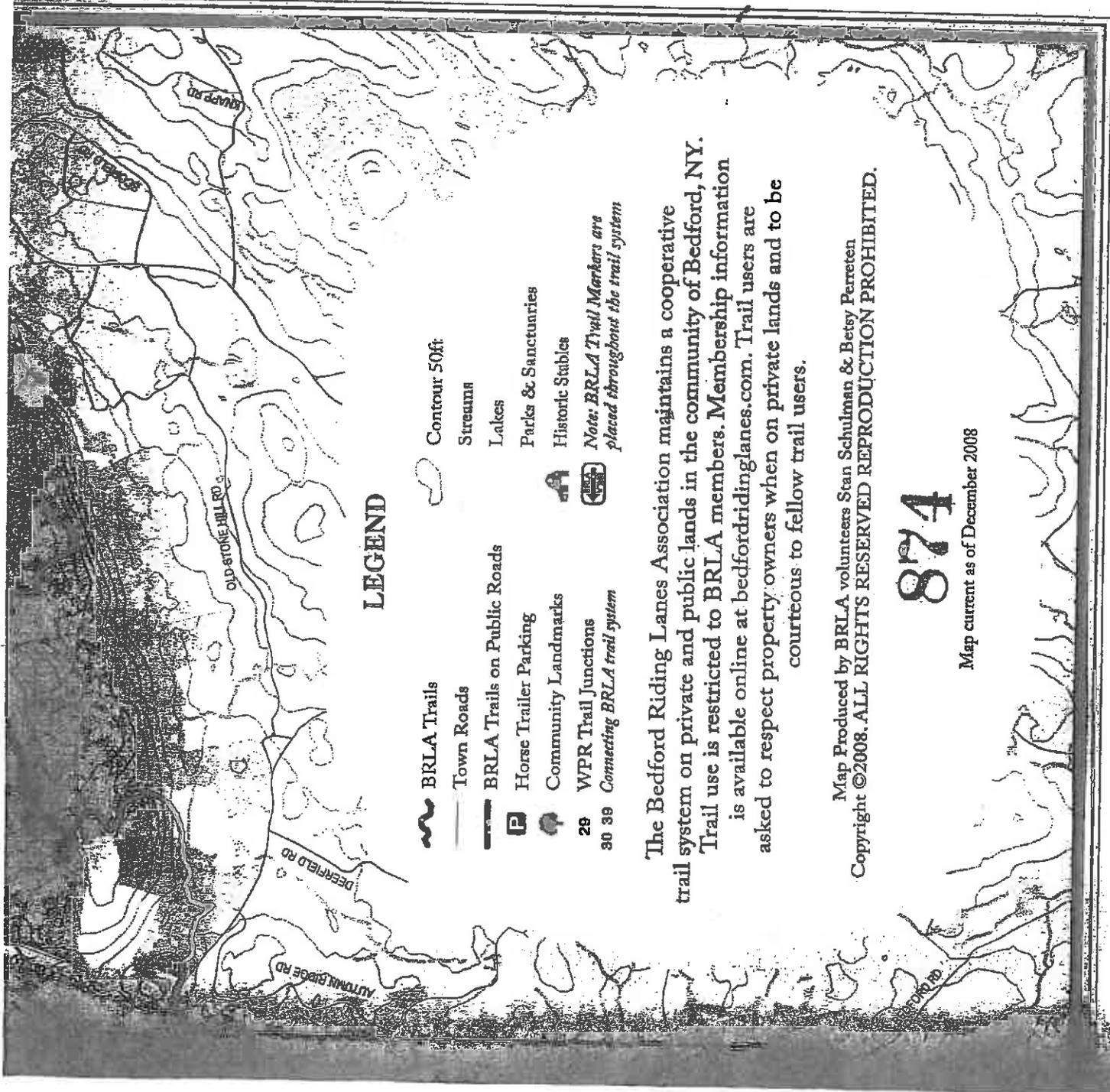




BEDFORD RIDING LANES ASSOCIATION

Trail System





LEGEND

-  BRLA Trails
 -  Town Roads
 -  BRLA Trails on Public Roads
 -  Horse Trailer Parking
 -  Community Landmarks
 -  WPR Trail Junctions
 -  Contour 50ft
 -  Streams
 -  Lakes
 -  Packs & Sanctuaries
 -  Historic Stables
- Note: BRLA Trail Markers are placed throughout the trail system*

The Bedford Riding Lanes Association maintains a cooperative trail system on private and public lands in the community of Bedford, NY. Trail use is restricted to BRLA members. Membership information is available online at bedfordridinglanes.com. Trail users are asked to respect property owners when on private lands and to be courteous to fellow trail users.

Map Produced by BRLA volunteers Stan Schulman & Betsy Perreten
 Copyright ©2008. ALL RIGHTS RESERVED REPRODUCTION PROHIBITED.

874

Map current as of December 2008

EXHIBIT B

View Facing North from Spring Lane/BRLA Trail toward the Lease Area at 49 David's Way



PHOTO 1



PHOTO 2

View Facing West from David's Way showing the BRLA Trail Connecting Spring Lane/48 David's Way (Left) with the Lease Area at 49 David's Way (Right)



PHOTO 3

Yellow BRLA Trail Arrow is slightly to the right of the street sign



PHOTO 4

View Facing South from the BRLA Trail on the Lease Area at 49 David's Way.
The red barn and fenced horse paddock at 48 David's Way and
Spring Street are visible in the background.

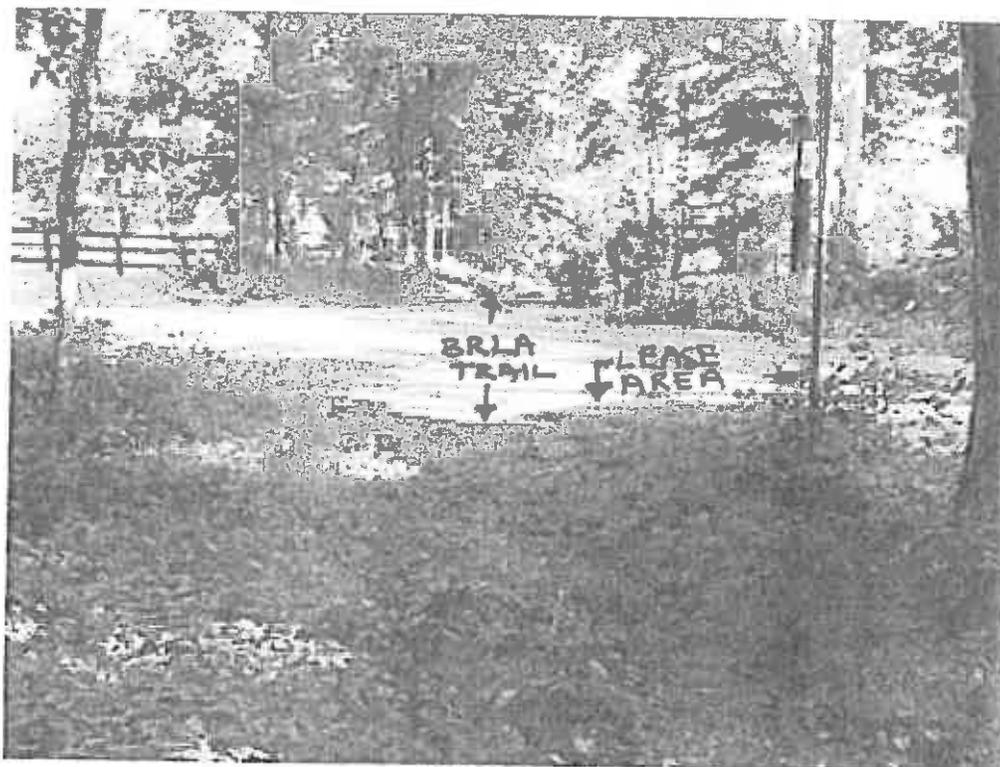


PHOTO 5

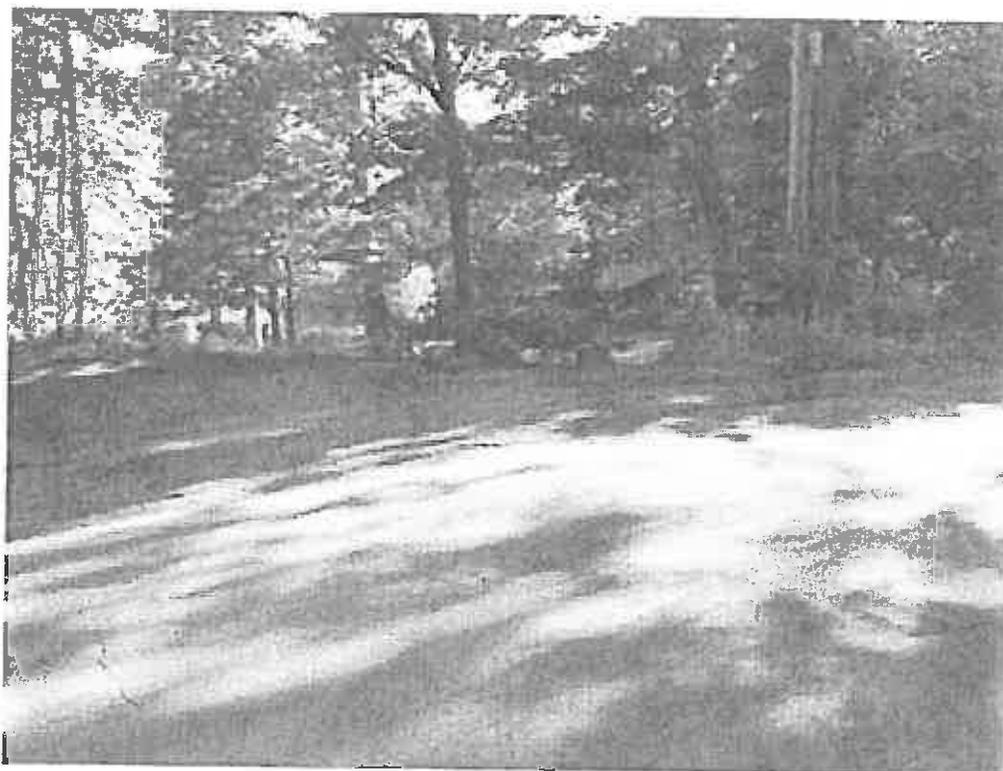


PHOTO 6

LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/19/2015

Parcel ID: 60.20-1-7

Owner Information

Branca Irrevocable Trust, Camille

Applicant Information

Branca Irrevocable Trust, Camille

c/b AA Branca & Co CPA

700 Summer St

Stamford CT 06901

Location: 48 Davids Way

Parcel ID: 60.20-1-7

Permit Type: Zoning

Work Description: Permit the keeping of four (4) horses on a 4.072 acre parcel where only three horses are permitted as of right.

Dear Resident,

Regarding the application for a Zoning 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 leased area at 49 David's Way when added to the lot area to the applicants property at 48 David's Way does not satisfy the minimum acreage requirement for keeping a fourth horse due to the fact the lots are not abutting with common beneficial ownership in accordance with Article III Section 125-25 (3) (b).

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: 326 South Bedford Road LLC
326 South Bedford Road
Bedford Corners, NY 10549**

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

The construction of a tennis court resulting in building coverage of 3.42% where 3% is permitted for property located in the Residential 4 Acre Zoning District. This request being a variance of Article V Section 125-50 for property owned by the applicant and located on:

**326 South Bedford Road
Bedford Corners, New York 10549**

designated as Section 83.13 Block 1 Lot 7 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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 their representatives must be present.

DATED: August 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; (914) 666-2026 FAX
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
JUL 24 2015
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: 326 South Bedford Road LLC

Address: 326 South Bedford Rd, Bedford Corners NY 10549

Telephone/Email: (212) 492-5661 / Dgoldhill@gsn.com

2. Name of Applicant, if other than Owner: Carol Kurth Architects PC

Address: 644 Old Post Road, Bedford NY 10506

Telephone/Email: (914)234-2595 / carol.kurth@carolkurtharchitects.com

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

Carol Kurth Architects PC (see Applicant)

Address: _____

Telephone/Email: _____

4. Identification Property:

Street Address: 326 South Bedford Rd

Tax ID: 83.13-1-7 Zoning District: R-4A Total Land Area: 10.395 AC

Age of the Building N/A

Is the property located in a designated Historic District? No

% of Building Coverage: 3.42% % of Impervious Surface 6.15%

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 Rt 172 within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

RECEIVED
JUL 24 2015

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:

BEDFORD ZONING
BOARD OF APPEALS

Article: V Section: 125-50

To Permit:

New Tennis court with the following variance :

-Relief of maximum Building Coverage of 3%, with the new Tennis court we are
 over by 0.42% (which is still less than half a percentage).

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

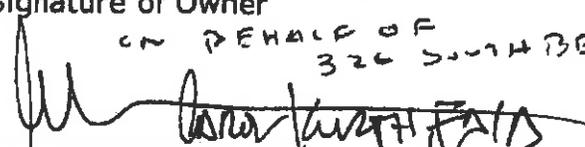
Commercial: \$550.00



Signature of Owner

ON BEHALF OF
326 SOUTH BEDFORD ROAD LLC

A. 30. 15
Date


Signature of Applicant

A. 30. 15
Date



CAROL KURTH
ARCHITECTURE PC

Architecture as a lifestyle for our living

THE ARCADE BUILDING | 644 OLD POST ROAD | BEDFORD, NY 10506 | T. 914.234.2595 | F. 914.234.6552

July 24, 2015

Town of Bedford
Zoning Board of Appeals/ Planning Board
Building Department
425 Cherry Street
Bedford Hills, NY 10507

Re: Zoning & Planning Board Application for:
326 South Bedford Road LLC
Bedford Corners, NY 10549
Section 83.13 / Block 1/ Lot 7

Dear Members of the Zoning Board,

On behalf of our clients we are seeking Zoning Board approval for a building coverage variance for a new tennis court at the above referenced property.

We are asking for approval of the following:

- Relief of maximum Building Coverage of 3%. Based on the proposed Tennis court we would be over the Building Coverage by 0.42% (which is 1 less than half percent).

We respectfully request relief from Article V, Section 125-50, of the Bedford Zoning Code. Thank you for your review and consideration. Please feel free to contact our office should you have any questions.

Respectfully,

Carol J.W. Kurth, FAIA
Carol Kurth Architecture, P.C.

RECEIVED

JUL 24 2015

BEDFORD ZONING
BOARD OF APPEALS

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/18/2015

Parcel ID: 83.13-1-7

Owner Information

326 South Bedford Road LLC

Applicant Information

326 South Bedford Road LLC

c/o David Goldhill

90 Franklin St.

New York NY 10013

Location: 326 South Bedford Rd

Parcel ID: 83.13-1-7

Permit Type: Tennis Court

Work Description: Tennis Court

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 tennis court will require a Special Use Permit from the Planning Board and a variance of Article V Section 125-50 from the Board of Appeals for building coverage of 3.42% where 3% is permitted in the Residential 4 Acre Zoning District.

Denial Letter revised from the 5/4/15

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

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

**Resolution No. 15/25
Denial – Special Use Permit
Tennis Court**

326 South Bedford Road, LLC

WHEREAS, an application dated April 30, 2015 was received from 326 South Bedford Road, LLC, 326 South Bedford Road, Bedford Corners, New York 10549 for approval of a tennis court, affecting property located at 326 South Bedford Road, Bedford Corners, Town of Bedford, shown and designated on Town Tax Maps as Section 83.13 Block 1 Lot 7, in the Residential Four Acre District, and

WHEREAS, the plan submitted with the April 30, 2015 application was denied on June 9, 2015 by the Planning Board, by Resolution No. 15/13 filed with the Town Clerk on June 30, 2015, and

WHEREAS, the applicant submitted a revised plan prepared by Carol Kurth Architecture, P.C., The Arcade Building, 644 Post Road, Bedford, New York 10506-0323, dated 4/30/15, revised 7/6/15, titled "Proposed Tennis Court Plot Plan," and

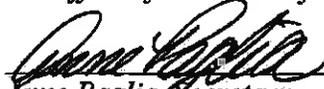
WHEREAS, the Planning Board finds that the proposal, as shown on the revised plan, does not meet the standards for approval as specified in the Town Code as follows:

1. The proposal does not meet the requirements of Article V Section 125-50 – Table of Dimensional Requirements – Maximum Building Coverage.

NOW THEREFORE BE IT RESOLVED that the request for approval of the tennis court is hereby denied.

APPROVED: July 14, 2015
DATED: August 11, 2015

The foregoing resolution is certified to be a true copy of the resolution, which was approved on July 14, 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 August 11, 2015.



Anne Paglia, Secretary
Town of Bedford Planning Board

RECEIVED

AUG 18 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: 117 Fox Run LLC
60 Beach Street
New York, NY 10013**

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

The construction of a 110 square foot single story addition to the front of an existing residence resulting in a front yard setback of 23'-1" where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 11'-3". This being a variance of Article V Section 125-50 and Article III Section 125-11 for property located on:

**117 Fox Lane
Bedford Corners, NY 10549**

designated as Section 94.8 Block 1 Lot 5 on the Tax Maps of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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 their representative must be present.

DATED: August 24, 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
AUG 14 2015
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: 117 Fox Run LLC

Address: 60 Beach St. Apt 1C New York, NY 10013

Telephone/Email: ccjigga@me.com

2. Name of Applicant, if other than Owner: Robert Torre

Address: 215 Railroad Ave. Bedford, NY 10507

Telephone/Email: 914.666.6993 bob.T@rctorre.com

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

Address: 31 Depot Hill Rd. Amenia, NY 12501

Telephone/Email: 845.789.1045 tsalladayra@optonline.net

4. Identification Property:

Street Address: 117 Fox Lane Bedford, NY 10549

Tax ID: 94.8-1-5 Zoning District: R-4A Total Land Area: 4.34 Acres

Age of the Building: Built in 1830

Is the property located in a designated Historic District? No

% of Building Coverage: 2.77% % of Impervious Surface 3.57%

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 Fox Lane 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:
Front Yard Set Back of 75'-0" - Existing house corner is 11'-3" from property line. Proposed addition is 23'-1" from property line

Article: _____ Section: _____

To Permit:

110 Square foot single story addition for a kitchen expansion and renovation.

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

08/10/2015

Date

Signature of Applicant

9/14/2018

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/24/2015

Parcel ID: 94.8-1-5

Owner Information

Fox Run LLC

Applicant Information

Fox Run LLC

117 Fox Lane

Bedford Corners NY 10549

Location: 117 Fox Lann

Parcel ID: 94.8-1-5

Permit Type: Additions & Alterations

Work Description: A 110 square foot single story addition to the front of an existing residence for a kitchen expansion and renovation.

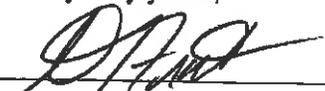
Dear Resident,

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:

A variance of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals will be required for the construction of a 110 square foot single story addition to the front of an existing residence resulting in a front yard setback of 23'1" where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 11' 3". The property is listed on HBPC's Survey of Historic Buildings and will require review by the HBPC. The Town's Environmental Consultant must make a determination whether a permit from the Wetland Control Commission 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

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman
Date: 8/7/2015
Re: Jigarjian–117 Fox Lane, Bedford Corners
94.8-1-5, 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 a one story addition to existing residence for a kitchen expansion and renovation. The project will require a variance from the Zoning Board of Appeals.

The residence is located at 117 Fox Lane, Bedford and is listed on the HBPC's Survey of Historic Buildings. I have attached a copy of the Assessor's cards as well variances we have on file for the property.

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

Att.

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

Resolution #3-94 Five

FRANCIS GOODHUE

WHEREAS, application has been made pursuant to Article V, Section 125-50 of the Code of the Town of Bedford, for a variance to permit construction of an addition to the front of his pre-existing non-conforming residence. The addition would result in a front yard setback of 14 feet instead of the required 75 foot setback. The existing front yard setback is 9.8 feet. Premises being known and designated on the tax map of the Town of Bedford as Section 94.08, Block 1, Lot 5 R4A Zone, and shown on the survey of property submitted on February 1, 1994, and

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

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

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

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

NOW, THEREFORE, on a motion by Mr. McGovern, Seconded by Mr. Ranscht.

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

Vote taken on the foregoing motion was as follows:

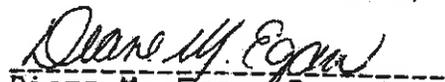
Ayes - Mr. McGovern, Mrs Barton, Mr. Ranscht, Mrs. Arnold,
Mr. McMillan.

Nays - None.



Hugh McMillan, Chairman

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


Diane M. Egan, Secretary

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

**Resolution #10-12 Four
Francis A. Goodhue
Fence**

WHEREAS, application has been made pursuant to Article III Section 125-15 A.(1) (b) and Article III Section 125-15A (3) (g) of the Code of the Town of Bedford Zoning for a variance to permit the replacement of a pre-existing, non-conforming deteriorated 6-foot stockade fence located on the front property line of a residential property with a new stockade fence in the same location resulting in a fence height of 6 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line and is less than 10 feet from a terrace or wall, for premises located at 117 Fox Lane, Bedford, New York 10506, being known and designated on the Tax Map of the Town of Bedford as Section 94.8 Block 1 Lot 5 in the Residential 4-Acre Zoning District, and shown on a survey submitted on June 14, 2012, and

WHEREAS, a public hearing was held on October 3, 2012, at which time all those present wishing to speak were given an opportunity to be heard, and

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

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. Menken, seconded by Mrs. Spano,

RESOLVED, that the application for a variance to permit the replacement of a pre-existing, non-conforming deteriorated 6-foot stockade fence located on the front property line of a residential property with a new stockade fence in the same location resulting in a fence height of 6 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line and is less than 10 feet from a terrace or wall, be approved in accordance with a site plan submitted on June 14, 2012 entitled "Proposed Site Plan for Francis A. Goodhue III & Evelyn C. Goodhue, Town of Bedford, Westchester Co., N.Y.," prepared by Barger, Day & Oswald, dated January 31, 1994, and because of the following:

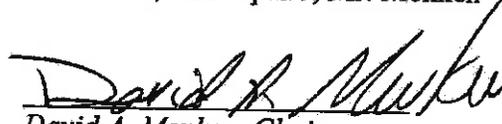
1. That the benefit cannot be achieved by another means feasible alternative to the variance and the fact that the home sits close to the road; and
2. That there will be no undesirable change to the character of the neighborhood or nearby properties and it has been documented that a fence of unknown height has existed on the property in close proximity to the road for many years; and
3. That the fence would be substantial if it were a new request, however, because it is a replacement for what has existed for a long period of time, it is not substantial and an as built survey has been submitted by the applicant; and
4. That there will be no adverse physical or environmental effects as a result of this request; and
5. That even though the alleged difficulty is self-created, this is only one of the factors to be considered by the Board and is not determinative

And subject to the following conditions:

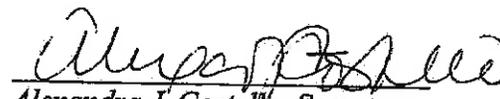
1. That the applicants apply for a fence permit within one (1) year of the date of the Board's vote on the application and diligently pursue such application to completion.

A vote taken on the foregoing motion was as follows:

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


David A. Menken, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 12-31, 2012.


Alexandra J. Costello, Secretary
Zoning Board of Appeals

PUBLIC NOTICE

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

Request of: **Ian Schrager**
213 Baldwin Road
Mount Kisco, NY 10549

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

The legalization of an already constructed accessory structure with open side deck resulting in a side yard setback of 31 feet where 50 feet is required in the Residential 4 Acre Zoning District. This request being a variance of Article V Section 125-50 for property owned by the applicant and located on:

213 Baldwin Road
Mount Kisco, NY 10549

designated as Section 83.12 Block 1 Lot 7 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District.

Said hearing will take place on **Wednesday, the 9th day of September 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: August 24, 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 28 2015
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Tan Schrage
Address: 213 Baldwin RD Bedford NY
Telephone/Email: (914) 879 2147

2. Name of Applicant, if other than Owner: Sam Ward
Address: 2937 old Yorktown RD Yorktown NY 10598
Telephone/Email: 914 879 2147 SamWardContracting@gmail.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Jim Flandreau
Address: 2287 Mark RD Yorktown NY 10598
Telephone/Email: 914 733 2214 jimflandreau@yahoo.com

4. Identification Property:
Street Address: 213 Baldwin RD
Tax ID: Section 83.12 Block 1 Lot 7 Zoning District: R-41 Total Land Area: 12
Age of the Building 2015
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 North side of Baldwin within the unincorporated area of the Town of Bedford.

6/28/15

**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:

legalization of tree house resulting
in side yard setback of 32 feet where 50 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

RECEIVED

MAY 28 2015

BEDFORD ZONING
BOARD OF APPEALS


Signature of Owner

5/28
Date


Signature of Applicant

5/28/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 6/16/2015

Parcel ID: 83.12-1-7

Owner Information

Schrager, Ian

Applicant Information

Schrager, Ian
213 Baldwin Rd

Mt Kisco NY 10549

Location: 213 Baldwin Rd

Parcel ID: 83.12-1-7

Permit Type: Accessory Structure

Work Description: All ready constructed accessory structure with open side deck

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:

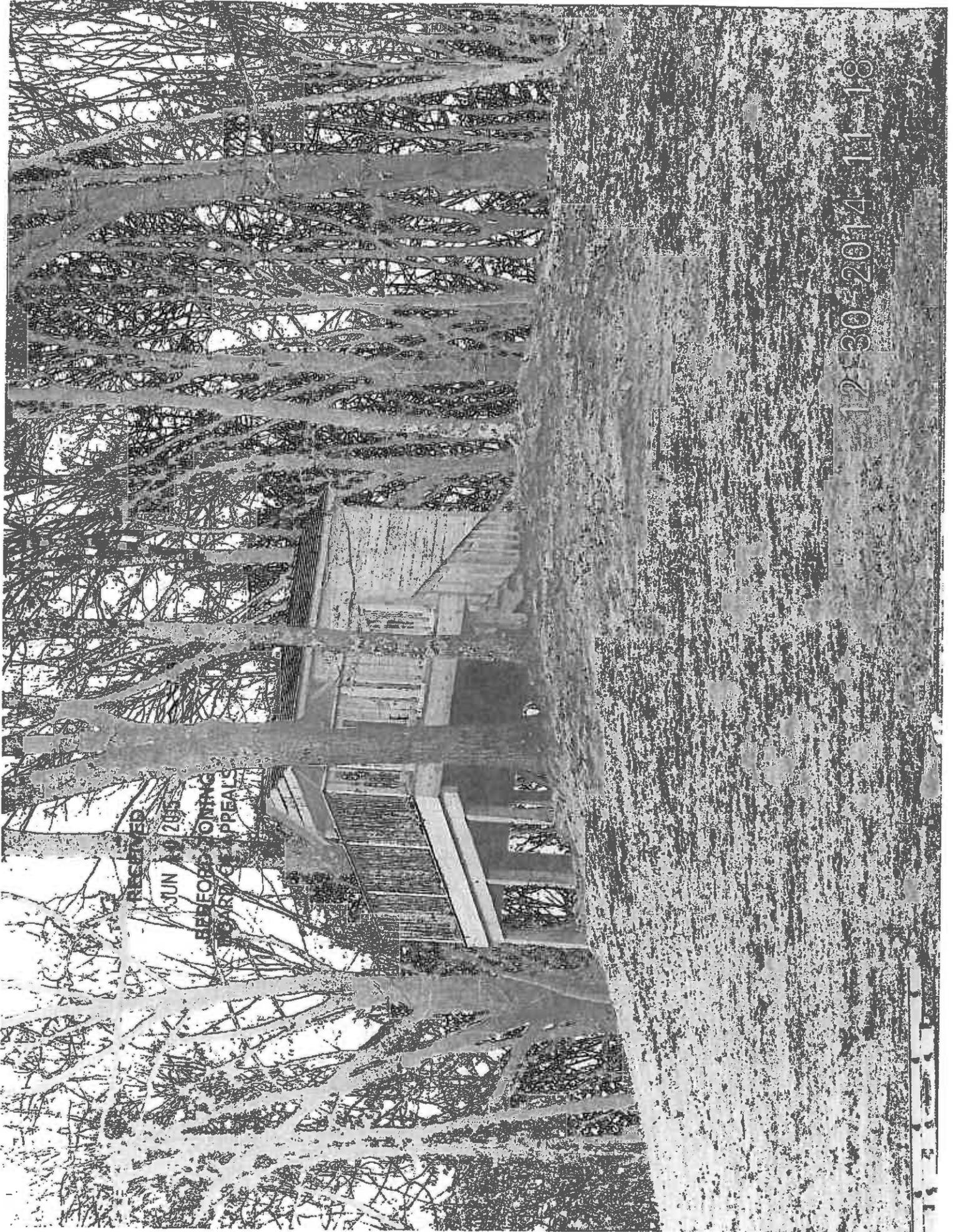
The accessory structure with open side deck will result in a side yard setback of 31 feet where 50 feet are required in the Residential 4 Acre Zoning District and will require a variance from the Zoning Board of Appeals in accordance with Article V Section 125-50.

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

Very truly yours,

Steven Fraietta

Building Inspector



RECEIVED
JUN 10 2014
REPEOPLES MONING
BOARD OF APPEALS

12-30-2014 11-18

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: SCGH Farm LLC
31 Old Roaring Brook Road
Mount Kisco, NY 10549**

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

Construction of additions and alterations to an existing residence including a new porch and 3-car garage resulting in building coverage of 3.77% where 3% 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:

**340 Guard Hill Road
Bedford, NY 10506**

designated as Section 72.19 Block 2 Lot 8 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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: August 24, 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



*Paul
Ch #
5815
Receipt
2415*

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: SCGH Farm LLC

Address: 31 Old Roaring Brook Road, Mount Kisco, N.Y. 10549

Telephone/Email: Jgallop@jrgca.com, Callen31@mac.com

2. Name of Applicant, if other than Owner: Glenn Ticehurst, RLA, ASLA

Address: 448H Old Post Road, Bedford, N.Y. 10506

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

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

Address: 448H Old Post Road, Bedford, N.Y. 10506

Telephone/Email: 914-234-9666 / 914-234-9666

RECEIVED
AUG 7 2015

BEDFORD ZONING
BOARD OF APPEALS

4. Identification Property:

Street Address: 340 Guard Hill Road, Bedford, N.Y. 10506

Tax ID: 72.19/2/8 Zoning District: R-4A Total Land Area: 8.161 Acres

Age of the Building 136 yrs.

Is the property located in a designated Historic District? No

% of Building Coverage: 3.77 % of Impervious Surface 7.47

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 NE side of Guard Hill Rd. within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: V Section: 125-50

To Permit:

Construction of addition to residence with attached garage, which
results in a building coverage of 3.77 %

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
AUG 7 2015 \$350.00
BEDFORD ZONING
BOARD OF APPEALS \$550.00

Signature of Owner

8/6/15
Date


Signature of Applicant

8.6.15
Date

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

August 7, 2015

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

re: 340 Guard Hill Road/SCGH Farm

RECEIVED
AUG 7 2015

Dear Chairman Michaelis and Members of the Board:

BEDFORD ZONING
BOARD OF APPEALS

We are currently working on a beautiful 8.16 acre equestrian property, located at 340 Guard Hill Road. The house is historic and is in immediate need of a complete renovation. It is currently uninhabitable.

The renovation plans include an addition to the main house and the installation of an attached garage. Driveway modifications are also required to provide access to the new garage.

There are several existing beautiful out-buildings (2 barns, 1 cabin, 1 pump house and 2 run-in sheds) that are unique to the farm, as well as paddocks.

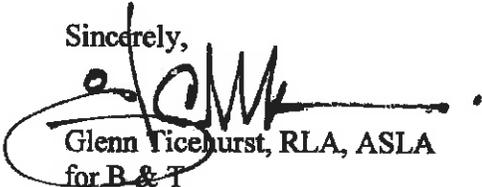
The architect (Iran Grandberg and Associates) is currently preparing plans for submission to the Historic Building Preservation Commission.

The existing building coverage is 2.95%. The proposed modifications/additions and new garage, increase the proposed building coverage to 3.77%, where 3% is allowed. The total existing impervious coverage is 6.04% and the proposed total impervious coverage is 7.47%, which is below the allowed 8%.

We believe that our request is reasonable and compatible with equestrian properties in Bedford. There will be no undesirable change to the neighborhood character or detriment to nearby properties. We also believe that there will be no adverse impact to the environment.

We look forward to the opportunity of presenting this project at the September 9th ZBA meeting. Please contact me in the meantime with any questions or concerns.

Sincerely,



Glenn Ticehurst, RLA, ASLA
for B & T

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/24/2015

Parcel ID: 72.19-2-8

Owner Information

SCGH Farm LLC

Applicant Information

SCGH Farm LLC

31 Old Roaring Brook Rd

Mt Kisco NY 10549

Location: 340 Guard Hill Rd

Parcel ID: 72.19-2-8

Permit Type: Additions & Alterations

Work Description: Addition and alterations to an existing residence including a new porch and 3-car garage

Dear Resident,

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

The project will result in building coverage of 3.77% where 3% is permitted in the R-4 Acre Zoning District. The property is listed on the HBPC's Survey of Historic Buildings and will require review of HBPC.

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

16575

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

Resolution #10-96 Six
Ilene Scheer

WHEREAS, application has been made pursuant to Article I, Section 125-3 of the Code of the Town of Bedford, for a variance to permit a the installation of a washer, dryer, toilet and sink. Premises being known and designated on the tax map of the Town of Bedford as Section 72.19, Block 2, Lot 8 & 9 & 10, R4A Zone, and shown on the survey of property submitted on August 26, 1996, and

WHEREAS, a public hearing was held on October 2, 1996, 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 regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require a variance, and

WHEREAS, The granting of this variance would not change the nature of the neighborhood and would have no negative effect on the properties of the immediate neighbors,

NOW, THEREFORE, on a motion by Mr. McMillan, Seconded by Mr. Ranscht.

RESOLVED, that the application for a variance be approved as submitted because the washer, dryer, toilet and sink will be kept in a utility room in a barn. The likelihood that this would become an accessory apartment is doubtful.

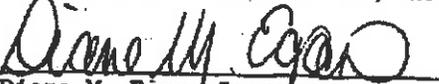
Vote taken on the foregoing motion was as follows:

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

Nays - None.


Hugh C. McMillan, Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on October 25, 1996.


Diane M. Egan, Secretary

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman
Date: 8/7/2015
Re: SCGH Farm LLC–340 Guard Hill Road, Bedford
72.19-2-8, R-4 Acre Zoning District

With reference to the above, a building permit application has been submitted for the construction of additions and alterations to an existing residence including a 3 car garage. The project will require a variance from the Zoning Board of Appeals.

The residence is located at 340 Guard Hill Road, Bedford and is listed on the HBPC's Survey of Historic Buildings. I have attached a copy of the Assessor's cards as well as variances we have 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: P & J Housing Partners
63 Charles Road
Bedford Corners, NY 10549**

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

Construction of a swimming pool, spa/waterfall, and pergola in the rear yard of the residence resulting in combined building coverage of 3.43% where 3% 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:

**63 Charles Road
Bedford, NY 10506**

designated as Section 83.11 Block 1 Lot 2 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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: August 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

APPLICATION FOR A VARIANCE

1. Name of Owner: P and J Housing Partners

Address: 63 Charles Road, Bedford, N.Y.

Telephone/Email: 914-954-3929
2. Name of Applicant, if other than Owner: Glenn Ticehurst, RLA, ASLA of Benedek & Ticehurst, PC.

Address: 448H Old Post Road, Bedford, N.Y. 10506

Telephone/Email: 914-234-9666 / Glenn@btlandarch.com
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Benedek & Ticehurst, Landscape Architects, PC

Address: 448H Old Post Road, Bedford, N.Y. 10506

Telephone/Email: 914-234-9666 / Glenn@btlandarch.com
4. Identification Property:

Street Address: 63 Charles Road, Bedford Corners, NY

Tax ID: 83.11 / 1 / 2 Zoning District: R-4A Total Land Area: 4.133 Acres

Age of the Building 2 Years

Is the property located in a designated Historic District? No

% of Building Coverage: 3.43 % of Impervious Surface 6.94

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 side of Charles Road within the unincorporated area of the Town of Bedford.

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AUG 7 2015
BEDFORD BUILDING
DEPARTMENT

**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:

Construction of a pool, pergola, spa and waterfall, which will result in
a building coverage of . 3.43%

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:

\$350.00

\$550.00

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BEDFORD BUILDING
DEPARTMENT


Signature of Owner

7/25/15
Date


Signature of Applicant

7/25/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/19/2015

Parcel ID: 83.11-1-2

Owner Information

P & J Housing Partners

Applicant Information

P & J Housing Partners, LLC
63 Charles Road

Bedford Corners NY 10549

Location: 63 Charles Rd

Parcel ID: 83.11-1-2

Permit Type: Swimming Pool

Work Description: In ground swimming pool combined with the construction of a spa/waterfall and pergola will result in building coverage of 3.43% where 3% is permitted.

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:

When combined with the construction of a spa/waterfall and pergola will result in building coverage of 3.43% where 3% is permitted and will require a variance of Article V Section 125-50 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

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/19/2015

Parcel ID: 83.11-1-2

Owner Information

Salierno, Vincent & Salierno, Carol Ann

Applicant Information

P & J Housing Partners, LLC
63 Charles Road

Bedford Corners NY 10549

Location: 63 Charles Rd

Parcel ID: 83.11-1-2

Permit Type: Hot Tub/Jacuzzi

Work Description: Construction of a Spa and waterfall

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 Spa and waterfall when combined with the construction of an inground swimming pool and pergola with result in building coverage of 3.43% where 3% is permitted and will require a variance of Article V Section 125-50 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

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/19/2015

Parcel ID: 83.11-1-2

Owner Information

P & J Housing Partners

Applicant Information

P & J Housing Partners, LLC
63 Charles Road

Bedford Corners NY 10549

Location: 63 Charles Rd

Parcel ID: 83.11-1-2

Permit Type: Pergola

Work Description: Pergola

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:

Pergola when combined with the construction of a spa/waterfall and in ground swimming pool will result in building coverage of 3.43% where 3% is permitted and will require a variance of Article V Section 125-50 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

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

August 7, 2015

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

re: 63 Charles Road

Dear Chairman Michaelis and Members of the Board:

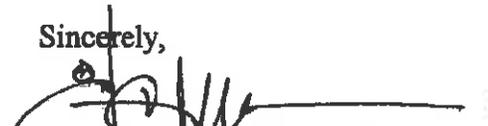
Enclosed, please find our application package for 63 Charles Road. We are formally requesting a Building Coverage Variance of 0.48% to construct a swimming pool, spa/waterfall and pergola in the rear yard of the residence. The proposed location of these amenities is ideal, meets all property line setbacks, requires minimal grading, avoids steep slope disturbance, and will be screened from the neighboring properties.

The existing building coverage is 2.49% and the proposed building coverage is 3.43%, where 3% is allowed. The total existing impervious coverage is 5.57% and the proposed total impervious coverage is 6.94%, which is significantly below the allowable 8%.

We believe that our request is reasonable and that there will be no undesirable change to the neighborhood character or detriment to nearby properties. We also believe that there will be no adverse impact to this environment.

We look forward to presenting this project to you at the September 9th ZBA meeting. In the meantime, please contact me with any questions.

Sincerely,



Glenn Ticehurst, RLA, ASLA
for B & T

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AUG 7 2015
BEDFORD BUILDING
DEPARTMENT

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: Bedford Historical Society
PO Box 491
Bedford, NY 10506**

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

The installation of a pre-fabricated 10 x 12-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 18.8 feet where 40 feet is required in the Residential 2 Acre Zoning District, building coverage estimated to be 18% where 6% is permitted and impervious surface coverage estimated to be 44% where 14% is permitted in the Residential 2 Acre Zoning District. The lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning 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:

**608 Old Post Road
Bedford, NY 10506**

designated as Section 84.7 Block 1 Lot 16 on the Tax Map of the Town of Bedford in an R-2 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of September 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 their representatives must be present.

DATED: August 26, 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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AUG 7 2015

APPLICATION FOR A VARIANCE

BEDFORD ZONING
BOARD OF APPEALS

1. Name of Owner: Bedford Historical Society

Address: 612 Old Post Road, Bedford, NY 10506

Telephone/Email: 914 234 9751
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: 608 Old Post Rd Bedford, NY 10506

Tax ID: _____ Zoning District: R2A Total Land Area: 0.317 Acres

Age of the Building NEW SHED

Is the property located in a designated Historic District? YES

% of Building Coverage: 18 % of Impervious Surface 44

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 NW side of Old Post Rd within the unincorporated area of the Town of Bedford.

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

Page 2

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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:

INSTALLATION OF NEW PREFAB SHED
BEHIND HISTORICAL HALL ON PATIO

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:

~~\$350.00~~
\$550.00

Suzanne H. Ryan

Signature of Owner

*Executive Director
Bedford Historical Society*

Signature of Applicant

8/7/15

Date

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/24/2015

Parcel ID: 84.7-1-16

Owner Information

Bedford Historical Society

Applicant Information

Bedford Historical Society
PO Box 491

Bedford NY 10506

Location: 608 Old Post Rd

Parcel ID: 84.7-1-16

Permit Type: Shed

Work Description: Pre-fabricated Shed (10 x 12 feet) located on existing brick patio

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 proposal to add a shed on a residential property with a non-conforming commercial use will require variances of Article V Section 125-50 and Article III Section 125-11 from the Board of Appeals. The lot area of the parcel is non-conforming consisting of 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District; the shed will result in a side yard setback of 18.8 feet where 40 feet is required in the Residential 2 Acre Zoning District; the building coverage is estimated to be 18% where 6% is permitted and the impervious surface coverage is estimated to be 44% where 14% is permitted in the Residential 2 Acre Zoning District.

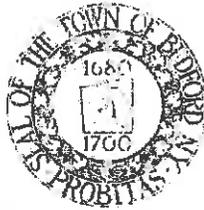
Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraletta

Building Inspector

TOWN OF BEDFORD,



Bedford Village Historic District Review Commission

CERTIFICATE OF APPROVAL NO. 2014/11

Applicant: Bedford Historical Society
612 Old Post Road
Bedford, NY 10506

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AUG 7 2015

Issued: November 14, 2014

BEDFORD ZONING
BOARD OF APPEALS

WHERE AS, the Bedford Village Historic District Review Commission met at a regular scheduled meeting on November 12, 2014 and discussed an application to erect a prefabricated 10'x12' Anthony Model shed behind the Historical Hall located at 608 Old Post Road.

NOW THEREFORE BE IT RESOLVED, that pursuant to Article 1, Section 71 of the Code of the Town of Bedford, the Commission reviewed the application, dated September 4, 2014, and hereby unanimously approved with conditions as set forth:

- 1.) Windows should be located in back/rear of shed; 2.) the shed should be painted/stained the color white; 3.) the doors should be plain barn type; 4.) the structure should be approved by Town of Bedford Building Department.

If the Work is not commenced within twelve (12) months, this Certificate of Approval becomes void and filing of a new application will be required. Please contact the Commission if there are any questions regarding approval.

James B. Renwick
Chairman
(914) 234-9261

Jim_renwick@renwicksothebysrealty.com

Attach: Drawings, Description, Application.

CC: (via email) Applicant : Bedford Historical Society, Town Clerk: L. Fumagalli, Code Enforcer: W. O'Keefe ,
✓ Original (Hard copy): Building Dept.

Town

TOWN OF BEDFORD



Bedford Village Historic District Review Commission

APPLICATION FOR CERTIFICATE OF APPROVAL

APPLICABILITY:

A Certificate of Approval is required for any action that alters the site or the exterior façade of a building in the Historic District, including but not limited to new construction, additions to existing buildings, renovation of exterior materials, changes in windows or doors, changes in paint color, significant landscape changes, lighting, signage, and walls or fences.

A Certificate of Approval must be obtained prior to applying for a Town of Bedford building permit.

Applications must be received two (2) weeks prior to a regularly scheduled meeting of the Commission.

Submit six (6) copies of the completed application, drawings and supporting materials to:

Bedford Village Historic District Review Commission
PO Box 48, Bedford, NY 10506
(914) 234-9454

IDENTIFICATION OF PROPERTY:

ADDRESS: 608 OLD POST ROAD (HISTORICAL HALL)
SECTION: 84.7 BLOCK 1 LOT(S): 16 ON TOWN ASSESSMENT MAP

APPLICANT INFORMATION:

OWNER: BEDFORD HISTORICAL SOCIETY AGENT: _____
ADDRESS: 612 OLD POST RD P.O. BOX 491 ADDRESS: _____
Bedford NY 10506
CONTACT #: 914-234-9751 CONTACT #: _____

DESCRIPTION OF PROPOSED CHANGES:

install pre-fabricated shed behind Historical Hall.
shed will not be visible from street - see attached
site plan and specifics from Martin's Country Craftsman
BHS will shingle roof with wood shakes - 5" perfection

Required information to be included with all applications:

- Site plan of property showing existing and proposed buildings and exterior site features including significant landscaping. Include topographic information for landscape changes. Minimum Scale: 1" = 20'
- Scaled drawings showing plans and elevations of proposed construction, including detail drawings of relevant architectural features. Minimum Scale: 1/4" = 1'-0"
- Color Photographs showing existing conditions to be changed and views from public right of ways which may be altered
- Samples or clear photographs and specifications of proposed materials and colors

APPLICATION – Continued

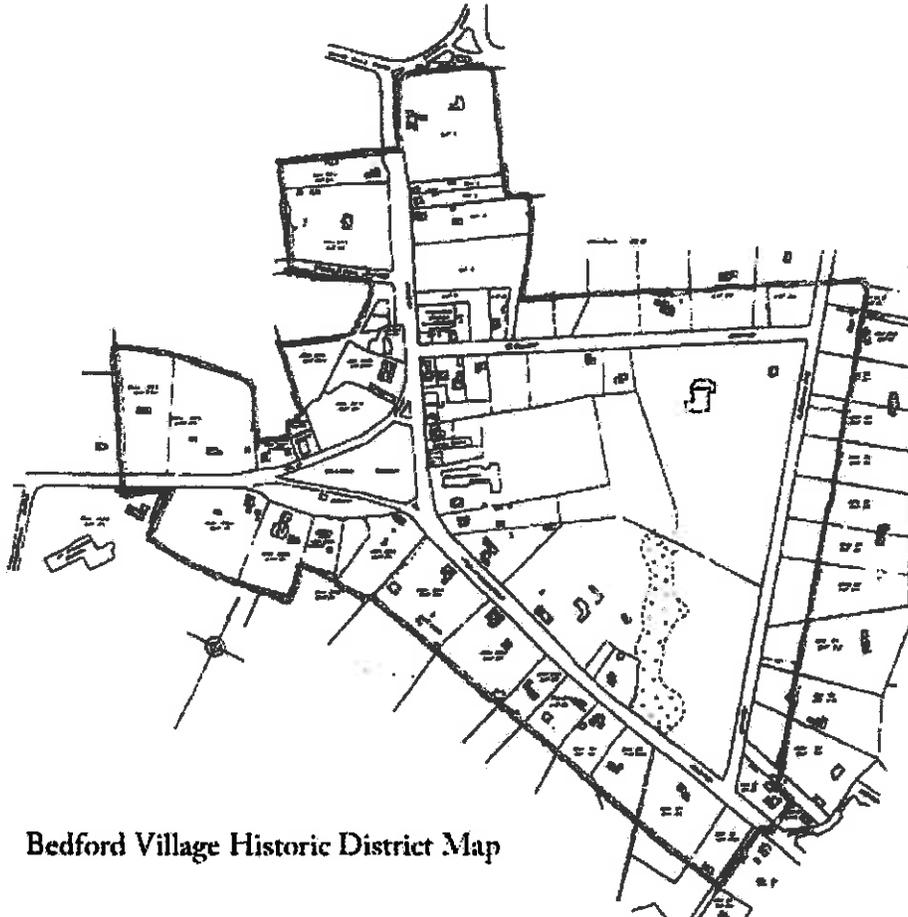
For Landscape Elements & Accessories, including: Signage, Lighting, Fences and Planting

- Site plan showing proposed placement on site Minimum Scale: 1"=20'
- Scaled drawings of elevations and construction details Minimum Scale: ½"=1'-0"
- Signs must show lettering style, size, placement and color Minimum Scale: ½"=1'-0"
Black letters on white background with Caslon Old Style or similar font is preferred
- Samples or clear photographs and specifications of proposed materials and colors

By submitting an application for a Certificate of Approval, the Applicant and Owner grant permission to the Town of Bedford and members of the Bedford Village Historic District Review Commission to enter the property described above for purposes related to the above application, at reasonable times, and with permission from either the owner or tenant in possession.

Signature of Applicant: *Elizabeth H. Ryan* Date: 9/4/14

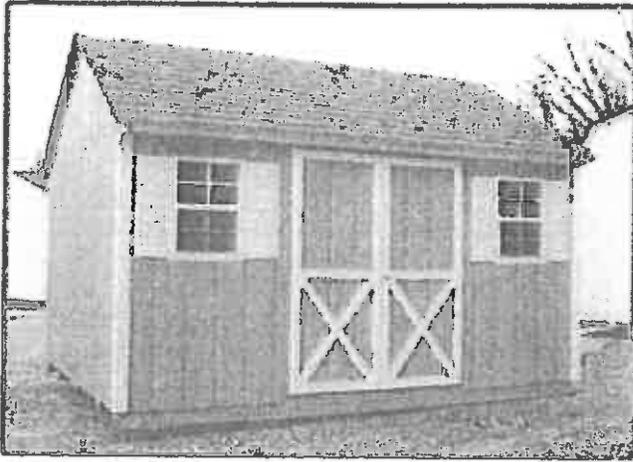
The Commission meets on the second Wednesday of every month at the Bedford Free Library at 7:00PM



Bedford Village Historic District Map

Please circle the subject property on the District Map.

"Anthony" has a gable
 roof with 7/12 pitch.



CONSTRUCTION DETAILS:

FLOORS:

4x4 PT Foundation Beams
 2x4 PT Floor Joists 16" OC
 5/8" Exterior Grade Plywood
 Flooring

2x4 Sill Plate

ROOF:

2x4 & 2x6 Rafters in Michael,
 Kris & John
 2x4 Rafters in Thomas, Anthony,
 William, Charles, Bryan, Benjamin
 Double Gusselled Trusses
 1/2" Exterior Plywood Sheathing
 Architectural Shingles
 Aluminum Drip Edge
 Overhang & Finished Soffits on
 all four sides

WALLS:

2x4 Studs 16" OC
 T1-11 Duratemp Siding
 Vinyl Trim-STANDARD
 2x4 Trim & COLORS

DOORS:

Reinforced Double Doors
 Jacks & Headers in Framing
 Key Lock

WINDOWS:

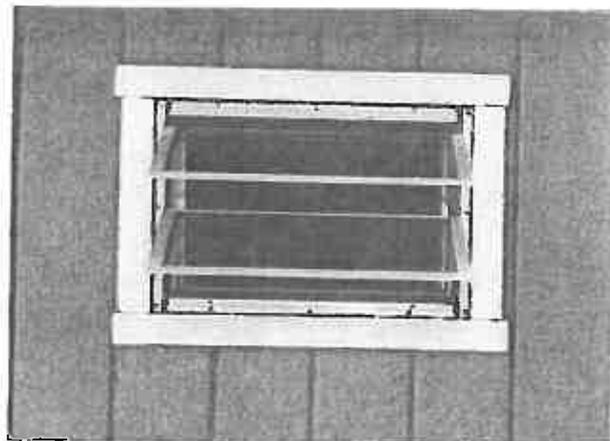
On Michael, Kris:
 1-Jalousie-STANDARD
 On Thomas, Anthony, William,
 Charles, Bryan, Benjamin, John
 2-Single Hung Aluminum with
 Vinyl Trim or Shutters-
 STANDARD

2 - Single Hung Aluminum

Dimensions: 10 x 12 x 10'4" high to peak
 Color: Duratemp grey as shown above with white trim (no X on doors)



2 - 30" doors at 10 foot side



2 - Jalousie windows 15 x 24 on each side of 12 foot sides



Shed location- measuring tape at 10 feet



5 foot clearance from well, dumpster for access



View of patio

