



TOWN OF BEDFORD

www.bedfordny.gov

AGENDA

BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street, 2nd Floor Conference Room
Bedford Hills, New York 10507
WEDNESDAY, October 7, 2015

7:30 P.M.

MINUTES: August 5, 2015, September 9, 2015

NEW APPLICATIONS:

- 1. Christopher and Francesca Santomero, 42 Stone Paddock Place, Bedford, NY 10506.** Section 84.17 Block 1 Lot 2.4, R-4 Acre Zoning District. The applicants request a variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit the legalization of three sheds resulting in (1) **Adjourned** building coverage of 3.3% where 3% is permitted in the Residential 4-Acre Zoning District; and (2) a side yard setback of 42' 10-1/8", as built, for shed #1 where 50 feet is required in the Residential 4-Acre Zoning District; and (3) a side yard setback of 37' 3-3/4", as-built, for shed #3 where 50 feet is required in the Residential 4 Acre Zoning District.
- 2. Qun Li, 75 Goldens Bridge Road, Katonah, NY 10536.** Section 49.8 Block 2 Lot 39, R-1 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 swimming pool resulting in (1) a side yard setback of 11.0 feet where 30 feet is required in the Residential 1 Acre Zoning District; (2) a rear yard setback of 43.8 feet where 50 feet is required in the Residential 1 Acre Zoning District; and (3) impervious surface coverage of 27.40% where 20% is permitted in the R-1 Acre Zoning District.
- 3. 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 applicant requests a variance of Article V Section 125-50 and Article III Section 125-79.1 (1), (2), and (7) of the Town of Bedford Zoning Ordinance to permit the demolition and reconstruction of an existing one-story cottage resulting in living area of 976 square feet where 800 square feet of gross floor area is permitted; and total proposed building coverage of 3.428% where 3% is permitted in the Residential 4 Acre Zoning District.
- 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 applicant requests a variance of Article V Section 125-50 and Article I Section 125-3 Definition of Studio of the Town of Bedford Zoning Ordinance to permit the installation of plumbing facilities consisting of a powder room, (one toilet and one sink) and kitchenette in a reconstructed accessory structure (barn) to be used as recreational space where plumbing in accessory structures is prohibited; and total proposed building coverage of 3.428% where 3% is permitted in the Residential 4 Acre Zoning District.

Zoning Board of Appeals Meeting – Wednesday, October 7, 2015

425 Cherry Street, Bedford Hills – 2nd Floor Conference Room

Page Two

- 5. 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 applicant requests a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the renovation of an existing greenhouse/shed to be used as a greenhouse/art studio with the construction of a 24-square foot kiln addition resulting in total proposed building coverage of 3.428% where 3% is permitted in the Residential 4-Acre Zoning District.
- 6. 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 applicant requests 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 3.428% where 3% is permitted for property location in the Residential 4-Acre Zoning District.
- 7. Timothy Tynan, 521 Guard Hill Road, Bedford, NY 10506.** Section 83.8 Block 1 Lot 9, R-4 Acre Zoning District. The applicant requests variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit additions to an existing, non-conforming residence including a single-story screened porch over an existing brick patio resulting in a side-front yard setback of 11.3 feet where 75 feet are required in the R-4 Acre Zoning District and a covered entry porch resulting in a front yard setback of 33 feet where 75 feet are required in the R-4 Acre Zoning District; building coverage of 13.39% where 3% is permitted in the R-4 Acre Zoning District and impervious coverage of 26.32% where 8% is permitted in the R-4 Acre Zoning District. The parcel has non-conforming lot area consisting of 0.321 acres where 4 acres are required in the Residential 4-Acre Zoning District.
- 8. Timothy Tynan, 521 Guard Hill Road, Bedford, NY 10506.** Section 83.8 Block 1 Lot 9, R-4 Acre Zoning District. The applicant requests variance of Article V Section 125-50 and Article III Section 125-11 of the Town of Bedford Zoning Ordinance to permit the reconstruction of an existing, non-conforming detached 2-car garage and the addition of a second story storage loft and exterior stair resulting in a rear yard setback of 1.17 feet where 50 feet are required in the R-4 Acre Zoning District and a front yard setback of 13.24 feet where 75 feet are required in the R-4 Acre Zoning District; building coverage of 13.39% where 3% is permitted in the R-4 Acre Zoning District and impervious coverage of 26.32% where 8% is permitted in the R-4 Acre Zoning District. The parcel has non-conforming lot area consisting of 0.321 acres where 4 acres are required in the Residential 4-Acre Zoning District.
- 9. Rippowam Cisqua School 425-439 Cantitoe Street, Bedford, NY 10506.** Section 73.13 Block 2 Lot 5, R-2 Acre Zoning District. The applicant requests a modification of the Special Permit granted to Rippowam Cisqua School in accordance with Article VIII Section 125-75 of the Town of Bedford Zoning Ordinance to permit the restoration/reconstruction of the Cushman House, a two-family residence, located on the Upper Campus of the Rippowam Cisqua School to be adaptively re-used for administrative office use; and the continued operation of a pre-existing Private School in a Residential 2-Acre Zoning District.
- 10. Rippowam Cisqua School 425-439 Cantitoe Street, Bedford, NY 10506.** Section 73.13 Block 2 Lot 5, R-2 Acre Zoning District. The applicant requests a variance of Article VIII Section 125-75 D of the Town of Bedford Zoning Ordinance to permit the restoration of the Cushman House on the existing footprint resulting in (1) a front yard setback of 21.1 feet where 100 feet is required where the existing front yard setback is existing, non-conforming at 21.1 feet; and (2) a side yard setback of 18.7 feet where 80 feet is required where the existing side yard setback is existing, non-conforming at 10.4 feet. Building area plus paved area is proposed at 21.74% as a percent of the lot where 20% is permitted and was approved by ZBA Resolution #01-15 Seven.

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: **Qun Li**
75 Goldens Bridge Road
Katonah, NY 10536

for a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit:

The legalization of an already constructed swimming pool resulting in (1) a side yard setback of 11.0 feet where 30 feet is required in the Residential 1 Acre Zoning District; (2) a rear yard setback of 43.8 feet where 50 feet is required in the Residential 1 Acre Zoning District; and (3) impervious surface coverage of 27.40% where 20% is permitted in the Residential 1 Acre Zoning District for property located on:

75 Goldens Bridge Road
Katonah, NY 10536

designated as Section 49.8 Block 2 Lot 39 on the Tax Maps of the Town of Bedford in a Residential 1-Acre Zoning District. Said hearing will take place on **Wednesday, the 7th day of October 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: September 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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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
SEP 4 2015

BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

- Name of Owner: Qun Li
Address: 11 Brookside Circle, Chappaqua, NY 10514
Telephone/Email: (914) 559-8024 qunli@optonline.net
- Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect): _____
Address: _____
Telephone/Email: _____
- Identification Property:
Street Address: 75 Golden's Bridge Road, Katonah, NY 10536
Tax ID: 49.8-2-39 Zoning District: 1 Acre Total Land Area: _____
Age of the Building 1980's
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 east side of Rte 22 within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

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

Article: ✓ III Section: 125-50
125-11

To Permit:

legalization of inground pool built
without permits resulting in a side yd
setback of 11'0", rear yard of 43'8"
where 50' is required
building coverage of 27-40% where 20% permitted

6. Plans required:

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

7. Public Notice:

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

RECEIVED

SEP 4 2015

BEDFORD ZONING
BOARD OF APPEALS

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

Variance

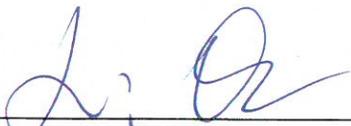
(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00



Signature of Owner

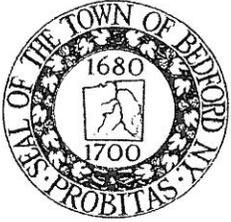
8-4-2015

Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/4/2015

Parcel ID: 49.8-2-39

Owner Information

Li, Qun

Applicant Information

Li, Qun

11 Brookside Cir

Chappaqua NY 10514

Location: 75 Goldens Bridge Rd

Parcel ID: 49.8-2-39

Permit Type: Swimming Pool

Work Description: Legalization of an in ground swimming pool

Dear Resident,

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

The already constructed swimming pool will require a variance of Article V Section 125-50 from the Board of Appeals for (1) a side yard setback of 11.0 feet where 30 feet is required in the Residential 1 Acre Zoning District; (2) a rear yard setback of 43.8 feet where 50 feet is required in the Residential 1 Acre Zoning District; and (3) impervious surface coverage of 27.40% where 20% is permitted in the Residential 1 Acre Zoning District.

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

Very truly yours,

Steven Fraietta

Building Inspector

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 demolition and reconstruction of an existing one-story cottage resulting in living area of 976 square feet where 800 square feet of gross floor area is permitted; and total proposed building coverage of 3.428% where 3% is permitted in the Residential 4 Acre Zoning District. This request being a variance of Article V Section 125-50 and Article III Section 125-79.1 (1), (2), and (7) 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 7th day of October 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.

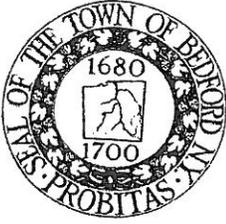
DATED: September 18, 2015

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

LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/31/2015

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: Cottage/Accessory Apartment

Work Description: Demolish and rebuild existing 2 bedroom cottage

Dear Resident,

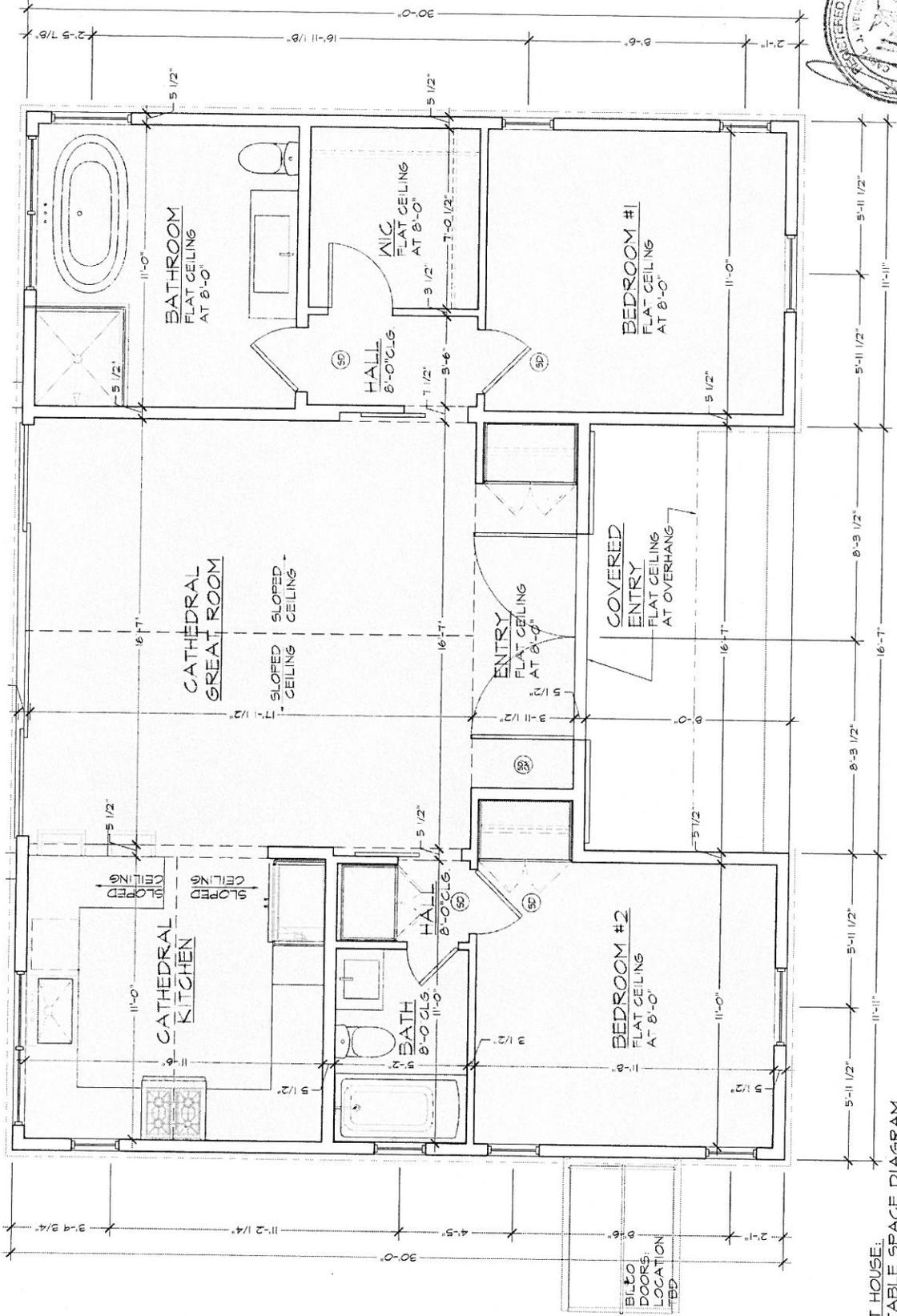
Regarding the application for a Special Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The proposal requires a Special Use Permit from the Planning Board in accordance with Article VIII Section 125-79.1 and may require variances from the Board of Appeals in accordance with Article V Section 125-50 and Article III Section 125-11 of the Town Code to permit coverage in excess of what is permitted in the Residential 4 Acre Zoning District.

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

Very truly yours,

Steven Fraietta
Building Inspector



09.15.2015

**GUEST HOUSE:
HABITABLE SPACE DIAGRAM**

326 S. BEDFORD RD., BEDFORD CORNERS, NY

The Office of Carol J.W. Kurth, AIA, ARCHITECT P.C.
The Arcade Building, 644 Old Post Road, Bedford, New York, 10516-0223
T 914.234.2595 F 914.234.6552 www.caroljwkurtharchitects.com

HABITABLE SPACE: 976 SQ.FT.
(INC. TO SQ.FT. OF CLOSETS)



ZONING BOARD OF APPEALS

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

APPLICATION FOR A VARIANCE

- Name of Owner:** 326 South Bedford Road LLC
Address: 326 South Bedford Road, Bedford Corners, NY 10549
Telephone/Email: 212-492-5661
- Name of Applicant, if other than Owner:** Carol Kurth Architecture
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):**
Carol Kurth, FAIA
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Identification Property:**
Street Address: 326 South Bedford Rd
Tax ID: 83.13 block 1 lot 7 **Zoning District:** 4A **Total Land Area:** 10.395
Age of the Building 40 +/-
Is the property located in a designated Historic District? No
% of Building Coverage: 3.44% * **% of Impervious Surface** 6.1% *
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** Rte 172 **within the unincorporated area of the Town of Bedford.**

* Includes outbuildings and proposed tennis court

**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 and article 111 section 125-11

To Permit:

 Rebuild existing 2 bedroom cottage and deck (same location)

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

*AGENT
APRIL KURTZ FALA*

9.1.19

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

Page 2

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



Signature of Owner

 8-31-15
Date

Signature of Applicant

Date

PUBLIC NOTICE

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

Request of: **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 installation of plumbing facilities consisting of a powder room (one toilet and one sink) and kitchenette in a reconstructed accessory structure (barn) to be used as recreational space where plumbing in accessory structures is prohibited; and total proposed building coverage of 3.428% where 3% is permitted in the Residential 4 Acre Zoning District. This request being a variance of Article I Section 125-3 Definition of Studio and 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 7th day of October 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: September 18, 2015

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

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

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

APPLICATION FOR A VARIANCE

- Name of Owner:** 326 South Bedford Road LLC
Address: 326 South Bedford Road, Bedford Corners, NY 10549
Telephone/Email: 212-492-5661
- Name of Applicant, if other than Owner:** Carol Kurth Architecture
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):**
Carol Kurth, FAIA
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Identification Property:**
Street Address: 326 South Bedford Rd
Tax ID: 83.13 block 1 lot 7 **Zoning District:** 4A **Total Land Area:** 10.395
Age of the Building 40 +/-
Is the property located in a designated Historic District? No
% of Building Coverage: 3.44% * **% of Impervious Surface** 6.1% *
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** Rte 172 **within the unincorporated area of the Town of Bedford.**

* Includes outbuildings and proposed tennis court

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 and article 111 section 125-11

To Permit:

Demo and rebuild existing barn and addition

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

AGENT
Cher Kurtz, FLS

9.1.15

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

Page 2

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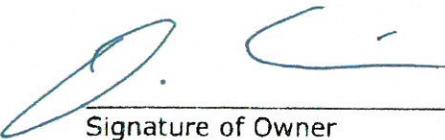
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Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00



Signature of Owner

 8-31-15
Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/9/2015

Parcel ID: 83.13-1-7

Owner Information

326 South Bedford Road LLC

Applicant Information

326 South Bedford Road LLC

c/oDavid Goldhill

90 Franklin St

New York NY 10013

Location: 326 South Bedford Rd

Parcel ID: 83.13-1-7

Permit Type: Accessory Building

Work Description: Rebuild existing barn on the site to be used as a barn and for recreation space with powder room, sauna, and kitchenette

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 proposal will require a variance of Article V Section 125-50 and Article III Section 125-11 because the project will result in building coverage in excess of what is permitted in the Residential 4 Acre Zoning District; and a variance of Article I Section 125-3 Definition of Studio for the installation of plumbing facilities consisting of a powder room and kitchenette in an accessory structure where plumbing in accessory structures is prohibited.

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

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The renovation of an existing greenhouse/shed to be used as a greenhouse/art studio with the construction of a 24-square foot kiln addition resulting in total proposed building coverage of 3.428% where 3% is permitted 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:

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ZONING BOARD OF APPEALS

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

APPLICATION FOR A VARIANCE

- Name of Owner:** 326 South Bedford Road LLC
Address: 326 South Bedford Road, Bedford Corners, NY 10549
Telephone/Email: 212-492-5661
- Name of Applicant, if other than Owner:** Carol Kurth Architecture
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):**
Carol Kurth, FAIA
Address: 644 Old Post Rd, Bedford, NY 10506
Telephone/Email: carol.kurth@carolkurtharchitects.com 914-234-2595
- Identification Property:**
Street Address: 326 South Bedford Rd
Tax ID: 83.13 block 1 lot 7 **Zoning District:** 4A **Total Land Area:** 10.395
Age of the Building 40 +/-
Is the property located in a designated Historic District? No
% of Building Coverage: 3.44% * **% of Impervious Surface** 6.1% *
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** Rte 172 **within the unincorporated area of the Town of Bedford.**

* Includes outbuildings and proposed tennis court

**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 and article 111 section 125-11

To Permit:

 Rebuild existing greenhouse/art studio w/ kiln

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



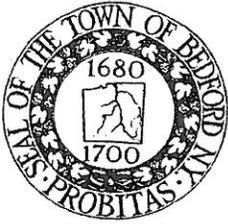
Signature of Owner

 8-31-15
Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/9/2015

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: Accessory Building

Work Description: Rebuild existing greenhouse and convert storage area into art studio with kiln

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 proposal will require a variance of Article V Section 125-50 and Article III Section 125-11 because the project will result in building coverage in excess of what is permitted in the Residential 4 Acre Zoning District.

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

Very truly yours,

Steven Fraietta

Building Inspector

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 3.428% 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 7th day of October 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: September 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

- 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
- 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
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Carol Kurth Architects PC (see Applicant)
Address: _____
Telephone/Email: _____
- 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

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

Article: V Section: 125-50

To Permit:

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).

9-22-15 application amended per plan dated 9-14-15
 to request Building coverage of 3.428% where 3% is

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

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.

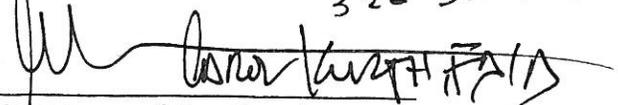
8. Fees: (make checks payable to the Town of Bedford)

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



A. 30.15
Date

IN BEHALF OF
326 SOUTH BEDFORD ROAD LLC



A. 30.15
Date

**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

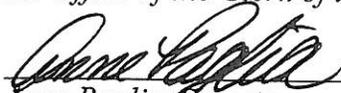
WHEREAS, the Planning Board finds that the proposal, as shown on the revised plan, does not meet the standards for approval as specified in the Town Code as follows:

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

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

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: **Timothy Tynan**
521 Guard Hill Road
Bedford, NY 10506

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

Additions to an existing, non-conforming residence including a single-story screened porch over an existing brick patio resulting in a side-front yard setback of 11.3 feet where 75 feet are required in the R-4 Acre Zoning District and a covered entry porch resulting in a front yard setback of 33 feet where 75 feet are required in the R-4 Acre Zoning District; building coverage of 13.39% where 3% is permitted in the R-4 Acre Zoning District and impervious coverage of 26.32% where 8% is permitted in the R-4 Acre Zoning District. The parcel has non-conforming lot area consisting of 0.321 acres where 4 acres are required in the Residential 4 Acre Zoning District. This request requiring a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicant and located on:

521 Guard Hill Road
Bedford, NY 10506

designated as Section 83.8 Block 1 Lot 9 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 7th day of October 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.

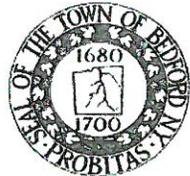
DATED: September 18, 2015

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

MAIN HOUSE



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
SEP 3 2015

BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: TIMOTHY TYNAN

Address: 521 GUARD HILL ROAD BEDFORD NY 10506

Telephone/Email: 914-525-3886, timothy.tynan@gmail.com

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

Address: _____

Telephone/Email: _____

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

MICHAEL C. MESSINGER

Address: 16 WASHINGTON AVE, BEDFORD NY 10506

Telephone/Email: 914-239-4063 mike@greatoakstudio.com

4. Identification Property:

Street Address: 521 GUARD HILL ROAD

Tax ID: 83.8-1-9 Zoning District: R4A Total Land Area: 0.321 ac

Age of the Building 277± (1938)

Is the property located in a designated Historic District? NO

% of Building Coverage: 11.56% exist % of Impervious Surface 25.78% exist

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 west side of Guard Hill & Clark Rd within the unincorporated area of the Town of Bedford.

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

Page 2

5. Request:

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

Article: _____ Section: _____

To Permit:

ADDITION OF SCREENED PORCH TO MAIN HOUSE OVER EXISTING BRICK PATIO; RECONFIGURE REAR ENTRY DOOR TO SIDE OF HOUSE WITH MINOR INTERIOR ALTERATIONS.

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

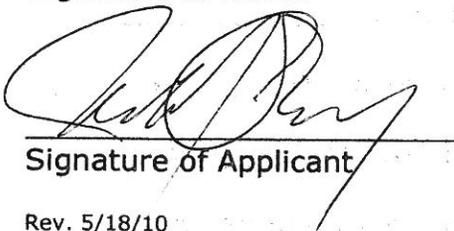
(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

Signature of Owner

Date


Signature of Applicant

9/03/2015
Date

RECEIVED
SEP 3 2015
BEDFORD ZONING
BOARD OF APPEALS

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/25/2015

Parcel ID: 83.8-1-9

Owner Information

Tynan, Timothy

Applicant Information

Tynan, Timothy

521 Guard Hill Rd

Bedford NY 10506

Location: 521 Guard Hill Rd

Parcel ID: 83.8-1-9

Permit Type: Additions & Alterations

Work Description: Addition of a screened porch to the main residence over an existing brick patio; reconfigure the rear entry door to the side of the house with minor interior alterations.

Dear Resident,

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

The project will require (1) variances of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals for lot area (.321 where 4 acres is required and Effective Square of 250 feet), setback and coverage (the structure does not meet the required 75-foot front yard setback from Guard Hill Road and the proposed porch is 11.3 feet from the front property line on Clark Road where 75 feet is required, existing structure is 7.2 feet; building coverage of 13.74% where 3% is permitted, existing building coverage is non-conforming at 11.56%; impervious coverage of 26.75% where 8% is permitted, existing impervious coverage is 25.96%.) (2) A wetland permit is required. (3) The property is located on the HBPC's Survey of Historic Buildings and is referred to the Commission for review.

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: **Timothy Tynan**
521 Guard Hill Road
Bedford, NY 10506

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

The reconstruction of an existing, non-conforming detached 2-car garage and the addition of a second story storage loft and exterior stair resulting in a rear yard setback of 1.17 feet where 50 feet are required in the R-4 Acre Zoning District and a front yard setback of 13.24 feet where 75 feet are required in the R-4 Acre Zoning District; building coverage of 13.39% where 3% is permitted in the R-4 Acre Zoning District and impervious coverage of 26.32% where 8% is permitted in the R-4 Acre Zoning District. The parcel has non-conforming lot area consisting of 0.321 acres where 4 acres are required in the Residential 4 Acre Zoning District. This request requiring a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicant and located on:

521 Guard Hill Road
Bedford, New York 10506

designated as Section 83.8 Block 1 Lot 9 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 7th day of October 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: September 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

GARAGE



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

SEP 3 2015

BEDFORD ZONING BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: TIMOTHY TYNAN

Address: 521 GUARD HILL RD BEDFORD NY 10506

Telephone/Email: 914-525-3886, timothy.tynan@gmail.com

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

Address: _____

Telephone/Email: _____

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

MICHAEL C. MESSINGER

Address: 16 WASHINGTON AVE, BEDFORD NY 10506

Telephone/Email: 914-234-4063, mike@greatoakstudio.com

4. Identification Property:

Street Address: 521 GUARD HILL ROAD

Tax ID: 83.8-1-9 Zoning District: R-4A Total Land Area: 0.321 ac

Age of the Building 70 yrs ± (1945)

Is the property located in a designated Historic District? NO

% of Building Coverage: 11.56% exist % of Impervious Surface 25.78% exist

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 Guard Hill & Clark Rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

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

Article: _____ Section: _____

To Permit:

RECONSTRUCTION OF EXISTING TWO-CAR GARAGE, WITH SECOND-STORY
LOFT STORAGE & INTERIOR STAIR

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

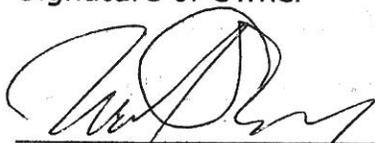
Commercial: \$550.00

RECEIVED

SEP 3 2015

BEDFORD ZONING
BOARD OF APPEALS

Signature of Owner



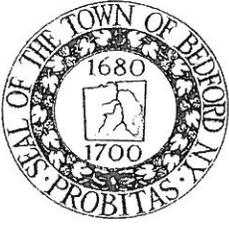
Signature of Applicant

Date

9/03/2015

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/25/2015

Parcel ID: 83.8-1-9

Owner Information

Tynan, Timothy

Applicant Information

Tynan, Timothy

521 Guard Hill Rd

Bedford NY 10506

Location: 521 Guard Hill Rd

Parcel ID: 83.8-1-9

Permit Type: Accessory Building

Work Description: Reconstruct existing detached 2-car garage on same footprint with second story storage loft addition and exterior stair

Dear Resident,

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

The project will require (1) variances of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals for lot area (.321 where 4 acres is required and Effective Square of 250 feet), setback and coverage (zero feet from the rear property line where 50 feet is required, 13.24 feet from the front yard where 75 feet is required, building coverage of 13.74% where 3% is permitted, existing building coverage is non-conforming at 11.56%; impervious coverage of 26.75% where 8% is permitted, existing impervious coverage is 25.96%.) (2) A wetland permit is required. (3) The property is located on the HBPC's Survey of Historic Buildings and is referred to the Commission for review.

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

- 227 Guard Hill

*246 Guard Hill, **Nehemiah Lounsbury House**, circa 1750: **Aaron Sutton/Kirby/Waller**. Part of Tanræckin: picture, notes, historic maps, assessor information, clippings, excerpts, correspondence 1925 to 1966

- 337 Guard Hill Road, circa 1930, **Florence Sutton** property: report, chronology, notes and assessor information

* 340 Guard Hill, 1879, **Sutton-Macy House**: report, chronology, deeds back to 1886, images, historic maps, assessor information, genealogical information including the recollections of Carlotta Washburn, niece of Florence Macy Sutton, regarding the house, clippings

- 391-399 Guard Hill, **Mott Schmidt's home**, 1924: report, assessors information
400 Guard Hill, "Ensign Farm", built circa 1929: notes, historic maps, assessor's information

* 430-450 Guard Hill, **Raymond Farm**, circa 1835: report

- 462 Guard Hill Road

- 504 Guard Hill Road

* 521 Guard Hill Road 1st **Clark Homestead** circa 1785: report, deeds, current photographs, maps, assessor's information

- 524 Guard Hill Road

- 541 Guard Hill, **J. Willis Clark Farm** 1838: notes, assessor info

* 568 Guard Hill, **Alexander Denton House**, pre-revolutionary: report, deeds back to 1781, chronology, assessor information, clippings including article by Blaire Fuller who grew up there in the 1920's

- 621 Guard Hill, "Pooks Hill" built by **Mott Schmidt** for Keith and Susan Kroeger; article in Bedford Historian

- 640 Guard Hill "Nestledown Farm" circa 1830 with 1930's outbuildings: notes, maps

- 699 Guard Hill Road

- 701 Guard Hill Road

- 741 Guard Hill Road

- 748 Guard Hill Road

- 756 Guard Hill Road

H

Haines Road

- 29 Haines Road

- 43 Haines Road

- 47 Haines Road (remodeled)

- 73 Haines Road, circa 1860's: notes

- 87 Haines Road

- 170 Haines Road

* 200 Haines Road, built circa 1909 for Montefiore Maintenance Engineer **Joseph Krebs**, on **Roughan Farm**: report, maps, clippings, assessor info

- 235 Haines, news article

- 316 Haines Road

- 323 Haines, circa 1935 "**Mandel House**": notes, maps, assessor info

Memo

To: Zoning Board of Appeals

From: Anne Paglia, Secretary
Historic Building Preservation Commission

RECEIVED

Date: September 4, 2015

SEP 4 2015

Re: Owner/Applicant: Timothy Tynan
HBPC Application for Additions and Renovations to Existing Residence
521 Guard Hill Road, Bedford
Section 83.8 Block 1 Lot 9, R-A District

**BEDFORD BUILDING
DEPARTMENT**

The Historic Building Preservation Commission approved the subject application at its August 19, 2015 meeting.

The plans submitted were prepared by Great Oak Studio Architects, 16 Washington Avenue, Bedford Village, New York 10506 titled:

A1-"Site Plans, Zoning Info, Photos" Dated 2/20/15, revised 6/1/15
A2-"Main House: Existing & Proposed" Dated 2/20/15, revised 6/1/15
A3-"Garage: Existing & Proposed" Dated 2/20/15, last revised 8/14/15

HBPC Determination No. 15/18 required revisions to these plans. The revised plans, with revisions date of 8/28/15, were received and approved by John Stockbridge on 9/3/15.

RECEIVED
SEP 4 2015
BEDFORD BUILDING
DEPARTMENT

**Historic Building Preservation Commission
Town of Bedford
Westchester County, New York**

**HBPC DETERMINATION NO. 15/18
Additions and Renovations to Existing Residence**

Timothy Tynan

WHEREAS, the Building Department has received an application for additions and renovations to the existing residence from Timothy Tynan, 521 Guard Hill Road, Bedford, New York 10506 at the Applicant's property commonly known as 521 Guard Hill Road, Bedford Town of Bedford, County of Westchester, State of New York; and

WHEREAS, the Historic Building Preservation Commission received a memorandum from the Building Inspector dated 6/29/2015 requesting a determination of whether the proposed application should be approved; and

WHEREAS, the Property is designated on the Town's Tax Maps as Section 83.8, Block 1, Lot 9 and is located in an R-4A zoning district; and

WHEREAS, the Applicant submitted an Application for Determination (the "Application") to the Commission for a permit (the "Permit") dated 6/29/2015; and

WHEREAS, the Applicant submitted a set of plans prepared by Great Oak Studio Architects, 16 Washington Avenue, Bedford Village, New York 10506, as follows:

A1-"Site Plans, Zoning Info, Photos"	Dated 2/20/15, revised 6/1/15
A2-"Main House: Existing & Proposed"	Dated 2/20/15, revised 6/1/15
A3-"Garage: Existing & Proposed"	Dated 2/20/15, last revised 8/14/15, and

WHEREAS, the Commission and the Consultant to the Commission conducted a site inspection of the building on 7/29/2015; and

WHEREAS, the Commission at its meeting on 8/19/2015, reviewed the application and the information submitted to it; and

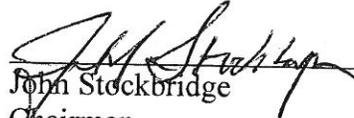
WHEREAS, the Commission has determined that the proposed work meets the requirements of the Historic Building Preservation Law (Bedford Code-Article III of Chapter 71); and

NOW, BE IT RESOLVED that the Commission hereby recommends the Building Inspector approve the application for the additions and renovations to the existing residence with the following condition:

1. Revised plans for the screened-in porch and the right side entrance, as discussed at the August 19, 2015 meeting, shall be submitted to the Building Inspector.

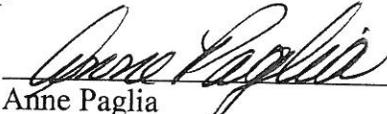
BE IT FURTHER RESOLVED, that, pursuant to Section 71-25D (2) of the Town Code, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Consultant to the Commission in connection with the proposal.

The Commission approved this Determination No. 15/18 at the 8/19/2015 meeting by the unanimous vote of the following members: John Stockbridge, Ben Branch and Shelley Smith.


John Stockbridge
Chairman

Dated as of August 19, 2015

The foregoing is certified to be a true copy of a Resolution of the Historic Building Preservation Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on 9/4/2015.


Anne Paglia
Commission Secretary

BEDFORD WETLANDS CONTROL COMMISSION
SITE INSPECTION REQUEST

Section 83.8 Block 1 Lot 9
Zoning R-4A

Owner(s): Timothy Tynan
Location: 521 Girard Hill Rd, Bedford NY 10506
Project: Home, Porch, Garage Renovation/Reconstruction

Date of Request: 6/8/15 Requested By: Timothy Tynan

Would like to be present during inspection

Office Use Only - Escrow Account: [\$200 minimum balance required to schedule inspection]
Escrow Account # 392 Balance as of 6/12/15 = \$ 450.00
\$ 300 received on 6/8/15 Ck. # 492 dated 6/8/15 from: Timothy Tynan

I - TYPE OF INSPECTION:

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

- WCC Permit Resolution No. _____
- Erosion and Sediment Control Inspection
 - Monumentation Installation
 - Plant Installation Inspection
 - Plant Viability Inspection for Release of Security
 - Resolution Compliance Inspection
 - Status
 - Other: _____

Comments: _____

II - SITE INSPECTION:

Site inspection performed by: Beth Evans Date: 6/18/15
Comments: See admin permits procedure. - JD

III - DECISION:

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

RECEIVED
JUN 26 2015
Bedford Building Dept.

Wetlands Secretary Notes: _____

BEDFORD WETLAND CONTROL COMMISSION
Administrative Permit Application

Office Use Only
Administrative Permit
Number: 15A07
Approved: 6/16/15
Date Issued: 6/22/15

Name of Owner(s): TIMOTHY J. TYNAN

Phone: 914-294-4007 (Home) _____ (Work) 914-525-3886 (Cell)
Fax: _____ E-mail: timothy.tynan@gmail.com

Name of Applicant(s): SAME

Interest in property if not owner: _____

Phone: _____ (Home) _____ (Work) _____ (Cell)
Fax: _____ E-mail: _____

Identification of Property:

Tax Map Designation: Section: 83.8 Block: 1 Lot: 9 Zoning District: R4A

Project Address: 521 GUARD HILL RD, BEDFORD NY 10506

Description of Proposed Work

ADDITION OF SCREENED PORCH TO MAIN HOUSE OVER EXISTING BRICK PATIO; RECONFIGURE REAR ENTRY DOOR TO SIDE OF HOUSE WITH MINOR INTERIOR ALTERATIONS; RECONSTRUCT EXISTING 2-CAR GARAGE IN SAME FOOTPRINT, & ADD SECOND STORY LOFT STORAGE WITH EXTERIOR STAIR.

Wetland Boundary: (check one)

- Determined from Town Wetland Map _____
- Wetland Delineation Done By KELLARD SESSIONS Date MAY 2015

Wetland Boundary Survey Located? Yes ___ No ___ Date: _____

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): Timothy J. Tynan
(All owners must sign) Print name/title: TIMOTHY J. TYNAN

Date: 6-8-2015

Print name/title: _____

Date: _____

Signature of applicant: _____
(If different) Print name/title: _____

Date: _____

RECEIVED
JUN 26 2015
Bedford Building Dept.

BEDFORD WETLAND CONTROL COMMISSION
Administrative Permit Procedure

Owners: TYNAN TIMOTHY
 Location: 521 GUARD HILL RD, BEDFORD NY 10506
 Section: 83.8 Block: 1 Lot: 9, R4A Zone
 Project: SCREENED PORCH ADDITION & GARAGE REBUILD

I - DETERMINATION:

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

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

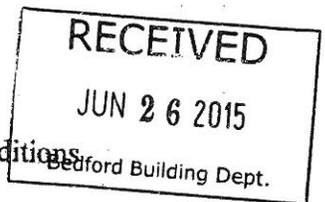
II - INITIAL SITE INSPECTION:

Site inspection performed by: B. Evans Date: 6/18/2015

Comments: _____

III - DECISION:

- Decision Date: _____ No Permit Required
- Decision Date: 6/18/2015 Administrative Permit Granted
- Decision Date: _____ Administrative Permit Granted with Conditions
(See Section V)
- Decision Date: _____ Candidate for Administrative Permit -
Further Documentation Required (See Section IV)
 Action Date: _____ Action: _____
 Action Date: _____ Action: _____
- Decision Date: _____ Administrative Permit Denied – needs full Commission
review – must submit Application for Wetlands Permit
 Action Date: _____ Action: _____
 Action Date: _____ Action: _____



Person reviewing application: B. Evans Date: 6/18/2015
 Revised 2/5/10

IV - FURTHER DOCUMENTATION REQUIRED:

- Location of construction or area proposed to be disturbed and its relation to property lines, buildings, roads and watercourses within two hundred fifty (250) feet.
- Estimated quantities of material of excavation or fill
- Location of any well and depth thereof and any sewage or wastewater disposal system within one hundred (100) feet of the disturbed area.
- Existing and adjusted contours at two-foot intervals in the proposed disturbed area and to a distance of one hundred (100) feet beyond.
- Details of any drainage system proposed, both for the conduct of the work and after completion thereof, and measures proposed to control erosion and siltation both during and after the work.
- Where creation of a lake or pond or alteration of a watercourse or wetland is proposed, details of the construction of any dams, embankments and outlets or other water control devices.
- A property location map.
- Where the existing septic system on the property is in wetlands or wetlands buffer, provide evidence of periodic cleaning within the previous two years.
- An appropriate mitigation plan
- _____
- _____
- _____
- _____

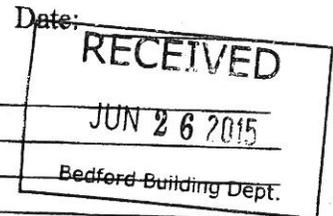
V - CONDITIONS OF ADMINISTRATIVE PERMIT:

- Mitigation Plantings
- Installation of silt fence before construction
- _____
- _____
- _____
- FINAL/COMPLIANCE INSPECTION UPON COMPLETION OF PROJECT

VI - FINAL/COMPLIANCE SITE INSPECTION: (if required)

Site inspection performed by: _____

Comments: _____



VII - FEE PAYMENTS:

- \$150 Application Fee
- \$300 Escrow Payment

Date Paid: 6/8/15
Date Paid: 6/8/15

Check Number: 491
Check Number: 492

PUBLIC NOTICE

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

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

A modification of the Special Permit granted to the Rippowam Cisqua School in accordance with Article VIII Section 125-75 of the Town of Bedford Zoning Ordinance to permit the restoration/reconstruction of the Cushman House, a two-family residence, located on the Upper Campus of the Rippowam Cisqua School to be adaptively re-used for administrative office use; and the continued operation of a pre-existing Private School in a Residential 2 Acre Zoning District.

For property owned by **Rippowam Cisqua School** and located on:

425-439 Cantitoe Street
Bedford, NY 10506

Designated as Section 73.13 Block 2 Lot 5 on the Tax Maps of the Town of Bedford in a Residential 2-Acre Zoning District. Said hearing will take place on **Wednesday, the 7th day of October 2015** in at the Town House Offices at 425 Cherry Street, Bedford Hills, New York, at 7:30 P.M. At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

DATED: September 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

PUBLIC NOTICE

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

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

for a variance of Article VIII Section 125-75 D the Town of Bedford Zoning Ordinance to permit:

The restoration and reconstruction of the Cushman House on the existing footprint resulting in (1) a front yard setback of 21.1 feet where 100 feet is required where the existing front yard setback is existing, non-conforming at 21.1 feet; and (2) a side yard setback of 18.7 feet where 80 feet is required where the existing side yard setback is existing, non-conforming at 10.4 feet. Building area plus paved area is proposed at 21.74% as a percent of the lot where 20% is permitted and was approved by ZBA Resolution #01-15 Seven for property owned by the applicants and located on:

425-439 Cantitoe Street
Bedford, NY 10506

Designated as Section 73.13 Block 2 Lot 5 on the Tax Maps of the Town of Bedford in a Residential 2-Acre Zoning District. Said hearing will take place on **Wednesday, the 7th day of October 2015** in at the Town House Offices at 425 Cherry Street, Bedford Hills, New York, at 7:30 P.M. At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

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425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; (914) 666-2026 FAX
acostello@bedfordny.gov
www.bedfordny.gov

LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/16/2015

Parcel ID: 73.13-2-5

Owner Information

Rippowam Cisqua School

Applicant Information

Rippowam Cisqua School
PO BOX 488

Bedford NY 10506

Location: 425 Cantitoe St

Parcel ID: 73.13-2-5

Permit Type: Alteration

Work Description: Restoration and reconstruction of 2-story residence (Cushman House) for adaptive re-use as administrative offices for the the Rippowam Cisqua School

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 partial demolition of the existing, non-conforming 2-story residence for adaptive re-use as administrative offices for the the Rippowam Cisqua School will require review by the Historic Building Preservation Commission because the address is listed on the HBPC's Survey of Historic Buildings.

In accordance with Article VIII Section 125-75 a Special Use Permit from the Zoning Board of Appeals is required including variances for: (1) front yard setback of 21.1' where 100' is required where the existing front yard setback is existing, non-conforming at 21.1' (125-75 D.); (2) side yard setback of 18.7' where 80' is required where the existing side yard setback is existing, non-conforming at 10.4' (125-75 D.). Building area plus paved area is proposed at 21.74% as a percent of the lot where 20% is permitted and was approved by ZBA Resolution #01-15 Seven.

Revised 9/16/15 from original Letter of Permit Denial dated 9/15/15

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



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 SPECIAL PERMIT

- Name of Owner: Rippowam Cisqua School - Colm Macmahon
Address: 439 Cantitoe St. Bedford, NY
Telephone/Email: 914-244-1250
- Name of Applicant, if other than Owner: KG&D Architects PC
Address: 285 Main Street, Mount Kisco, NY
Telephone/Email: 914-666-5900
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Erik Kaeyer (KG&D)
Address: 285 Main Street, Mount Kisco, NY
Telephone/Email: 914-666-5900 ekaeyer@kgdarchitects.com

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SEP 18 2015
BEDFORD ZONING
BOARD OF APPEALS
- Identification Property:
Street Address: 425 Cantitoe St, Bedford, NY
Tax ID: 73.13-2-5 Zoning District: R-2A Total Land Area: 13.82 acre
Age of the Building parts of bldg. are more than 100 y/o
Is the property located in a designated Historic District? No
% of Building Coverage: 8.97 % of Impervious Surface 21.74 existing/non-conforming
Property Abuts a State or County highway, parkway, thruway or park: Yes X No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No: X
Property is on the West side of Cantitoe Rd/ Rt. 22 and the North side of Clinton St. within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS
APPLICATION FOR A SPECIAL PERMIT**

Page 2

5. Request:

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

Article: VIII Section: 125-75

The applicant proposes the following Special Permit:

For extension of Special Use Permit to permit the restoration/reconstruction of Cushman House Upper Campus, Rippowam Cisqua School. Original 2 family residential house to be adaptively re-used as administrative offices use and for the continued operation of pre-existing Private School in a residential 2 acre zoning district.

6. Plans required:

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

7. Public Notice:

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

8. Site Plan:

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

RECEIVED
SEP 18 2015

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

BEDFORD ZONING
BOARD OF APPEALS

Special Permit Application

\$350.00

Preliminary Site Plan:

\$ -

(As required by Fee Schedule Town of Bedford Code)

Total:

\$ 350

C. M. Myle

Signature of Owner

9.17.15

Date

Robert A. King

Signature of Applicant

9/16/15

Date



ZONING BOARD OF APPEALS

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

APPLICATION FOR A VARIANCE

- Name of Owner: Rippowam Cisqua School – Colm Macmahon
Address: 439 Cantitoe St. Bedford, NY
Telephone/Email: 914-244-1250
- Name of Applicant, if other than Owner: KG&D Architects PC
Address: 285 Main Street, Mount Kisco, NY
Telephone/Email: 914-666-5900
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Erik Kaeyer (KG&D)
Address: 285 Main Street, Mount Kisco, NY
Telephone/Email: 914-666-5900
- Identification Property:
Street Address: 425 Cantitoe St, Bedford, NY
Tax ID: 73.13-2-5 Zoning District: R2-A Total Land Area: 13.82 acres
Age of the Building Unknown, parts of the bldg. are over 100 y/o
Is the property located in a designated Historic District? No
% of Building Coverage: 8.97 % of Impervious Surface 21.74 existing non-conforming
Property Abuts a State or County highway, parkway, thruway or park: Yes X No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: No: X
Property is on the West side of Cantitoe Rd/ Rt. 22 and the North side of Clinton St. within the unincorporated area of the Town of Bedford.

RECEIVED

SEP 18 2015

BEDFORD ZONING
BOARD OF APPEALS

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

Page 2

5. Request:

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

Article: VIII Section: 125-175 C and D

To Permit:

Restoration and Reconstruction of Cushman house on existing footprint resulting in (1) a front yard setback of 21.1' where 100' is required in the R-2 Acre Zoning District where the existing front yard setback is existing, non-conforming at 21.1'; and (2) a side yard setback of 18.7' where 80' is required in the R-2 Acre Zoning District where the existing side yard setback is existing, non-conforming at 10.4. The proposed building area plus paved area is 21.74% as a percent of the lot where 20% is permitted and was approved by ZBA Resolution #01-15 Seven.

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.

RECEIVED

SEP 18 2015

BEDFORD ZONING BOARD OF APPEALS

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

~~\$350.00~~

Commercial:

\$550.00 ✓



Signature of Owner

9.17.15

Date



Signature of Applicant

9/16/15

Date

RECEIVED
JUN 30 2015

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

BEDFORD ZONING
BOARD OF APPEALS

Resolution No. 15/11
Final Site Plan Approval
Alterations and Improvements to the Upper School Campus
Rippowam Cisqua School

WHEREAS, the Planning Board received an application dated October 14, 2014 from Rippowam Cisqua School, 439 Cantitoe Street, Bedford, New York 10506 for approval of a final site plan for the proposed alterations and improvements to the upper school campus, affecting property located at 425 Cantitoe Street, Bedford, New York, Town of Bedford, shown and designated on Town Tax Maps as Section 73.13 Block 2 Lot 5, in the Residential Two Acre Four Acre Zone, and

WHEREAS, the Planning Board received a set of plans consisting of three (3) sheets prepared by KG&D Architects, Kaeyer, Garment & Davidson Architects, PC, 285 Main Street, Mount Kisco, New York 10549 and Wesley Stout Associates, 96 Main Street, New Canaan, Connecticut 06840, as follows:

Sheet No.	Title	Dated	Last Revised
L-1.0	Layout Plan: Overall Site	10/14/14	1/23/15
L-2.0	Landscape Details	10/14/14	4/9/15
PL1.0	Photometric Lighting Site Plan	10/14/14	4/9/15, and

WHEREAS, the Planning Board has determined on September 30, 2014 that the proposed use will not have a significant effect on the environment as defined in the New York State Environmental Quality Review act (SEQRA), and

WHEREAS, the Zoning Board of Appeals approved a Special Use Permit for this proposal by Resolution #01-15 Six, dated January 7, 2015, and

WHEREAS, the Zoning Board of Appeals approved the Alterations and Improvement to the Upper Campus for this proposal by Resolution #01-15 Seven, dated January 7, 2015, and

WHEREAS, on April 14, 2015 the Planning Board reviewed said final site plan, and

WHEREAS, the final site plan meets all requirements of the Code of the Town of Bedford, except as noted below,

NOW THEREFORE BE IT RESOLVED, that the above described final site plan is approved, subject to the following conditions:

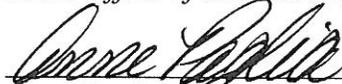
1. This approval is subject to the approval of the site plan by the Town Engineering consultant..
2. If there are any changes to the parking layout or the building layout, the applicant shall return to the Planning Board.
3. Any revisions to the landscaping plan must be approved by the Director of Planning.
4. Plans for the Cushman House and the art building shall require approval by the Historic Building Preservation Commission.
5. The applicant shall work with the Historic Building Preservation Commission to preserve, and possibly relocate the shed.

BE IT FURTHER RESOLVED, that pursuant to Section 125-98 of the Code of the Town of Bedford, the approval shall expire unless a building permit is applied for within a period of eighteen (18) months from the date of the signing of the final site plan by the Planning Board.

APPROVED: April 14, 2015

DATED: June 30, 2015

The foregoing resolution is certified to be a true copy of the resolution, which was approved on April 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 June 30, 2015.



Anne Paglia, Secretary
Town of Bedford Planning Board

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Erik Kaeyer, Architect; Kirtley Cameron, Trustee RCS
Date: 9/15/2015
Re: Rippowam Cisqua School–425 Cantitoe Street, Bedford, 72.13-2-5, R-2 A District

With reference to the above, a building permit application has been submitted for the construction of the restoration/reconstruction of a 2-story residence for adaptive re-use as administrative offices for the Rippowam Cisqua School.

The project will require a Special Use Permit and a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on October 7, 2015.

The Cushman House is located at 425 Cantitoe Street, Bedford and is listed on the HBPC's Survey of Historic Buildings.

I have attached copies of the Assessor's cards as well as the Certificates of Occupancy we have in on file for this specific structure located on property.

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

Att.