

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, December 9, 2015

7:30 P.M.

MINUTES: November 4, 2015

CARRYOVER APPLICATIONS:

1. Michael Chiappa and Mary Mahany, 51 High Street, Katonah, NY 10536. Section 49.15 Block 2 Lot 2, TF 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 wood deck and stairs attached to a two-family residence under construction resulting in a side yard setback of 6'11" where 15 feet is required in the TF Zoning District.

NEW APPLICATIONS:

1. Glen Theodore and Nancy Nygreen, 23 Meeting House Road, Bedford Corners, NY 10549. Section 59.15 Block 1 Lot 14, 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 addition of a wood deck to an existing residence resulting in a side yard setback of 25.4 feet where 50 feet is required in the Residential 4 Acre Zoning District.

2. Debra and Michael Serio, 75 Nottingham Road, Bedford Hills, NY 10507. Section 60.10 Block 3 Lot 30, R-1/2 Acre Zoning District. The applicants request a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the contraction of an addition at the rear of an existing residence resulting in a rear yard setback of 46' 11' where 50 feet is required in the Residential 1/2 Acre Zoning District.

3. Nuda Sarcone, 107 Lakeside Drive, Katonah, NY 10536. Section 60.9 Block 2 Lot 1, R-1 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 3-car garage with second story addition above to an existing single family residence resulting in a front yard setback of 25.4 feet where 35 feet is required in the R-1 Acre Zoning District.

4. Debra Robino and Gregory Petrus, 4 Ivy Place, Katonah, NY 10536. Section 49.11 Block 2 Lot 8, R-1 Acre Zoning District. The applicants request a variance of Article V Section 125-50 of the Town of Bedford Zoning Ordinance to permit the addition of a wood deck to an existing residence resulting in a rear yard setback of 45.2 feet where 50 feet is required in the Residential 1 Acre zoning District.

Zoning Board of Appeals Meeting – Wednesday, December 9, 2015
425 Cherry Street, Bedford Hills – 2nd Floor Conference Room
Page Two

5. Coldwell Banker Residential Brokerage and Bixler Properties, 30 Village Green, Bedford, NY 10506. Section 84.7 Block 2 Lot 41.1, NB Zoning District. The applicants request a variance of Article XI Section 125-120.B; 125 Attachment 1:3 of the Town of Bedford Zoning Ordinance to permit the replacement of two existing wall signs and the installation of one projecting sign on an existing building resulting in a total 9of three signs where two signs are permitted.

6. Joel and Andrea Wilkenfeld, 674 Guard Hill Road, Bedford, NY 10506. Section 73.18 Block 2 Lot 6, R-2 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the expansion of the existing rear porch resulting in building coverage of 6.19% where 6% is permitted 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: **Michael Chiappa and Mary Mahany
Village Acquisitions Corp.
51 High Street
Katonah, NY 10536**

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

The construction of a wood deck and stairs attached to a two-family residence under construction resulting in a side yard setback of 6' 11" where 15 feet is required in the TF Zoning District. This being a variance of Article V Section 125-50 for property owned by the applicant and located on:

**51 High Street
Katonah, NY 10536**

Designated as Section 49.15 Block 2 Lot 2 on the Tax Maps of the Town of Bedford in a TF Zoning District.

Said hearing will take place on **Wednesday, the 9th day of December 2015**, at the Town House Offices at 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

DATED: October 6, 2015
Revised November 10, 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



*pd
cut# 1105
Receipt
2/32*

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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BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Michael Chiappa / Mary Mahoney
Address: 51 High St.
Telephone/Email: 347 813 6336 / mchiappa35@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):
Brad DeMotte
Address: 635 Danbury Rd Suite 1A Ridgefield Ct
Telephone/Email: 203-431-8890

4. Identification Property:
Street Address: 51 High St.
Tax ID: 49.15-2-2 Zoning District: TF Total Land Area: 12,714.04
Age of the Building 1970 / New Addition 2015
Is the property located in a designated Historic District? NO
% of Building Coverage: 12% % of Impervious Surface 13.5%
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 S/W side of Greenville within the unincorporated area of the Town of Bedford.
N/W Greenville High

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: N Section: 125-50

To Permit:

Deck resulting in setback of 6' 11"

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BEDFORD ZONING
BOARD OF APPEALS

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00



Signature of Owner

9/28/15

Date



Signature of Applicant

9/28/15

Date



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

REQUEST FOR REVISED BUILDING PERMIT

Permit No. 24114 Plan Date of Revision Request: 9/28/15
 Revised Construction Cost: 8,500 (affidavit must be completed by Design Professional if the revised cost is
 \$20,000 or more OR for Legalizations) Additional Building Permit Fee: _____
 Check No. ~~XXXX~~ Receipt No. _____

Property Information: Section: 49.15 Block: 2 Lot: 2 Zoning District: TF
 Property Location: 51 High St.

Property Owner: Mike Chiappa Telephone: 3478136336 Email: mchiappa35@jma
 Mailing Address (if different from property location): _____

Applicant: Mike Chiappa Telephone: " Email: "
 Mailing Address: 51 High St, Katonah NY 10563

Signature of Applicant: [Signature] Date: 9/28/15
 Signature of Owner: [Signature] Date: 9/28/15
 Description of Revision: Variance request for deck installation

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

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 SEP 29 2015
 Bedford Building Dept.

Steven Fraietta, Building Inspector Date _____
 Rev. 8/26/11

J. Osterman, Director of Planning Date _____

LETTER OF PERMIT DENIAL



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

Application #:

Date: 10/6/2015

Parcel ID: 49.15-2-2

Owner Information

Village Acquisitions Corp.

Applicant Information

Village Acquisitions Corp

(RESIDENT) Att: Mary Mahany

51 High St

Katonah NY 10536

Location: 51 High St

Parcel ID: 49.15-2-2

Permit Type: 2 Family Residence

Work Description: Remove existing structure down to foundation and build new two-family residence modification of building permit for a side yard 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 TF Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Side yard deck resulting in a setback of 6'11" where 15 feet is required in the TF zoning district will require a variance of Article V Section 125-50

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

Very truly yours,

Steven Fraietta
Building Inspector

PUBLIC NOTICE

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

Request of: **Glen Theodore and Nancy Nygreen**
23 Meeting House Road
Bedford Corners, NY 10549

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

The addition of a wood deck to an existing residence resulting in a side yard setback of 25.4 feet where 50 feet is required in the Residential 4 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicants and located on:

23 Meeting House Road
Bedford Corners, NY 10549

designated as Section 59.15 Block 1 Lot 14 on the Tax Map of the Town of Bedford in an R-4 Acre Zoning District.

Said hearing will take place on **Wednesday, the 9th day of December 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present.

DATED: November 12, 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

GLEN THEODORE NYGREEN

1. Name of Owner: (TED) & NANCY NYGREEN

Address: 23 MEETING HOUSE ROAD

Telephone/Email: (914)-666-6686 TED@NYGREEN.COM

2. Name of Applicant, if other than Owner: THOMAS NUGENT

Address: 79 AUSTIN RD. MAHOPAC, NY 10541

Telephone/Email: (845)-628-7495 TNUSEARCH@YAHOO.COM

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

SAME AS APPLICANT

Address: _____

Telephone/Email: _____

4. Identification Property:

Street Address: 23 MEETING HOUSE ROAD

Tax ID: SECTION 59.15 BLOCK 1 LOT 14 Zoning District: R-45 Total Land Area: 6.482 AC.

Age of the Building 32 YEARS

Is the property located in a designated Historic District? NO

% of Building Coverage: 1.27% % of Impervious Surface 5.5%

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

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

Property is on the NORTH side of MEETING HOUSE ROAD within the unincorporated area of the Town of Bedford.

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BEDFORD ZONING BOARD OF APPEALS

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

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:

ADDING WOOD DECK TO RESIDENCE

6. Plans required:

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

7. Public Notice:

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

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

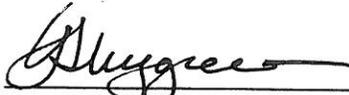
Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

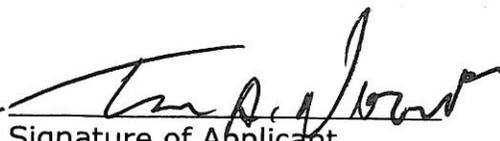
Commercial: \$550.00

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BEDFORD ZONING
BOARD OF APPEALS



Signature of Owner

10/21/2015
Date



Signature of Applicant

10/21/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/9/2015

Parcel ID: 59.15-1-14

Owner Information

Nygreen, Glenn Theodore & Nygreen, Nancy

Applicant Information

Nygreen, Glenn Theodore & Nygree
23 Meeting House Rd

Bedford Corners NY 10549

Location: 23 Meeting House Rd

Parcel ID: 59.15-1-14

Permit Type: Addition

Work Description: Addition of deck to residence

Dear Resident,

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

The addition of a wood deck to an existing residence will result in a side yard setback of 25' 4" where 50 feet is required in the Residential 4 Acre Zoning District and will require a variance of Article V Section 125-50 of the Town of Bedford Zoning Code.

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: **Debra and Michael Serio**
75 Nottingham Road
Bedford Hills, NY 10507

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

The construction of an addition at the rear of an existing residence resulting in a rear yard setback of 46' 11" where 50 feet is required in the Residential 1/2 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicants and located on:

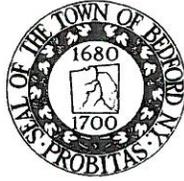
75 Nottingham Road
Bedford Hills, NY 10507

designated as Section 60.10 Block 3 Lot 30 on the Tax Map of the Town of Bedford in an R-1/2 Acre Zoning District. Said hearing will take place on **Wednesday, the 9th day of December 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present.

DATED: November 10, 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

- Name of Owner: Michael and Debra Serio
Address: 75 Nottingham Road Bedford Hills
Telephone/Email: 914-242-9585 mdserio75@gmail.com
- Name of Applicant, if other than Owner: _____
Address: _____
Telephone/Email: _____
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Steven A. Costa, P.E.
Address: 756 Palisade Avenue Yonkers, NY 10703
Telephone/Email: 914-469-6052
- Identification Property:
Street Address: 75 Nottingham Road
Tax ID: _____ Zoning District: R-1/2 Total Land Area: _____
Age of the Building 51 yrs
Is the property located in a designated Historic District? no
% of Building Coverage: 8.1 % of Impervious Surface 17.33%
Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No
Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No:
Property is on the South side of Nottingham within the unincorporated area of the Town of Bedford.

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BEDFORD ZONING
BOARD OF APPEALS

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

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

Article: V Section: 125-50

To Permit:

 A 166 sq. ft addition with a rear setback of 46' 11 1/4"

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

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BEDFORD ZONING
BOARD OF APPEALS

 Muhd Juma
Signature of Owner
 L. J. Surin

 10-26-15
Date

Signature of Applicant

Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 10/22/2015

Parcel ID: 60.10-3-30

Owner Information

Serio, Michael & Serio, Debra

Applicant Information

Serio, Michael & Serio, Debra
75 Nottingham Rd

Bedford Hills NY 10507

Location: 75 Nottingham Rd

Parcel ID: 60.10-3-30

Permit Type: Addition

Work Description: Addition in rear of the residence to enlarge existing master bedroom and bathroom

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-1/2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The proposed 166 square foot addition will result in a rear yard setback of 46'11 1/4" where 50' is required in the R-1/2 Acre Zoning District and will require a variance of Article V Section 125-50 of the Town of Bedford Zoning Code; and will require review of the Wetland Control Commission.

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: **Nuda Sarcone**
107 Lakeside Drive
Katonah, NY 10536

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

The construction of a 3-car garage with second story addition above to an existing single family residence resulting in a front yard setback of 25.4 feet where 35 feet is required in the R-1 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicants and located on:

107 Lakeside Drive
Katonah, NY 10536

designated as Section 60.9 Block 2 Lot 1 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 December 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present.

DATED: November 10, 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
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www.bedfordny.gov



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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: NUDA SARCONE
 Address: 107 LAKESIDE DRIVE
 Telephone/Email: NUDA@ANIMALMR.COM

2. Name of Applicant, if other than Owner: VIKTOR K. SOLARIK
 Address: PO BOX 696 KATONAH NY 10536
 Telephone/Email: 914-232-9828 / VKS@VKSA.COM

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
VKS ARCHITECTS
 Address: PO BOX 696, KATONAH, NY 10536
 Telephone/Email: 914-232-9828 / VKS@VKSA.COM

4. Identification Property:
 Street Address: 107 LAKESIDE DRIVE
 Tax ID: 60.9-2-1 Zoning District: R-1A Total Land Area: 0.935 AC
 Age of the Building 42
 Is the property located in a designated Historic District? NO
 % of Building Coverage: 6.1 % of Impervious Surface 15.5 %
 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 LAKESIDE DR. within the unincorporated area of the Town of Bedford.

LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/6/2015

Parcel ID: 60.9-2-1

Owner Information

Sarcone, Nuda

Applicant Information

Sarcone, Nuda
107 Lakeside Dr

Katonah NY 10536

Location: 107 Lakeside Dr

Parcel ID: 60.9-2-1

Permit Type: Additions & Alterations

Work Description: Addition of 3-car garage with bedrooms above; addition of front entrance; alterations

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BEDFORD ZONING
BOARD OF APPEALS

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 proposed addition of 3-car garage with second story will result in a front yard setback of 25.4 feet where 35 are required 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: **Debra Robino and Gregory Petrus**
4 Ivy Place
Katonah, NY 10536

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

The addition of a wood deck to an existing residence resulting in a rear yard setback of 45.2 feet where 50 feet is required in the Residential 1 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicants and located on:

4 Ivy Place
Katonah, NY 10536

designated as Section 49.11 Block 2 Lot 8 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 December 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present.

DATED: November 12, 2015
Corrected 11/19/15

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
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acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

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BEDFORD ZONING
BOARD OF APPEALS

1. Name of Owner: Debra Robino
Address: 4 IVY Place, Katonah
Telephone/Email: (914) 906-2667 / Kentthuesen64@yahoo.com

2. Name of Applicant, if other than Owner: Rob Vogel
Address: 345 Lexington Ave, Mt. Kisco NY 10549
Telephone/Email: (914) 906-2667 / Kentthuesen64@yahoo.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Thuesen Management
Address: 345 Lexington Ave, Mt. Kisco NY 10549
Telephone/Email: (914) 906-2667 / Kentthuesen64@yahoo.com

4. Identification Property:
Street Address: 4 IVY place, Katonah NY 10536
Tax ID: 49.11-2-8 Zoning District: R-1A Total Land Area: 37,319 SF
Age of the Building 1955

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Is the property located in a designated Historic District? No
% of Building Coverage: 6.16 % of Impervious Surface: 14.23

BEDFORD ZONING
BOARD OF APPEALS

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 left side of street within the unincorporated area of the Town of Bedford.

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

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NOV 9 2015

BEDFORD ZONING
BOARD OF APPEALS

5. Request:

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

Article: III Section: 125-11
V 125-50

To Permit:

Add 5x10 Deck to rear of the house

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

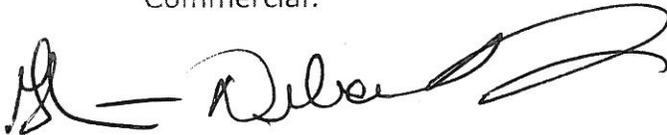
(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

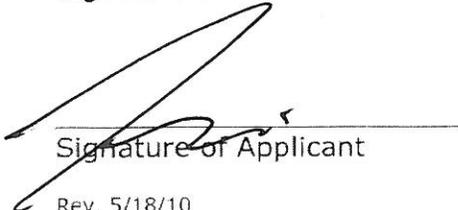
Commercial:

\$550.00



Signature of Owner

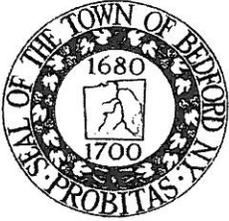
11/7/15
Date



Signature of Applicant

11/8/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/12/2015

Parcel ID: 49.11-2-8

Owner Information

Robino, Debra and Petrus, Gregory

Applicant Information

Robino, Debra & Petrus, Gregory

4 Ivy Pl

Katonah NY 10536

Location: 4 Ivy Pl

Parcel ID: 49.11-2-8

Permit Type: Alteration

Work Description: Interior renovation of kitchen and two baths; addition of deck to the rear of the residence

Dear Resident,

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

Addition of a 5 x 10-square foot deck/porch to the rear of the residence will result in a rear yard setback of 45.2 feet where 50 feet is required in the Residential 1 Acre Zoning District and requires 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

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: **Coldwell Banker Residential Brokerage
30 Village Green
Bedford, New York 10506**

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

The replacement of two existing wall signs and the installation of one projecting sign on an existing building resulting in a total of three signs where two signs are permitted; Article XI Section 125-120.B; 125 Attachment 1:3.

For property owned by **Bixler Properties** and located on:

**30 Village Green
Bedford, New York 10506**

designated as Section 84.7 Block 2 Lot 41.1 on the Tax Map of the Town of Bedford in an NB Zoning District.

Said hearing will take place on **Wednesday, the 9th day of December 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: November 23, 2015

**Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals**

Inquiry may be directed to:

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



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
NOV 23 2015
BEDFORD ZONING
BOARD OF APPEALS

\$550
Pd #
Per 3264

APPLICATION FOR A VARIANCE

Receipt
244①

1. Name of Owner: DAN Bixler

Address: _____

Telephone/Email: _____

2. Name of Applicant, if other than Owner: Virgil Williams

Address: 93 Prospect St. Stamford CT 06901

Telephone/Email: 203 975-8344 Virgil@customsignsolutions

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

Address: 93 Prospect St. Stamford, CT 06901

Telephone/Email: 203 975-8344 Virgil@customsignsolutions.com

4. Identification Property:
Street Address: 30 Village Green, Bedford, NY

Tax ID: 84.7-2-41.1 Zoning District: NB Total Land Area: _____

Age of the Building _____

Is the property located in a designated Historic District? _____

% of Building Coverage: _____ % of Impervious Surface _____

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

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

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

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

Page 2

5. Request:

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

Article: XI Section: 125-120.13

To Permit:

To replace (2) wall signs and (1) projected sign
with (2) wall signs and (1) projected sign where 3 signs
a total of (2) signs are permitted

6. Plans required:

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

7. Public Notice:

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

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

Variance

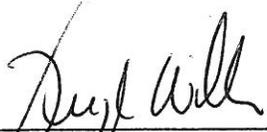
(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

Signature of Owner

Date

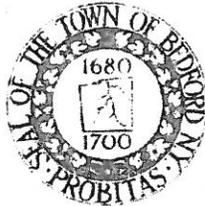


11/23/15

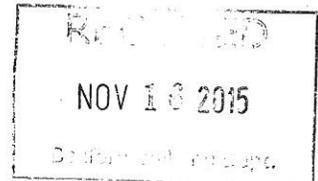
Signature of Applicant

Date

TOWN OF BEDFORD



Bedford Village Historic District Review Commission



MINUTES
November 11, 2015

The Meeting was called to order at 7:00 PM on November 11, 2015, there was a quorum of the Board present and by phone. The attendance roster is hereby made a part of these minutes. Board Members present: Thomas O'Brien, Clayton Rose (phone), James Renwick.

Jim Renwick asked for a motion to accept the Minutes from last meeting. T. O'Brien made the motion and Clayton Rose seconded the motion. All were in favor.

Motion to approve the minutes of the BVHDRC for Sept. 9, 2015: Passed.

Virgil Williams, Custom Sign Solution, presented drawings and dimensions for replacement of two (2) Coldwell Banker signs and one (1) hanging sign. Tom O'Brien made the motion to accept the application and Jim Renwick seconded.

Motion to accept the application for signs as presented but the two 10" x 80" will have a pencil line black border and the hanging sign will be the one with black lettering on white background.: Passed.

Representatives from the Bedford Village Business Association meet with the commission to discuss temporary signs for their businesses. It was agreed they would compile the specific signs and dimensions and times they would like the signs to appear. The BVHDRC would then work in cooperation to establish approved signs that would appear at approved times.

Motion to adjourn: PASSED.

Respectfully submitted,
James B. Renwick
Chairman

Distribution: Commission members, L. Fumagalli, S. Fraietta, A. Costello, W. O'Keefe, C. Burdick.

TOWN OF BEDFORD



Bedford Village Historic District Review Commission

CERTIFICATE OF APPROVAL NO. 2015/06

Property: 30 Village Green, Bedford NY 10506

Owner: Dan Bixler
11000 Placida Rd. 2402
Placida, FL 33946

Agent: Virgil Williams
Custom Sign Solution
93 Prospect St.
Stamford, CT 0690

Issued: November 13, 2015

WHERE AS, the Bedford Village Historic District Review Commission met at a regular scheduled meeting on November 11, 2015 and discussed an application to replace existing signs.

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 October 23, 2015 and hereby unanimously approved as submitted with conditions as set forth:

The two (2) 10"x80" signs must have a pencil line black border and the hanging sign must be the one with black lettering on a white background.

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: Town Clerk: L. Fumagalli, Code Enforcer: W. O'Keefe
✓Original (Hard copy): Building Dept.

TOWN

RECEIVED
OCT 20 2015
BEDFORD BUILDING
DEPARTMENT

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:

c/o Building Department
425 Cherry Street
Bedford Hills, NY 10507
914-666-8040

IDENTIFICATION OF PROPERTY:

ADDRESS: 30 Village Green, Bedford, NY 10506
SECTION: 84.7 BLOCK 2 LOT(S): 4.1 ON TOWN ASSESSMENT MAP

APPLICANT INFORMATION:

OWNER: Dan Bixler AGENT: Virgil Williams / Custom Sign Solutions

ADDRESS: 11000 FLORIDA R. 2407 ADDRESS: 93 Prospect St.
FLORIDA, FL 33946 STAMFORD, CT 06901

CONTACT #: _____ CONTACT #: (803) 975-8344
Virgil@CustomSignsolutions.com

DESCRIPTION OF PROPOSED CHANGES:

INSTALLATION OF (2) SIGNS, MOUNTED TO FRONT OF BUILDING
AND (1) SIGN TO HANG FROM AN EXISTING BRACKET

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

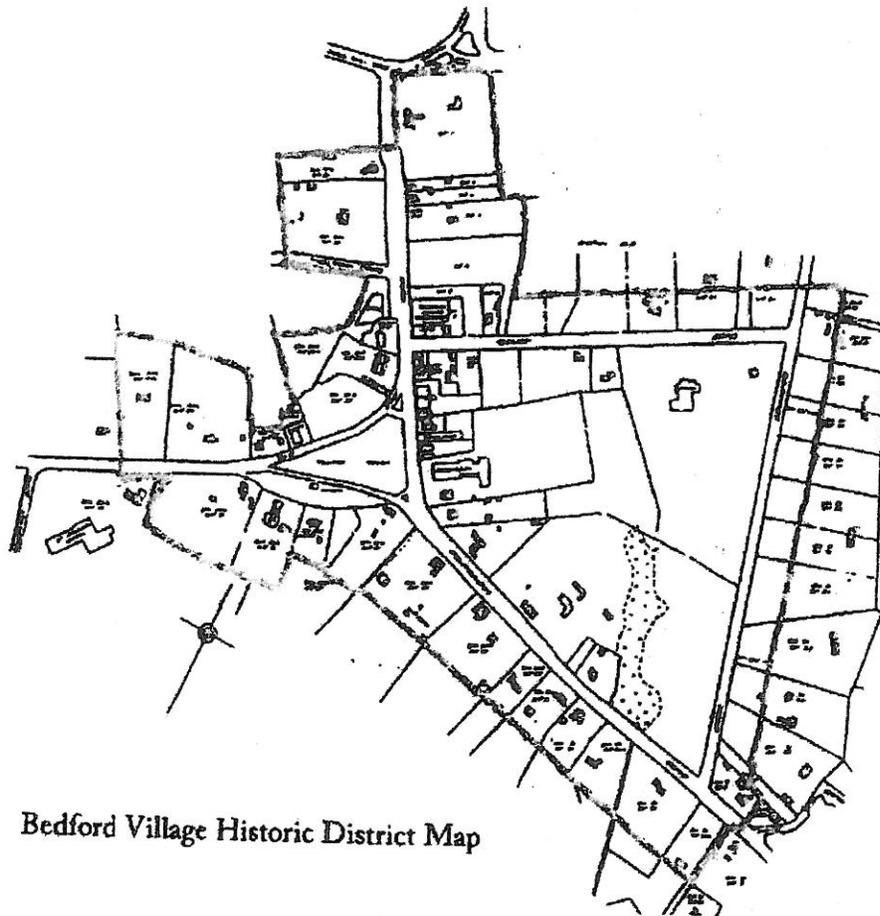
- Site plan showing proposed placement on site Minimum Scale: 1"=20'
- Scaled drawings of elevations and construction details Minimum Scale: 1/2"=1'-0"
- Signs must show lettering style, size, placement and color Minimum Scale: 1/4"=1'-0"
Black letters on white background with Caslon Old Style or similar 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: *[Handwritten Signature]*

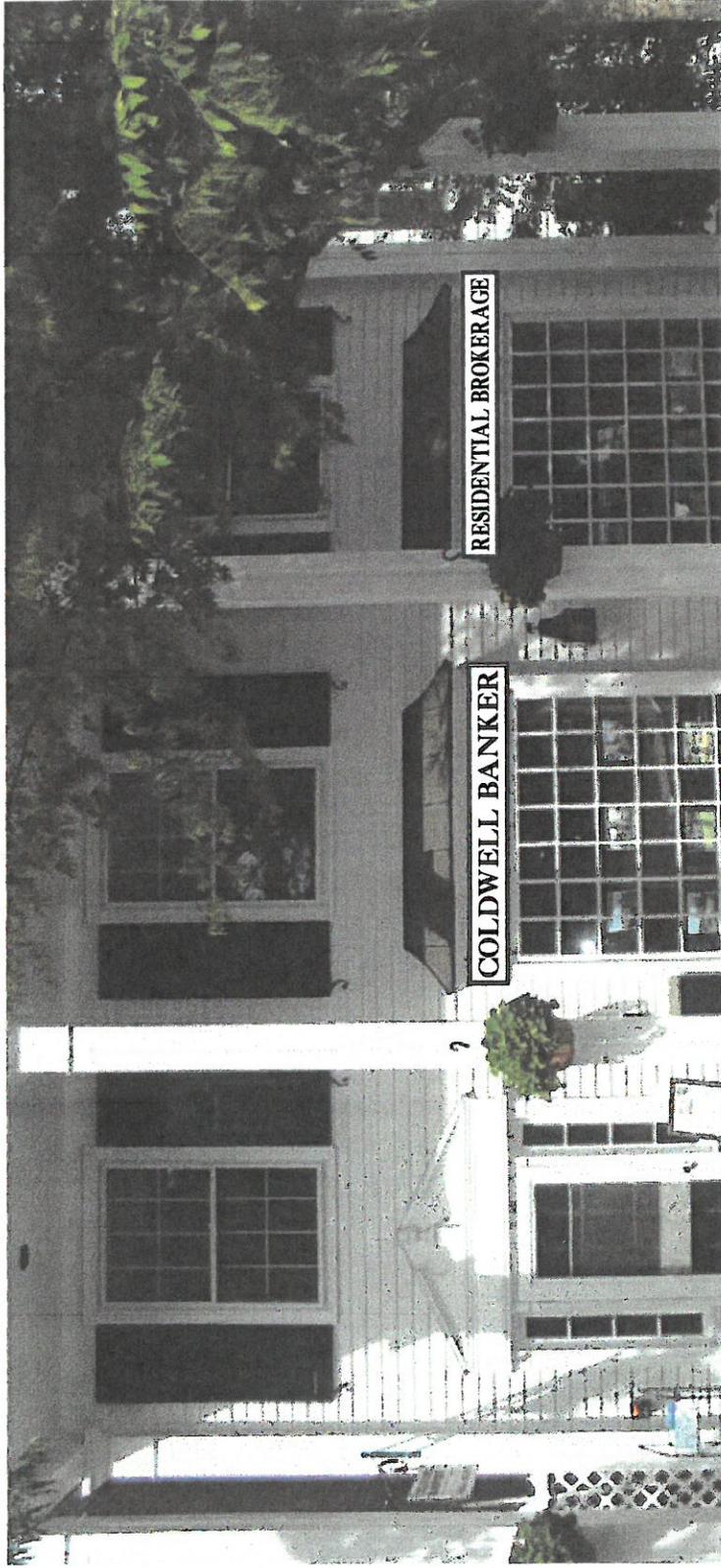
Date: 10/23/15

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.



10" letter height 5" by 76" wide

COLDWELL BANKER

80"

10" letter height 5" by 76" wide

RESIDENTIAL BROKERAGE

80"

Client Company Name: Coldwell Banker

Contact Person: Virgil Williams

Project Address: 30 Village Green, Bedford NY

Phones: 203 975-8344

Work Location: same as project

Sizes: 10"h x 80"w

Material: 1/2" PVC with 1/4" acrylic letters

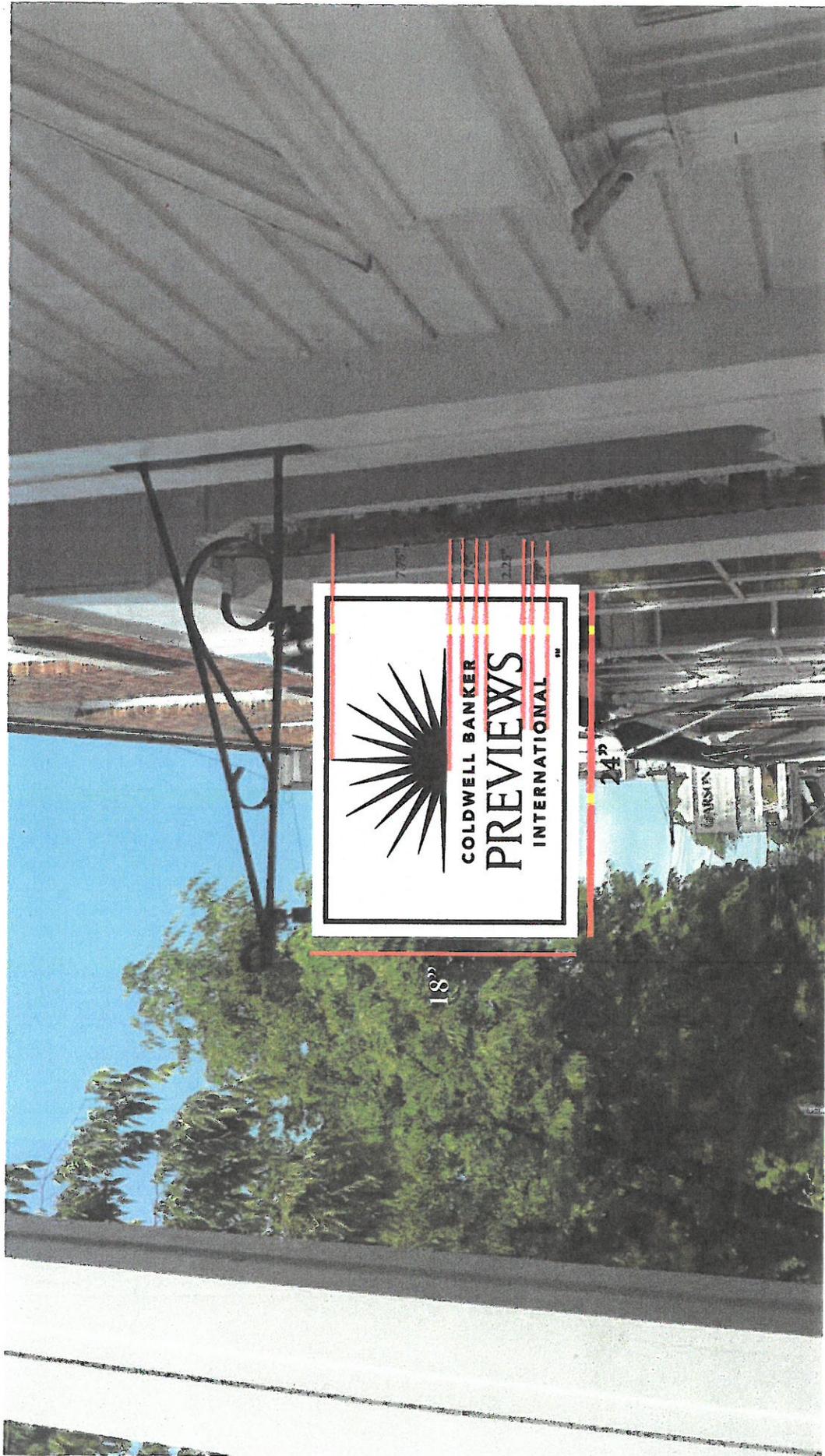
Installation process: eye hooks and chain

Date Started:

Date to Finish:

The above design proof is scaled for illustration purpose only.





Client Company Name: Coldwell Banker
Contact Person: Virgil Williams
Project Address: 30 Village Green, Bedford NY
Phones: 203 975-8344
Work Location: same as project

Sizes: 18" h x 24" w
Material: 3/4" thick PVC with applied vinyl
Installation process: eye hook & S-hook
Date Started:
Date to Finish:

The above design proof is scaled for illustration purpose only.



LETTER OF PERMIT DENIAL



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

Application #:

Date: 10/22/2015

Parcel ID: 84.7-2-41.1

Owner Information

Bixler Properties

Applicant Information

Bixler Properties

c/o Mr & Mrs Steve Healey

1 Dawn Ln

Randolph NJ 07869

Location: 30 Village Grn

Parcel ID: 84.7-2-41.1

Permit Type: Sign

Work Description: Replacement of two wall signs and one projecting sign for tenant "Coldwell Banker"

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in NB 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 replace two wall signs and one projecting sign on an existing building will result in a total of 3 signs for the tenant where 2 signs are permitted and will require a variance from the Board of Appeals in accordance with Article XI Section 125-120.B. The property is located in the designated historic district of Bedford Village and will require review and approval of the Bedford Village Historic District Review Commission.

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: **Joel and Andrea Wilkenfeld**
674 Guard Hill Road
Bedford, NY 10506

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

The expansion of the existing rear porch resulting in building coverage of 6.19% where 6% is permitted in the Residential 2 Acre Zoning District. This request requires a variance of Article V Section 125-50 for property owned by the applicants and located on:

674 Guard Hill Road
Bedford, NY 10506

designated as Section 73.18 Block 2 Lot 6 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 December 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or his representative must be present.

DATED: November 17, 2015

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

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



ZONING BOARD OF APPEALS

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

APPLICATION FOR A VARIANCE

1. Name of Owner: Joel & Andrea Wilkenfeld

Address: 674 Guard Hill Road, Bedford, NY 10506

Telephone/Email: 917-887-3701

RECEIVED

2. Name of Applicant, if other than Owner: Teo Siguenza

NOV 16 2015

Address: 460 Old Post Road, Bedford, NY 10506

BEDFORD ZONING
BOARD OF APPEALS

Telephone/Email: 914-234-6289 / ts@teosiguenza.com

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

Teo Siguenza Architect P.L.L.C.

Address: 460 Old Post Road, Bedford, NY 10506

Telephone/Email: 914-234-6289 / ts@teosiguenza.com

4. Identification Property:

Street Address: 674 Guard Hill Road, Bedford, NY 10506

Tax ID: 73.18 - 2 - 6 Zoning District: R-2A Total Land Area: 149,977 SF

Age of the Building _____

Is the property located in a designated Historic District? No

% of Building Coverage: 6.19 % % of Impervious Surface 7.21 %

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

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

Property is on the North side of Guard Hill Road 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:

The expansion of the back porch in a R-2A district, increasing the building coverage by 0.19 %, where 5.99 % is existing. Proposed Building Coverage is 6.19 % and 6 % is allowed.

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NOV 16 2015

BEDFORD ZONING BOARD OF APPEALS

6. Plans required:

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

7. Public Notice:

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

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00

Commercial: \$550.00

PE Agent.
Signature of Owner

11-16-15
Date

[Signature]
Signature of Applicant

11/16/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 11/17/2015

Parcel ID: 73.18-2-6

Owner Information

Wilkenfeld, Joel

Applicant Information

Wilkenfeld, Joel

674 Guard Hill Rd.

Bedford NY 10506

Location: 674 Guard Hill Rd

Parcel ID: 73.18-2-6

Permit Type: Additions & Alterations

Work Description: Expansion of existing rear porch

Dear Resident,

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

The expansion of the existing rear porch will result in building coverage of 6.19% where 6% is permitted in the Residential 2 Acre Zoning District and will require a variance 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