

**Town of Bedford
Historic Building Preservation Commission**

**COURT ROOM
321 Bedford Road
Bedford Hills, NY 10507**

**Wednesday, January 7, 2015
5:00 P.M.**

Agenda

Approval of Minutes:

December 17, 2014

Work Session:

Review of Historic Property Survey

**Town of Bedford
Historic Building Preservation Commission**

**2nd Floor Conference Room
425 Cherry Street
Bedford Hills, NY 10507**

**Wednesday, December 17, 2014
7:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith, Amy Parsons, George Henschel
Consultant: John Baker

The meeting was called to order by Chairman Stockbridge.

Public Hearing:

- 1 – Construction of a New Three-Car Garage and Mudroom Addition and Renovation
of an Existing Dormer and Addition of Two New Dormers
Section 72.6 Block 1 Lot 9, R-4A Zone
93 Springhurst Road, Bedford Hills
Owners: Juan and Mary Briano
Applicant: Krista Briano**

Present:

Krista Briano, Applicant
Thomas A. O'Brien, O'Brien Architecture, LLC

Plans:

Prepared by O'Brien Architecture, LLC, dated 12/8/14, received on 12/9/14 titled:
"Front Elevations"
"Back Elevations"
"Side Elevations"

Discussion:

Mr. O'Brien made a presentation of the project. There was a lengthy discussion on the use of shutters on the front façade of the historic main structure. Other discussions took place relevant to the compatibility of the proposed additions to the historic structure. It was noted that the address on the application, albeit the same address used for postal, fire and police purposes, was not the same as appears on the Town Assessor records, 93 Springhurst Road.

Motion: Motion was made by John Stockbridge to close the Public Hearing.

Motion Seconded by: Amy Parsons

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Motion: Motion was made by John Stockbridge to approve the application.

Motion Seconded by: Ben Branch

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Conferences:

A – Expansion of Existing Garage and Mudroom and Construction of New Back Porch and Breakfast Room Bay

Section 73.16 Block 1 Lot 3, R-4A Zone

856 Old Post Road, Bedford

Owner/Applicant: Ellen Rouse Conrad

Present:

Teo Siguenza, Architect

Plans:

Prepared by Teo Siguenza, Architect, dated 12/12/14, received on 12/15/14:

Dwg.	Title
T101.00	Title Sheet and List of Drawings
SP-1.00	Site Plan
A101.00	Proposed First Floor Plan
A102.00	Proposed Second Floor Plan
A200.00	Proposed Exterior Elevations
E200.00	Existing Exterior Elevation
A201.00	Proposed Exterior elevations

Discussion:

The discussion was led by Mr. Siguenza, which focused on the changes made to the original plans submitted on 12/2/14. The changes included alteration of roofing and siding materials, height of the gabled addition to the garage, and placement of a window on the link structure to the main house.

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Motion: Motion was made by John Stockbridge to approve the application.

Motion Seconded by: Shelley Smith

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

B – Renovation of a Barn/Studio

Section 74.11 Block 1 Lot 7, R-4A Zone

183 Stone Hill Road, Bedford

Owners/Applicants: Samuel Sachs III and Elizabeth Sachs

Present:

Samuel and Elizabeth Sachs, Owners

Plan:

Prepared by ERG Architect, dated 11/21/14 received on 11/21/14, titled “Existing Exterior Elevations showing Proposed Roof Windows.”

Discussion:

The revised plans, dated 11/21/14, received 11/21/14, which eliminated proposed windows on the front and eastern façade were discussed and approved by the Commission. An alternate plan which would add windows on the eastern façade was discussed, but not acted upon.

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Motion: Motion was made by John Stockbridge to approve the application.

Motion Seconded by: Ben Branch

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Approval of Minutes:

The Chairman made a motion to approve the minutes of December 10, 2014 meeting.

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Motion Seconded by: George Henschel

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Motion carried unanimously.

Work Session: Review of Historic Property Survey

The Commission continued the review of the TKS Historical Resources, Inc. Historic Property Survey.

The Chairman made a motion to close the meeting.

Motion Seconded by: Ben Branch

Vote: Ayes: Stockbridge, Branch, Smith, Parsons, Henschel Nays: None

Date approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date