

Town of Bedford Historic Building Preservation Commission

**2nd Floor Conference Room
425 Cherry Street
Bedford Hills, NY 10507
Wednesday
May 20, 2015
7:00 P.M.**

Agenda

Public Hearing:

- I – Additions and Alterations to Existing Barn**
Section 59.19 Block 1 Lot 9, R-4A Zone
241 Wood Road, Bedford Corners
Owner/Applicant: **Ivanna Farms, LLC**

Conferences:

- I – Construction of Pergola**
Section 59.19 Block 1 Lot 9, R-4A Zone
241 Wood Road, Bedford Corners
Owner/Applicant: **Ivanna Farms, LLC**

- II – Reconfiguration of Roof Dormers, Alteration of Second Floor Flat Roof and Construction of Wood Deck**
Section 59.7 Block 1 Lot 7, R-4A Zone
378-384 Croton Lake Road, Bedford Corners
Owner/Applicant: **ML Management Associates, LLC**

- III – Demolition and Reconstruction of Residence**
Section 60.19 Block 2 Lot 2, R-4A Zone
98 Buxton Road, Bedford Hills
Owners: **Peter and Virginia Tobeason**
Applicant: **Daniel P. Divitto, DPD Builders, Ltd.**

- IV – Additions and Alterations to Existing Residence**
Section 39.20 Block 1 Lot 7, R-4A Zone
320 Mount Holly Road, Katonah
Owners: **Rupert and Nicole Campbell**
Applicant: **The Helmes Group, LLP – Architects**

Approval of Minutes:

April 22, 2014

May 13, 2015

Supporting documentation for all items on this agenda is available at the Town of Bedford website. (www.bedfordny.gov) Larger documents and plans are available at the office of the Historic Building Preservation Commission. Agenda items subject to change.

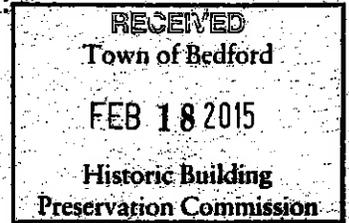
TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Ivanna Farm LLC

Mailing Address: 241 Wood Road

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____



Identification of Applicant (if other than owner(s)):

Name of applicant: _____

Address: _____

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

Professional Preparing Site Plan:

Name /Address: Teo Siguenza Architect PLLC.

460 Old Post Rd. Bedford, NY 10506

Phone: (914) 234- 6289 Fax: (914) 234 0619 E-Mail: ts@teosiguenza.com

Identification of Property:

Bedford Tax Map Designation: Section 59.4 Block 1 Lot 9 Area 19.6036 Acres Zoning District: R-4

Project Address: 241 Wood road, Bedford Corners New York

Approximate year of construction of structure(s): Circa 1860

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: Building

Identify any other governmental approvals required: N/A

Project cost (including professional fees): _____

Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed)

Interior alteration to existing barn, proposed breezeway + root cellar.

Proposed Project Start Date: June, 2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and 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): Stephen O Cleary
All owners must sign: Print name/title:

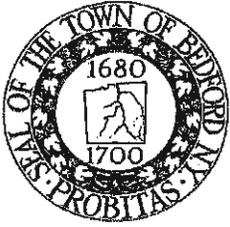
Date: _____

Print name/title: Stephen O Cleary
Signature of applicant (if different): _____
Print name/title:

Date: _____

Date: _____

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/18/2015

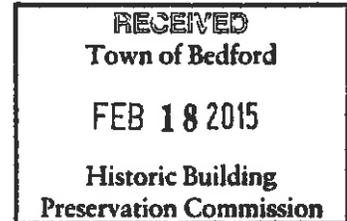
Parcel ID: 59.19-1-9

Owner Information

Ivanna Farms LLC

Applicant Information

Ivanna Farms LLC
c/o Allied Partners
770 Lexington Ave
New York NY 10021



Location: 241 Wood

Parcel ID: 59.19-1-9

Permit Type: Additions & Alterations

Work Description: Interior alterations to existing barn, addition of breezeway and root cellar.

Dear Resident,

Regarding the application for a Historic 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:

Interior alterations to existing barn and addition of breezeway and root cellar. Property is listed on the HBPC survey. The residence was built Circa 1870. The barn is being referred to the HBPC.

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

Very truly yours,

Steven Fraietta

Building Inspector



Certificate
Issued

012241A
August 18, 2006

TOWN OF BEDFORD
WESTCHESTER COUNTY, NY
CERTIFICATE OF OCCUPANCY

Building Permit No. 77-100-197

This is to certify that *James Wood*
of *153 Wood Rd, Mt Kisco, NY 10549*
having filed on *August 18, 2006* Application No. *012241A*
for a Certificate of Occupancy applying to premises located at *Wood*
Bedford Corners, NY 10549 being Section, Block and Lot *59.19-1-9,*
Town of Bedford Assessment Map in *R-4A* District
as shown on the Town zoning map, and the application having been approved, authority is
hereby given to occupy or use said premises or building or part thereof for the following
purposes:

Garage and Apartment with Barn attached and side yard deck
Visible Inspection Only

Inspected on:

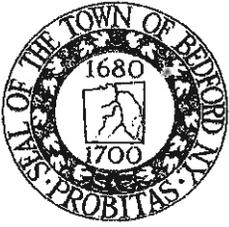
Under the following limitations:

on and after this date until revoked, and subject to all the provisions of:

THE TOWN ZONING ORDINANCE

Richard Magnafax
Building Inspector

PARCEL HISTORY



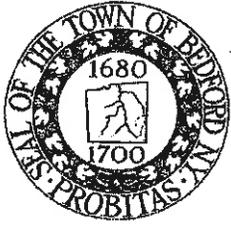
Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

2/18/2015

Address: 241 Wood
Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/18/2006	PERMIT #:77-100-195	APPROVED	012239A	8/18/2006
Owner: Single Family Residence - Main House Visual Inspection Only				
8/18/2006	PERMIT #:77-100-196	APPROVED	0122340A	8/18/2006
Owner: 2 Car Carage Visual Inspection Only				
8/18/2006	PERMIT #:77-100-197	APPROVED	012241A	8/18/2006
Owner: Ivanna Farms LLC Garage and Apartment with Barn attached and side yard deck Visible Inspection Only				
8/18/2006	PERMIT #:77-100-198	APPROVED	012242A	8/18/2006
Owner: Shed #1 Visible Inspection Only				
8/18/2006	PERMIT #:77-100-199	APPROVED	012243A	8/18/2006
Owner: Corn Crib Visible Inspection Only				

PARCEL HISTORY



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

2/18/2015

Address: 241 Wood

Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/18/2006	PERMIT #:77-100-200	APPROVED	012244A	8/18/2006
Owner: Sheep Barn Visible Inspection Only				
8/18/2006	PERMIT #:77-100-201	APPROVED	012245A	8/18/2006
Owner: Cottage Visible Inspection full bath, electric, separate septic				
8/18/2006	PERMIT #:77-100-202	APPROVED	012246A	8/18/2006
Owner: Greenhouse with attached potting shed Visible Inspection Only				
8/18/2006	PERMIT #:77-100-203	APPROVED	012247A	8/18/2006
Owner: Machinery Hall Visible Inspection Only				
8/18/2006	PERMIT #:77-100-204	APPROVED	012248A	8/18/2006
Owner: Shed #2 Visible Inspection Only				

PARCEL HISTORY



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

2/18/2015

Address: 241 Wood

Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/18/2006	PERMIT #:77-100-205	APPROVED	012249A	8/18/2006
Owner: Smoke House Visible Inspection Only				
8/18/2006	PERMIT #:77-100-206	APPROVED	012250A	8/18/2006
Owner: Chicken House Visible Inspection				
8/18/2006	PERMIT #:77-100-207	APPROVED	012251A	8/18/2006
Owner: Tool Shed Visible Inspection Only				
8/18/2006	PERMIT #:77-100-208	APPROVED	012252A	8/18/2006
Owner: Storage Barn Visible Inspection Only				
8/18/2006	PERMIT #:77-100-209	APPROVED	012253A	8/18/2006
Owner: Tennis Court - Visible Inspection Only				

PARCEL HISTORY



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

2/18/2015

Address: 241 Wood

Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/18/2006	PERMIT #:77-100-210	APPROVED	012254A	8/18/2006
Owner: Bath House with Trellis Visible Inspection Only				
8/18/2006	PERMIT #:77-100-211	APPROVED	012255A	8/18/2006
Owner: Swimming Pool Visible Inspection Only				
8/18/2006	PERMIT #:77-100-212	APPROVED	012256A	8/18/2006
Owner: Silo Visible Inspection Only				
4/16/2007	PERMIT #:21375	VOID		
Owner: Ivanna Farms LLC Addition and alterations(work never done)				
5/16/2007	PERMIT #:325D	APPROVED	2012-1302	8/15/2012
Owner: Ivanna Farms LLC, Demolition of stone wall and attached shed, deck and stairs. Inspected - 8/15/2012				

PARCEL HISTORY



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

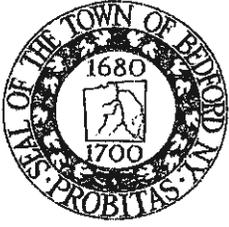
2/18/2015

Address: 241 Wood

Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
4/14/2008	PERMIT #:811F	APPROVED	2012-1304	8/15/2012
Owner: Ivanna Farms LLC, Horse fence Inspected - 8/13/2012				
12/22/2009	PERMIT #:22018	PENDING		
Owner: Ivanna Farms LLC Interior renovations				
2/8/2010	PERMIT #:368D	APPROVED	2012-1303	8/15/2012
Owner: Ivanna Farms LLC Demolition of Cinder Block Shed Inspected - 8/15/2012				
7/19/2011	PERMIT #:00392D	APPROVED	2012-1397	10/24/2012
Owner: Ivanna Farms LLC Demolition of 2-Car Garage Inspected - 8/15/2012				
9/26/2011	PERMIT #:22424	PENDING		
Owner: Ivanna Farms LLC Removal of Existing Swimming Pool and Construction of New In-ground Concrete Swimming Pool in the Same Location				

PARCEL HISTORY



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

2/18/2015

Address: 241 Wood

Parcel ID: 59.19-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
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11/30/2011	PERMIT #:22491	PENDING		
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Owner: Ivanna Farms LLC

Relocation of shed/chicken coop - Historic approval 11/22/2011 No.11/04

12/5/2011	PERMIT #:22502	PENDING		
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Owner: Ivanna Farms LLC

Interior renovatons and new doors and windows - Historic approval no. 11/05

12/19/2012	PERMIT #:23017	PENDING		
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Owner: Ivanna Farms LLC

Generators - (2) 70KW Generacs

12/23/2014	PERMIT #:23904			
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Owner: Ivanna Farms LLC

Renovations to existing residence and addition of enclosed porch.

59:19-1-9

DISTRICT: SECTION: LOT: EXEMPTION CODE: GRID COORDINATE: 240

PROPERTY CLASS: ZONING: CARD NUMBER: OF: ROUTING NUMBER: 1206

WOOD RD (corner - Cotton Lake) PROPERTY ADDRESS: RD

WATER: PARK: LIGHT: FIRE: SCHOOL: RECORD OF OWNERSHIP: 1206 Innana Farms LLC

Control # 470180554

PROPERTY CLASSIFICATION CODE

AGRICULTURAL-100
110-Subsistence & Products
111-Food & Products
112-Dairy Products
113-Cattle, Hogs, etc.
114-Other Products
115-Other Products
116-Other Livestock
120-Field Crops
130-Field Crops - Other
140-Orchard Crops
150-Orchard Crops - Other
160-Other Agriculture
170-Other Agriculture
180-Other Agriculture
190-Other Agriculture
200-Other Agriculture
210-Other Agriculture
220-Other Agriculture
230-Other Agriculture
240-Other Agriculture
250-Other Agriculture
260-Other Agriculture
270-Other Agriculture
280-Other Agriculture
290-Other Agriculture
300-Other Agriculture
310-Other Agriculture
320-Other Agriculture
330-Other Agriculture
340-Other Agriculture
350-Other Agriculture
360-Other Agriculture
370-Other Agriculture
380-Other Agriculture
390-Other Agriculture
400-Other Agriculture
410-Other Agriculture
420-Other Agriculture
430-Other Agriculture
440-Other Agriculture
450-Other Agriculture
460-Other Agriculture
470-Other Agriculture
480-Other Agriculture
490-Other Agriculture
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720-Other Agriculture
730-Other Agriculture
740-Other Agriculture
750-Other Agriculture
760-Other Agriculture
770-Other Agriculture
780-Other Agriculture
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810-Other Agriculture
820-Other Agriculture
830-Other Agriculture
840-Other Agriculture
850-Other Agriculture
860-Other Agriculture
870-Other Agriculture
880-Other Agriculture
890-Other Agriculture
900-Other Agriculture
910-Other Agriculture
920-Other Agriculture
930-Other Agriculture
940-Other Agriculture
950-Other Agriculture
960-Other Agriculture
970-Other Agriculture
980-Other Agriculture
990-Other Agriculture

LAND DATA & COMPUTATIONS

LOT	Gross	Actual Frontage	Effective Frontage	Effective Depth	Unit Price	Depth Factor	Actual Price	Influence Factor	Land Value
REGULAR LOT									
MINUS LOT									
APARTMENT SITE									
PRIMARY SITE		4.00		SO. FT.					34,000
SECONDARY SITE		13.60		SO. FT.	8,500				25,100
UNDEVELOPED					2,250				69,100
RESIDUAL									
TOTAL									

ASSESSMENT RECORD

DATE	MO.	YR.	TYPE	SALE PRICE	SOURCE	VALIDITY
1206			1 2	6,750,000	1 2 3 4	1 2
			1 2		1 2 3 4	1 2
			1 2		1 2 3 4	1 2

MEMORANDA

How 10/11

5/20/11

SUMMARY OF VALUES

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND & BLDGS.

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

NEIGHBORHOOD I.D. R

RELATIVE TOPOGRAPHY TO STREET ELEVATION

LEVEL: 1 HIGHER, 2 LOWER

TOPOGRAPHY RATING: 1 GOOD, 2 FAIR, 3 POOR, 4 VERY POOR

STREET OR ROAD: 1 IMPROVED, 2 PROPOSED, 3 UNPAVED

ALLEY: 1 YES, 2 NO

UTILITIES: 1 WATER, 2 SEWER, 3 ELECTRICITY, 4 GAS

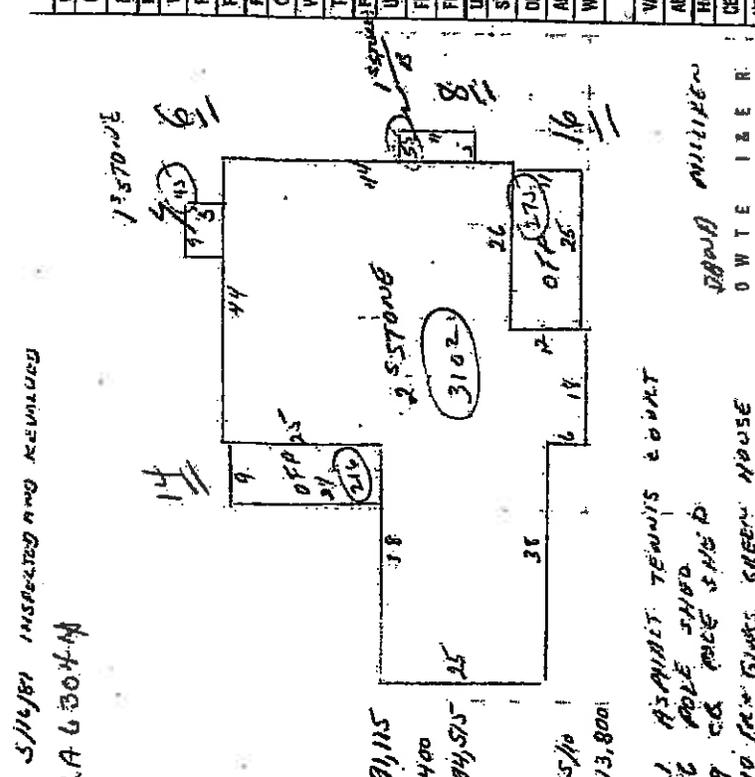
DESIRABILITY RATING: 1 EXCELLENT, 2 VERY GOOD, 3 GOOD, 4 FAIR, 5 POOR, 6 VERY POOR, 7 UNDEVELOPED

COMPARISON TO NEIGHBORING PROPERTIES: 1 LOT, 2 TYPICAL, 3 POORER, 4 BETTER, 5 IMPROVEMENTS, 6 NONE

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.
4/28	fence			
12/29	Driveway	1,000	150,000	OK 012
1/17	Driveway	1,000	150,000	OK 012

5/16/81 inspected and reviewed
LA 6304-M
1-570-00E
6/1



DWELLING COMPUTATIONS		BASE PRICE	
BASEMENT	78140	BASEMENT	78140
HEATING		HEATING	
PLUMBING	2400	PLUMBING	2400
ATTIC		ATTIC	
ADDITIONS	4400	ADDITIONS	4400
TOTAL BASE	94940	TOTAL BASE	94940
GRADE FACTOR	225	GRADE FACTOR	225
TOTAL	270	TOTAL	270
OTHER FEATURES	178400	OTHER FEATURES	178400
TOTAL	178400	TOTAL	178400
C & D FACTOR	35/30	C & D FACTOR	35/30
REPL. COST	113,800	REPL. COST	113,800
DEPRECIATION	35/30	DEPRECIATION	35/30
R.C.L.G./100	113,800	R.C.L.G./100	113,800
ERECTED	1870	ERECTED	1870
REMODELED		REMODELED	
AGE	1.03	AGE	1.03
COU. RATING	AU	COU. RATING	AU

OTHER BUILDINGS AND YARD		TYPE CODE	
NO.	TYPE	NO.	TYPE
1	00 GARAGE	16	FLAT BARN
2	01 GARAGE	17	BANK BARN
3	02 PATIO	18	POLE BARN
4	03 PATIO	19	LEAN-TO
5	04 SHED	20	IMPL. SHED
6	05 POOL	21	POULTRY HOUSE
7	06 BATHHOUSE	22	HORSE HOUSE
8	07 SHOP	23	MILK HOUSE
9	08 SHED	24	CRIB
10	09 STABLE	25	GRANARY
11	10 SUMMER KITCHEN	26	BIN
12	11 CELLAR	27	SILO
13	12 WELL HOUSE	28	HARVESTORE
14	13 PAVING	29	SILO
15	14 CONC. PAVING	30	MOBILE HOME
16	15 PAVING	31	MISC. BLDGS.

GROSS BUILDING SUMMARY		TOTAL VALUE	
#	NO. OF ENTRIES	#	NO. OF ENTRIES
1	1	1	1
2	1	2	1
3	1	3	1
4	1	4	1
5	1	5	1
6	1	6	1
7	1	7	1
8	1	8	1
9	1	9	1
10	1	10	1
11	1	11	1
12	1	12	1
13	1	13	1
14	1	14	1
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91	1	91	1
92	1	92	1
93	1	93	1
94	1	94	1
95	1	95	1
96	1	96	1
97	1	97	1
98	1	98	1
99	1	99	1
100	1	100	1

SUPPLEMENTARY OBSERVATIONS		TOTAL VALUE	
GOOD	2 AVERAGE	GOOD	2 AVERAGE
1	3 FAIR	1	3 FAIR
2	4 POOR	2	4 POOR
3	KITCHEN DESIRABILITY	3	KITCHEN DESIRABILITY
4	BATHROOM DESIRABILITY	4	BATHROOM DESIRABILITY
5	HEATING SYSTEM ADEQUACY	5	HEATING SYSTEM ADEQUACY
6	INTERIOR CONDITION	6	INTERIOR CONDITION
7	EXTERIOR CONDITION	7	EXTERIOR CONDITION
8	RELATIVE OVERALL DESIRABILITY	8	RELATIVE OVERALL DESIRABILITY
9	STYLE	9	STYLE
10	1 CAPE COD	10	1 CAPE COD
11	2 COLONIAL	11	2 COLONIAL
12	3 CONTEMP.	12	3 CONTEMP.
13	4 CONVENTL.	13	4 CONVENTL.
14	5 ROW TYPE	14	5 ROW TYPE
15	6 2-OLD STYLE	15	6 2-OLD STYLE
16	7 3-OLD STYLE	16	7 3-OLD STYLE
17	8 4-OLD STYLE	17	8 4-OLD STYLE
18	9 5-OLD STYLE	18	9 5-OLD STYLE
19	10 6-OLD STYLE	19	10 6-OLD STYLE
20	11 7-OLD STYLE	20	11 7-OLD STYLE
21	12 8-OLD STYLE	21	12 8-OLD STYLE
22	13 9-OLD STYLE	22	13 9-OLD STYLE
23	14 10-OLD STYLE	23	14 10-OLD STYLE
24	15 11-OLD STYLE	24	15 11-OLD STYLE
25	16 12-OLD STYLE	25	16 12-OLD STYLE
26	17 13-OLD STYLE	26	17 13-OLD STYLE
27	18 14-OLD STYLE	27	18 14-OLD STYLE
28	19 15-OLD STYLE	28	19 15-OLD STYLE
29	20 16-OLD STYLE	29	20 16-OLD STYLE
30	21 17-OLD STYLE	30	21 17-OLD STYLE
31	22 18-OLD STYLE	31	22 18-OLD STYLE
32	23 19-OLD STYLE	32	23 19-OLD STYLE
33	24 20-OLD STYLE	33	24 20-OLD STYLE
34	25 21-OLD STYLE	34	25 21-OLD STYLE
35	26 22-OLD STYLE	35	26 22-OLD STYLE
36	27 23-OLD STYLE	36	27 23-OLD STYLE
37	28 24-OLD STYLE	37	28 24-OLD STYLE
38	29 25-OLD STYLE	38	29 25-OLD STYLE
39	30 26-OLD STYLE	39	30 26-OLD STYLE
40	31 27-OLD STYLE	40	31 27-OLD STYLE
41	32 28-OLD STYLE	41	32 28-OLD STYLE
42	33 29-OLD STYLE	42	33 29-OLD STYLE
43	34 30-OLD STYLE	43	34 30-OLD STYLE
44	35 31-OLD STYLE	44	35 31-OLD STYLE
45	36 32-OLD STYLE	45	36 32-OLD STYLE
46	37 33-OLD STYLE	46	37 33-OLD STYLE
47	38 34-OLD STYLE	47	38 34-OLD STYLE
48	39 35-OLD STYLE	48	39 35-OLD STYLE
49	40 36-OLD STYLE	49	40 36-OLD STYLE
50	41 37-OLD STYLE	50	41 37-OLD STYLE
51	42 38-OLD STYLE	51	42 38-OLD STYLE
52	43 39-OLD STYLE	52	43 39-OLD STYLE
53	44 40-OLD STYLE	53	44 40-OLD STYLE
54	45 41-OLD STYLE	54	45 41-OLD STYLE
55	46 42-OLD STYLE	55	46 42-OLD STYLE
56	47 43-OLD STYLE	56	47 43-OLD STYLE
57	48 44-OLD STYLE	57	48 44-OLD STYLE
58	49 45-OLD STYLE	58	49 45-OLD STYLE
59	50 46-OLD STYLE	59	50 46-OLD STYLE
60	51 47-OLD STYLE	60	51 47-OLD STYLE
61	52 48-OLD STYLE	61	52 48-OLD STYLE
62	53 49-OLD STYLE	62	53 49-OLD STYLE
63	54 50-OLD STYLE	63	54 50-OLD STYLE
64	55 51-OLD STYLE	64	55 51-OLD STYLE
65	56 52-OLD STYLE	65	56 52-OLD STYLE
66	57 53-OLD STYLE	66	57 53-OLD STYLE
67	58 54-OLD STYLE	67	58 54-OLD STYLE
68	59 55-OLD STYLE	68	59 55-OLD STYLE
69	60 56-OLD STYLE	69	60 56-OLD STYLE
70	61 57-OLD STYLE	70	61 57-OLD STYLE
71	62 58-OLD STYLE	71	62 58-OLD STYLE
72	63 59-OLD STYLE	72	63 59-OLD STYLE
73	64 60-OLD STYLE	73	64 60-OLD STYLE
74	65 61-OLD STYLE	74	65 61-OLD STYLE
75	66 62-OLD STYLE	75	66 62-OLD STYLE
76	67 63-OLD STYLE	76	67 63-OLD STYLE
77	68 64-OLD STYLE	77	68 64-OLD STYLE
78	69 65-OLD STYLE	78	69 65-OLD STYLE
79	70 66-OLD STYLE	79	70 66-OLD STYLE
80	71 67-OLD STYLE	80	71 67-OLD STYLE
81	72 68-OLD STYLE	81	72 68-OLD STYLE
82	73 69-OLD STYLE	82	73 69-OLD STYLE
83	74 70-OLD STYLE	83	74 70-OLD STYLE
84	75 71-OLD STYLE	84	75 71-OLD STYLE
85	76 72-OLD STYLE	85	76 72-OLD STYLE
86	77 73-OLD STYLE	86	77 73-OLD STYLE
87	78 74-OLD STYLE	87	78 74-OLD STYLE
88	79 75-OLD STYLE	88	79 75-OLD STYLE
89	80 76-OLD STYLE	89	80 76-OLD STYLE
90	81 77-OLD STYLE	90	81 77-OLD STYLE
91	82 78-OLD STYLE	91	82 78-OLD STYLE
92	83 79-OLD STYLE	92	83 79-OLD STYLE
93	84 80-OLD STYLE	93	84 80-OLD STYLE
94	85 81-OLD STYLE	94	85 81-OLD STYLE
95	86 82-OLD STYLE	95	86 82-OLD STYLE
96	87 83-OLD STYLE	96	87 83-OLD STYLE
97	88 84-OLD STYLE	97	88 84-OLD STYLE
98	89 85-OLD STYLE	98	89 85-OLD STYLE
99	90 86-OLD STYLE	99	90 86-OLD STYLE
100	91 87-OLD STYLE	100	91 87-OLD STYLE

REGISTERED DATE 8-11-81 BY A. J. B. GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

JAMES WOOD 3RD

105.5

104-1 RI

51500 66500

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED

LOCATION

1045

4A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	36000				36000	35700	35700	35700	
IMPROVEMENTS	46000				51800	51800	51800	53500	
TOTAL	82000				87800	87500	87500	89200	

OWNERSHIP	DATE	PURCHASE PRICE	PROPERTY FACTORS																
			STREET			IMPROVEMENTS			TOPOGRAPHY										
			PAVED	SEMI-IMPROVED	DIRT	WATER	SEWER	GAS	LEVEL										

LAND VALUE COMPUTATIONS AND SUMMARY										
DATE	PERMITS	TYPE	COST	INSPECTED	FRONT	DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT
6-7-67		SWIMMING POOL	\$ 7,000	60 8/70	4.0 Acres	210	3000		3000	=
7-27-67		POOL HSE & PERGOLA	\$ 7,000	60 8/70	99.3	210	6000		6000	=
8-70		Removal of building with								
7-6-76		RECONSTRUCTION	12,000	60 11/70						
8-70		ELEVATOR fire	8,000	60 11/70						
9-26-66		CONVERTED APT.	4,000	60 11/70	77.1	170				

PERMITS		COMMENTS	
7-4	2.8-c. (16-1A)	1971	1966
		71400	31500
		107000	72000
		178400	103600
			92800
			162400

ASSESSMENT RECORD TOWN OF BEDFORD

JAMES WOOD III

7 16

LOCATION

	1964	1965	1966	1967	1968	1969	1970	1971	1972
VALUES									
LAND									
IMPROVEMENTS									
TOTAL									

OWNERSHIP

	PURCHASE PRICE	DATE	PROPERTY FACTORS				
			STREET	IMPROVEMENTS	TOPOGRAPHY	LEVEL	
			PAVED	WATER		HIGH	
			SEMI-IMPROVED	SEWER		LOW	
			DIRT	GAS		ROLLING	
			SIDEWALK	ELECTRICITY		SWAMPY	
				SEPTIC TANK			

PERMITS

DATE	TYPE	COST	INSPECTED	LAND VALUE COMPUTATIONS AND SUMMARY			
				FRONT & DEPTH	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT

COMMENTS

COMMENTS	
TOTAL VALUE LAND	225
TOTAL VALUE BUILDINGS	100
TOTAL VALUE LAND & BUILDINGS	325

BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL
Base	1420	1993	28300
	3996	343	13706
ADDITIONS AND DEDUCTIONS			
	308	450	1386

TOTAL REPLACEMENT COST \$43522
 Cost Conversion Factor 7.150
 Replacement Cost 56400

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION
 Effective Age Depreciation 60 %
 Observed Physical Condition 30 %
 Total Depreciation (a+b) 40 %
 d. Net Condition (100-c) 70 %

OBSOLESCENCE
 Overimprovement %
 Underimprovement %
 Other Factors (e.g. 30 %
 Net Condition (100-e+f+g) 28 %

SUMMARY OF APPRAISED VALUE
 Principal Building 15800
 Other Principal Buildings Appraisal
 Accessory Buildings Appraisal 3500

PRINCIPAL BUILDING DESCRIPTION

1370

BUILDING CLASS B-E

TYPE AND USE
 1 Family Dwelling
 2 Family Dwelling
 Other B.A.M. 052406

FOUNDATION
 Concrete Walls
 Wood or Black Piers
 Black
 Stone

STORIES AND ROOMS
 Stories 1 1/2 2 3 4 5
 Split Level

B. Rooms
 1e Rooms 6
 2e Rooms 7

21 EXT. WALL CONSTR.
 Stories 1 1/2
 Frame with Wood, Shingle or Stucco Siding
 Concrete Block or Tile
 Stucco on Block or Tile
 Brick Solid
 Brick, Veneer
 Stone Solid
 Stone Veneer
 Other

22 INTERIOR FINISH
 Walls Unfinished
 Wallboard
 Plaster
 Doors and Trim: Softwood Hardwood
 Tile Walls: Bath Kitchen
 Fireplaces: Natural Artificial

23 FLOORS
 Stories 1 1/2
 Softwood Hardwood
 Concrete

24 AIR CONDITIONING
 Washed
 Refrigerated
 Area Supplied

25 FLOORS
 Stories 1 1/2
 Softwood Hardwood
 Concrete

26 PLUMBING
 Type: Flat Gable
 Hip Gambrel
 Mansard
 Roofing: Prepared Roll
 Built-up Asphalt or T & G
 Wood or Comp. Shingle
 Metal

27 PLUMBING
 None Water Only
 No. Bathrooms (3 Fix't)
 No. Toilet Rms. (2 Fix't)
 No. Single Fixtures
 Septic Tank

28 HEATING
 Stove or Unit Heaters
 Hot Air: Pipeless
 Piped (Gravity)
 Forced Circulation
 Steam
 Hot Water or Vapor Radiant, Concealed
 Fuel: Coal Gas Oil
 Oil Burner Coal Stoker

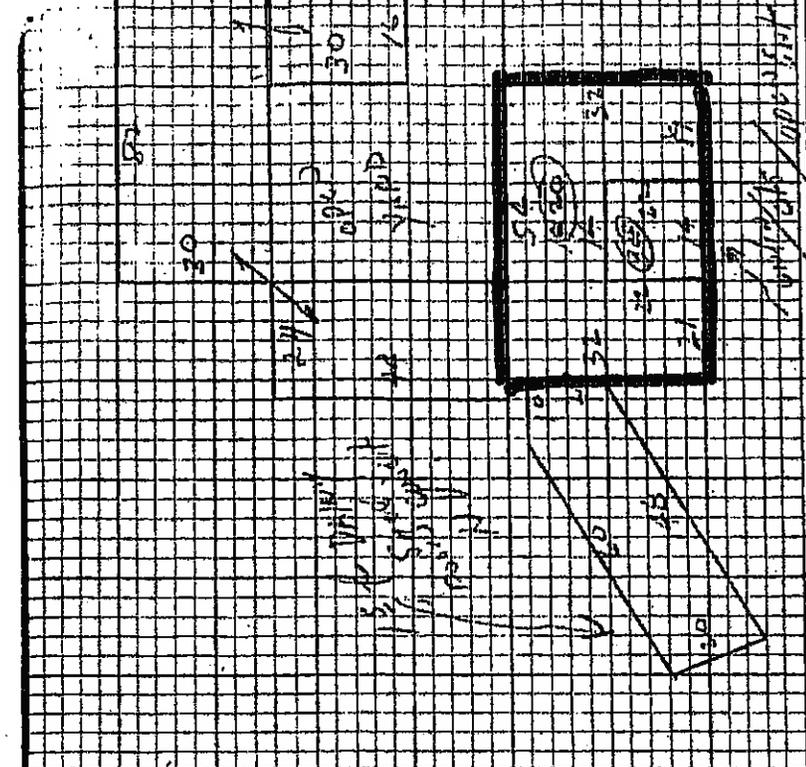
29 BASEMENT
 None Full
 Part %
 Finished:
 Recreation %
 Apartment %
 Floor: Dirt Wood
 Cement

30 HALF-STORY, ATTIC
 Unfinished %
 Finished %

LAYOUT & REMARKS:

All Bldg. old wood, paint & repair
 Many down broken walls & floors
 4-12-71 - L.R. Dh. H. H. H. - 2 PG. - R.R.H. - ELEVATOR - HOT AIR - 121 1501
 5 Bldgs @ 525 - 1600 + FF 500 + R.R.H. 500 + ELEVATOR 2400 + 20052
 x 13

GROUND PLAN SKETCH



DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

DESCR.	AGE	AREA	UNIT COST	REPLACE MENT COST	NET COND. %	NET APPRAI SAL
1	60	400	2.70	1050	40	400
2	60	660	2.10	1232	30	400
3	60	1040	3.50	3640	40	1500
4	60	480	3.20	1536	40	600

DATES OF INSPECTIONS

14/1/75

DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

DESCR.	AGE	AREA	UNIT COST	REPLACE MENT COST	NET COND. %	NET APPRAI SAL
5	60	400	2.70	1050	40	400
6	60	660	2.10	1232	30	400
7	60	1040	3.50	3640	40	1500
8	60	480	3.20	1536	40	600

LOCATION

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND									
IMPROVEMENTS									
TOTAL									

OWNERSHIP

DATE	PURCHASE PRICE	DATE	PROPERTY FACTORS					
			STREET		IMPROVEMENTS		TOPOGRAPHY	
			PAVED	SEMI-IMPROVED	WATER	SEWER	LEVEL	
							HIGH	
							LOW	
							ROLLING	
							SWAMPY	

PERMITS

DATE	TYPE	COST	INSPECTED	LAND VALUE COMPUTATIONS AND SUMMARY			
				FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE

COMMENTS

TOTAL VALUE LAND		1250
TOTAL VALUE BUILDINGS		0.00
TOTAL VALUE LAND & BUILDINGS		1250

BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL
Base	1087	1643	17902

ADDITIONS AND DEDUCTIONS

5P	126	3.00	4378
6			4220
7			4470
8			7430
9	1487	55	4565
10	1197	2.00	4394
			2174

TOTAL REPLACEMENT COST \$ 19090

Cost Conversion Factor 7.150
Replacement Cost 23690

DEPRECIATION AND OBSOLESCENCE

Effective Age Depreciation	25%
Observed Physical Condition	%
Total Depreciation (a+b)	%
Net Condition (100-c)	75%

OBsolescence

Overimprovement %
Underimprovement %
Other %

Net Condition (100-d+g) %

FINAL NET CONDITION (d+h) 60%

SUMMARY OF APPRAISED VALUE

Principal Building appraisal 14200
Other Principal Buildings Appraisal 1200

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS P.K. **OBSERVED PHYSICAL CONDITION** Good Normal Fair Poor **EFFECTIVE AGE** 75 Years

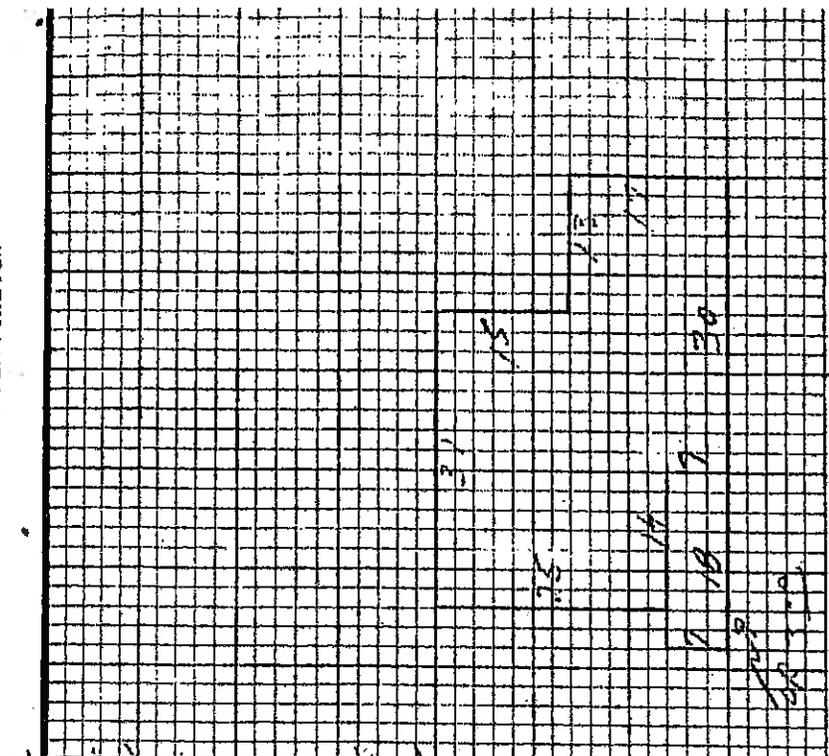
TYPE AND USE 3) Type: Flat Gable. **PLUMBING** Water Only No. Bathrooms (3 Fix't) No. Toilet Rms. (2 Fix't) No. Single Fixtures Septic Tank **HEATING** Stove or Unit Heaters Hot Air: Pipeless Piped (Gravity) Forced Circulation Steam Hot Water or Vapor Radiant, Concealed Fuel: Coal Gas Oil Burner Coal Stoker **BASEMENT** None Full Part %

FOUNDATION Concrete Walls Wood or Block Stone **ROOF** Gambrel Mansard Roofing: Prepared Roll Built-up Asphalt or T & G Wood or Comp. Shingle Metal **AIR CONDITIONING** Washed Refrigerated Area Supplied **FLOORS** Stories 1 2 3 4 5 Split Level B. Rooms 1s Rooms 2s Rooms **EXT. WALL CONSTR.** Stucco with Wood Shingle Concrete Block or Tile Plaster Brick Solid Brick, Veneer Stone Solid Stone, Veneer Other **INTERIOR FINISH** Walls Unfinished Wallboard Plaster Doors and Trim Hardwood Tile Walls: Bath Kitchen Fireplaces: Natural Artificial **10) HALF STORY, ATTIC** Unfinished Finished %

LAYOUT & REMARKS:

Comp. Remodeled 1941-63
New Bath 1960 - 1963. New Kitchen & Ref. installed 1963
Int. V. Good.
Shipped all part stations

GROUND PLAN SKETCH



DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

BLDG. IDENT.	CLASS	DIMENSIONS		FOUN. DATION	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	REPLACE. MENT COST	NET COND. %	NET APPRAI. VAL
		WIDTH	DEPTH/HEIGHT													
Basement	30	30	15	5	2nd	Asph. Sh.	Brick	None	None	None	60	700	5000	3000	75	1200

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): IVANN FARM LLC

Mailing Address: 241 WOOD ROAD, BEDFORD CORNERS, NY

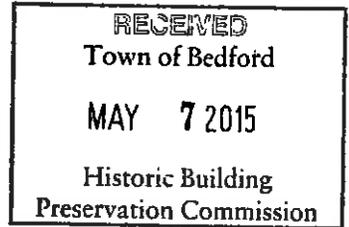
Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

Identification of Applicant (if other than owner(s)):

Name of applicant:

Address:

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____



Professional Preparing Site Plan:

Name /Address: Teo Siguenza Architect PLLC.

460 Old Post Rd. Bedford, NY 10506

Phone: (914) 234- 6289 Fax: :(914) 234 0619 E-Mail: ts@teosiguenza.com

Identification of Property:

Bedford Tax Map Designation: Section 59.19 Block 1 Lot 9 Area 19.6036Acres Zoning District: R-4

Project Address: 153, Wood Raod

Approximate year of construction of structure(s): 1945

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: Building

Identify any other governmental approvals required: N/A

Project cost (including professional fees): \$4,000

Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed)

Proposed pergola

Proposed Project Start Date: June 15, 2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and 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): Stephen D Cralick
All owners must sign Print name/title:

Date: 5-7-15

Print name/title:

Date:

Signature of applicant (if different): [Signature]
Print name/title:

Date: 5-7-15

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

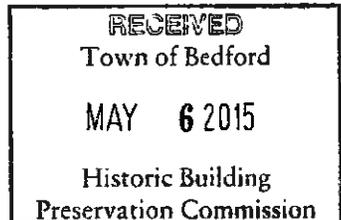
To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeffrey Osterman; Teo Siguenza, Architect
Date: 5/6/2015
Re: Ivanna Farms LLC, 241 Wood Road, Bedford Corners
Section 59.19 Block 1 Lot 9, R-4 Acre Zoning District
Addition of Pergola to existing 2-story frame residence (school house)

With reference to the above, a building permit application has been submitted for the construction of a Pergola to an existing 2-story frame residence (school house).

The parcel is located at 241 Wood Road, Bedford Corners and is listed on the HBPC's Survey of Historic Buildings.

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

Att.



APPLICATION FOR BUILDING PERMIT
TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner Juanma Farus LLC Address 241 Wood Rd Tel.# 914-589-0012

Applicant Steve Croliek Address 241 Wood Rd Tel.# _____

Architect/Engineer TEO Siguenza Address _____ Tel.# _____

Builder _____ Address _____

Building is located at 241 Wood Rd

Section 59.19 Block 1 Lot 9 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: ~~Pergola~~ Pergola

Estimated COST OF CONSTRUCTION: \$ *4,000

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more OR for Legalizations

I _____ do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ _____ and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: _____

Date: _____

Sign and Affix Seal



Amount of square feet for new project 240 Total % of Building Coverage of property _____

Total % of Impervious Surface of property _____ Area of disturbance _____ If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built _____

RECEIVED
APR 28 2015
BEDFORD BUILDING
DEPARTMENT

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure Pergola Pool Tennis Court Commercial

ZONING DISTRICT R-4A 2A 1A 1/2A 1/4A TF VA MF EL
(circle)

RO CB NB LI RB PBO PBR PBOK

Number of stories _____; Height _____ feet. Interior only _____

Front yard 141'-11" feet. Rear yard 540' feet. Side yard 360' feet one side.

Side yard 600' feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief. Property Owner shall sign application or file letter of approval to

(Signed) [Signature]

Telephone No. 914-589-5072 Email Scalick 550A01

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

Board of Health Approval

Application Rejected

Highway Approval

Application Granted

Town of Bedford

Referred to Board of Appeals

Westchester County

State of New York

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

RECEIVED
APR 28 2015
BEDFORD BUILDING
DEPARTMENT

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): ML Management Associates, LLC c/o Paul Zukowsky

Mailing Address: 250 West 57th Street New York, New York 10017 10107

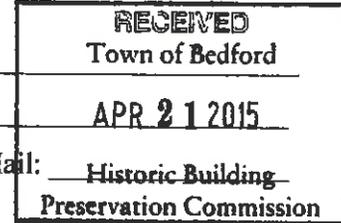
Phone: _____ (home) 212-333-5665 (work); Fax: _____ E-Mail: Pzukowsky@mlmgmt.com

Identification of Applicant (if other than owner(s)):

Name of applicant: _____

Address: _____

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____



Professional Preparing Site Plan:

Name /Address: Sullivan Architecture, PC/ John P. Sullivan, FAIA 31 Mamaroneck Avenue White Plains, New York 10601 Phone: 914-761-6006 Fax: _____ E-Mail: Johns@sullivanarch.com

Identification of Property:

Bedford Tax Map Designation: Section 59.7 Block 1 Lot 7 Area 8.161 ac. Zoning District: R4-A

Project Address: 378-384 Croton Lake Road Mount Kisco, New York 10549

Approximate year of construction of structure(s): Unknown

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: Zoning Board of Appeals

Identify any other governmental approvals required: N/A

Project cost (including professional fees): TBD

Project Description/Proposed Use (MUST BE DETAILED – (Use Additional Pages if Needed)

The re-configuration of roof dormers, to improve bedroom egress and ceiling height. The alteration of an existing second floor flat roof to be used as a deck with pergola. The construction of a small wood deck at rear of house.

Proposed Project Start Date: June 2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and 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):

All owners must sign

Print name/title: Paul Zukowsky

Date: 4/15/15

Print name/title: _____

Date: _____

Signature of applicant (if different): _____

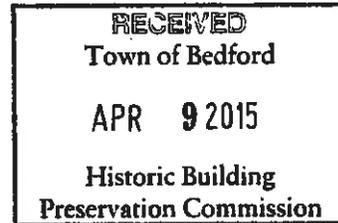
Print name/title: _____

Date: _____

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; John P. Sullivan, Architect
Date: 4/8/2015
Re: 378-384 Croton Lake Road, Mount Kisco
59.7-1-7, R-4 Acre Zoning District



With reference to the above, a building permit application has been submitted for the construction of additions and alterations consisting of (1) the re-configuration of roof dormers on a single family residence to improve bedroom egress and ceiling height; (2) the alteration of an existing second floor flat roof to be used as a deck with pergola above; (3) the construction of a 4-foot wide wood deck located at the rear of the residence. The project will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on May 6, 2015.

The residence is located at 378-384 Croton Lake Road, Mount Kisco and is listed on the HBPC's Survey of Historic Buildings.

The Assessor's card is not available. I have attached copies of the Certificates of Occupancy and variances we have on file for the property.

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

Att.

- 40 Church Street
- 48 Church Street
- 50 Church Street
- 52 Church Street

Clark Road

- * 24 Clark Road, Merritt Clark House, circa 1901: report, chronology, maps, genealogical information
- 64 Clark Road, circa 1780: assessor info.

Clinton Road

- 10 Clinton Road
 - 20 Clinton Road, circa 1901, assessor information
 - 27 Clinton Road, 1870's: notes, chronology, assessor information
- 87 Clinton Road

Court Road

- 7 Court Road
- 11-15 Court Road
- 21-27 Court Road
 - 27 Court Road, 1870's: notes
- 31 Court Road

Crescent Terrace

- * 77-81 Crescent Terrace, Howe Farm, circa 1905: report, maps, deeds back to 1891

Cross River Road

- 472 Cross River Road
- 516 Cross River Road
 - 540 Cross River Road, "Forest View Farm", George Green/ Edward Coster property, circa 1900: report, genealogical and assessor's information, 1966 recollections of farm by former farm worker
- 595 Cross River Road
- 600 Cross River Road
 - 731 Cross River Road "Bee Tree" Whitney Blake Mansion, circa 1917, mostly destroyed: notes, maps and clippings
- 732 Cross River Road

Croton Lake Road

- 95 Croton Lake Road
 - 100 Croton Lake circa 1916, Robert Brewster's "Avalon", then Yeshiva: notes, map, early 20th c. clippings
- 149 Croton Lake Road
- 150 Croton Lake Road
- 153 Croton Lake Road
- 180 Croton Lake Road
- 201 Croton Lake Road
- 212 Croton Lake Road
- 378 Croton Lake Road
- 387 Croton Lake Road
- 406 Croton Lake Road

10023

RESOLUTION#11-80 FIVE

CERTIFICATION OF DECISION
OF THE
ZONING BOARD OF APPEALS
OF THE
TOWN OF BEDFORD

Meeting held at Town Hall, Town of Bedford on the 5th day of November 1980

MEMBERS PRESENT: Donald M. McGrath, Martha E. Streeter, Theodore P. Hawryluk,
John W. Ruger, Laurence S. Kennedy, Jr., Chairman

MEMBERS ABSENT:

NAME AND ADDRESS OF APPLICANT: John C. Beck
Croton Lake Road
Mt. Kisco, New York

PROPERTY DESCRIPTION:

ZONING 4 acre SECTION 4 LOT 18C

Owned ~~xxx~~ Leased Contract-Vendee

Dated of Patent Trader Issue: October 30, 1980

Number of Property Owners Noticed: 9

RELIEF APPLIED FOR:

A variance pursuant to Article III, Section 1, Paragraph B, to permit a decrease in the use of the existing non-conforming front yard from 15 ft. to 10 ft. to permit the addition of a bath.

APPEARANCES:

Mr. John Beck

EXHIBITS:

Site Plan
Letter in Opposition

THE BOARD'S FINDING OF FACT:

Mr. Beck was present to explain that they wished to relocate a bathroom which will be put on the back side of the house. The property is existing non-conforming and therefore anything being done must come before the Zoning Board. A letter was read from Dr. Sackler, neighboring property owner, objecting to the application being approved.

ON MOTION DULY MADE AND SECONDED, Mr. McGrath, Mrs. Streeter, Mr. Hawryluk,
Mr. Ruger, Mr. Kennedy voted in favor.

IT WAS RESOLVED THAT:

A variance pursuant to Article III, Section 1, Paragraph B, is granted to the applicant.

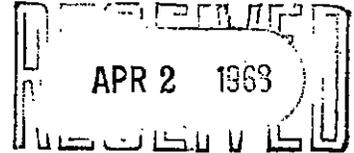
Dated: November 5, 1980

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

Mary G. Kavanaugh
Mary G. Kavanaugh, Secretary

Laurence S. Kennedy, Jr.
Laurence S. Kennedy, Jr. Chairman

BOARD OF APPEALS
TOWN OF BEDFORD
Westchester County, New York



BUILDING INSPECTOR'S OFFICE

RESOLUTION NUMBER TWO

WHEREAS, JOHN C. BECK of Box 60, Croton Lake Road, Bedford, New York filed an application on February 26, 1968 for a variance of the regulations of the Zoning Ordinance to permit construction of an addition to a non-conforming residence where the front yard set back would be decreased from 15 feet to 10 feet, being a variance of Article III, Section 1, Paragraph B, for property owned by the applicant and located on the South side of Croton Lake Road in the Town of Bedford and designated as Section 4, Lot 18C on the Tax Assessment Map of the Town of Bedford in a Four-Acre "4A" Residential Zoning District, and

WHEREAS, publication of notice of the public hearing was made on March 7, 1968 and proof of publication of said notice and proof of service by mail on seven surrounding property owners has been submitted to the Board, and

WHEREAS, the said application has come on to be heard on March 13, 1968, and

WHEREAS, the Board has reviewed the hardships and difficulties or other facts as alleged by the applicant and finds that the following variation observes the spirit of the Ordinance,

NOW, THEREFORE, BE IT RESOLVED, that the application herein is granted pursuant to Article I, Section 5.

THE VARIATION

The applicant is granted a variance of the regulations of the Zoning Ordinance of the Town of Bedford, to permit construction of an addition to a non-conforming residence where the front yard set back would be decreased from 15 feet to 10 feet being a variance of Article III, Section 1, Paragraph B, for property owned by the applicant and located on the South side of Croton Lake Road in the Town of Bedford and designated as Section 4, Lot 18C on the Tax Assessment Map of the Town of Bedford in a Four-Acre "4A" Residential Zoning District, all in accordance with the plot plan and drawings submitted to the Board with the application.

Dated: March 13, 1968


William F. Moore, Chairman

PARCEL HISTORY



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

4/8/2015

Address: 378-384 Croton Lake Rd

Parcel ID: 59.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
-------------	------	--------	---------	------------

9/17/1931	PERMIT #:255-void	VOID		
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Owner:

1/18/1934	PERMIT #:381-void	VOID		
-----------	-------------------	------	--	--

Owner:

7/9/1949	PERMIT #:2589-void	VOID		
----------	--------------------	------	--	--

Owner:

4/29/1968	PERMIT #:7151	APPROVED	3746	4/27/1970
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Owner:

Addition to existing dwelling

Variance granted March 3, 1968 re-front yard setback decrease from 15 feet to 10 feet.

11/28/1980	PERMIT #:10023	APPROVED	1438A	3/7/1983
------------	----------------	----------	-------	----------

Owner:

Addition of a bathroom

Inspected and approved 10/15/81

11/5/80 Variance Granted Resolution 11-80 Five allowing the use of existing, non-conforming setback of 10 feet front yard for addition of bathroom

PARCEL HISTORY



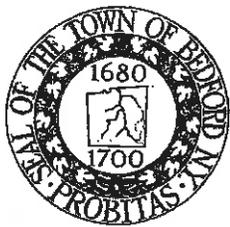
Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

4/8/2015

Address: 378-384 Croton Lake Rd
Parcel ID: 59.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
10/3/2000	PERMIT #:778456	APPROVED	9639A	10/3/2000
Owner: One family residence Inspected on 10/2/00				
10/3/2000	PERMIT #:778457	APPROVED	9640A	10/3/2000
Owner: Detached garage with apartment above Inspected on 10/2/00				
10/3/2000	PERMIT #:778458	APPROVED	9641A	10/3/2000
Owner: Caretaker's cottage with three bedrooms Inspected on 10/2/00				
4/24/2001	PERMIT #:19255	APPROVED	10036	9/19/2001
Owner: Renovations to existing cottage Inspected on 9/10/01				
10/24/2001	PERMIT #:19472	APPROVED	010254A	3/7/2002
Owner: Renovation of existing cottage #2 Inspected on 1/25/02				

PARCEL HISTORY



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

4/8/2015

Address: 378-384 Croton Lake Rd

Parcel ID: 59.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/5/2011	PERMIT #:22503	APPROVED	2012-1059	2/13/2012
Owner: Kamen, Angela Generator - Kohler 14KW Inspected - 1/5/2012				
12/5/2011	PERMIT #:22504	APPROVED	2012-1060	2/13/2012
Owner: Kamen, Angela Generator - Kohler 14kw Inspected - 1/5/2012				
12/5/2011	PERMIT #:22505	APPROVED	2012-1061	2/13/2012
Owner: Kamen, Angela Generator - Kohler 20kw Inspected - 1/5/2012				
6/3/2014	PERMIT #:001400T	CLOSED		6/3/2014
Owner: Kamen, Angela Oil tank removal				
7/24/2014	PERMIT #:01008F	PENDING		
Owner: Kamen, Angela/378 Croton Lake Rd. LLC 8-foot high chain link fence located 75 feet from front property line and 50 feet from side and rear property lines				

Certificate No 3746

Issued *April 24, 1968*
Foot 2.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.
Certificate of Occupancy

Building Permit No. *2151*

This is to certify that *John C. [unclear]*
of *[unclear]* having filed on *April 23, 1968*
Application No. *2151* for a Certificate of Occupancy applying to premises located
at *[unclear]* being Sec. *[unclear]*, Lot *[unclear]*, Town of
Bedford Assessment Map at a *[unclear]* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

[unclear] educational building
.....
.....
.....
.....
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.....
.....
.....
.....

under the following limitations *[unclear] practical [unclear] 1968*
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
.....
.....
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.....
.....
.....
.....
.....
.....
.....

on and after this date until revoked, and subject to all the provisions of
THE BUILDING ZONE ORDINANCE

[Signature]
Building Inspector *C*

Certificate

001433 A

Issued *March 7, 1953*

Fee Paid

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *10023*

This is to certify that *John C. + Mary E. Beach*
of *Croton Lake Road* having filed on *10/21, 1950*
Application No. *1438A* for a Certificate of Occupancy applying to premises located
at *Croton Lake Road* being Sec. *4*, Lot *18*, Town of
Bedford Assessment Map at a *Mount Pleasant, N.Y. 4A* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Addition of Bathroom

Inspected and approved 10/15/51

under the following limitations

*11/5/50 Varance Granted Resolution 11-50 Five
allowing the use of existing non-conforming
set back of 10 ft. front yard for addition
of Bathroom*

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

Floyd Beach
Building Inspector

Certificate

A

Issued *October 3, 1900*

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF ~~COMPLIANCE~~ *Occupancy*

Building Permit No. _____

This is to certify that *John C. Beck*
of *378-384 Cotton Lake Road* having filed on *Oct 3, 1900*
Application No. *9640A* for a Certificate of Occupancy applying to premises located
at *378-384 Cotton Lake Road*
being Sec. *52.01*, Block *1*, Lot *1*, Town of Bedford Assessment Map at a *R4A*
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Detached garage with apartment above

Inspected on 10/12/00
under the following limitations

on and after this date until revoked, and subject to all the provisions of
THE BUILDING ZONE ORDINANCE

Richard Nepra
Building Inspector

Issued October 3, 2000

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.
CERTIFICATE OF COMPLIANCE

Building Permit No. _____

This is to certify that John C. Beck
of 378-384 Astor Lake Road having filed on Oct 9, 2000
Application No. 7041A for a Certificate of Occupancy applying to premises located
at 378-384 Astor Lake Road
being Sec. 59.02, Block 1, Lot 7, Town of Bedford Assessment Map at a R4A
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Castles Cottage with three bedrooms

Approved on 10/13/00

under the following limitations _____

on and after this date until revoked, and subject to all the provisions of
THE BUILDING ZONE ORDINANCE

Richard Meyer
Building Inspector

Certificate 10036

Issued Sept. 11, 2001

TOWN OF BEDFORD WESTCHESTER COUNTY, NY

CERTIFICATE OF COMPLIANCE

Building Permit No. 11255

This is to certify that Jonathan T. Kerner
of 340 Central Lake Road, Rt. 9 having filed on Sept. 11, 2001
Application No. 10036A for a Certificate of Occupancy applying to premises located
at 340 Central Lake Road, Rt. 9
being Sec. 5.1.1.1, Block, Lot 7, Town of Bedford Assessment Map at a R-17
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Permitted to existing cottage

Inspected on 9/11/01
under the following limitations

on and after this date until revoked, and subject to all the provisions of
THE BUILDING ZONE ORDINANCE

Richard Negro
Building Inspector

010254

Certificate _____ A

Issued March 1, 2002

TOWN OF BEDFORD WESTCHESTER COUNTY, NY

CERTIFICATE OF COMPLIANCE

Building Permit No. 11472

This is to certify that B. Jonathan Thomas
of 370 Cotton Hill Road Bedford having filed on March 1, 2002
Application No. 10254.01 for a Certificate of Occupancy applying to premises located
at 378-384 Cotton Hill Road Bedford
being Sec. 5961, Block 1, Lot 7, Town of Bedford Assessment Map at a 1.411
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Renovation of existing cottage #2

Inspected on 1/15/02

under the following limitations

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

Paul W. Bauer
Building Inspector

Certificate of Compliance



Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507
914-666-8040

2/13/2012

Certificate: 2012-1059

Issued: 2/13/2012

Building Permit No. 22503

This is to certify that: **Kamen, Angela**
of **340 Croton Lake Rd, Mount Kisco, NY 10549**
having filed on **2/13/2012** Application No. **2012-1059**
for a Certificate of Occupancy applying to premises located at **378-384 Croton Lake Rd**
Mount Kisco, NY 10549 being Section, Block and Lot **59.7-1-7**
Town of Bedford Assessment map in the **R-4A** district as shown on the Town zoning map,
and the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

Generator - Kohler 14kw

Inspected - 1/5/2012

Stephen Traietta

Building Inspector

Certificate of Compliance



Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507
914-666-8040

2/13/2012

Certificate: 2012-1060

Issued: 2/13/2012

Building Permit No. 22504

This is to certify that: **Kamen, Angela**
of **340 Croton Lake Rd, Mount Kisco, NY 10549**
having filed on **2/13/2012** Application No. **2012-1060**
for a Certificate of Occupancy applying to premises located at **378-384 Croton Lake Rd**
Mount Kisco, NY 10549 being Section, Block and Lot **59.7-1-7**
Town of Bedford Assessment map in the **R-4A** district as shown on the Town zoning map,
and the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

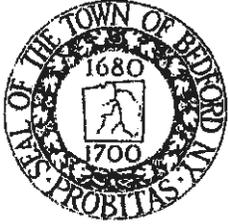
Generator - Kohler 14kw

Inspected - 1/5/2012

Steven Fraietta

Building Inspector

Certificate of Compliance



Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507
914-666-8040

2/13/2012

Certificate: 2012-1061
Issued: 2/13/2012

Building Permit No. 22505

This is to certify that: **Kamen, Angela**
of **340 Croton Lake Rd, Mount Kisco, NY 10549**
having filed on **2/13/2012** Application No. **2012-1061**
for a Certificate of Occupancy applying to premises located at **378-384 Croton Lake Rd**
Mount Kisco, NY 10549 being Section, Block and Lot **59.7-1-7**
Town of Bedford Assessment map in the **R-4A** district as shown on the Town zoning map,
and the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

Generator - Kohler 20kw

Inspected - 1/5/2012

Steven Fralich

Building Inspector

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Peter + Virginia Tobearson
 Mailing Address: 98 Buxton Rd Bedford Hills N.Y. 10507
 Phone: 917-617-8520 (home) 914-450-0420 (work); Fax: _____ E-Mail: tobearson@me.com

Identification of Applicant (if other than owner(s)):

Name of applicant: Daniel P. Divitto President DPD Builders Ltd.
 Address: 35 Adams Street Bedford Hills N.Y. 10507
 Phone: 914-241-7272 (home) 804-7992 (work); Fax: _____ E-Mail: ddivitto@dpdbuilders.com

Professional Preparing Site Plan:

Name /Address: Insite Engineering + Surveying
Scott Blakely Phone: 845-225-9690 Fax: 225-9717 E-Mail: sblakely@insite-eng.com

Identification of Property:

Bedford Tax Map Designation: Section 60.19 Block 2 Lot 2 Area 4.02 Zoning District: R-4A
 Project Address: 98 Buxton Rd Bedford Hills N.Y. 10507
 Approximate year of construction of structure(s): _____

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: _____	RECEIVED Town of Bedford
Identify any other governmental approvals required: _____	MAR 17 2015
Project cost (including professional fees): <u>2 Million</u>	Historic Building Preservation Commission

Project Description/Proposed Use (MUST BE DETAILED -- Use Additional Pages if Needed)

Residence will be demolished to foundation + rebuilt. The original townhouse section to be re-located as close to existing as possible

Proposed Project Start Date: 5/1/2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and 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): [Signature] Date: 3/16/15
 All owners must sign Print name/title: Agent

Print name/title: _____ Date: _____

Signature of applicant (if different): [Signature] Date: 3/16/15
 Print name/title: Daniel P. Divitto

President DPD Builders Ltd



**Structural
Engineers**

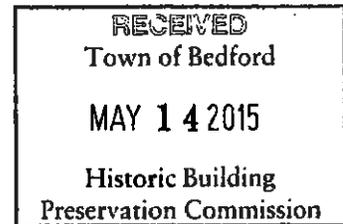
32 Old Slip, 10th Floor
New York, NY 10005
212 620 7970
silman.com

May 11, 2015

John Stockbridge, Chairman of Preservation Commission
and Members of the Commission
Town of Bedford
321 Bedford Road
Bedford, N.Y. 10507

RE: 98 Buxton Road
Silman Project No

Dear John:



This letter is in reference to the writers visit to the above captioned home on May 7, 2015. Also present at the site on the date of this visit was you, Ben Branch and Dan Devito of DPD Builders. The purpose of the visit was to establish the possibility of salvaging all or part of the existing fire damaged structure. Prior to the visit I was supplied prior reports from the insurance company's engineer.

In February, a fire damaged the home noted above. The fire was contained to the upper floor but severe water damage was caused throughout the home as a result of the firefighting efforts. In addition, the roof of the house was severely compromised by the fire and even with the protection in place, moisture will still be present.

The writer walked the entire home, where accessible. The entire roof is destroyed as are much of the ceilings and such on the upper level. Water has caused failure of many of the ceilings in the house and severe buckling of floor boards, especially in the non-historic section of the house (the original house circa 1800's was added on to several times). The writer also found significant mold growth in the home already present. As a result of the water penetration and lack of ventilation, the mold growth occurred rapidly and extensively. The prior reports adequately document the damages to the house.

The fire damaged structure could be retained with extreme caution and care however, there are other factors that give us significant pause in suggesting the structure could be saved. One factor is that the house has been added to and lost some of its original fabric. It also appears that the porch was an added feature. As a result, we suspect that the cladding at the front is not original (shingles) and that the clapboard siding on the front and back are original. This was not confirmed in any way and is merely an observation. Another issue is

that it is our belief that the entire interior structure of the house also would require replacement as the water damage is extensive. Portions of structure and finishes could be salvaged and retained for future use such as the studs, the first floor joists the windows (those that are historic), trims etc...The mold however presents an issue that we believe prevents the owner from salvaging these materials without significant concern for long term viability. .

While we are not mold experts we have had much experience dealing with mold infested structures. It is our understanding that despite the best efforts, mold cannot be permanently removed from the pores of wood. This could be confirmed by a mold expert, but we have seen this issue several times where testing of the wood proves this to be true even after cleaning. Difficult areas such as the joints between clapboards can prove troublesome long term.

Based on our findings, we believe that the structure cannot be salvaged and that the best efforts could be made to salvage portions of the structure if a mold expert can confirm the possibility of reusing these items at a later date. We recommend that the house be demolished but portions be retained and stored for possible future use. The retained portions can be evaluated for mold and a determination made if it will be possible to reuse. We suggest they try to save the ground floor windows; exterior walls at side and rear where original; trims; some first floor historic timbers. These could be set aside and stored (perhaps in the barn) for future evaluation. This should not stop the demolition process. Evaluation can take place after the items are removed and stored. The foundation appears to be in good condition and can be retained for reuse. The engineer for the new house can evaluate this foundation for adequacy to support the new replacement home.

We regret that we cannot state that this historic structure can be salvaged. Unfortunately, the damage present and the mold render this structure unsalvageable. Hopefully, after the home is removed (and portions salvaged) a mold expert can evaluate the stored items for reuse. We doubt this will be accepted. If we can be of any further assistance on this matter, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tortorella".

Joseph F. Tortorella
President

LETTER OF PERMIT DENIAL



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

Application #:

Date: 3/16/2015

Parcel ID: 60.19-2-2

Owner Information

Tobeaon, Peter

Applicant Information

Tobeaon, Peter

98 Buxton Rd

Bedford Hills NY 10507

Location: 98 Buxton Rd

Parcel ID: 60.19-2-2

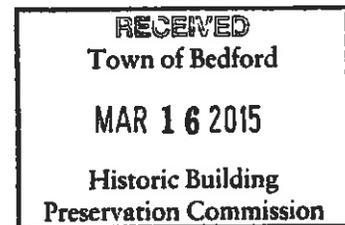
Permit Type: Demolition

Work Description: Demolition of residence due to fire

Dear Resident,

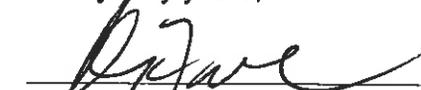
Regarding the application for a Historic Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Referred to Historic Building Preservation Committee for demolition of Single Family Residence due to fire damage. House was built approximately 1850. Attached is the Assessor's Card.



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



No
Applic
fee

Application for Demolition Permit Town of Bedford

Requirements for Demolition of Residences (to be submitted at the time of application)

Electric Service Disconnect (Letter from utility company)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A
Temporary Electrical Service (Electrical Certificate from authorized electrical inspection agency)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Gas Disconnect, if applicable (Letter from utility company)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Water Service Shut-off (Letter of verification)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Certification of Asbestos Removal or Absence prior to 1974	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> N/A

Owner Peter & Virginia Tobearson Address 98 Buxton Rd Bedford Hills N.Y. Tel. # 917-617-852

Applicant Daniel P. Divitto President Address 35 Adams St Tel. # 914-804-7992

Contractor DPD Builders Ltd Address Bedford Hills N.Y. Tel. # 914-241-7272

Building is located at 98 Buxton Rd Bedford Hills N.Y.

Section 100.19 Block 2 Lot 2

Detail of proposed demolition: House was damaged beyond repair from a fire + water damage + must be taken down to foundation + possibly foundation removed

Estimated COST OF CONSTRUCTION: \$ 2 Million.

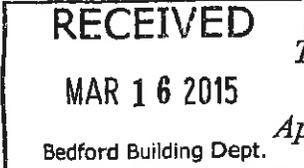
Age of Building or year built 1850

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief. Property owner shall sign application or file letter of approval to:

Owner/Applicant Signature [Signature] President DPD Builders Ltd

Telephone No. 914-241-7272 Email dpdivitto@dpdbuilders.com

Approved: _____



From: Mike Kuziak <mkuziak@pureinsurance.com>
Subject: Building Letter
Date: March 14, 2015 11:21:26 AM EDT
To: "Daniel P. Divitto (DPDivitto@dpsbuilders.com)
(DPDivitto@dpsbuilders.com)" <DPDivitto@dpsbuilders.com>
Cc: "tobeason@me.com" <tobeason@me.com>, "jeff@lbcinc.com"
<jeff@lbcinc.com>, Peter McCabe <pmccabe@jsheld.com>

5 Attachments. 484 KB

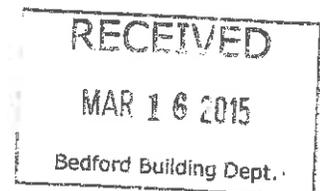
Hi Dan

Attached is a letter confirming the total disposal and rebuilding of the structure you requested.

Thank you,

General Adjuster, Property Claims
Tel: 860.840.2692 Fax: 860.371.3908 Cell: 860.230.8886
44 South Broadway, Suite 301, White Plains, NY 10601

[Watch](http://pureinsurance.com) real member stories at pureinsurance.com.



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JSHELD

Construction Consulting

75 Lane Road, Suite 407

Fairfield, NJ 07004

973.287.6205

March 13, 2015

Mr. Michael Kuziak

Pure Insurance

44 South Broadway, Suite 301

White Plains, New York 10601

Re: Date of Loss: 02/16/15 Fire
Insured: Peter & Virginia Tobeaon
Loss Location: 98 Buxton Rd, Bedford Hills, NY 10507
Claim #: NY007270
JSH File No. # 0215108

Dear Mr. Kuziak,

J.S. Held, Inc. (JSH) has been retained to inspect the referenced property and provide a report of our preliminary findings regarding the scope and cost of fire damages sustained on or about February 16, 2015. This letter provides our opinion regarding the complete replacement of the building and code compliance.

Building Replacement:

Right Elevation (Photo UW Report)



Exterior Photo – left side



Interior 3rd floor office right side

JS Held Inc. inspected the subject property on Monday, February 23, 2015. Based on our walk-through observations and measurements, it is JSH's opinion that the entire house me removed and completely replaced.

Damages to the framing, from both fire and water require replacement of the second floor framing on the left side as well as the third floor, attic and roof system in its entirety. Resulting water damage is so severe that all other finishes (both interior and exterior) require 100% replacement by stripping all materials from the wood framing. All remaining framing (both old and newer) has been compromised by water, age wear and tear and collateral damage from the demolition process.

www.jsheld.com

Estimating - Scheduling and Schedule Analysis - Project Monitoring - Project Management - Dispute Resolution Services

In addition, all (100%) mechanical, electrical and plumbing (MEP) systems and equipment requires replacement due to fire, water and code compliance issues.

The resulting remaining framing is a mixture of old original construction and newer renovations that have been added or made to the house. The need to make the remains completely code compliant along with any new construction becomes too difficult and inefficient to warrant blending the two small remaining sections of construction.

Summary:

- JS Held Incorporated recommends complete replacement of the dwelling.

All JSH work product is subject to the insurance policy terms and conditions. JSH opinions are based on observable and/or identified site conditions. To the extent that hidden conditions exist and/or additional information is made available, JSH reserves the right to change or modify this report. The report has been prepared for the referenced insurer and their representatives and is intended for their use only.

If you have any questions, please contact me.

Regards,



Peter McCabe, VP

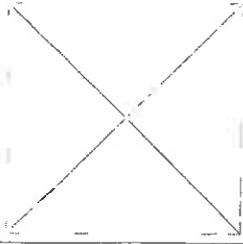
JS Held Incorporated





electronic or hard copy format. [15-03 13 1...pdf \(690 KB\)](#)

PARCEL HISTORY



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

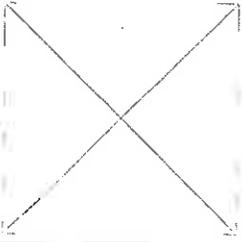
3/16/2015

Address: 98 Buxton Rd

Parcel ID: 60.19-2-2

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/14/1950	PERMIT #:2794	APPROVED	301394	
Owner: Raising Roof				
4/28/1961	PERMIT #:5134	APPROVED	204392	
Owner: Res 1 family				
6/28/1962	PERMIT #:5370	APPROVED	301395	
Owner: Greenhouse				
8/10/1965	PERMIT #:6123	APPROVED	2553	
Owner: Swimming pool				
9/24/1973	PERMIT #:8433	APPROVED	4912	
Owner: Add 1 Bedroom Add a Bath				

PARCEL HISTORY



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

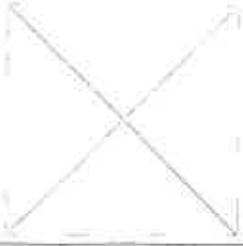
3/16/2015

Address: 98 Buxton Rd

Parcel ID: 60.19-2-2

Issued Date	Item	Status	CO/CC #	CO/CC Date
7/6/1979	PERMIT #:9726	APPROVED	200407	
Owner: Accesory Bldg				
2/1/1982	PERMIT #:10387	APPROVED	301396	
Owner: Stable for Horses				
10/10/1989	PERMIT #:771446	APPROVED	204392	
Owner: Res 1 family				
5/8/1990	PERMIT #:13353	APPROVED	204912	
Owner: Kitchen and Master Bathroom Addition				
10/28/1994	PERMIT #:14925	APPROVED	207309	
Owner: Swimming pool				

PARCEL HISTORY



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

3/16/2015

Address: 98 Buxton Rd.

Parcel ID: 60.19-2-2

Issued Date	Item	Status	CO/CC #	CO/CC Date
11/27/1995	PERMIT #:15283	APPROVED	7651A	
Owner: Residential attic room for exercise equipment.				
2/20/2002	PERMIT #:19511	APPROVED	201479	
Owner: Addition of dining room and mudroom				
5/14/2008	PERMIT #:21691	APPROVED	2009-0020	1/23/2009
Owner: Tobeason, Peter & Virginia Barn				

Inspected - 11/20/2008

Certificate 004392

A

Issued Oct. 10, 1989

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. _____

This is to certify that George S. Silverman, Esq.
of Quaker Road having filed on October 10, 1989.
Application No. 43127 for a Certificate of Occupancy applying to premises located
at Quaker Road being Sec. 8, Lot 104, Town of
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

One family Residence

Inspected 10/10/89

under the following limitations

on and after this date until revoked, and subject to all the provisions of

THE BUILDING ZONE ORDINANCE

David J. Brown
Building Inspector

DELE H. DEVRIES
 104 ROAD
 HILLS N.Y. 10507

104 9600 25400

60.19-2-2

LAND DATA & COMPUTATIONS

LINE	LOT	GROSS	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	RESIDUAL LOT								
2	UNDEVELOPED								
3	APARTMENT SITE								
<p>INFLUENCE FACTORS</p> <p>1 CORNER 2 TOPOGRAPHY 3 UNIMPROVED 4 EXCESSIVE FRONT 5 SHAPE OR SIZE 6 RESTRICTIONS 7 ECONOMIC MISIMPROVEMENT 8 VIEW</p>									
<p>SUMMARY OF VALUES</p> <p>TOTAL VALUE LAND 36800 TOTAL VALUE BUILDINGS 73000 TOTAL VALUE LAND & BLDGS. 110000</p>									

GENERAL PROPERTY FACTORS	R	RESIDENTIAL-NEIGHBORHOOD & LOT-FACTORS
1. RESIDUAL LOT		
2. UNDEVELOPED		
3. APARTMENT SITE		
4. RESIDUAL		
5. TILLABLE PASTURE		
6. WOODLAND		
7. WASTE LAND		
8. HOMESTEAD		
9. TOTAL		
10. RESIDUAL LOT		
11. UNDEVELOPED		
12. APARTMENT SITE		
13. RESIDUAL		
14. TILLABLE PASTURE		
15. WOODLAND		
16. WASTE LAND		
17. HOMESTEAD		
18. TOTAL		
19. RESIDUAL LOT		
20. UNDEVELOPED		
21. APARTMENT SITE		
22. RESIDUAL		
23. TILLABLE PASTURE		
24. WOODLAND		
25. WASTE LAND		
26. HOMESTEAD		
27. TOTAL		

RECORD OF OWNERSHIP

ROBERT L. G. V. I. M. ELLING

11/89 - EVAN G. GREENBERG

5/92 - PETER TOBERSON

96 Beerton Rd

PROPERTY CLASS: ZONING: 1-1C

DATE: 11/89

TYPE: 1. LAND 2. BLDG

SALE PRICE: 25400

SOURCE: 1. WATER 2. SEWER 3. GAS 4. UTILITIES

ASSESSMENT REC	LAND	BLDG	EX	TOTAL	LAND	BLDG	EX	TOTAL
1974				492				492
1975				992				992
1976				1442				1442
1977				492				492
1978				1072				1072
1979				1568				1568
1980				1442				1442
1981				1112				1112
1982				1602				1602
1983				312				312
1984				1112				1112
1985				1442				1442
1986				1442				1442
1987				1442				1442
1988				1442				1442
1989				1442				1442
1990				1442				1442

MEMORANDA

Base Section of his completely assembled vacant cost \$70,000

1. An. and Apt. on base section

2. Finished front porch

3. enlarged foundation

4. removed off 12500

5. and 12500

6. and 12500

DATE	TYPE	AMOUNT	NUMBER
9/13	8000	8000	8000
5/79	12500	12500	12500
7/2	12500	12500	12500

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11/89 - EVAN G. GREENBERG

5/92 - PETER TOBERSON

96 Beerton Rd

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1977				492				492
1978				1072				1072
1979				1568				1568
1980				1442				1442
1981				1112				1112
1982				1602				1602
1983				312				312
1984				1112				1112
1985				1442				1442
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1979				1568				1568
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1983				312				312
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DATE	TYPE	AMOUNT	NUMBER
9/13	8000	8000	8000
5/79	12500	12500	12500
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Residential A File 1779 File
 IN 1973 in Den Features were not Tithing (2000) 44
 Garage concrete 07'8"
 Dr. W. Kowalek

DWELLING COMPUTATIONS	
VACANT LOT	3
EXTERIOR WALLS	OTHER
BRICK	4 CONC. BLK
FRAME	5 STUCCO
FR. & FR.	6 TILE
LIVING ACCOMMODATIONS	7 STONE
TOTAL ROOMS	8 METAL
	9 CONCRETE
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7 RUSSELL E JR & MIRIAM C BAND

8 104 8.02 R1

7000 10000

LOCATION

92

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED

1972

3rd in 4th from Bedford
34

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	9600	9600	9600						
IMPROVEMENTS	13800	13800	15800						
TOTAL	23400	23400	25400						

OWNERSHIP

PURCHASE PRICE

PROPERTY FACTORS

DATE	DATE	DATE	STREET	IMPROVEMENTS	TOPOGRAPHY
1-50	1-50	24,000			
12-27-65	12-27-65				
12-27-65	12-27-65				
12-27-65	12-27-65				

NOTE: NEW - 11,636.97 12-27-65
 Peter J.M. & Adelle Hollowell DE Vriss (em 304 214 8, 12/21 25 100,000)

PERMITS

LAND VALUE COMPUTATIONS AND SUMMARY

DATE	TYPE	COST	INSPECTED	FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT
8-50	2794 0-27 PERMITS	375						
9-50	2250 GUEST DIRT	2,500						
4-61	5124 0-27 DIRT	200						
4-62	5370 GREENHOUSE	100						
6-23	SWIMMING POOL	4,000						
8-65	0-27 1 0-27 0-27	40,000						
8-65	0-27 1 0-27 0-27	40,000						

40 Acres Block 27 2000
 42 Acres Block 1000
 711.57 40 Acres

COMMENTS

Ed SHARRETT - (2000000000)		
TOTAL VALUE LAND		19,000
TOTAL VALUE BUILDINGS		21,000 270 000
TOTAL VALUE LAND & BUILDINGS		40,000

BUILDING VALUE CALCULATION

BUILDING CLASSIFICATION

PRINCIPAL BUILDING DESCRIPTION

ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL
Base	840	10.95	8761
ADDITIONS AND DEDUCTIONS			
DP	28	400	+ 96
SPR			4620
7			4665
8	840	457	828
8			4320
9	280	500	+ 840
TOTAL REPLACEMENT COST \$ 1530			
Cost Conversion Factor $\times 1.50x$			
Replacement Cost 15000			

BUILDING CLASS	TYPE AND USE	ROOF	WALLS	FLOORS	FINISHES	MECHANICAL	PLUMBING	HEATING	EFFECTIVE AGE
1 Family Dwelling	1	Asph. Flt. Gable	Concrete	1	Plaster	None	Water Only	None	20
2 Family Dwelling	2	Asph. Flt. Gable	Concrete	1	Plaster	None	Water Only	None	20
Other									

ROOF	WALLS	FLOORS	FINISHES	MECHANICAL	PLUMBING	HEATING	EFFECTIVE AGE
Asph. Flt. Gable	Concrete	1	Plaster	None	Water Only	None	20
Asph. Flt. Gable	Concrete	1	Plaster	None	Water Only	None	20

REMARKS	DATE	BY
Basement		
Basement		
Basement		

DEPRECIATION	PERCENTAGE
Effective Age Depreciation	46%
Observed Physical Condition	%
Total Depreciation (a+b)	%
Net Condition (100-c)	60%

OBsolescence	PERCENTAGE
Overimprovement	%
Underimprovement	%
Other	20%
Net Condition (100-d+e)	80%
FINAL NET CONDITION (sub)	48%

SUMMARY OF APPRAISED VALUE	VALUE
Principal Building Appraisal	7200
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	
Total Building Appraisal	

DEPRECIATION AND OBsolescence	PERCENTAGE
Effective Age Depreciation	46%
Observed Physical Condition	%
Total Depreciation (a+b)	%
Net Condition (100-c)	60%

DEPRECIATION AND OBsolescence	PERCENTAGE
Effective Age Depreciation	46%
Observed Physical Condition	%
Total Depreciation (a+b)	%
Net Condition (100-c)	60%

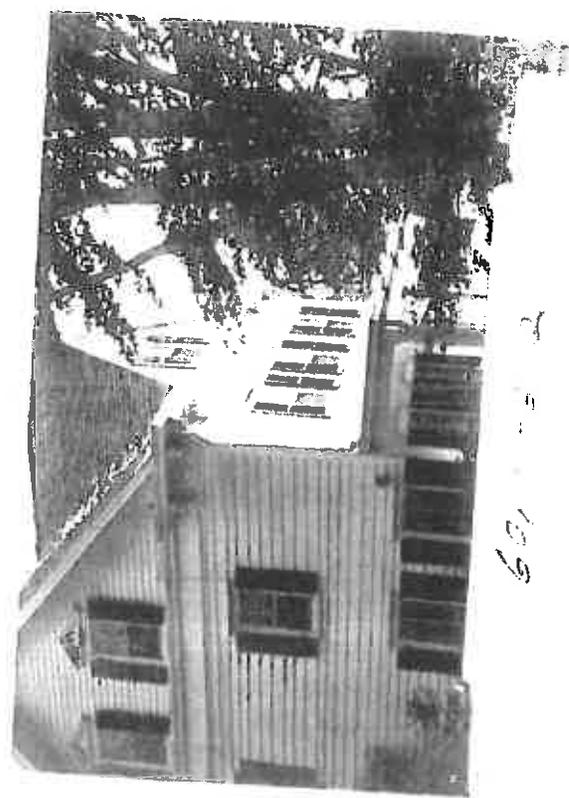
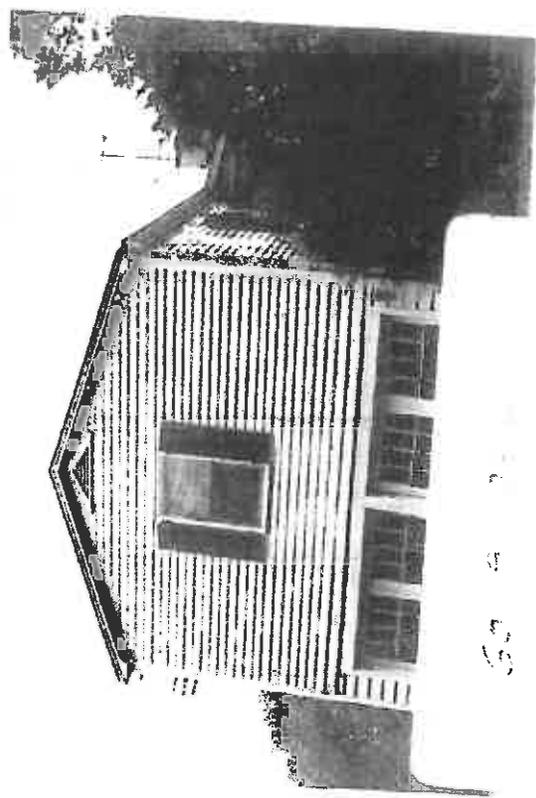
DEPRECIATION AND OBsolescence	PERCENTAGE
Effective Age Depreciation	46%
Observed Physical Condition	%
Total Depreciation (a+b)	%
Net Condition (100-c)	60%

DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	REPLACE COST	NET COND. %	NET APPRAI- SAL

LAYOUT & REMARKS: BSMT GAR - 2 NO DRD
 B-1B
 1-1B

PARCEL ID#: 6017-1

PROPERTY LOCATION: 98 Bay View - 2



PARCEL ID#: 6610122

PROPERTY LOCATION: 98...

BUILDING PERMIT RECORD

DATE TYPE/DESCRIPTION AMOUNT PERMIT NUMBER C.O.

- 1 06/14/90 0-3794 Add Deck Backing Pool
- 2 04/20/91 0-5134 Addition Pool
- 3 04/20/92 0-3370 Acc Bldg
- 4 04/10/95 0-8123 Swimming Pool
- 5 03/24/73 0-8433 Add 8 11'x4' 1' Deck
- 6 07/05/79 0-8726 Alteration Accessory Bldg
- 7 02/01/92 1-587 New
- 8 05/02/90 1-4353 Addition New 1 Family
- 9 10/26/94 1-4925 New Swimming Pool
- 10 10/10/98 77-1466 Visual Inspection Per Family

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.
04/20/91	Acc Bldg	2,000.00	1335	1172A
03/24/73	Deck	37,500.00	1492	1172B

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.
04/20/91	Alteration	48,000.00	1528	1172C
04/20/91	Deck	37,000.00	2161	1172D

ASSESSMENT RECORD

YEAR	LAND	BLDG	TOTAL	ASSESSMENT RECORD	YEAR	LAND	BLDG	TOTAL
1974				362,000				
1975				65,000				
1976				202,000				
1977				362,000				
1978				115,800				
1979				152,000				

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Rupert & Nicole Campbell

Mailing Address: 320 Mount Holly Road, Katonah, NY 10536

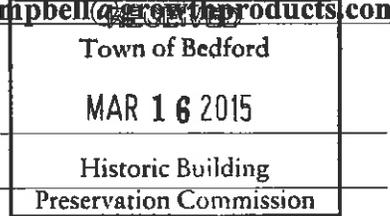
Phone: 490-5426 (home) N/A (work); Fax: N/A E-Mail: ncampbell@ergonproducts.com

Identification of Applicant (if other than owner(s)):

Name of applicant: The Helmes Group, LLP - Architects

Address: 184 Katonah Avenue, Katonah, NY 10536

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com



Professional Preparing Site Plan:

Name /Address: The Helmes Group, LLP - Architects

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com

Identification of Property:

Bedford Tax Map Designation: Section 39.20 Block 1 Lot 7 Area 195,192.36 Zoning District: R-4A

Project Address: 320 Mount Holly Road, Katonah, NY 10536

Approximate year of construction of structure(s): "Jonah Holly House, circa 1795"

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Identify any other Town of Bedford approvals required: Zoning Board of Appeals, ZBA – Variance

Identify any other governmental approvals required: "N/A" Not Applicable

Project cost (including professional fees): \$300,000.00

Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed)

Proposed two-story addition located off rear (north) side of existing house incorporating a new mudroom and back stair; attached three-car garage w/ habitable space above; renovate kitchen / breakfast area; renovate bathrooms located on second floor level including reworking hall and master bedroom closets; create new hallway and integrate a one-story covered porch addition located off the rear (north-east) side of existing house matching design and detailing of existing covered porches, which are located off the front (south) and left (west) sides of existing house structure in all respects, etc., as indicated and called for on preliminary design drawings. Refer to existing conditions drawings including site plan, floor plans and exterior elevations for reference.

Proposed Project Start Date: May 2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and 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): Refer to Authorization Letter
Rupert & Nicole Campbell
All owners must sign Print name/title: Owners
Signature of applicant (if different): [Signature]
Steven C. Helmes, AIA
The Helmes Group, LLP

Date: January 12, 2015
Date: March 12, 2015

LETTER OF PERMIT DENIAL



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

Application #:

Date: 3/5/2015

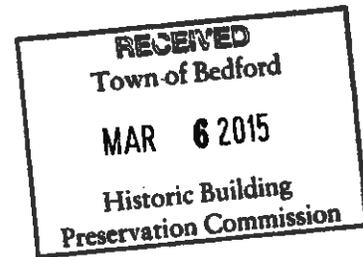
Parcel ID: 39.20-1-7

Owner Information

Campbell, Rupert and Nicole

Applicant Information

Campbell, Rupert and Nicole
320 Mount Holly Road



Katonah NY 10536

Location: 320 Mt Holly Rd

Parcel ID: 39.20-1-7

Permit Type: Additions & Alterations

Work Description: Additions and alterations: (1) a one-story covered porch located at the northeast side of the residence; (2) a 2-story addition located at the rear north side 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-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The porch will result in a front yard setback of 60.5 feet and the 2-story addition will result in a front yard setback of 61.5 feet where 75 feet is required in the R-4 Acre District. The residence has a pre-existing, non-conforming front yard setback of 26.6 feet. The project will require variances of Article III Section 125-11 and Article V Section 125-50. The property is listed on the HBPC Survey of Historic Buildings. The Town Environmental Consultant will be asked to review the application.

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

Very truly yours,

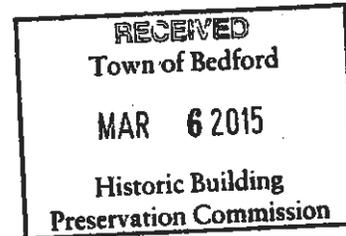
Steven Fraietta

Building Inspector

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Steven C. Helmes, Architect
Date: 3/5/2015
Re: Campbell–320 Mount Holly Road, Katonah
39.20-1-7, R-4 Acre Zoning District



With reference to the above, a building permit application has been submitted for the construction of additions and alterations consisting of (1) a one-story covered porch located at the northeast side of the residence and (2) a 2-story addition located at the rear north side of the residence. The project will require setback variances from the Zoning Board of Appeals.

The residence is located at 320 Mount Holly Road, Bedford Corners and is listed on the HBPC's Survey of Historic Buildings as "c. 1806, Jonah Holly House. The age of the home is listed on the Assessor's card as 1807. I have attached copies of the Assessor's cards as well as the Certificates of Occupancy and variances we have on file for the property.

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

Att.

RECEIVED

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

SEP - 2 2014

**LISBETH FUMAGALLI, TOWN CLERK
TOWN OF BEDFORD, NEW YORK**

**Resolution #07-13 Five
David and Lisa Spielvogel
Rebuild of Existing Garage**

WHEREAS, application has been made pursuant to Article V Section 125-50 and Article III Section 125-11 of the Code of the Town of Bedford for a variance to permit the complete rebuild of the existing, dimensionally non-conforming, one-story wood frame garage to match its existing 440 square foot footprint resulting in a front yard setback of 42 feet where 75 feet is required and a side yard setback of 2.99 feet where 50 feet is required, and a rear yard setback of 33 feet where 50 feet is required in the Residential 4 Acre Zoning District, for premises located at 320 Mount Holly Road, Katonah, New York 10536, being known and designated on the Tax Maps of the Town of Bedford as Section 39.20 Block 1 Lot 7, in the R-4 Acre District, and shown on a plan submitted on June 17, 2013, and

WHEREAS, a public hearing was held on July 10, 2013 at which time all those present wishing to speak were given an opportunity to be heard, and

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

WHEREAS, the Historic Building Preservation Commission approved an application for Demolition of the Garage by Resolution No. 13/08; and

NOW THEREFORE, on a motion by Ms. Black, seconded by Mrs. Spano, it is

RESOLVED, that the application for a variance to permit the complete rebuild of the existing, dimensionally non-conforming, one-story wood frame garage to match its existing 440 square foot footprint resulting in a front yard setback of 42 feet where 75 feet is required and a side yard setback of 2.99 feet where 50 feet is required, and a rear yard setback of 33 feet where 50 feet is required in the Residential 4 Acre Zoning District, be approved in accordance with the plans submitted on June 16, 2013 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY, proposed Garage Rebuild," last revised 6/16/13, prepared by Donald MacDonald Architect. In particular, the Board finds that the benefit to the applicants by granting the variance outweighs any alleged detriment to the community and determined the following:

1. That the benefit cannot be achieved by another means feasible to the applicant given that the garage has existed for a long time, is in disrepair, and non-conforming; and
2. That there will be no undesirable change to the character of the neighborhood given that it is being rebuilt with the same footprint and will not be enlarged; and
3. That the variance request is substantial dimensionally, but is mitigated by the fact that the structure is pre-existing, non-conforming and is being rebuilt in the same location; and
4. That the request will not have an adverse physical or environmental effect; and
5. That even though the alleged difficulty is self-created, but this is only one of the factors to be considered by the Board in making its decision.

Resolution #07-13 Five
David and Lisa Spielvogel – Rebuild of Existing Garage
Page Two

And, subject to the following conditions:

1. The applicants shall apply for a building permit within one (1) year of the date of the Board's vote on the application and diligently pursue such application to completion.
2. The applicants shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
3. The applicants shall submit as-built certified coverage calculations to the building department prior to the issuance of a Certificate of Occupancy.
4. The variance is granted in accordance with the plans submitted on June 16, 2013 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY, Proposed Garage Rebuild," last revised 6/16/13, prepared by Donald MacDonald Architect.

Vote taken on the foregoing motion was as follows:

Ayes – Ms. Black, Mrs. Spano, Mr. Michaelis
Absent – Mr. Petschek, Ms. Schaefer



Peter Michaelis, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 9-2, 2014.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

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

**Resolution #09 – 08 Five
David and Lisa Spielvogel**

WHEREAS, application has been made pursuant to Article III Section 125-11 of the Code of the Town of Bedford for a variance to permit (1) the construction of a bay window to the east side of an existing residence resulting in a front yard setback of 50.5 feet where 75 feet is required and (2) construction of a covered porch to the rear of an existing residence resulting in a front yard setback of 61.0 feet where 75 feet is required in the R-4 Acre District. The existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the R-4 Acre District for premises located at 320 Mount Holly Road, Katonah, New York 10536, being known and designated on the Tax Maps of the Town of Bedford as Section 39.20 Block 1 Lot 7, in the R-4 Acre District, and shown on a plan submitted on July 31, 2008, and

WHEREAS, a public hearing was held on September 10, 2008 at which time all those present wishing to speak were given an opportunity to be heard, and

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

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. Michaelis, seconded by Ms. Schaefer.

RESOLVED, that the application for a variance to permit (1) the construction of a bay window to the east side of an existing residence resulting in a front yard setback of 50.5 feet where 75 feet is required and (2) construction of a covered porch to the rear of an existing residence resulting in a front yard setback of 61.0 feet where 75 feet is required in the R-4 Acre District where the existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the R-4 Acre, be approved in accordance with the plans received on July 31, 2008 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY," prepared by Donald MacDonald Architect, dated 7/30/08, and because of the following:

1. That the benefit cannot be achieved by another means feasible to the applicant in that the existing house is more than 100 years old and is built close to the road as was the usual custom then and pre-dates zoning; and
2. That the proposal is in keeping with the rest of the neighborhood and there will be no undesirable change to the character of the neighborhood or nearby properties; and
3. That the request is not substantial considering all the circumstance of the request; and
4. That the request will not have an adverse physical or environmental effect; and
5. That even though the alleged difficulty is self-created, this is only one of the factors to be considered by the Board in making its decision.

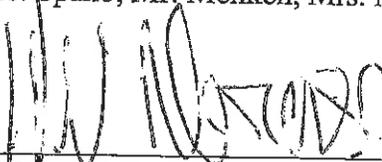
Resolution #09 – 08 Five – David and Lisa Spielvogel
Page Two

And, subject to the following conditions:

1. That the applicant applies for a building permit within one (1) year of the date of the Board's vote on the application and diligently pursues such application to completion.
2. That the applicant shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
3. That the variance is granted in accordance with the plans received on plans received on July 31, 2008 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY," prepared by Donald MacDonald Architect, dated 7/30/08

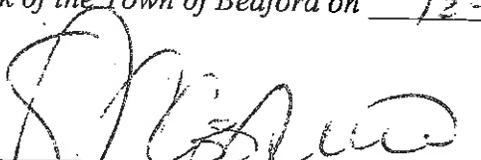
Vote taken on the foregoing motion was as follows:

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



Hazel W. Nourse, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 12-18, 2008.



*Alexandra J. Costello, Secretary
Zoning Board of Appeals*

TOWN OF BEDFORD
BOARD OF APPEALS
WESTCHESTER COUNTY, NEW YORK

RESOLUTION 4-75 TWO

WHEREAS, CARL M. KRATOCHVIL, of Mt. Holly Road, Katonah, New York, filed on February 28, 1975, an application for a variance of the regulations of the Zoning Ordinance to permit a decrease in the required frontyard setback of 35 feet to the existing non-conforming setback of 31.39 feet being a variance of Article III, Section 1, Paragraph B, for property owned by the applicant and located on the north side of Mount Holly Road, and designated as Section 3, Lot 21, on the Tax Assessment Map of the Town of Bedford, in a Four Acre "4A" Zoning District, and

WHEREAS, publication of a notice of the public hearing was made in the Patent Trader Issue of March 27, 1975, and proof of the publication of said notice and proof of service of said notice by mail on seven surrounding property owners has been submitted to the Board, and

WHEREAS, said application came on to be heard on April 2, 1975, and

WHEREAS, the Board heard the hardships and difficulties and other facts as alleged by the applicant and finds that the following variance observes the spirit of the Ordinance,

NOW, THEREFORE, BE IT RESOLVED pursuant to Article 1, Section 5, that the application is granted as set forth hereafter:

VARIANCE

CARL M. KRATOCHVIL, of Mt. Holly Road, Katonah, New York, is granted a variance of Article III, Section 1, Paragraph B of the Zoning Ordinance of the Town of Bedford for property owned by the applicant and located on the north side of Mount Holly Road, and designated as Section 3, Lot 21, on the Tax Assessment Map of the Town of Bedford, in a Four Acre "4A" Zoning District. Said variance will permit the existing non-conforming frontyard setback of 31.39 feet.

Dated: April 2, 1975

EDWARD R. WEIDUEHN, JR.
Chairman

PARCEL HISTORY



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

3/5/2015

Address: 320 Mt Holly Rd

Parcel ID: 39.20-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
2/20/1975	PERMIT #:8722	APPROVED	5136	10/10/1975
Owner: Demolition of east wing of dwelling Inspected and approved 9/26/75				
4/18/1975	PERMIT #:8751	APPROVED	5137	10/10/1975
Owner: Finish end of dwelling following demolition of East Wing of dwelling Construct two windows 4/2/75 Variance granted allowing the existing non conforming front yard of 31.39 feet				
9/12/2000	PERMIT #:778320	APPROVED	9612A	9/12/2000
Owner: One-family residence Inspected on 9/12/00				
9/12/2000	PERMIT #:778321	APPROVED	9613A	9/12/2000
Owner: Two-Car Garage - Detached Inspected on 9/12/00				
9/12/2000	PERMIT #:778322	APPROVED	9614A	9/12/2000
Owner: Ice house Inspected on 9/12/00				

PARCEL HISTORY



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

3/5/2015

Address: 320 Mt Holly Rd

Parcel ID: 39.20-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
9/12/2000	PERMIT #:778323	APPROVED	9615A	9/12/2000
Owner: Pony Barn Inspected on 9/12/00				
9/12/2000	PERMIT #:778324	APPROVED	9616A	9/12/2000
Owner: Shed Inspected on 9/12/00				
3/28/2007	PERMIT #:21348	APPROVED	2012-1289	8/2/2012
Owner: Spielvogel, David & Lisa Inground swimming pool and spa. Inspected - 8/1/2012				
5/27/2008	PERMIT #:21699	APPROVED	2014-1916	3/26/2014
Owner: Spielvogel, David & Lisa Fireplace/chimney Inspected - 1/30/2014				
10/30/2008	PERMIT #:21835	APPROVED	2014-1926	4/1/2014
Owner: Spielvogel, David & Lisa Addition of rear porch, renovations to kitchen and powder room and basement bathroom. Inspected - 4/1/2014				

PARCEL HISTORY



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

3/5/2015

Address: 320 Mt Holly Rd

Parcel ID: 39.20-1-7

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9/12/2000	PERMIT #:778322	APPROVED	9614A	9/12/2000
Owner: Ice house Inspected on 9/12/00				

PARCEL HISTORY



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

3/5/2015

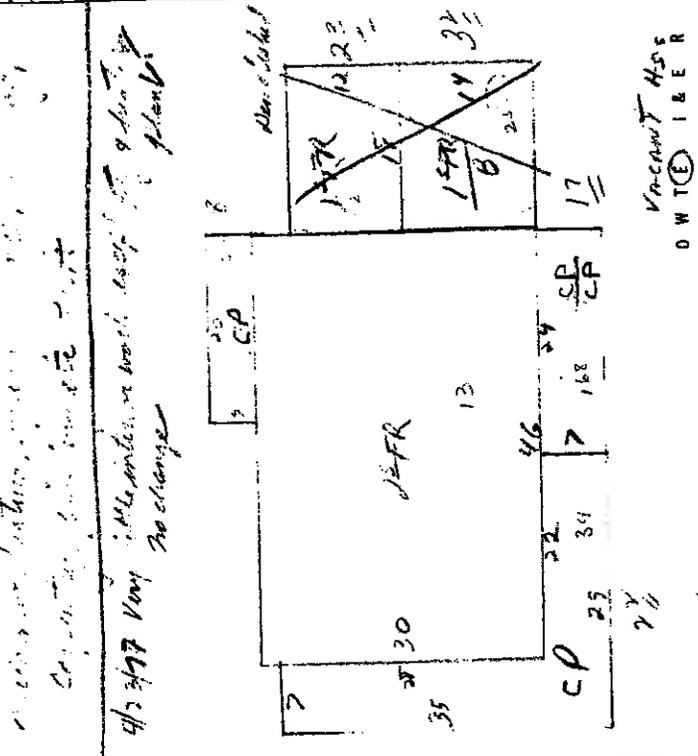
Address: 320 Mt Holly Rd

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Owner: Shed Inspected on 9/12/00				
3/28/2007	PERMIT #:21348	APPROVED	2012-1289	8/2/2012
Owner: Spielvogel, David & Lisa Inground swimming pool and spa. Inspected - 8/1/2012				
5/27/2008	PERMIT #:21699	APPROVED	2014-1916	3/26/2014
Owner: Spielvogel, David & Lisa Fireplace/chimney Inspected - 1/30/2014				
10/30/2008	PERMIT #:21835	APPROVED	2014-1926	4/1/2014
Owner: Spielvogel, David & Lisa Addition of rear porch, renovations to kitchen and powder room and basement bathroom. Inspected - 4/1/2014				

COMMERCIAL BUILDING DATA & COMPUTATIONS

ROOFING		SLATE OR TILE		CONSTRUCTION	
COMPOSITION	SHINGLE	A.	STORY	B.	BSMT.
METAL	B 1 2	1	2	3	4
FRAMING	WOOD JOIST	1 BRICK 3 GLASS 5 STUCCO 7 STR. 9 CONC.			
FIRE RESISTANT	FIRE PROOF	2 FRAME 4 CONC. BLK. 6 TILE 8 MTL. 0 ENAM. 5			
FLOORS	CONCRETE	SCHEDULE			
WOOD	TILE	NO. OF UNITS			
FINISH TYPE	UNFINISHED	AVG. UNIT SIZE			
UNFINISHED	FINISHED OPEN	EFF. PERIMETER L/F			
FINISHED DIVIDED	USE	PERM. AREA RATIO			
STORE	OFFICE	HT.			
APARTMENT	WAREHOUSE	BASEMENT			
VACANT	ABANDONED	FIRST			
HEATING	CENTRAL WARM AIR	SECOND			
HOT WATER/STEAM	UNIT HEATERS	BASE PRICE			
NONE	AIR CON.	B.P.A.			
CENTRAL	PACKAGE/UNITS	SUB TOTAL			
PLUMBING	BATH ROOMS	LIGHTING			
TOILET ROOMS	OTHER	HTG./AIR CON.			
SPRINKLER	QTY.	SPRINKLER			
ITEM DESCRIPTION	PRICE	PARTITIONS			
PLUMBING FIXTURES		INTERIOR FINISH			
TOTAL SPECIAL FEATURES		SF/CF PRICE			
		AREA/CUBE			
		SUB TOTAL			
		SPECIAL FEATURES			
		ADDITIONS			
		TOTAL BASE			
		GRADE FACTOR			
		REPL. COST			



DWELLING COMPUTATIONS		TOTAL VALUE	
BASE PRICE	34170	AGE	14
BASEMENT	18	ERECT. I. REMOD.	
HEATING	1070	GRADE	
PLUMBING	1020	CONSTRUCTION	
ATTIC	122	USE	
ADDITIONS	11000	NO. OF ENTRIES	0.4
TOTAL BASE	1807		
GRADE FACTOR			
TOTAL			
OTHER FEATURES			
TOTAL			
C & D FACTOR			
REPL. COST			
DEPRECIATION			
R.C.L.D.			
ERECTED			
REMODELED			
AGE			
CDU RATING			

OTHER BUILDINGS AND YARD		TOTAL VALUE	
NO. TYPE	SIZE	AGE	ERECT. I. REMOD.
1 01	17,400		
2 05			
3			
4			
5			
6			
7			
8			
9			
0 0 0	0.4		

SUPPLEMENTARY OBSERVATIONS		TOTAL GROSS VALUE	
1 GOOD	2 AVERAGE	3 FAIR	4 POOR
5 COLONIAL	6 OLD STYLE	7 ROW TYPE	8 OLD STYLE
9 CONTEMP.	0 CONVENT.		
DEPRECIATION			
REPLACEMENT COST			
DEPRECIATION NORMAL			
DEPRECIATION OBSO.			
TOTAL GROSS VALUE			

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY-CHEAP
 CDU1 FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING

Ann Marie Kratochvil
 222 D L
 222 D L

1.3 3 22D-1

RECORD OF OWNERSHIP

9/79
 app. only lot 22D & cont. of lot 23
 lot 23

DISTRICT	SECTION	LOT
	3	22 D L
EXEMPTION CODE	ZONING	CARD NUMBER
	44	
PROPERTY CLASS	DE	ROUTING NUMBER
DATE	TYPE	SALE PRICE
	1 2	
	1 2	
	1 2	

LAND DATA & COMPUTATIONS

LOT	GROSS	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	ACRES	1.3	25.50					3300
<p>INFLUENCE FACTORS</p> <p>1 CORNER</p> <p>2 TOPOGRAPHY</p> <p>3 UNIMPROVED</p> <p>4 EXCESSIVE FRONT</p> <p>5 SHAPE OR SIZE</p> <p>6 RESTRICTIONS</p> <p>7 ECONOMIC MISIMPROVEMENT</p> <p>8 VIEW</p>								
<p>SUMMARY OF VALUES</p> <p>TOTAL VALUE LAND</p> <p>TOTAL VALUE BUILDINGS</p> <p>TOTAL VALUE LAND & BLDGS.</p>								

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

GENERAL PROPERTY FACTORS		RESIDENTIAL NEIGHBORHOOD I.D.	
1 ACTIVE TOPOGRAPHY TO STREET ELEVATION	2 HIGHER	1 IMPROVING	2 STATIC
2 TOPOGRAPHY RATING	3 LOWER	3 INFLUENCE ON SUBJECT PROPERTY	4 ENHANCING
3 FAIR	4 POOR	1 EXCELLENT	2 VERY GOOD
4 UNPAVED	5 PROPOSED	3 AVERAGE	4 FAIR
5 UNPAVED	6 ALLEY	5 EXCELLENT	6 VERY POOR
6 UNPAVED	7 YES	6 AVERAGE	7 POOR
7 UNPAVED	8 NO	7 EXCELLENT	8 VERY POOR
8 UNPAVED	9 NO	8 EXCELLENT	9 VERY POOR
9 UNPAVED	10 NO	9 EXCELLENT	10 VERY POOR
10 UNPAVED	11 NO	10 EXCELLENT	11 VERY POOR
11 UNPAVED	12 NO	11 EXCELLENT	12 VERY POOR
12 UNPAVED	13 NO	12 EXCELLENT	13 VERY POOR
13 UNPAVED	14 NO	13 EXCELLENT	14 VERY POOR
14 UNPAVED	15 NO	14 EXCELLENT	15 VERY POOR
15 UNPAVED	16 NO	15 EXCELLENT	16 VERY POOR
16 UNPAVED	17 NO	16 EXCELLENT	17 VERY POOR
17 UNPAVED	18 NO	17 EXCELLENT	18 VERY POOR
18 UNPAVED	19 NO	18 EXCELLENT	19 VERY POOR
19 UNPAVED	20 NO	19 EXCELLENT	20 VERY POOR
20 UNPAVED	21 NO	20 EXCELLENT	21 VERY POOR
21 UNPAVED	22 NO	21 EXCELLENT	22 VERY POOR
22 UNPAVED	23 NO	22 EXCELLENT	23 VERY POOR
23 UNPAVED	24 NO	23 EXCELLENT	24 VERY POOR
24 UNPAVED	25 NO	24 EXCELLENT	25 VERY POOR
25 UNPAVED	26 NO	25 EXCELLENT	26 VERY POOR
26 UNPAVED	27 NO	26 EXCELLENT	27 VERY POOR
27 UNPAVED	28 NO	27 EXCELLENT	28 VERY POOR
28 UNPAVED	29 NO	28 EXCELLENT	29 VERY POOR
29 UNPAVED	30 NO	29 EXCELLENT	30 VERY POOR
30 UNPAVED	31 NO	30 EXCELLENT	31 VERY POOR
31 UNPAVED	32 NO	31 EXCELLENT	32 VERY POOR
32 UNPAVED	33 NO	32 EXCELLENT	33 VERY POOR
33 UNPAVED	34 NO	33 EXCELLENT	34 VERY POOR
34 UNPAVED	35 NO	34 EXCELLENT	35 VERY POOR
35 UNPAVED	36 NO	35 EXCELLENT	36 VERY POOR
36 UNPAVED	37 NO	36 EXCELLENT	37 VERY POOR
37 UNPAVED	38 NO	37 EXCELLENT	38 VERY POOR
38 UNPAVED	39 NO	38 EXCELLENT	39 VERY POOR
39 UNPAVED	40 NO	39 EXCELLENT	40 VERY POOR
40 UNPAVED	41 NO	40 EXCELLENT	41 VERY POOR
41 UNPAVED	42 NO	41 EXCELLENT	42 VERY POOR
42 UNPAVED	43 NO	42 EXCELLENT	43 VERY POOR
43 UNPAVED	44 NO	43 EXCELLENT	44 VERY POOR
44 UNPAVED	45 NO	44 EXCELLENT	45 VERY POOR
45 UNPAVED	46 NO	45 EXCELLENT	46 VERY POOR
46 UNPAVED	47 NO	46 EXCELLENT	47 VERY POOR
47 UNPAVED	48 NO	47 EXCELLENT	48 VERY POOR
48 UNPAVED	49 NO	48 EXCELLENT	49 VERY POOR
49 UNPAVED	50 NO	49 EXCELLENT	50 VERY POOR
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51 UNPAVED	52 NO	51 EXCELLENT	52 VERY POOR
52 UNPAVED	53 NO	52 EXCELLENT	53 VERY POOR
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55 UNPAVED	56 NO	55 EXCELLENT	56 VERY POOR
56 UNPAVED	57 NO	56 EXCELLENT	57 VERY POOR
57 UNPAVED	58 NO	57 EXCELLENT	58 VERY POOR
58 UNPAVED	59 NO	58 EXCELLENT	59 VERY POOR
59 UNPAVED	60 NO	59 EXCELLENT	60 VERY POOR
60 UNPAVED	61 NO	60 EXCELLENT	61 VERY POOR
61 UNPAVED	62 NO	61 EXCELLENT	62 VERY POOR
62 UNPAVED	63 NO	62 EXCELLENT	63 VERY POOR
63 UNPAVED	64 NO	63 EXCELLENT	64 VERY POOR
64 UNPAVED	65 NO	64 EXCELLENT	65 VERY POOR
65 UNPAVED	66 NO	65 EXCELLENT	66 VERY POOR
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87 UNPAVED	88 NO	87 EXCELLENT	88 VERY POOR
88 UNPAVED	89 NO	88 EXCELLENT	89 VERY POOR
89 UNPAVED	90 NO	89 EXCELLENT	90 VERY POOR
90 UNPAVED	91 NO	90 EXCELLENT	91 VERY POOR
91 UNPAVED	92 NO	91 EXCELLENT	92 VERY POOR
92 UNPAVED	93 NO	92 EXCELLENT	93 VERY POOR
93 UNPAVED	94 NO	93 EXCELLENT	94 VERY POOR
94 UNPAVED	95 NO	94 EXCELLENT	95 VERY POOR
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97 UNPAVED	98 NO	97 EXCELLENT	98 VERY POOR
98 UNPAVED	99 NO	98 EXCELLENT	99 VERY POOR
99 UNPAVED	100 NO	99 EXCELLENT	100 VERY POOR

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
170-Agricultural-100	LAND 3300
171-Livestock & Products	BLDGS.
172-Dairy Products	EX.
173-Grain, Hogs, & Poultry	TOTAL
174-Other Farm Products	LAND
175-Other Farm Products	BLDGS.
176-Other Farm Products	EX.
177-Other Farm Products	TOTAL
178-Other Farm Products	LAND
179-Other Farm Products	BLDGS.
180-Other Farm Products	EX.
181-Other Farm Products	TOTAL
182-Other Farm Products	LAND
183-Other Farm Products	BLDGS.
184-Other Farm Products	EX.
185-Other Farm Products	TOTAL
186-Other Farm Products	LAND
187-Other Farm Products	BLDGS.
188-Other Farm Products	EX.
189-Other Farm Products	TOTAL
190-Other Farm Products	LAND
191-Other Farm Products	BLDGS.
192-Other Farm Products	EX.
193-Other Farm Products	TOTAL
194-Other Farm Products	LAND
195-Other Farm Products	BLDGS.
196-Other Farm Products	EX.
197-Other Farm Products	TOTAL
198-Other Farm Products	LAND
199-Other Farm Products	BLDGS.
200-Other Farm Products	EX.
201-Other Farm Products	TOTAL
202-Other Farm Products	LAND
203-Other Farm Products	BLDGS.
204-Other Farm Products	EX.
205-Other Farm Products	TOTAL
206-Other Farm Products	LAND
207-Other Farm Products	BLDGS.
208-Other Farm Products	EX.
209-Other Farm Products	TOTAL
210-Other Farm Products	LAND
211-Other Farm Products	BLDGS.
212-Other Farm Products	EX.
213-Other Farm Products	TOTAL
214-Other Farm Products	LAND
215-Other Farm Products	BLDGS.
216-Other Farm Products	EX.
217-Other Farm Products	TOTAL
218-Other Farm Products	LAND
219-Other Farm Products	BLDGS.
220-Other Farm Products	EX.
221-Other Farm Products	TOTAL
222-Other Farm Products	LAND
223-Other Farm Products	BLDGS.
224-Other Farm Products	EX.
225-Other Farm Products	TOTAL
226-Other Farm Products	LAND
227-Other Farm Products	BLDGS.
228-Other Farm Products	EX.
229-Other Farm Products	TOTAL
230-Other Farm Products	LAND
231-Other Farm Products	BLDGS.
232-Other Farm Products	EX.
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236-Other Farm Products	EX.
237-Other Farm Products	TOTAL
238-Other Farm Products	LAND
239-Other Farm Products	BLDGS.
240-Other Farm Products	EX.
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242-Other Farm Products	LAND
243-Other Farm Products	BLDGS.
244-Other Farm Products	EX.
245-Other Farm Products	TOTAL
246-Other Farm Products	LAND
247-Other Farm Products	BLDGS.
248-Other Farm Products	EX.
249-Other Farm Products	TOTAL
250-Other Farm Products	LAND
251-Other Farm Products	BLDGS.
252-Other Farm Products	EX.
253-Other Farm Products	TOTAL
254-Other Farm Products	LAND
255-Other Farm Products	BLDGS.
256-Other Farm Products	EX.
257-Other Farm Products	TOTAL
258-Other Farm Products	LAND
259-Other Farm Products	BLDGS.
260-Other Farm Products	EX.
261-Other Farm Products	TOTAL
262-Other Farm Products	LAND
263-Other Farm Products	BLDGS.
264-Other Farm Products	EX.
265-Other Farm Products	TOTAL
266-Other Farm Products	LAND
267-Other Farm Products	BLDGS.
268-Other Farm Products	EX.
269-Other Farm Products	TOTAL
270-Other Farm Products	LAND
271-Other Farm Products	BLDGS.
272-Other Farm Products	EX.
273-Other Farm Products	TOTAL
274-Other Farm Products	LAND
275-Other Farm Products	BLDGS.
276-Other Farm Products	EX.
277-Other Farm Products	TOTAL
278-Other Farm Products	LAND
279-Other Farm Products	BLDGS.
280-Other Farm Products	EX.
281-Other Farm Products	TOTAL
282-Other Farm Products	LAND
283-Other Farm Products	BLDGS.
284-Other Farm Products	EX.
285-Other Farm Products	TOTAL
286-Other Farm Products	LAND
287-Other Farm Products	BLDGS.
288-Other Farm Products	EX.
289-Other Farm Products	TOTAL
290-Other Farm Products	LAND
291-Other Farm Products	BLDGS.
292-Other Farm Products	EX.
293-Other Farm Products	TOTAL
294-Other Farm Products	LAND
295-Other Farm Products	BLDGS.
296-Other Farm Products	EX.
297-Other Farm Products	TOTAL
298-Other Farm Products	LAND
299-Other Farm Products	BLDGS.
300-Other Farm Products	EX.

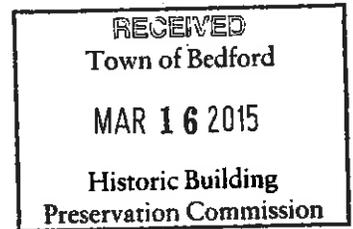
PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
301-Other Farm Products	LAND
302-Other Farm Products	BLDGS.
303-Other Farm Products	EX.
304-Other Farm Products	TOTAL
305-Other Farm Products	LAND
306-Other Farm Products	BLDGS.
307-Other Farm Products	EX.
308-Other Farm Products	TOTAL
309-Other Farm Products	LAND
310-Other Farm Products	BLDGS.
311-Other Farm Products	EX.
312-Other Farm Products	TOTAL
313-Other Farm Products	LAND
314-Other Farm Products	BLDGS.
315-Other Farm Products	EX.
316-Other Farm Products	TOTAL
317-Other Farm Products	LAND
318-Other Farm Products	BLDGS.
319-Other Farm Products	EX.
320-Other Farm Products	TOTAL
321-Other Farm Products	LAND
322-Other Farm Products	BLDGS.
323-Other Farm Products	EX.
324-Other Farm Products	TOTAL
325-Other Farm Products	LAND
326-Other Farm Products	BLDGS.
327-Other Farm Products	EX.
328-Other Farm Products	TOTAL
329-Other Farm Products	LAND
330-Other Farm Products	BLDGS.
331-Other Farm Products	EX.
332-Other Farm Products	TOTAL
333-Other Farm Products	LAND
334-Other Farm Products	BLDGS.
335-Other Farm Products	EX.
336-Other Farm Products	TOTAL
337-Other Farm Products	LAND
338-Other Farm Products	BLDGS.
339-Other Farm Products	EX.
340-Other Farm Products	TOTAL
341-Other Farm Products	LAND
342-Other Farm Products	BLDGS.
343-Other Farm Products	EX.
344-Other Farm Products	TOTAL
345-Other Farm Products	LAND
346-Other Farm Products	BLDGS.
347-Other Farm Products	EX.
348-Other Farm Products	TOTAL
349-Other Farm Products	LAND
350-Other Farm Products	BLDGS.
351-Other Farm Products	EX.
352-Other Farm Products	TOTAL
353-Other Farm Products	LAND
354-Other Farm Products	BLDGS.
355-Other Farm Products	EX.
356-Other Farm Products	TOTAL
357-Other Farm Products	LAND
358-Other Farm Products	BLDGS.
359-Other Farm Products	EX.
360-Other Farm Products	TOTAL
361-Other Farm Products	LAND
362-Other Farm Products	BLDGS.
363-Other Farm Products	EX.
364-Other Farm Products	TOTAL
365-Other Farm Products	LAND
366-Other Farm Products	BLDGS.
367-Other Farm Products	EX.
368-Other Farm Products	TOTAL
369-Other Farm Products	LAND
370-Other Farm Products	BLDGS.
371-Other Farm Products	EX.
372-Other Farm Products	TOTAL
373-Other Farm Products	LAND
374-Other Farm Products	BLDGS.
375-Other Farm Products	EX.
376-Other Farm Products	TOTAL
377-Other Farm Products	LAND
378-Other Farm Products	BLDGS.
379-Other Farm Products	EX.
380-Other Farm Products	TOTAL
381-Other Farm Products	LAND
382-Other Farm Products	BLDGS.
383-Other Farm Products	EX.
384-Other Farm Products	TOTAL
385-Other Farm Products	LAND
386-Other Farm Products	BLDGS.
387-Other Farm Products	EX.
388-Other Farm Products	TOTAL
389-Other Farm Products	LAND
390-Other Farm Products	BLDGS.
391-Other Farm Products	EX.
392-Other Farm Products	TOTAL
393-Other Farm Products	LAND



THE HELMES GROUP, LLP
ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

Hand Delivered
March 12, 2015

Anne Paglia, Secretary
Historic Building Preservation Commission
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507



Project: Proposed Additions & Alterations to Existing Residence
For Rupert & Nicole Campbell
320 Mount Holly Road, Katonah, NY 10536
Section 39.20, Block 1, Lot 7, R-4 Acre Zoning District

Dear Mrs. Paglia:

In accordance with your March 6, 2015 E-Mail regarding the above-mentioned project, attached hereto please find the following required documents as requested:

- Application for Determination - (1 original & 6 copies)
- Check #5472 in the amount of \$50 made payable to the "Town of Bedford", covering the HBPC Application Fee - (7 copies)
- Check #5473 in the amount of \$300 made payable to the "Town of Bedford", covering the HBPC Escrow Fee - (7 copies)
- Architectural Drawings #1 - #4 including Site Plan / Survey, Existing & Proposed Floor Plans and Exterior Elevation Drawings & Reference Photographs - dated 3/1/15, as prepared by The Helmes Group, LLP - Architects - (7 copies)
- Authorization Letter, dated 1/12/15, allowing The Helmes Group, LLP to act as Owner's Architect & Agent - (7 copies)

It is my understanding that we will be scheduled to appear before the Historic Building Preservation Commission, (HBPC) meeting on **Wednesday, April 22, 2015 at 7:30 p.m.** Should you require any additional information prior to this time, please do not hesitate to call. Thank you for your help.

Very truly yours,

THE HELMES GROUP, LLP


Steven C. Helmes, AIA
Architect

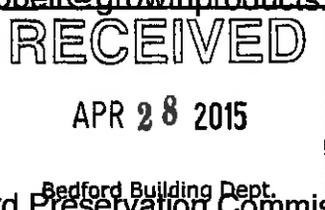
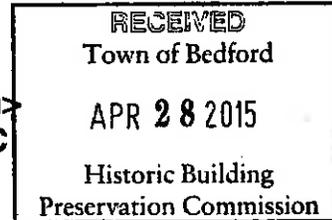
SCH: KA

cc: Rupert & Nicole Campbell, Owners

184 KATONAH AVENUE, KATONAH, NEW YORK 10536

Tel. (914) 232-4633 Fax (914) 232-0768

From: "Steven C. Helmes" <sch@thehelmesgroup.com>
Subject: Campbell - Supplemental Submission to HBPC
Date: April 28, 2015 3:51:32 PM EDT
To: Anne Paglia <apaglia@bedfordny.gov>
Cc: Nicole Campbell <ncampbell@growthproducts.com>
6 Attachments, 1.4 MB



Anne,

In accordance with the Historic Board Preservation Commission meeting last week, 4/22, the architectural drawings have been revised and modified incorporating some of the comments discussed during the HBPC meeting.

Therefore, on behalf of our client, I would appreciate if you could kindly forward this e-mail and attachment onto all Members of the HBPC for their use. Hard copies will be hand delivered today to your office for your record files as requested.

Please note, the miscellaneous changes and/or modifications include the following items:

- 1) The cornice and roof lines on the two-story neck addition have been reduced in height and lowered so as not to line up with existing cornice height of house as originally indicated, which will help create a relief between the existing house and new addition. The neck addition is stepped back from the east wall of main house, which will maintain the integrity of the Historic existing house gable structure.
- 2) The proposed garage addition footprint behind existing house has been pushed back 4'-0" feet towards the west side of site so that the east facade of garage does not project past existing house line running (north - south) as indicated on revised floor plan drawing. As a result, the covered porch will capitalized on views overlooking property and existing pond.
- 3) The windows fenestration on east wall above the rear covered porch addition has been modified as illustrated using a mulled type window unit in lieu of the two separate D/H windows as originally drawn.
- 4) The stone veneer indicated at garage addition has been raised in height (over and between the carriage house style O.H. garage doors as illustrated, which will match the stone work of the stone retaining walls at the driveway parking area on site.
- 5) The window units located on east facade of garage addition have been redesigned including the center window and upper barn sash in upper gable as illustrated.
- 6) The Owner is going to maintain the white clapboard siding on additions including the wood corner boards and wood blind shutters and hardware as illustrated to match existing house in all respects.

7) The cupola and weathervane on the garage / barn addition will remain as illustrated, which will most likely have screened arch top louvers not glass.

8) The Owners will be planting trees strategically on property including deciduous and conifers type trees and enhancing site w/ stone walls and landscaping, etc., which will help provide "privacy and screen addition" from the east on Mt. Holly Road.

9) The length of the stone retaining wall at the auto court / parking area has been minimized in size including overall length and height and will utilized natural rock formation and softly sloping grassy land to preserve a natural vista.

We look forward to presenting these revised drawings and renderings to the HBPC on May 20th, in order to obtain the approval allowing us to file final construction drawings to the Building Department so that a Building Permit can be issued for this project.

If you have any questions and/or need additional information at this time, please do not hesitate to call me.

Regards,

Steven

Steven C. Helmes, AIA

THE HELMES GROUP, LLP

Architecture/Engineering/Project Mgm't.

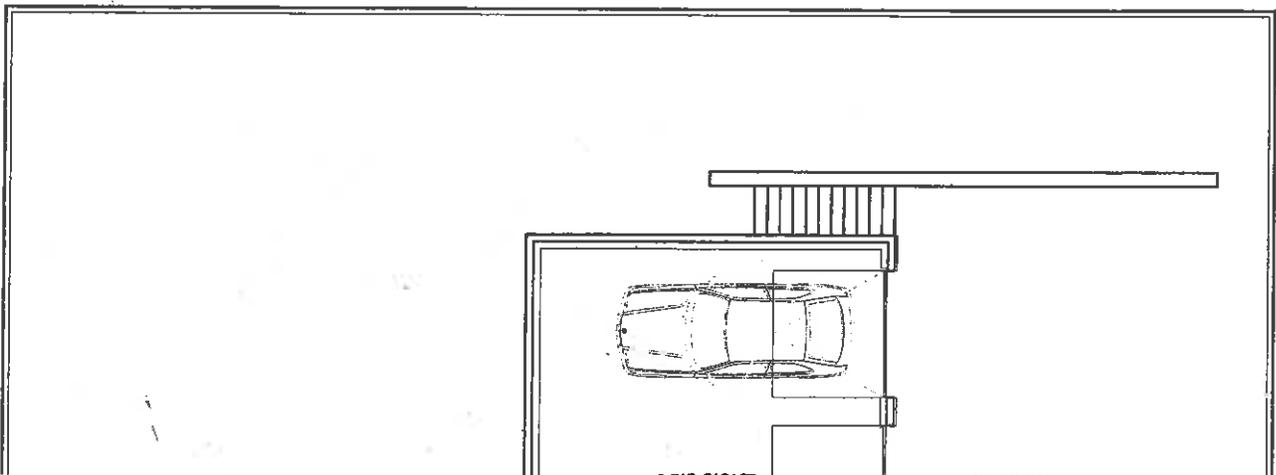
184 Katonah Avenue

Katonah, New York 10536

Tel. (914) 232-4633

Fax. (914) 232-0768

sch@thehelmesgroup.com



**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday, April 22, 2015
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.

Mr. Stockbridge announced that the cutoff for new applications for the May 20, 2015 meeting was on April 21, 2015. The site walk for the three applications received and the America Capital Energy Corporation proposed ten lot subdivision will take place on April 29, 2015.

Public Hearing:

**Demolition and Reconstruction of Residence
Section 60.19 Block 2 Lot 2, R-4A Zone
98 Buxton Road, Bedford Hills
Owners: Peter and Virginia Tobeason
Applicant: Daniel P. Divitto, DPD Builders, Ltd.**

Present:
Peter and Virginia Tobeason, Owners
Daniel P. Divitto, DPD Builders, Ltd.

Discussion:
The Chairman explained to the applicant the need for a separate engineering report from a consultant to the Commission. The site walk for the consultant firm (Silman and Co.) would be arranged at the earliest time provided by the applicant. Subsequent to the receipt of this report, a meeting would be scheduled and a determination would be sought.

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

Motion Seconded by: Ben Branch

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

It was agreed to postpone any decision until the independent engineering report is received.

Public Hearing:

Additions and Alterations to Existing Residence

Section 39.20 Block 1 Lot 7, R-4A Zone

320 Mount Holly Road, Katonah

Owners: Rupert and Nicole Campbell

Applicant: The Helmes Group, LLP - Architects

Present:

Rupert and Nicole Campbell, Owners

Steven C. Helmes, AIA, The Helmes Group, LLC

Discussion:

Plans for the proposed addition and alterations were presented by Mr. Helmes. Members of the Commission and the consultant to the Commission made substantive structural alterations for the plan.

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

It was agreed to postpone any decision. The continued hearing would be scheduled for the May 20th meeting of the Commission.

Approval of Minutes:

The Chairman made a motion to approve the minutes of the April 15, 2015 meeting.

Motion Seconded by: Ben Branch

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

Motion carried unanimously.

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

**Town of Bedford
Historic Building Preservation Commission
2nd Floor Conference Room
425 Cherry Street
Bedford Hills, NY 10507**

**Wednesday, May 13, 2015
6:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith, Amy Parsons, George Henschel
Town Supervisor: Chris Burdick
Town Counsel: Joel Sachs
Director of Planning: Jeff Osterman

The meeting was called to order by Chairman Stockbridge at 6:00 P.M.

Motion: Motion was made by John Stockbridge to enter into Executive Session.

Motion Seconded by: Ben Branch

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

Motion: Motion was made by John Stockbridge to adjourn the Executive Session at 6:50 P.M.

Motion Seconded by: Amy Parsons

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

At 7:00 P.M. Chairman Stockbridge called the regular meeting of the Historic Building Preservation Commission to order.

Mr. Stockbridge announced that the cutoff for new applications for the June 17, 2015 meeting is on Tuesday, May 19, 2015. The site walk for the applications received will take place on Wednesday, May 27, 2015.

Conference:

Renovations and Additions to Existing Residence

Section 49.16 Block 1 Lot 2, R-½A Zone

57 Jay Street, Katonah

Owners/Applicants: William and Kathleen Bloeman

Present:

William Bloeman, Owner

Discussion:

Review of plan by Mr. Bloeman. There were no changes to the plan discussed at the 4/29/15 site walk.

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

Motion Seconded by: Amy Parsons

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

Conference:

Two-Story Addition to Existing Residence

Section 59.7 Block 1 Lot 2, R-4A Zone

387 Croton Lake Road, Bedford Corners

Owner/Applicant: Leeda J. Fletcher

Present:

Ralph and Leeda Fletcher, Owners

Steven C. Helmes, AIA, The Helmes Group, LLC

Discussion:

Plans reviewed as presented by Mr. Helmes at the site walk. There were no comments from the Commission.

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

Motion Seconded by: Amy Parsons

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

Discussion:

Proposed 10-Lot Subdivision

Section 62.9 Block 1 Lot 13, R-4A Zone

Upper Hook Road, Katonah

Section 62.13 Block 1 Lot 1, R-4A Zone

131 Upper Hook Road, Katonah

Owners: New York Bedford Castle Co.

Applicant: America Capital Energy Corporation

Discussion:

The Commission discussed a draft of a memorandum to be sent to the Planning Board on the comments from the Commission as a result of the 4/29/15 site walk by Kellard Sessions, who represent America Capital Energy Corporation.

Motion: Motion was made by John Stockbridge 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