

# Town of Bedford

## Historic Building Preservation Commission

2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, NY 10507

Wednesday  
June 10, 2015  
Agenda

3:00 P.M.

- I     **Executive Session**
  
- II    **Work Session**  
      Review of Historic Property Survey
  
- III   **Approval of Minutes**  
      May 20, 2015 – 5:00 P.M. Meeting  
      May 20, 2015 – 7:00 P.M. Meeting  
      June 3, 2015 – 6:30 P.M. Meeting

**Town of Bedford  
Historic Building Preservation Commission**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, NY 10507**

**Wednesday, May 20, 2015  
5:00 P.M.**

**Minutes**

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

**Discussion: Review of Historic Property Survey**

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

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

\_\_\_\_\_  
Date

**Town of Bedford  
Historic Building Preservation Commission**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, NY 10507**

**Wednesday, May 20, 2015  
7:00 P.M.**

**Minutes**

**Present:** Chairman: John Stockbridge  
Members: Ben Branch, Shelley Smith, Amy Parsons, George Henschel  
Building Inspector: Steve Fraietta

The meeting was called to order by Chairman Stockbridge.

**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**

**Present:**

Teo Siguenza, Architect  
Steven Crolick, Farm Manager, Ivanna Farms

**Plans:**

Prepared by Teo Siguenza Architect, dated 4/15/15, received in this office on 4/21/15, titled:

Dwg. No. T101.00	“Title Sheet & List of Drawings
Dwg. No. SP-1.00	“Site Plan”
Dwg. No. A101.00	“Proposed 1 <sup>st</sup> Floor Plan”
Dwg. No. A102.00	“Proposed 2 <sup>nd</sup> Floor Plan”
Dwg. No. A200.00	“Proposed Exterior Elevations”
Dwg. No. A200.10	“Proposed Exterior Elevations”
Dwg. No. E200.00	“Existing Exterior Elevations”
Dwg. No. A201.00	“Proposed Exterior Elevations”
Dwg. No. A201.10	“Proposed Exterior Elevations”
Dwg. No. E201.00	“Existing Exterior Elevations”
Dwg. No. A202.00	“Proposed Exterior Elevations”
Dwg. No. A202.10	“Proposed Exterior Elevations”
Dwg. No. E202.00	“Existing Exterior Elevations”
Dwg. No. A203.00	“Proposed Exterior Elevations”
Dwg. No. A203.10	“Proposed Exterior Elevations”
Dwg. No. E203.00	“Existing Exterior Elevations”

Discussion:

There was a discussion with the Building Inspector about the structural alteration procedures as relates to “agricultural buildings” versus “residential structures.” It was stated that any alterations or structural changes made by the applicant will require a building permit on the structural issues and a determination from the Historic Building Preservation Commission. The specific proposed alterations to the barn, which is part of the overall property that is on the National Register, were discussed.

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

Motion Seconded by: Ben Branch

Vote: Ayes: Stockbridge, Branch, Smith, Henschel, Parsons. Nays: none

Motion: Motion was made by John Stockbridge to approve the application, with the following conditions:

1. Reclaimed barn siding shall be used on all external surfaces.
2. Shutters for the second floor window on the west elevation shall remain in the closed position when the barn is not in use.
3. The wall section detail, inclusive of dimensions and materials, shall be exactly the same as shown in the plans submitted by Mr. Siguenza.

Motion Seconded by: Shelley Smith

Vote: Ayes: Stockbridge, Branch, Smith, Henschel Nays: Parsons

**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**

Present:

Teo Siguenza, Architect

Steven Crolick, Farm Manager, Ivanna Farms

Plans:

Discussion:

The application was received after the cut-off date for this meeting. The application will be delayed until the June meeting. It will also be added to the June 3, 2015 site walk prior to the June meeting.

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

Motion Seconded by: George Henschel

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

**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**

***Owner/Applicant Corrected to:***

***340 Croton Lake Road, LLC***

Present:

John P. Sullivan, Sullivan Architecture, P.C.

Plans:

Prepared by Sullivan Architecture, P.C., dated 4/1/15, revised 4/16/15, received in this office on 4/21/15, titled:

Dwg. No. SP1.0	“Proposed Site Plan”
Dwg. No. Sk1.0	“Proposed First Floor Plan”
Dwg. No. SK1.1	“Proposed Second Floor Plan”
Dwg. No. EX1	“Existing First Floor Plan”
Dwg. No. EX2	“Existing Second Floor Plan”
Dwg. No. SK2.0	“Existing and Proposed Elevations”
Dwg. No. SK2.1	“Existing and Proposed Elevations”
Dwg. No. SK2.2	“Existing and Proposed Elevations”
Dwg. No. SK2.3	“Existing and Proposed Elevations”
Dwg. No. SK3.0	“Renderings”

Discussion:

Mr. Sullivan informed the Commission that the correct name of the owner is “340 Croton Lake road, LLC.” Mr. Sullivan briefly discussed with the Commission the history of the house and the fire which occurred in 1969. Recalling the site walk held on April 29, 2015, the Commission made the observation of interior structural features, which recalled the building’s 19<sup>th</sup> century roots.

Motion: Motion was made by John Stockbridge to approve the application, with the following conditions:

1. The plan shall be revised to show a reduction of the size of the proposed shed dormer.

Motion Seconded by: Ben Branch

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

**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.**

Present:

No representative present.

Discussion:

This was a rescheduled meeting to allow for the Commission’s engineering consultant, Silman & Company, to examine the house after the fire. This report was to confirm the conclusion of the applicant’s insurance company that the house should be demolished. In its opinion, Silman & company concurred that based upon mold damage, the structure could not be saved, but that “the more historic elements (ground floor windows, exterior walls at side and rear, original trims and first floor historic timbers) might be set aside and stored for future evaluation. The Silman report also stated the “the foundation appears to be in good condition and can be retained for reuse.”

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

Motion Seconded by: George Henschel

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

**IV – Additions and Alterations to Existing Residence**

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

**320 Mount Holly Road, Katonah**

**Owner: Rupert and Nicole Campbell**  
**Applicant: The Helmes Group, LLP - Architects**

Present:

Rupert Campbell, Owner  
Clare Reinbergen, Mother of Nicole Campbell, Owner  
Steven C. Helmes, AIA, The Helmes Group, LLC

Plans:

Prepared by The Helmes Group, LLP, dated 4/28/15, titled:

- “First Floor Plan”
- “Second Floor Plan”
- “Front (South) Elevation”
- “Right Side (East) Elevation”
- “Proposed Right Side (East) Elevation”

Discussion:

There was a review of the changes suggested by the Commission to the original plan submitted on 3/1/15.

Motion: Motion was made by John Stockbridge to approve the application, with the following conditions:

1. The elevation of the addition shall be exactly as shown in the revised plan. No alteration of the height of the foundation shall be made.
2. The circular drive around the courtyard shall be eliminated in favor of a simple drive approach to the planned garage.

Motion Seconded by: Shelley Smith

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

**Approval of Minutes:**

The Chairman made a motion to approve the minutes of the meetings on April 22, 2015 and May 13, 2015.

Motion Seconded by: George Henschel

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**

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

**Wednesday  
June 3, 2015**

**6:30 P.M.**

**Minutes**

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

**Work Session: Review of Historic Property Survey**

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

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

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Anne Paglia, Secretary  
Historic Building Preservation Commission

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