

# Town of Bedford Historic Building Preservation Commission

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

Wednesday  
June 17, 2015  
7:00 P.M.

## Agenda

### Conference:

#### **I – Construction of Pergola**

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

### Public Hearings:

#### **I – Restoration, Renovation and Expansion of Existing Residence**

Section 74.14 Block 1 Lot 1, R-4A Zone  
121 Stone Hill Road, Bedford  
Owners/Applicants: **Martin Gubernick and Robin Ashley**

#### **II – Renovations and Additions to Existing Residence**

Section 73.11 Block 1 Lot 16, R-4A Zone  
44-52 Aspetong Road, Bedford  
Owners/Applicants: **Paul Kelly and Suzanne Steers**

#### **III – Demolition of Entry and Renovations and Additions to Existing Residence**

Section 59.20 Block 1 Lot 9, R-4A Zone  
110 Wood Road, Bedford Hills  
Owner: **McDermott Coffin Living Trust**  
Applicants: **David W. Coffin and Catherine McDermott-Coffin**

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

Section 49.19-4-28, R-1/4A Zone

8 McQueen Street, Katonah

Owners: **Timothy and Nora Silverman**

Applicant: **The Helmes Group, LLP – Architects**

**Approval of Minutes:**

June 10, 2015

Supporting documentation for all items on this agenda is available at the Town of Bedford website. ([www.bedfordny.gov](http://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): IVANN FARM LLC

Mailing Address: 241 WOOD ROAD, BEFORD CORNERS, NY

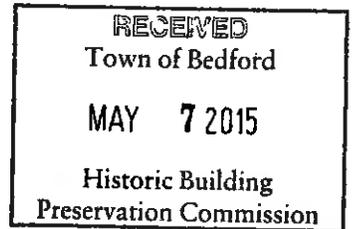
Phone: \_\_\_\_\_ (home) \_\_\_\_\_ (work); Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**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 CRACK  
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)

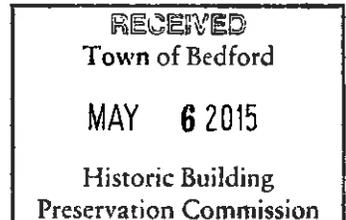
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With reference to the above, a building permit application has been submitted for the construction of a Pergola to an existing 2-story frame residence (school house).

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 Juanq Fornus Lee 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~~ 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) *Sumo*

Telephone No. 914-569-5072 / Email Scalior 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:

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Health Approval | <input type="checkbox"/> Application Rejected         |
| <input type="checkbox"/> Highway Approval         | <input type="checkbox"/> Application Granted          |
| Town of Bedford <input type="checkbox"/>          | <input type="checkbox"/> Referred to Board of Appeals |
| Westchester County <input type="checkbox"/>       |   |
| State of New York <input type="checkbox"/>        |   |

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): MARTIN GUBERNICK + ROBIN ASHLEY (DR + MRS.)

Mailing Address: PO BOX 579 BEDFORD NY 10506

Phone: 646318 1816 <sup>mobile</sup> (home); (work); Fax: \_\_\_\_\_ E-Mail: robinjeanneashley@me.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: RON GUSTUE / ERG ARCHITECT 25 LEWIS STREET GREENWICH CT 06830 Phone: 203 661 7472 Fax: 203 661 7328 E-Mail: erg@architect.com

**Identification of Property:**

74.14-1-1

Bedford Tax Map Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Area \_\_\_\_\_ Zoning District: 4A

Project Address: 121 STONE HILL ROAD BEDFORD 10506

Approximate year of construction of structure(s): <1900; 1913; 1921; 1947

**Prior Applications/Other Applications (write "N/A" if not applicable; Project RECEIVED)**

Identify any other Town of Bedford approvals required: _____	Town of Bedford
Identify any other governmental approvals required: _____	APR 24 2015
Project cost (including professional fees): <u>had</u>	Historic Building Preservation Commission

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

restoration, renovation and expansion of historic single family residence to original architectural design and garage

**Proposed Project Start Date:** summer 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]  
 All owners must sign Print name/title: MARTIN GUBERNICK

Date: 2/26/15

[Signature]  
 Print name/title: ROBIN ASHLEY

Date: 2/26/15

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; ERG Architect  
Date: 5/20/2015  
Re: Gubernick-Ashley-121 Stone Hill Road, Bedford, 74.14-1-1, R-4 Acre District

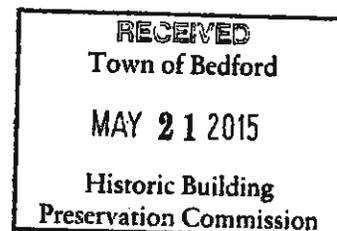
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With reference to the above, building permit applications have been submitted for the restoration, renovation and expansion of an existing 5 bedroom single family residence and a new 3 car garage. The project regarding the residence will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on June 10, 2015. Review and approval of the Bedford Wetlands Control Commission for both projects is required.

The parcel is located at 121 Stone Hill Road, Bedford, and is listed on the HBPC Survey of Historic Buildings. I have attached copies of the Parcel History detailing the Building Permits and Certificates of Occupancy on file for the property as well as the Assessor's Card.

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

Att.



- 322 South Bedford Road, circa 1890, Arthur Scribner/Francis Corcoran property: Notes, assessor information, historic maps
- 326 South Bedford Road, circa 1870, rebuilt circa 2007: Balken farm, Luquer estate, Robert Kennedy: Chronology, deeds back to 1884, assessors information, historic maps, compilation of 19<sup>th</sup> c. newspaper references to the house and grounds

- 401 South Bedford Road
- 413 South Bedford Road

- 689 South Bedford Road C. Everett Field Jr: Assessor information, notes:
- 733 South Bedford Road, Stanley Anderson: Assessor information
- 749-801 South Bedford Road: maps, clippings, notes
- 816 South Bedford Road circa 1831: Reynolds, Mead, Hiram Halle: Chronology, assessor information, historic maps, genealogical information

#### *South Church Street*

- 43 South Church Street

#### *Springhurst Road*

- 33 Springhurst Road
- 54 Springhurst Road
- 55 Springhurst Road
- 81 Springhurst Road (remodeled)
- 83 Springhurst Road, "Cedar Knoll", circa 1893: image & realtor description
- 93 Springhurst Road
- 103 Springhurst Road

#### *Stone Bridge Lane*

- 111 Stone Bridge Lane, circa 1906, part of Low-Brixey property (Broadbrook Farm, later Starr Farm). Split off from 111 Bedford Center Road parcel circa 2001. Includes Low/Brixey house: chronology, maps and assessment materials

#### *Stone Hill Road*

- \* - 24 Stone Hill, "Wingtree Farm", Conover School, main house built circa 1830: report, chronology, assessors information. See also 69 Stone Hill.
- 69 Stone Hill, 19<sup>th</sup> c., part of Williams Homestead, then "Coker Farm": notes, maps, genealogical information, clipping
- 81 Stone Hill
- 89 Stone Hill (old schoolhouse)
- 101-121 Stone Hill, "Mill Pond Farm", possibly 18<sup>th</sup> c. "Francis Kellogg Estate": notes, 1963 letter from Francis Kellogg, assessor information, clipping
- \* - 169 Stone Hill, 1847: Barrett-Marshall farm: paper deeds back to 1847, maps

- 197 Stone Hill

#### *Succabone Road*

- 136 Succabone
- 144 Succabone, Cornelius Clark's home, burned during Revolution, rebuilt, now owned by Glenn Close: Chronology, deeds back to 1833, images, maps
- 171 Succabone
- 182 Succabone

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/20/2015

Parcel ID: 74.14-1-1

## Owner Information

Gubernick, Martin

## Applicant Information

Gubernick, Martin

131 65th St

New York NY 10065

Location: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Permit Type: Additions & Alterations

Work Description: Restoration, renovation and expansion of an existing 5 bedroom single family 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:

Additions and alterations to an existing single family residence will result in a front yard setback of 26.2 feet where 75 feet is required in the Residential 4 Acre Zoning District. The existing residence has a pre-existing, non-conforming front yard setback of 26.2 feet. The project will require review and approval of the Wetlands Control Commission and the Bedford Historic Building Preservation Commission

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

Very truly yours,

Steven Fraietta

Building Inspector

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/20/2015

Parcel ID: 74.14-1-1

## Owner Information

Gubernick, Martin

## Applicant Information

Gubernick, Martin

131 65th St

New York NY 10065

Location: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Permit Type: Garage

Work Description: Construction of a new 3-car garage

Dear Resident,

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

The project will require review and approval of the Wetlands Control Commission and the Bedford Historic Building Preservation Commission as well as Planning Board approval for an accessory structure in excess of 20 feet in height.

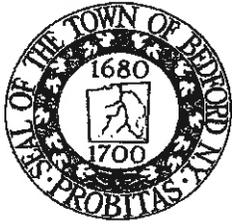
Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraietta

Building Inspector

# PARCEL HISTORY



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

5/20/2015

**Address:** 121 Stone Hill Rd

**Parcel ID:** 74.14-1-1

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/12/1947	PERMIT #:2398-VOID	VOID		
<b>Owner:</b> Frame				
10/17/1958	PERMIT #:4523	APPROVED	2012-1226	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Pool house w/dressing rooms Inspected - 6/19/2012				
3/1/1968	PERMIT #:7090	APPROVED	3352	1/22/1969
<b>Owner:</b> Studio Inspected on December 12, 1968				
6/21/2012	PERMIT #:77-100-489	APPROVED	2012-1227	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Single Family Residence: Basement: Rear garden room, 2 utility rooms, full bathroom; 1st Floor: Library w/fireplace, living room w/fireplace, dining room, enclosed rear porch, rear deck, kitchen, mudroom w/laundry, full bathroom; 2nd Floor: Master bedroom w/fireplace and full bathroom, two bedrooms (one w/fireplace), office, two full bathrooms; 3rd Floor: Two bedrooms, 1 bathroom. Inspected - 6/19/2012				

# PARCEL HISTORY



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

5/20/2015

Address: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Issued Date	Item	Status	CO/CC #	CO/CC Date
6/21/2012	PERMIT #:77-100-490	APPROVED	2012-1228	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher				
Two-car garage (barn); Basement: storage; Attic: storage.				
Inspected - 6/19/2012 - visible only				
6/21/2012	PERMIT #:77-100-491	APPROVED	2012-1229	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher				
Four-stall stable with attached storage rooms.				
Inspected - 6/19/2012 - visible only				
6/21/2012	PERMIT #:77-100-492	APPROVED	2012-1230	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher				
Inground swimming pool				
Inspected - 6/19/2012 - visible only				
6/21/2012	PERMIT #:77-100-493	APPROVED	2012-1231	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher				
Ice house				
Inspected - 6/19/2012 - visible only				

# PARCEL HISTORY



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

5/20/2015

Address: 121 Stone Hill Rd  
Parcel ID: 74.14-1-1

Issued Date	Item	Status	CO/CC #	CO/CC Date
6/21/2012	PERMIT #:77-100-494	APPROVED	2012-1232	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Shed #1 (right front of stable) Inspected - 6/19/2012 - visible only				
6/21/2012	PERMIT #:77-100-495	APPROVED	2012-1233	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Shed #2 - (front and center of stable) Inspected - 6/19/2012 - visible only.				
6/21/2012	PERMIT #:77-100-496	APPROVED	2012-1234	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Shed #3 - (left of stable) Inspected - 6/19/2012 - visible only				
6/21/2012	PERMIT #:77-100-497	APPROVED	2012-1235	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Chicken coop #1 (closest to Stone Hill) Inspected - 6/19/2012 - visible only.				
6/21/2012	PERMIT #:77-100-498	APPROVED	2012-1236	6/21/2012
<b>Owner:</b> Gage Kellogg, Christopher Chicken coop #2 - (next to garage/barn) Inspected - 6/19/2012 - visible only.				

# PARCEL HISTORY



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

5/20/2015

Address: 121 Stone Hill Rd

Parcel ID: 74.14-1-1

Issued Date	Item	Status	CO/CC #	CO/CC Date
6/21/2012	PERMIT #:77-100-499	APPROVED	2012-1237	6/21/2012

Owner: Gage Kellogg, Christopher

Chicken coop #3 - (near stable)

Inspected - 6/19/2012 - visible only

FRANCIS LEONARD KELLOGG JR  
R.F.D. #1  
FOUND RIDGE, N.Y.

R1  
2

81.8 18 16 42000 69400

74.14-1-1

CONTRACTS WATER PARK LIGHT POLE SCHOOL

RECORD OF OWNERSHIP

EXEMPTION CODE

PROPERTY CLASS

PROPERTY ADDRESS

DATE TYPE

SALE PRICE

SOURCE

VALUITY

12/21/12 12 2,450,000 1 2 3 4 12

10/26/11 12 -0- 1 2 3 4 12

6/7/12 12 4,050,000 1 2 3 4 12

LAND DATA & COMPUTATIONS

NAME	LOT	ACRES	AREA	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
<b>LOTS</b>									
1	REGULAR LOT								
2	ADJUTANT SITE								
3	ADJUTANT SITE								
<b>30 FT.</b>									
1	PRIMARY SITE			30 FT.					
2	SECONDARY SITE			30 FT.					
3	UNIMPROVED			30 FT.					
4	CEMENTAL								
<b>ACRES</b>									
1	PRIMARY SITE								
2	SECONDARY SITE								
3	UNIMPROVED								
4	CEMENTAL								
5	PAVING	2.052			2,500				
6	FACTORY								
7	WOODLAND								
8	WETLAND								
9	WETLAND								
0	TOTAL								
<b>GRASSES</b>									
1	REGULAR LOT								
2	ADJUTANT SITE								
3	ADJUTANT SITE								
4	ADJUTANT SITE								
0	TOTAL								
						<b>SUMMARY OF VALUES</b>			
						TOTAL VALUE LAND	2,450,000		
						TOTAL VALUE BUILDINGS	124,200		
						TOTAL VALUE LAND & BLDG	2,574,200		

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

LAND

BLDG

EX

TOTAL

336,800

90,000

8,000

174,800

MEMORANDA

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**1 DWARF LOT** **2 DWELLING** **3 OTHER**

**EXTERIOR WALLS**  
 1 BRICK 2 CONC. BLK 7 STPL 8 METL 9 CONCRETE  
 10 FR. 11 STUCCO 12 TILE

**LIVING ACCOMMODATIONS**  
 TOTAL ROOMS 9  
 BED ROOMS 4  
 FAMILY ROOMS 1

**BASEMENT**  
 1 NONE 2 PART 3 FULL

**HEATING**  
 1 NONE 2 BASE 3 AIR-CON

**PLUMBING**  
 BASE  
 FULL BATHS  
 HALF BATHS  
 OTHER FIXTURES  
 PLUMBING POINTS

**DWELLING COMPUTATIONS**

BASE PRICE 21,270

PLUMBING 600

ATFC 10

ADDITIONS 167.0

TOTAL BASE 21,947

GRADE FACTOR 150

TOTAL 77,920

OTHER FEATURES 800

TOTAL 82,900

C & D FACTOR

REPL. COST

DEPRECIATION 20

R.C.L.D. 66,000

ERECTED

REMODELLED

AGE

COU RATING 45

10 Dec 30 2

137

317

D.W. J. D. I. & E. R.

**COMMERCIAL BUILDING DATA & COMPUTATIONS**

**ROOFING**  
 COMPOSITION SLATE OR TILE  
 METAL SHINGLE  
 FINISHED B 1 2 UPPER  
 FIRE RESISTANT  
 FIRE PROOF  
 FLOORS B 1 2 UPPER  
 CONCRETE  
 WOOD  
 TILE  
 FINISH TYPE B 1 2 UPPER  
 UNFINISHED  
 FINISHED OPEN  
 FINISHED OPENED  
 USE B 1 2 UPPER  
 STORE  
 OFFICE  
 APARTMENT  
 WAREHOUSE  
 VACANT  
 ABANDONED  
 HEATING B 1 2 UPPER  
 CENTRAL WARM AIR  
 HOT WATER/STEAM  
 UNIT HEATERS  
 NONE  
 AIR CON. B 1 2 UPPER

**CONSTRUCTION**  
 A. STORY & FRONT  
 B. STORY & REAR  
 1 BRICK 2 GLASS 3 STUCCO 4 STPL 5 CONC.  
 6 FRAME 7 CONC. BLK 8 TILE 9 METL. 10 CERAM. 11 STL.  
 SCHEDULE A. B.  
 NO. OF UNITS  
 AVG. UNIT SIZE  
 EFF. PERIMETER L/T  
 PERM AREA RATIO  
 HT.  
 BASEMENT  
 FIRST  
 SECOND  
 BASE PRICE  
 B.P.A.  
 SUB TOTAL  
 LIGHTING  
 HTG./AIR-CON.  
 PARTITIONS  
 INTERIOR FINISH  
 SF/CF PRICE  
 AREA/GORE  
 SPECIAL FEATURES  
 ADDITIONS  
 TOTAL BASE  
 GRADE FACTOR % SC  
 REPL. COST  
 SINK/WALKER  
 QTY. ITEM DESCRIPTION PRICE  
 PLUMBING FIXTURES  
 TOTAL SPECIAL FEATURES

**ATTIC**  
 1 NONE 2 PART 3 FULL

**OTHER FEATURES**  
 MASONRY TRIM  
 MODERNIZED KITCHEN  
 BSM. BED. ROOM  
 FIN. BSM. L.A.  
 W.B. FIREPLACE  
 BSM. GARAGE  
 ATTACHED GARAGE  
 C. C. VENTILATION  
 WOODWORK  
 ADDITION GARAGE  
 BSM. BATHS  
 OTHER BATHS PARTS  
 R.C.D. FIXTURES  
 DEPRECIATION

**OTHER BUILDINGS AND YARD**

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1					30			01 GARAGE
2								16 PLAT BARN
3								17 BARN BARN
4								18 POLE BARN
5								19 LEAN-TO
6								20 IMPLEMENT SHED
7								21 POBETRY HOUSE
8								22 HOSE HOUSE
9								23 MILK HOUSE
10								24 CRIB
11								25 BARN
12								26 SHED
13								27 SHED
14								28 HARVESTORE
15								29 SHED
16								30 BARN
17								31 MOBILE HOME
18								32 AMEC. BLADE

**SUPPLEMENTARY CONSIDERATIONS**

1 GOOD 2 AVERAGE 3 POOR 4 POOR

1 AGENCY DESIGNATED BY

1 BARRIERS TO ACCESSIBILITY

1 PLAYING EQUIPMENT ACCESSIBILITY

1 SPECIAL CONSTRUCTION

1 COMMON CONSTRUCTION

1 RELATIVE OVERALL ECONOMICALITY

1 SPECIAL

1 NONE TYPE

1 OLD STYLE

1 COMMENT

**GROSS BUILDING SUMMARY**

NO.	USE	CONSTRUCTION	GRADE	AGE	ERECT. I. FINISH	COU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
T									2,073		13,720
									3,073		21,000
											52,920

**TOTAL GROSS VALUE** 52,920

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

30 0 58

FRANCIS LEONARD BELLEGGO JR  
R.F.D. #1  
PJUNG BROS., N.Y.

R1  
2

61.2 18 16 62000 69400

69400

B

DISTRICTS					62-12-123	121	16	3
WATER	PARK	LIGHT	TRAC	SOCKS	SECTION	SECTION	LOT	
RECORD OF OWNERSHIP								
EMERGENCY CODE				GRID COORDINATE				
PROPERTY CLASS		ZONING		GRID NUMBER		SECTION NUMBER		
PROPERTY ADDRESS								
DATE	TYPE	PRICE	SALE PRICE	SOURCE	VALUITY			
NO.	YR.	1	1	1	1	1	1	

LAND DATA & COMPUTATIONS										
None	Lot	Gross	NET AREA	NET AREA	EFFECTIVE DEPTH	UNIT PRICE	DEPT. FACTOR	ADJUSTED PRICE	INFLUENCE FACTOR	LAND VALUE
<b>LOTS</b>										
1	REGULAR LOT									
2	SEC. HAZARD SITE									
3	UNDEVELOPED RESIDUAL									
<b>SQ. FT.</b>										
1	PRIMARY SITE				SQ. FT.					
2	SEC. HAZARD SITE				SQ. FT.					
3	UNDEVELOPED RESIDUAL				SQ. FT.					
<b>ADJUSTMENT</b>										
1	PRIMARY SITE		ACRES							
2	SEC. HAZARD SITE		ACRES							
3	UNDEVELOPED RESIDUAL		ACRES							
4	INDUSTIAL		ACRES							
5	TRAFFIC		ACRES							
6	ADJUTURE		ACRES							
7	WOODLAND		ACRES							
8	WATERLAND		ACRES							
9	SHADE		ACRES							
10	TOTAL		ACRES							
<b>INFLUENCE FACTORS</b>										
1	CORNER									
2	TOPOGRAPHY									
3	UNIMPROVED									
4	EXPOSURE FRONT									
5	SHAPE OR SIZE									
6	RESTRICTIONS									
7	ECONOMIC IMPROVEMENT									
8	VIEW									
<b>SUMMARY OF VALUES</b>										
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS						39,000				
TOTAL VALUE LAND & BLDGS.										

PROPERTY CLASSIFICATION CODE		ASSESSMENT RECORD	
100	Residential - Single	100	Land
110	Residential - Two	110	Buildings
120	Residential - Three	120	Excess
130	Residential - Four	130	Total
140	Residential - Five	140	Land
150	Residential - Six	150	Buildings
160	Residential - Seven	160	Excess
170	Residential - Eight	170	Total
180	Residential - Nine	180	Land
190	Residential - Ten	190	Buildings
200	Residential - Eleven	200	Excess
210	Residential - Twelve	210	Total

GENERAL PROPERTY FACTORS		RESIDENTIAL NEIGHBORHOOD & LOT FACTORS			
RELATIVE TO OTHER BELIEF		NEIGHBORHOOD I.D.		DWELLING SETBACK	
1	GOOD	1	BURN	1	EXCELLENT
2	FINE	2	MIXED	2	GOOD
3	POOR	3	SUBURBAN	3	FAIR
4	VERY POOR	4	SUBDIVISION	4	POOR
5	VERY VERY POOR	5	FRINGE	5	NONE
6	VERY VERY VERY POOR	6	INFLUENCE ON SUBJECT PROPERTY	6	DRIVEWAY
7	VERY VERY VERY VERY POOR	7	IMPROVED	7	IMPROVED
8	VERY VERY VERY VERY VERY POOR	8	DECLINING	8	UNIMPROVED
9	VERY VERY VERY VERY VERY VERY POOR	9	DECLINING	9	NONE
10	VERY VERY VERY VERY VERY VERY VERY POOR	10	DECLINING	10	NONE
11	VERY VERY VERY VERY VERY VERY VERY VERY POOR	11	DECLINING	11	NONE
12	VERY VERY VERY VERY VERY VERY VERY VERY VERY POOR	12	DECLINING	12	NONE
13	VERY POOR	13	DECLINING	13	NONE
14	VERY POOR	14	DECLINING	14	NONE
15	VERY POOR	15	DECLINING	15	NONE
16	VERY POOR	16	DECLINING	16	NONE
17	VERY POOR	17	DECLINING	17	NONE
18	VERY POOR	18	DECLINING	18	NONE
19	VERY POOR	19	DECLINING	19	NONE
20	VERY POOR	20	DECLINING	20	NONE

BUILDING PERMIT RECORD				
DATE	TYPE	AMOUNT	NUMBER	G.O.

**SWELLING COMPUTATIONS**

BASE PRICE  
 BASEMENT  
 HEATING  
 PLUMBING  
 ATTIC

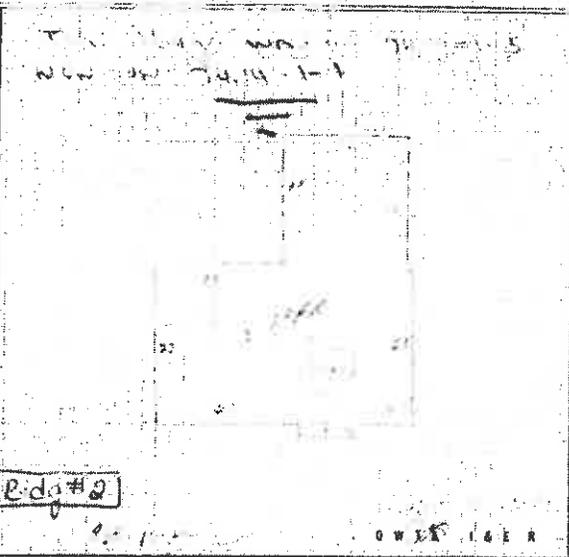
ADDITIONS  
 TOTAL BASE

GRADE FACTOR  
 TOTAL 3250

OTHER FEATURES  
 TOTAL 4600

C & D FACTOR  
 REPL. COST  
 DEPRECIATION 25  
 R.C.D. 21800

ERECTED  
 REMODELED  
 AGE 28  
 CBU RATING 6



**COMMERCIAL BUILDING DATA & COMPUTATIONS**

ROOFING  
 COMPOSITION  
 METAL  
 FRAMING  
 WOOD JOIST  
 FIRE RESISTANT  
 FIRE PROOF  
 FLOORING  
 CONCRETE  
 WOOD  
 TILE  
 FINISH TYPE  
 UNFINISHED  
 FINISHED OPEN  
 FINISHED DIVIDED  
 USE  
 STORE  
 OFFICE  
 APARTMENT  
 WAREHOUSE

CONSTRUCTION  
 A. STORY  
 B. STORY  
 C. STORY  
 D. STORY  
 E. STORY  
 F. STORY  
 G. STORY  
 H. STORY  
 I. STORY  
 J. STORY  
 K. STORY  
 L. STORY  
 M. STORY  
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 O. STORY  
 P. STORY  
 Q. STORY  
 R. STORY  
 S. STORY  
 T. STORY  
 U. STORY  
 V. STORY  
 W. STORY  
 X. STORY  
 Y. STORY  
 Z. STORY

**OTHER BUILDINGS AND YARD**

NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.C.D. TYPE CODE

1	US	20x20	3	9.00	90.00	2.00	2.00	01 GARAGE
2	OE	10x10	3	2.00	20.00	1.00	1.00	02 CARRIOT
3	OE	10x10	3	2.00	20.00	1.00	1.00	03 PATIO
4	OE	10x10	3	2.00	20.00	1.00	1.00	04 SHED
5	OE	10x10	3	2.00	20.00	1.00	1.00	05 POOL
6	OE	10x10	3	2.00	20.00	1.00	1.00	06 BATHHOUSE
7	OE	10x10	3	2.00	20.00	1.00	1.00	07 SHIP
8	OE	10x10	3	2.00	20.00	1.00	1.00	08 SHELTER
9	OE	10x10	3	2.00	20.00	1.00	1.00	09 STABLE
10	OE	10x10	3	2.00	20.00	1.00	1.00	10 SHELTER
11	OE	10x10	3	2.00	20.00	1.00	1.00	11 STORE
12	OE	10x10	3	2.00	20.00	1.00	1.00	12 CELLAR
13	OE	10x10	3	2.00	20.00	1.00	1.00	13 WELL HOUSE
14	OE	10x10	3	2.00	20.00	1.00	1.00	14 B.E. PAVING
15	OE	10x10	3	2.00	20.00	1.00	1.00	15 CONG. PAVING
16	OE	10x10	3	2.00	20.00	1.00	1.00	16 WOOD. SLABS

NO. OF ENTRIES TOTAL VALUE 11200

**GROSS BUILDING SUMMARY**

NO.	USE	CONSTRUCTION	GRADE	AGE	ERECT. / REMO.	CBU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL / DESOL.	R.C.D.
1	SEE DETAILS CARD										
2	SEE DETAILED REPORT										

TOTAL GROSS VALUE

**OTHER BUILDINGS AND YARD**

NO. TYPE SIZE GRADE RATE REPL. COST DEPR. R.C.D. TYPE CODE

16	FLAT BARN										
17	BANK BARN										
18	POLE BARN										
19	LEAF-BY										
20	IMPLEMENT SHED										
21	POULTRY HOUSE										
22	HOG HOUSE										
23	MILK HOUSE										
24	CRIB										
25	SPRINKLY										
26	SH										
27	SILD										
28	NAVYHOUSE										
29	SILD										
30	SHED										
31	SOCIAL HOME										
32	WASS. SLABS										

**SUPPLEMENTARY OBSERVATIONS**

1 GOOD 2 AVERAGE 3 FAIR 4 POOR

WITHIN DEMANDABILITY  
 EXISTING DEMANDABILITY  
 HEATING SYSTEM ADEQUACY  
 INSULATION CONDITION  
 EARTH AND CONCRETE  
 RELATIVE SPARK L. RESISTANCE

GRADE  
 1 BASEMENT 2 FIRST FLOOR 3 SECOND FLOOR 4 ATTIC  
 5 GARAGE 6 DRIVEWAY 7 DRIVEWAY 8 DRIVEWAY  
 9 DRIVEWAY 10 DRIVEWAY 11 DRIVEWAY 12 DRIVEWAY

TOTAL GROSS VALUE

UNIVERSITY DATE BY

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

FRANCIS LEONARD HOLDING JR  
P.F.D. #1  
FOUND RIDGE, L.I.

RI

61.2 13 16 42000 69400

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B

DISTRICTS					2020	89	18	12	5
WATER	PARK	LIGHT	FIRE	SCHOOL	RECORD		SECTION		LOT
RECORD OF OWNERSHIP									
EXEMPTION CODES					LAND COMPONENTS				
PROPERTY CLASS		ZONING		CARD NUMBER		POSTING NUMBER			
PROPERTY ADDRESS									
NO.	TA.	LAND	SALE PRICE	SOURCE	VALUITY				
				1 2 3 4	1 2				
				1 2 3 4	1 2				
				1 2 3 4	1 2				

LAND DATA & COMPUTATIONS

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

None	Lot	Grade	AREA ON GRADE	EFFECTIVE FRONTAGE	DEPT. TYPE & DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE	RESIDENTIAL - 100	COMMERCIAL - 200	LAND
LOTS											100	200	BLDG.
1	STARTING LOT												BLDG.
2	MIDDLE LOT												BLDG.
3	ENDMENT SITE												BLDG.
60 FT											100	200	TOTAL
1	FRONTARY SIDE		50. FT.										LAND
2	REAR/END SITE		50. FT.										BLDG.
3	UNDEVELOPED												BLDG.
4	ROADWAY		50. FT.										TOTAL
ACREAGE											100	200	LAND
1	FRONTARY SIDE		ACRES										BLDG.
2	REAR/END SITE		ACRES										BLDG.
3	UNDEVELOPED		ACRES										BLDG.
4	ROADWAY		ACRES										TOTAL
5	UTILITY		ACRES										LAND
6	PAVING		ACRES										BLDG.
7	WATER		ACRES										BLDG.
8	SEWER		ACRES										TOTAL
9	ROADWAY		ACRES										LAND
10	TOTAL		ACRES										BLDG.
SUMMARY OF VALUES											100	200	TOTAL
TOTAL VALUE LAND													BLDG.
TOTAL VALUE BUILDINGS													BLDG.
TOTAL VALUE LAND & BLDG.												12,700	TOTAL

PROPERTY CLASSIFICATION CODE

RESIDENTIAL - 100  
101 - Single detached  
102 - Two-family  
103 - Three-family  
104 - Four-family  
105 - Other residential  
106 - Mobile home  
107 - Other residential  
108 - Other residential  
109 - Other residential  
110 - Other residential

COMMERCIAL - 200  
201 - Office  
202 - Retail  
203 - Industrial  
204 - Warehouse  
205 - Other commercial  
206 - Other commercial  
207 - Other commercial  
208 - Other commercial  
209 - Other commercial  
210 - Other commercial

AGRICULTURAL - 300  
301 - Farm  
302 - Other agricultural  
303 - Other agricultural  
304 - Other agricultural  
305 - Other agricultural  
306 - Other agricultural  
307 - Other agricultural  
308 - Other agricultural  
309 - Other agricultural  
310 - Other agricultural

UNCLASSIFIED - 400  
401 - Vacant  
402 - Other unclassified  
403 - Other unclassified  
404 - Other unclassified  
405 - Other unclassified  
406 - Other unclassified  
407 - Other unclassified  
408 - Other unclassified  
409 - Other unclassified  
410 - Other unclassified

ASSESSMENT RECORD

LAND

BLDG.

EX.

TOTAL

GENERAL PROPERTY FACTORS				RESIDENTIAL NEIGHBORHOOD & LOT FACTORS			
RELATIVE TOPOGRAPHY TO STREET ELEVATION				NEIGHBORHOOD USE			
LEVEL				TYPE			
TOPOGRAPHY RATING				LANDSCAPE RATING			
GOOD				EXCELLENT			
FAIR				GOOD			
POOR				FAIR			
VERY POOR				POOR			
STREET ON ROAD				IMPROVED			
PAVED				IMPROVED			
UNPAVED				UNIMPROVED			
PREPARED				NONE			
NONE				NONE			
SIDEWALK				DEPRICIABILITY RATING			
YES				EXCELLENT			
NO				VERY GOOD			
ALLEY				GOOD			
YES				FAIR			
NO				POOR			
UTILITY				LOT IMPROVEMENTS			
WATER				TYPICAL			
SEWER				POOR			
ELECTRICITY				BETTER			
GAS				NONE			
NONE				NONE			

MEMORANDA

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.

WARRANT LOT			DWELLING			OTHER		
EXTERIOR WALLS								
1 BRICK	4 CONC. BLK.	7 STONE						
2 FRAME	5 STUCCO	8 METAL						
3 BR. & FR.	6 TILE	9 CONCRETE						
LIVING ACCOMMODATIONS								
TOTAL ROOMS			BED ROOMS			BATHS		
BASEMENT								
1 NONE	2 CRANK	3 PART	4 FULL					
HEATING								
1 NONE	2 RADI	3 AIR CON.						
WARM AIR								
HOT WATER/STEAM								
PLUMBING								
BASE								
FULL BATHS								
HALF BATHS								
OTHER FEATURES								
PLUMBING FIXTURES								
ATTIC								
1 NONE	2 UPFR	3 PART						
OTHER FEATURES								
MASONRY FROM								
UNDESIGNED PARTS								
ESMT. REC. ROOM								
FIN. BSMT. LA.								
W.R. FIREPLACE								
ESMT. GARAGE								
ATTACHED GARAGE								
CONSTRUCTION								
CIRCLED FLOOR AREA								
ADDITIONAL NOTES								
GRADE FACTOR								
CIRCUIT BREAKER PROTECT								
C & D FACTOR								
DEPRECIATION								

DWELLING COMPUTATIONS	
BASE PRICE	102,000
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
ADDITIONS	
TOTAL BASE	102,000
GRADE FACTOR	92
TOTAL	149,840
OTHER FEATURES	900
TOTAL	150,740
C & D FACTOR	
REPL. COST	
DEPRECIATION	30
R.C.L.D.	11,100
ERECTED	1900
REMODELED	
AGE	
CIR. PATENT	11

COMMERCIAL BUILDING DATA & COMPUTATIONS									
ROOFING					CONSTRUCTION				
COMPOSITION		SLATE OR TILE			A. STORY & BSMT.				
METAL		SHINGLE			B. STORY & BSMT.				
WOOD JOIST					1 BRICK 3 GLASS 5 STUCCO 7 STN. 9 CONC.				
FIRE RESISTANT					2 FRAME 4 CONC. BLK. 5 TILE 6 MTL. 7 BRAM. STL.				
FIRE PROOF					SCHEDULE				
WOOD					NO. OF UNITS				
TILE					AVG. UNIT SIZE				
FINISH TYPE					EV. PERIMETER L/F				
UNFINISHED					PERM. AREA RATIO				
FINISHED OPEN					HT.				
FINISHED DRESSED					BASEMENT				
USE					FIRST				
STORE					SECOND				
OFFICE					BASE PRICE				
APARTMENT					S.P.A.				
WAREHOUSE					SUB TOTAL				
VACANT					LIGHTING				
ABANDONED					HTG./AIR/COOL.				
HEATING					SPRINKLER				
CENTRAL WARM AIR					PARTITIONS				
HOT WATER/STEAM					INTERIOR FINISH				
UNIT HEATERS					SF./OF PRICE				
NONE					AREA/CUBE				
AIR COOL.					SUB TOTAL				
CENTRAL					SPECIAL FEATURES				
PACKAGE/BRITS					ELECTRICAL				
PLUMBING					TOTAL BASE				
BATH ROOMS					GRADE FACTOR				
TOILET ROOMS					%				
OTHER					REPL. COST				
SPRINKLER									
TOTAL SPECIAL FEATURES									

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1	01	20		20	300	100		01	02
2	02	10		30	100	100		03	04
3	03	10		30	100	100		05	06
4	04	10		30	100	100		07	08
5	05	10		30	100	100		09	10
6	06	10		30	100	100		11	12
7	07	10		30	100	100		13	14
8	08	10		30	100	100		15	16
9	09	10		30	100	100		17	18
10	10	10		30	100	100		19	20
11	11	10		30	100	100		21	22
12	12	10		30	100	100		23	24
13	13	10		30	100	100		25	26
14	14	10		30	100	100		27	28
15	15	10		30	100	100		29	30
16	16	10		30	100	100		31	32
17	17	10		30	100	100		33	34
18	18	10		30	100	100		35	36
19	19	10		30	100	100		37	38
20	20	10		30	100	100		39	40
21	21	10		30	100	100		41	42
22	22	10		30	100	100		43	44
23	23	10		30	100	100		45	46
24	24	10		30	100	100		47	48
25	25	10		30	100	100		49	50
26	26	10		30	100	100		51	52
27	27	10		30	100	100		53	54
28	28	10		30	100	100		55	56
29	29	10		30	100	100		57	58
30	30	10		30	100	100		59	60
31	31	10		30	100	100		61	62
32	32	10		30	100	100		63	64
33	33	10		30	100	100		65	66
34	34	10		30	100	100		67	68
35	35	10		30	100	100		69	70
36	36	10		30	100	100		71	72
37	37	10		30	100	100		73	74
38	38	10		30	100	100		75	76
39	39	10		30	100	100		77	78
40	40	10		30	100	100		79	80
41	41	10		30	100	100		81	82
42	42	10		30	100	100		83	84
43	43	10		30	100	100		85	86
44	44	10		30	100	100		87	88
45	45	10		30	100	100		89	90
46	46	10		30	100	100		91	92
47	47	10		30	100	100		93	94
48	48	10		30	100	100		95	96
49	49	10		30	100	100		97	98
50	50	10		30	100	100		99	100

SUPPLEMENTARY OBSERVATIONS				GROSS BUILDING SUMMARY			
1 GOOD	2 AVERAGE	3 FAIR	4 POOR	I.D.	USE	CONSTRUCTION	GRADE
KITCHEN DESIRABILITY				AGE	REMOB.	ODU	SIZE
BATHROOM DESIRABILITY				RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
HEATING SYSTEM ADEQUACY				NORMAL	OSBOL		
INTERIOR CONDITION							
EXTERIOR CONDITION							
RELATIVE GENERAL DESIRABILITY							
SPY & S							
1 RIBBED	4 CORR. CONC.	7 ROW TYPE					
2 SPLIT LOGS	5 UNUSUAL	8 OLD STYLE					
3 BRACK	6 CONTEMP.	9 CONVENT'L.					
TOTAL GROSS VALUE							
LISTED				DATE			
				BY			

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

74.14-1-1



Bldg #1  
74.14-1-1



Bldg #2  
74.14-1-1

FRANCIS LEONARD KELLOGG JR

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED 8

18 16 81.2 RI

192

LOCATION 2000 2000

47

30000 63500

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	✓ 42000				42000	42000			
IMPROVEMENTS	25400				26600	27400			
TOTAL	67400				68600	69400			

OWNERSHIP	DATE	EXPIRES	PROPERTY FACTORS		
<i>John J. ...</i>			STREET	IMPROVEMENTS	TOPOGRAPHY
			PAVED	WATER	LEVEL
			SEWER	SEWER	HIGH
			SILT	CAD	LOW
			SIDEWALK	ELECTRICITY	ROLLING
				SEPTIC TANK	SWAMPY

PERMITS				LAND VALUE COMPUTATIONS AND SUMMARY				
DATE	TYPE	COST	INSPECTED	FRONT & DEPTH	FRONT	DEPTH	75 FT. DEPTH	ADJUSTMENT
10-07	STUDIO	6000	10-07	20' x 30'	200	300	400	
				22' x 30'	200	300	400	
				20' x 30'	200	300	400	

REMARKS: COMMENTS

	1969	1968	
TOTAL VALUE LAND	54000	54000	24650
TOTAL VALUE BUILDINGS	54600	53200	51300
TOTAL VALUE LAND & BUILDINGS	108600	107200	75950

134800

WILLIAM J. ... COMPANY, INC.



FRANCIS LEONARD MALLOTT JR

ASSESSMENT RECORD TOWN OF BEDFORD

2 of 2

ZONED (10)

18

16

LOCATION \_\_\_\_\_

VALUES	1964	1966	1968	1967	1968	1969	1970	1971	1972
CARD									
IMPROVEMENTS									
TOTAL									

OWNERSHIP	DATE	ACQUISITION PRICE	PROPERTY FACTORS		
			STREET	IMPROVEMENTS	TOPOGRAPHY
			PAVES	WATER	LEVEL
			SEMI-IMPROVED	SEWER	MID
			DIRT	GAS	LOW
			SIDEWALK	ELECTRICITY	HILLING
				SERVIC TANK	GRADY

PERMITS				LAND VALUE COMPUTATIONS AND SUMMARY							
DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	DEPT PRICE	DEPT FACTOR	ADJ. FT. VALUE	ADJUSTMENT		
10/59	34523 POOL HSE DECK RMS	24,100									

COMMENTS									
TOTAL VALUE LAND									See
TOTAL VALUE BUILDINGS									182
TOTAL VALUE LAND & BUILDINGS									182

WILLIAM L. RICHARDS, ESTIMATOR, INC.  
60 WALL, NEW YORK

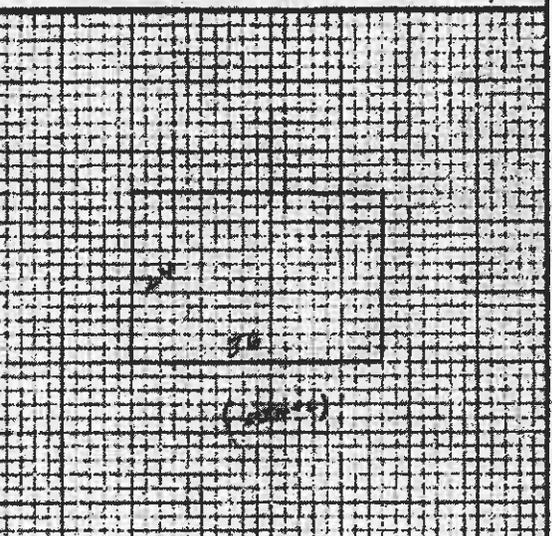
**BUILDING VALUE CALCULATION**

ITEM NO.	AREA OR SPARE	UNIT COST	TOTAL
Base	567	1805	10222
<b>ADDITIONS AND DEDUCTIONS</b>			
6			+ 420
8			- 540
9	564	240	- 1728
<b>TOTAL REPLACEMENT COST</b> 18222			
Cost Depreciation Factor 15%			
Replacement Cost 17310			

**PRINCIPAL BUILDING DESCRIPTION**

BUILDING CLASS	OBSERVED PHYSICAL CONDITION	EFFECTIVE AGE			
			Good	Normal	Fair
<b>TYPE AND USE</b>	<b>ROOF</b>	<b>PLUMBING</b>			
1 Family Dwelling	Type Flat Gable	None Water Only			
2 Family Dwelling	Hip Gabled	No. Bathrooms (B Fix'd)			
Other	None	No. Toilet Roms. (T Fix'd)			
<b>FOUNDATION</b>	<b>ROOFING</b>	<b>NO. SINGLE FIXTURES</b>			
Concrete Walls	Asph/Flt	Sepic Tank			
Wood or Block Pier	Build-up Asphalt or T.E.G.	<b>HEATING</b>			
Block	Wood or Comp. Shingle	Steam or Unit Heaters			
Stone	<b>AIR CONDITIONING</b>	Hot Air Pipelines			
<b>STORIES AND ROOMS</b>	<b>FINISHES</b>	Piped (Gravity)			
Stories 1 1/2	Refrigerated	Forced Circulation			
Split Level	Area Supplied	Steam			
B Rooms	<b>BASEMENT</b>	Hot Water or Vapor			
1a Rooms 3	None	Radiant, Concealed			
2a Rooms 3	Softwood	Fuel: Coal Gas Oil			
<b>INT. WALL CONTE.</b>	Hardwood	Oil Burner Cool Sector			
Stucco	Concrete	<b>BASINETS</b>			
Frame with Wood Shingle or Sheds	Tile Flrs: Bath Kitchen	None Full			
Concrete Block or Tile	<b>EXTERIOR FINISH</b>	Part S			
Stucco on Block or Tile	Walls Unfinished	Finished			
Block Solid	Walkout	Recreation S			
Block Veneer	Plaster	Apartment S			
Stone Solid	Doors and Trim	Floor Dirt Good			
Stone Veneer	Softwood Refinished	Concrete			
Other	Tile Wall: Bath Kitchen	<b>HALL STAIRS, APPTS</b>			
	Fireplace	Unfinished			
	Natural Artificial	Finished S			

**GROUND PLAN SKETCH**



**DEPRECIATION AND OBSOLESCENCE**

DEPRECIATION	
a. Effective Age Depreciation	50%
b. Discard Physical Condition	N
c. Total Depreciation (a+b)	N
d. Net Condition (100-c)	N
OBSOLESCENCE	
e. Overimprovement	0%
f. Underimprovement	0%
g. Other	0%
h. Net Condition (100-efg)	0%
i. FINAL NET CONDITION (da)	35%

**LAYOUT & REMARKS**

VERY POOR CONDITION  
 5/17/69 Reconditioned interior, Connected E.L. Unit + Temporary front  
 net appraisal \$6000

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraisal	6000
Other Principal Buildings Appraisal	4500
Accessory Buildings Appraisal	6400
<b>Total Building Appraisal</b>	<b>16900</b>

**DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS**

DATE OF INSPECTION	CLASS	DIMENSIONS	FOUNDATION	FLOOR	ROOF	WALLS	DOOR	LINT.	PARK.	AGE	AREA	GROSS	REPLACEMENT COST	NET COND.	NET APPRAISAL
5-2-60	6-3	12													
5/17/69	D	Mark	POUR	4 1/2	1 1/2	12	STUCCO				726	420	50	1600	
			CONCR	12	12	12	FR + STUCCO				475	230	50	1600	
			CONCR	7	12	12	FR + STUCCO				946	576	25	100	
			STUCCO	8	8	8	FR + STUCCO				250	25	25	250	

TOWN OF BEDFORD – Historic Building Preservation Commission  
Application for Determination

**Identification of Owner(s):**

Name(s) of owner(s): Suzanne Steers and Paul Kelly  
Mailing Address: 52 Aspetong Rd, Bedford NY 10506  
Phone: 646 322 9405 (home) \_\_\_\_\_ (work); Fax: \_\_\_\_\_ E-Mail: steers70@gmail.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: Vla Bochimska 119 8<sup>th</sup> St, Brooklyn NY  
Phone: 718 788 7828 Fax: \_\_\_\_\_ E-Mail: vbochimska@gmail.com

**Identification of Property:**

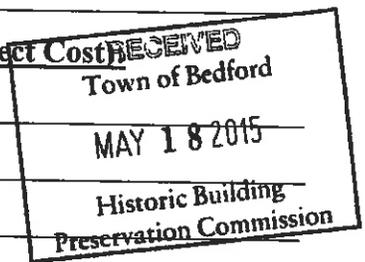
Bedford Tax Map Designation: Section 73.11 Block 1 Lot 16 Area \_\_\_\_\_ Zoning District: 4A  
Project Address: <sup>44-</sup>52 Aspetong Rd, Bedford NY 10506  
Approximate year of construction of structure(s): \_\_\_\_\_

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

Identify any other Town of Bedford approvals required: Zoning Board

Identify any other governmental approvals required: \_\_\_\_\_

Project cost (including professional fees): \_\_\_\_\_



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

Construct dormers at front and rear of house to expand attic space.  
Reconfigure building entrance, add screened porch and deck with pergola to rear of house.

**Proposed Project Start Date:** \_\_\_\_\_

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): Suzanne Steers  
All owners must sign Print name/title: Suzanne Steers

Date: 5/18/15

P Kelly  
Print name/title: Paul Kelly

Date: 5/18/15

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; Bostudio Architecture  
Date: 5/18/2015  
Re: Kelly-Steers-44-52 Aspetong Road, Bedford, 73.11-1-16, R-4 Acre District

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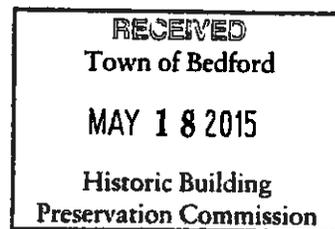
With reference to the above, a building permit application has been submitted for the construction of shed dormers in the front and rear of an existing residence, addition of a screened porch in the rear of the residence, and alteration of an existing window to create a door to allow for entry and exit. The project will require a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on July 8, 2015.

The residence is located at 44-52 Aspetong Road, Bedford and is listed on the HBPC Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1918.

I have attached copies of the Assessor's cards as well as the Parcel History detailing the Building Permits and Certificates of Occupancy on file for the property.

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

Att.



5/16/10

Historic Property Files

- Flush left = historic property to be done (not yet researched)
- Asterisk (\*) = report on historic property
- Indented= report in files
- Bold = owner most associated with property

A

*Adams Street*

- 13 Adams Street
- 17-19 Adams Street
- 25-27 Adams Street
- 163 Adams Street
- 169 Adams Street
- 270 Adams Street, **Clement Burbank** property, circa 1925; included ice-house:  
notes, clippings, maps

*Anderson Road*

- 2 Anderson Road
- 6 Anderson Road
- 8 Anderson Road
- 16-18 Anderson Road
- 22 Anderson Road
- 36 Anderson Road
- 68 Anderson, circa 1925: notes
- Alice Road, Catholic Cemetery
- 69 Anderson Road, 1900

*Ashby Place*

- 2 Ashby Place
- 4 Ashby Place
- 6 Ashby Place
- 10 Ashby Place

*Aspetong Road*

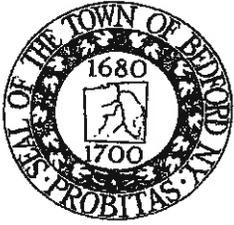
- 20 Aspetong Road
- 36 Aspetong Road
- 44-52 Aspetong Road
- 68 Aspetong Road

B

*Babbitt Road*

- 24 Babbitt Road
- 69 Babbitt Road
- 75 Babbitt Road
- 79 Babbitt Road
- 85 Babbitt Road
- 94 Babbitt Road
- 101 Babbitt Road
- 102 Babbitt Road
- 105 Babbitt Road

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/18/2015

Parcel ID: 73.11-1-16

## Owner Information

Kelly, Paul

## Applicant Information

Kelly, Paul

44-52 Aspetong Rd

Bedford NY 10506

**Location:** 44-52 Aspetong Rd

**Parcel ID:** 73.11-1-16

**Permit Type:** Additions & Alterations

**Work Description:** Addition of shed dormers in the front and rear of an existing residence, screened porch in the rear, and alteration of an existing window to create a door

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 existing residence has a pre-existing, non-conforming side yard setback of 18 feet where 50 feet is required in the Residential 4 Acre Zoning District. The addition of the shed dormers will not meet the required 50 foot side yard setback. The addition of the screened porch will result in a side yard setback of 18 feet where 50 feet is required in the R-4 Acre Zoning District. The parcel consists of 2.922 acres where 4 acres are required in the Residential 4 Acre District. The property is listed on the HBPC Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1918. Building and Impervious calculations required which may result in a revision of this DENIAL LETTER

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

# PARCEL HISTORY



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

5/18/2015

Address: 44-52 Aspetong Rd

Parcel ID: 73.11-1-16

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/3/1931	PERMIT #:270	VOID		
<b>Owner:</b> Alpert, Alan Garage - Detached Frame				
8/26/1949	PERMIT #:2608-void	VOID		
<b>Owner:</b> Add a Bath				
11/21/2013	PERMIT #:77-100-549	APPROVED	2013-1798	11/21/2013
<b>Owner:</b> Alpert, Alan Single family residence: Basement: unfinished; 1st Floor: Living room, dining room, kitchen, den, one bedroom, full bathroom; 2nd Floor: Two bedrooms, half bathroom. Inspected - 11/20/2013 - visible only.				
11/21/2013	PERMIT #:77-100-550	APPROVED	2013-1799	11/21/2013
<b>Owner:</b> Alpert, Alan Cottage: Lower level: Kitchen, storage room; 1st floor: Living room, two bedrooms, office, full bathroom. Inspected - 11/20/2013 - visible only				

# PARCEL HISTORY



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

5/18/2015

Address: 44-52 Aspetong Rd

Parcel ID: 73.11-1-16

Issued Date	Item	Status	CO/CC #	CO/CC Date
11/21/2013	PERMIT #:77-100-551	APPROVED	2013-1800	11/21/2013
<b>Owner:</b> Alpert, Alan				
Chicken coop				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-552	APPROVED	2013-1801	11/21/2013
<b>Owner:</b> Alpert, Alan				
Storage shed - 12x8				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-554	APPROVED	2013-1802	11/21/2013
<b>Owner:</b> Alpert, Alan				
Detached garage				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-553	APPROVED	2013-1803	11/21/2013
<b>Owner:</b> Alpert, Alan				
Outhouse - 4x5				
Inspected - 11/20/2013				

12-11-11-1-16  
 O&V  
 R1  
 7

12-11-15-10-12200  
 12200

73.11-1-16

RECORD OF OWNERSHIP

WATER	PARK	LIGHT	FIRE	SCHOOL

LAND DATA & COMPUTATIONS

WATER	Lot	Gross	Actual	Frontage	Effective	Depth	Actual Price	Influence Factor	Land Value
	1								
	2								
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SUMMARY OF VALUES

TOTAL VALUE LAND	31600
TOTAL VALUE BUILDINGS	37600
TOTAL VALUE LAND & BLDGS.	69200

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

APPROXIMATE DWELLING SETBACK	10 FEET
LANDSCAPE RATING	EXCELLENT 1, GOOD 2, FAIR 3, POOR 4, NONE 5
DRIVEWAY	IMPROVED 1, UNIMPROVED 2, NONE 3
FRONTING TRAFFIC	HEAVY 1, MEDIUM 2, LIGHT 3, NONE 4
COMPARISON TO NEIGHBORING PROPERTIES	LOT 1, IMPROVEMENTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

PROPERTY CLASSIFICATION CODE

AGRICULTURE - 100	COMMERCIAL - 400
101 - Farm & Forest	410 - Office Building
102 - Pasture	411 - Other Office
103 - Orchard	412 - Warehouse
104 - Farm Stand	413 - Warehouse
105 - Farm Stand	414 - Warehouse
106 - Farm Stand	415 - Warehouse
107 - Farm Stand	416 - Warehouse
108 - Farm Stand	417 - Warehouse
109 - Farm Stand	418 - Warehouse
110 - Farm Stand	419 - Warehouse
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191 - Farm Stand	500 - Warehouse

MEMORANDA

no chg 5/20/79  
 HR 5/28/74

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.

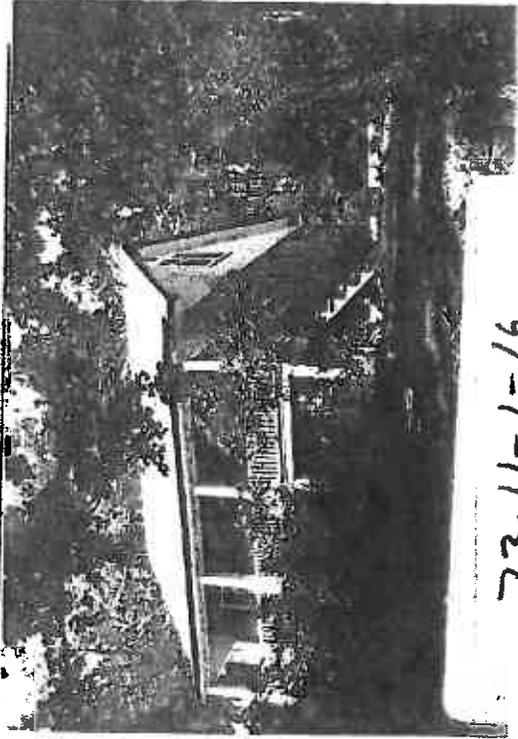




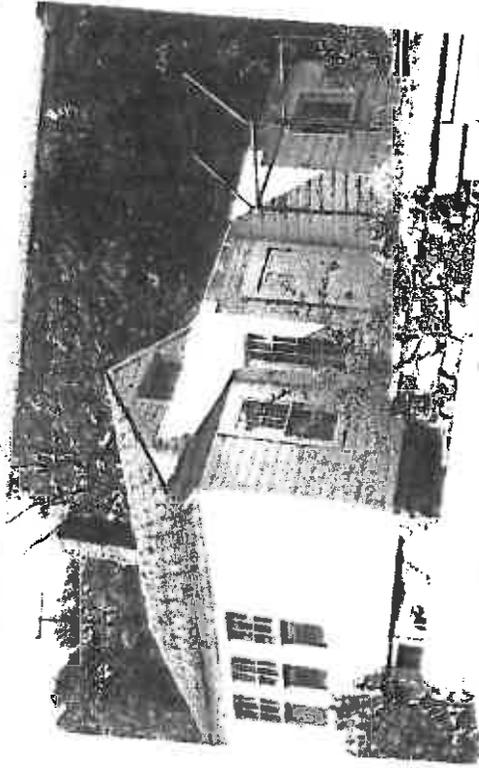


PARCEL ID#: 73,11-1-16

PROPERTY LOCATION: 44-52 Aspetung Rd



73,11-1-16



73,11-1-16

**PARCEL ID#:** \_\_\_\_\_

**PROPERTY LOCATION:** \_\_\_\_\_

ZONED

ASSESSMENT RECORD TOWN OF BEDFORD

477

1000

11

1000

DATE	TYPE	1966	1967	1968	1969	1970	1971	1972	PROPERTY FACTORS											
									STREET	IMPROVEMENTS	TOPOGRAPHY	LEVEL	WATER	SEWER	ELECTRICITY	SEPTIC TANK				
9-15-70	REVALUATION																			
7-8-68	REVALUATION																			
	TOTAL																			
LAND VALUE COMPUTATIONS AND SUMMARY																				
DATE	TYPE	COST	INSPECTED	TOTAL	DEPTH	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	DEPT	ADJUSTMENT
				27																5800
COMMENTS																				
															TOTAL VALUE LAND					5800
															TOTAL VALUE BUILDINGS					18600
															TOTAL VALUE LAND & BUILDINGS					24400





**BUILDING VALUE CALCULATION**

VIEW NO.	AREA OF STRUCT.	UNIT COST	TOTAL
1	576	1168	6720

**ADDITIONS AND DEDUCTIONS**

2	108	72	7728
3	1526	12	18312
4	200	908	181600

TOTAL REPLACEMENT COST **181720**  
 Cost Concession From Replacement Cost **1000**

**DEPRECIATION AND OBSOLESCENCE**

**DEPRECIATION**

a. Effective Age Depreciation **40**  
 b. Observed Physical Condition **45**  
 c. Total Depreciation (a+b) **85**  
 d. Net Condition (100-c) **15**

**OBSOLESCENCE**

e. Obsolescence **0**  
 f. Unobsolescence **0**  
 g. Other **0**  
 h. Net Condition (100-c-f) **15**

i. FINAL NET CONDITION (a+h) **45**

**SUMMARY OF APPRAISED VALUE**

Principal Building Appraised	15100
Other Principal Buildings Appraised	0
Accessory Buildings Appraised	0
Total Building Appraisal	15100

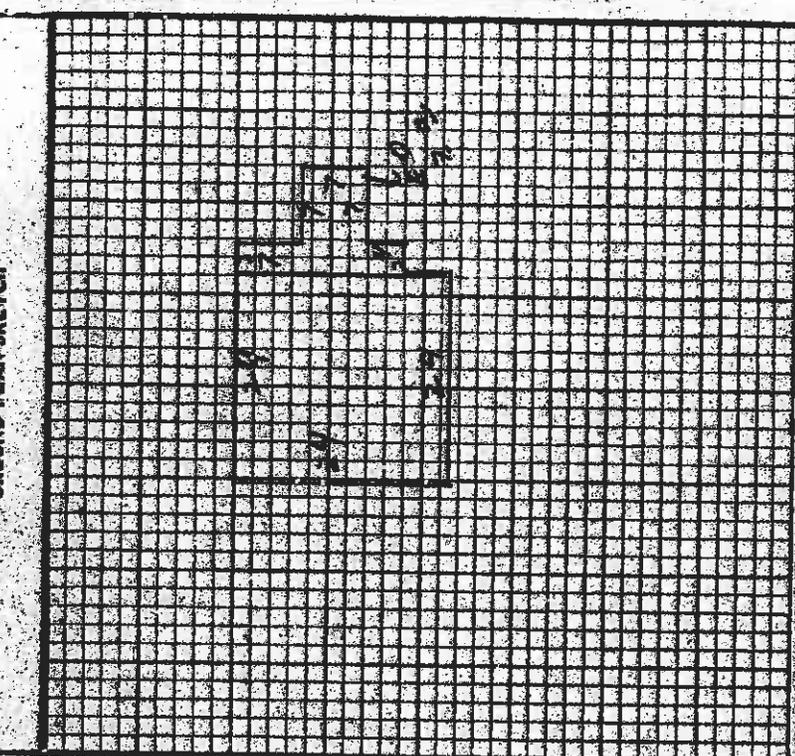
**PRINCIPAL BUILDING DESCRIPTION**

BUILDING CLASS	TYPE AND USE	ROOF	WALLS	FLOOR	FOUNDATION	FINISH	MECHANICAL	ELECTRICAL	HEATING	COOLING	PLUMBING	EFFECTIVE AGE
RC	1 Family Dwelling 2 Family Dwelling	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	3 Family Dwelling	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Other	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Commercial	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Industrial	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Public	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Religious	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Government	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10
	Other	Asph/Flt	Brick	Concrete	Full	Plaster	None	None	None	None	None	10

21. EXT. WALL CONSTRUCTION  
 Masonry  
 22. INTERIOR FINISH  
 Walls: Plaster  
 Floors: Hardwood  
 Ceilings: Plaster  
 Windows: Wood  
 Doors: Wood  
 Stairs: Wood  
 Bath: Wood  
 Kitchen: Wood  
 Tile: Wood  
 Sinks: Wood  
 Stoves: Wood  
 Dishwashers: Wood  
 Cabinets: Wood  
 Countertops: Wood  
 Sinks: Wood  
 Stoves: Wood  
 Dishwashers: Wood  
 Cabinets: Wood  
 Countertops: Wood

LAYOUT & DETAILS

**GROUND PLAN SKETCH**



**DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS**

DESCRIPTION	REPLACEMENT COST	NET COST	AGE	AREA	NET COST	NET COND. %	NET APPRAISAL
STAIR	1500	1500	50	150	1500	50	200

**TOWN OF BEDFORD – Historic Building Preservation Commission**  
**Application for Determination**

**Identification of Owner(s):**

Name(s) of owner(s): **David W. Coffin and Catherine McDermott-Coffin**

Mailing Address: 110 Wood Road, Bedford Hills, NY 10507

Phone: 914-244-1656 (home) 914-844-5004 (mobile); Fax: \_\_\_\_\_ E-Mail: dcoffin110@optonline.net

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

Name of applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ (home) \_\_\_\_\_ (work); Fax: \_\_\_\_\_

RECEIVED Town of Bedford
MAY 13 2015
E-Mail: Historic Building Preservation Commission

**Professional Preparing Site Plan:**

Name /Address: David W. Coffin, AIA      Same address, phone and email as above.

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Identification of Property:**

Bedford Tax Map Designation: Section 59.20 Block 1 Lot 9 Area 1.267 A Zoning District: 4A

Project Address: 110 Wood Road, Bedford Hills, NY 10507

Approximate year of construction of structure(s): Rebuilt 1969-1971

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

Identify any other Town of Bedford approvals required: ZBA, Wetland and Building Permit

Identify any other governmental approvals required: NA

Project cost (including professional fees): \$ 77,500

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

Demolish existing 50 SF Entry and construct 212 SF Entry/Stair/Closet South Addition to replace/expand existing entry.

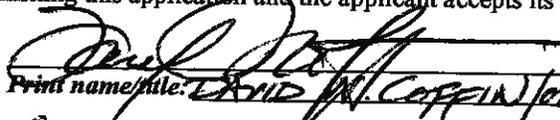
Construct 112 SF Office/Bedroom North Addition to replace a 100 SF screened porch, which was previously demolished to repair and replace a collapsed underground sanitary pipe.

**Proposed Project Start Date: July 2015**

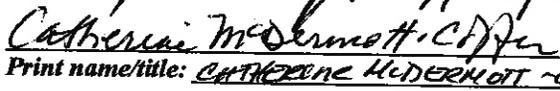
The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including 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: **DAVID W. COFFIN / OWNER**

Date: **5/11/2015**

  
Print name/title: **CATHERINE McDERMOTT-COFFIN**

Date: **5/11/15**

Signature of applicant (if different): \_\_\_\_\_

Print name/title: \_\_\_\_\_

Date: \_\_\_\_\_

# SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

**Current Owners:** David W. Coffin Jr. and Catherine McDermott-Coffin

**Property Location:** 110 Wood Road, Bedford Hills, NY 10507, with a Tax Map Designation of 59.20-1-9.

**Proposed:** Construct two additions to existing house. (See attached Drawings)

- A. South Addition: 212 SF Stair/Entry will replace a deteriorating 50 SF Entry.
- B. North Addition: 112 SF Office/Bedroom will replace a 100 SF Screened Porch that was demolished in 2005 to access and replace a collapsed underground sanitary pipe.

RECEIVED

**Zoning Table/Considerations:**

APR 13 2015

BEDFORD BUILDING

A. **Zoning District:** R-4A (4 acre minimum), pre-existing "Dimensionally Non-conforming" property, as defined by Article III, Section 125-11, Paragraph D.

B. **Tabulation of Dimensional Requirements:** The Town of Bedford Code, Chapter 125: Zoning, Article V, Section 125-50, Attachment 5e: Table of Dimensional Requirements-Residential is referenced.

- 1. Existing (non-conforming) Lot Acreage: 1.267 acres = 55,191 SF
- 2. Minimum Front Yard: 75 feet
  - a. Pre-existing House Front Yard 10.7 feet
  - b. South Addition Front Yard 14 feet
  - c. North Addition Front Yard 15 feet
  - d. Variance Required for North and South Additions.
- 3. Maximum Allowable Height: 35 feet
  - a. South Addition 10 feet
  - b. North Addition 15 feet
  - c. No Variance required.
- 4. Maximum Allowable Building Coverage: 55,191sf x 3% = 1,656 SF
  - a. Current Existing House Coverage: 765 SF
  - b. Existing Accessory Coverage: 600 SF
  - c. South Addition Coverage: 212 SF
    - i. Less Existing Entry being Rebuilt <50 SF>
  - d. North Addition Coverage: 112 SF
  - e. Total Proposed Building Coverage: 2.97 % 1,639 SF
  - f. No Variance required

## SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS

5. Maximum Impervious Surface: 55,191 SF x 8 % = 4,415 SF
- a. Total Proposed Building Coverage: 1,639 SF
  - b. Total Bluestone Walkway and Patio Coverage: 1,500 SF
  - c. Total Impervious Coverage: 5.68% 3,139 SF
  - d. No Variance required.

C. **Proximity to Wetland:** Existing house and accessory building are approximately 50 feet from existing stream. Proposed Additions remain the same or less. Review by local Wetlands Commission may be required. (*The Town of Bedford Code, Chapter 122: Wetlands is referenced.*)

### Variance Justification:

- A. The proposed South and North Additions to the house require a front yard setback variance due to the non-conforming nature of the existing property and house:
- 1. **South Stair/Entry Addition:** The existing Southwest corner of the house has a front yard setback of 10.7 feet; the proposed addition would have an approximate setback of 14 feet, well within the current non-conforming condition. The addition will replace an existing deteriorated 50 square foot Entry that is unheated and without a Closet. The addition will expand the Entry with a closet and will be heated. The new stair addition will replace an existing interior stair from the ground/1<sup>st</sup> floor to the 2<sup>nd</sup> floor. The removal of the existing stair will provide additional space and better utilization of the ground/1<sup>st</sup> floor Living/Dining/Kitchen open floor plan.
    - a. The addition does not conflict with existing underground utilities.
    - b. The existing sloped grade minimizes the amount of excavation, while the new foundation walls will perform as a retaining wall to replace a portion of the existing stone wall. Removal of the stone wall against the existing brick chimney will also eliminate further deterioration of the brick and existing entry framing.
    - c. Hand and Machine Excavation (*approx. 28 CY*) will be utilized for footings, foundations and stone removal. The additions proximity to the driveway permits easy access for equipment with minimal disturbance to adjacent plantings, stone walls and walkways
    - d. Excavated soil and stone will be stock piled along the West side of the driveway. Any soil and stone not used for backfill and grading of the plant bed will be distributed along the West side of the driveway to help stabilize and reduce the existing sloped grade condition.

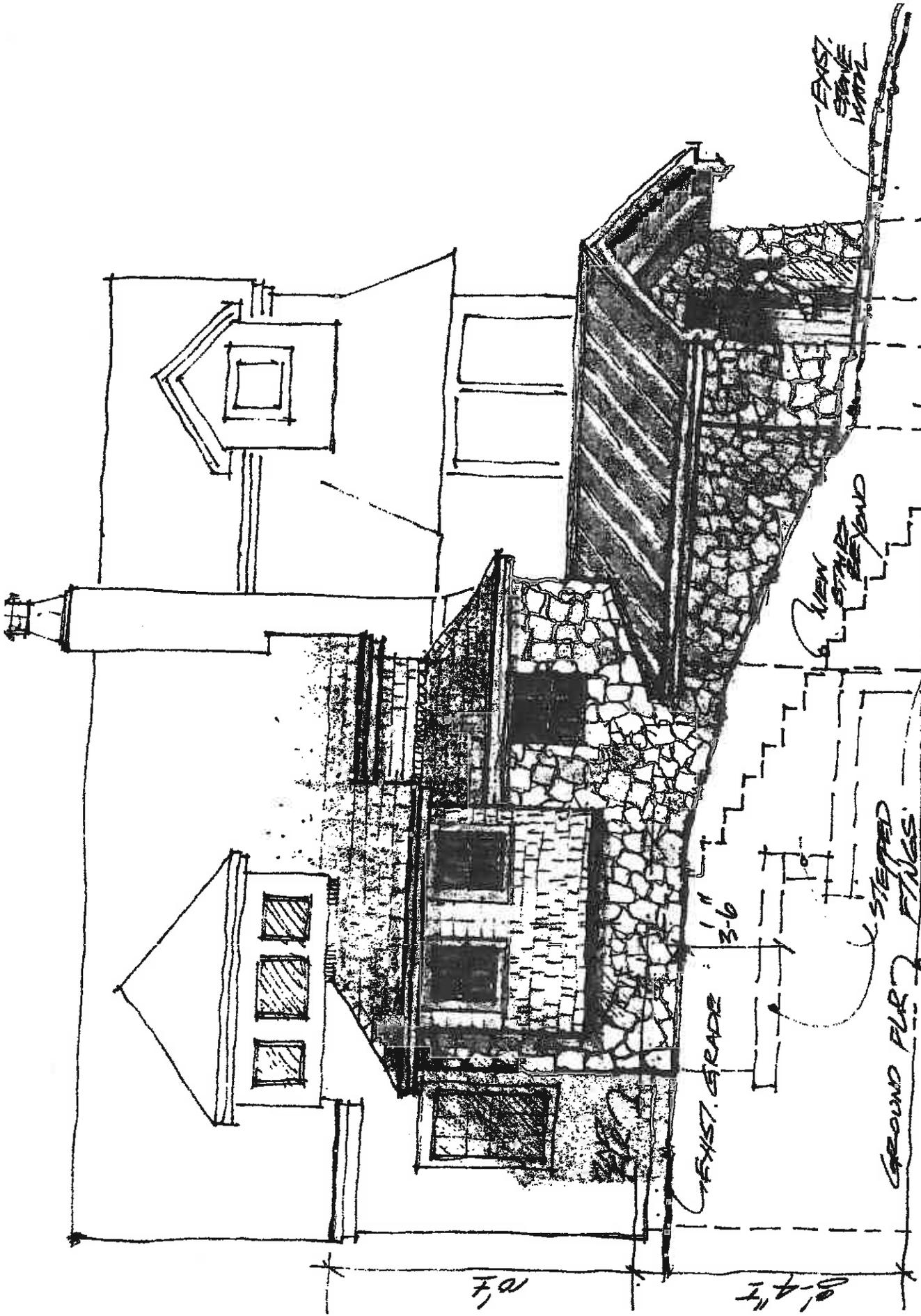
## **SUMMARY OF STAIR/ENTRY AND OFFICE/BEDROOM HOUSE ADDITIONS**

2. **North Office/Bedroom Addition:** The existing Northwest corner of the house has a front yard setback of approximately 10.7 feet; the proposed addition would have an approximate setback of 15 feet, well within the current non-conforming condition. The addition will replace an enclosed Porch, which was demolished to excavate, access and replace a collapsed existing underground sanitary pipe (orangeburg installed early 1970's) with new schedule 40 PVC pipe to the existing septic tank. (See attached photos.) The addition will expand the existing Office/Bedroom with a closet and maintain access to the adjacent upper patio area.
  - a. The addition does not conflict with existing underground utilities.
  - b. The existing upper patio grade minimizes the amount of excavation, while the new foundation wall will perform as a retaining wall to replace a portion of the existing stone wall.
  - c. Hand Excavation (*approx. 10 CY*) will be utilized for footings, foundations and stone removal to minimize disturbance to adjacent planting, walkways and stone walls. The upper patio was built to stabilize the grade after the screened porch was demolished. Crushed gravel installed below the patio blue stone will make excavation easier and will be utilized for back-filling around footing and French-drain piping.
  - d. Excavated gravel, soil and stone will be stock piled within the adjacent plant bed and patio. Any soil and stone not used for backfill will be distributed along the West plant bed to help stabilize and reduce the existing sloped grade condition.
  
- B. **Proximity to Wetland:** The proposed locations will have no impact on the stream, since the additions are relatively small and adjacent to the existing house. There will be no disturbance to the natural flow of the stream or the immediate terrain. The excavation for the additions will not contribute to silt and sediment (that is otherwise currently flowing into the stream from the unpaved/gravel surface on Wood Road); stock piled materials will be temporarily contained within planted areas and patio by stone removed from existing stone walls and erosion control filter fabric fence.
  
- C. **Zoning District:** Although the property is within a R-4A zone, it is on the fringe. The property is relatively isolated from adjacent properties within the R-4A zone due to dense forestation, rock formations and natural lower grades that reduce any visual impact. Although separated by rough terrain, it is adjacent to Zoning Districts 2A and 1/2A, which are significantly less restrictive with regards to setbacks and building lot coverage. Also, the property is bounded on the West, South and East (practically surrounded) by the NYS owned Green Lane and Saw Mill Parkway right-of-way and will not be developed with residences due to the steep terrain and heavy forestation. There will not be any visual impact to the Saw Mill Parkway.









SOUTH ELEVATION

SCALE 1/4" = 1'-0"

110 WOOD RD, BEVERLY HILLS, NY

EXIST. GRADE

3'-6"

NEW STAIRS BEYOND

EXIST. GRADE

3'-6"

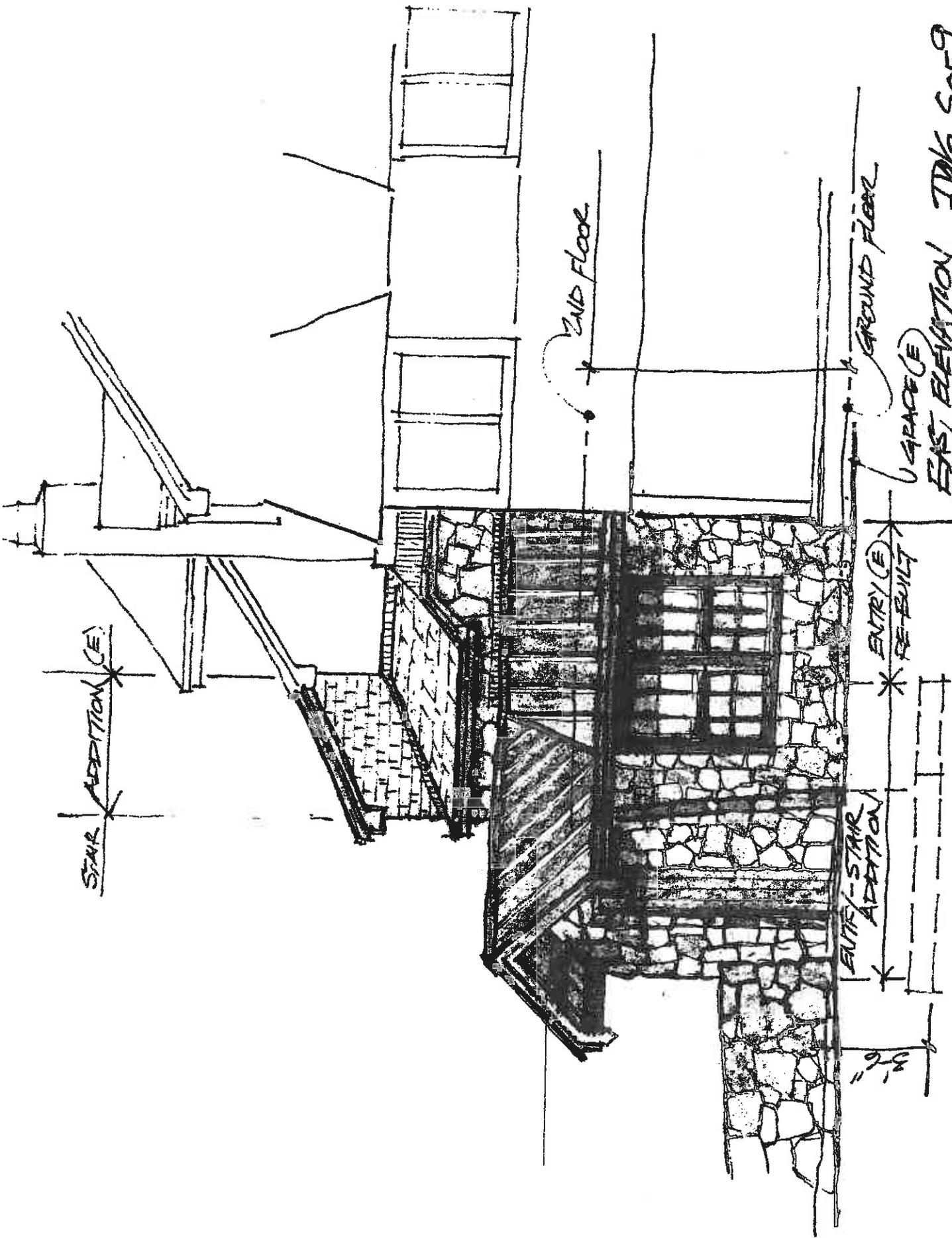
GROUND FLOOR FINISH

8'-4"

10'

EXIST. STONE WALL

EXIST. GRADE  
 INLA 4 OF 9  
 3/23/15



STAIR ADDITION (E)

2ND FLOOR

GROUND FLOOR

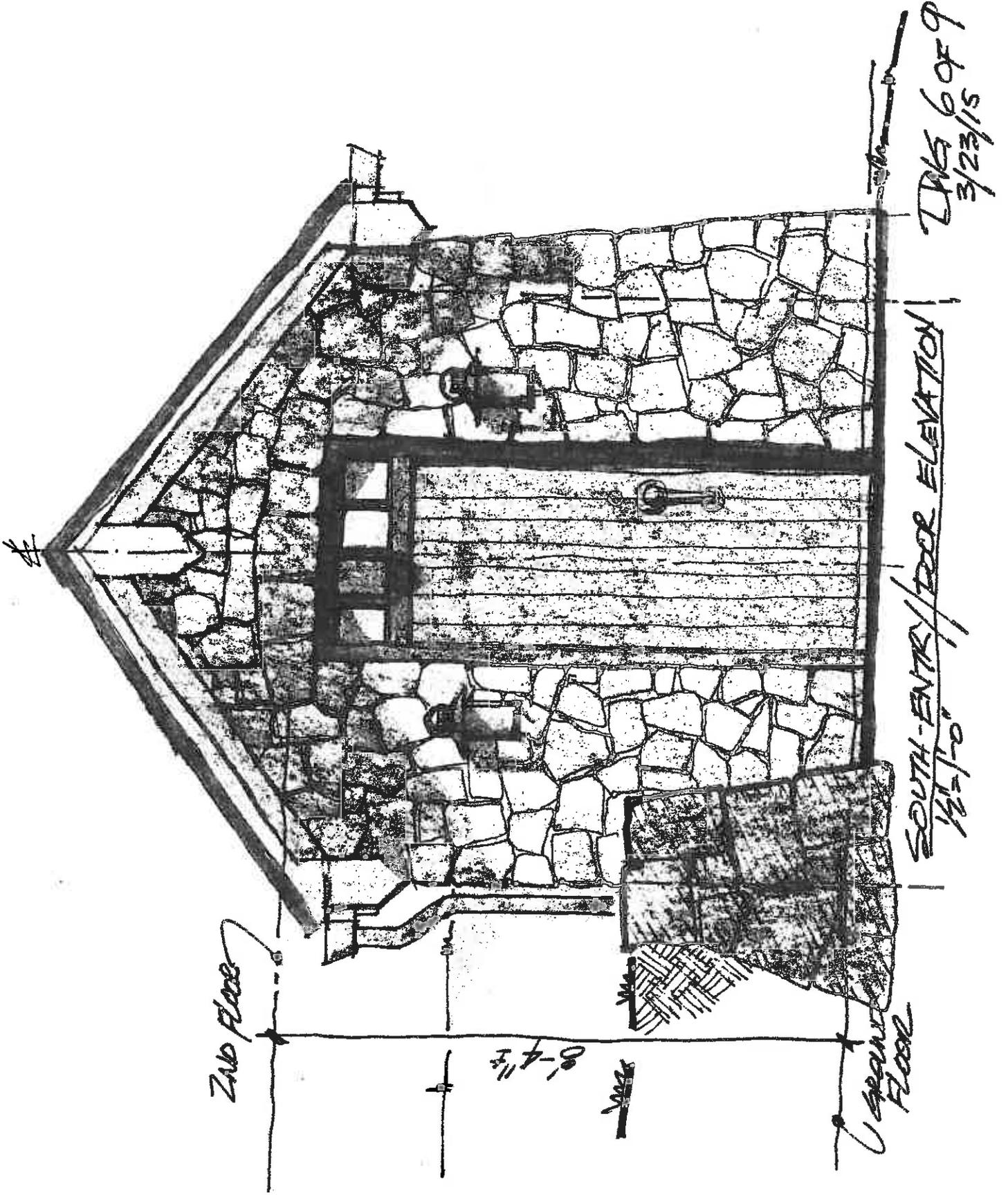
GARAGE (E)

ENTRY (E)  
RE-BUILT

ENTRY-STAIR  
ADDITION

3'-6"

EAST ELEVATION, JALG SOF 9  
3/23/15  
1/4" = 1'-0"



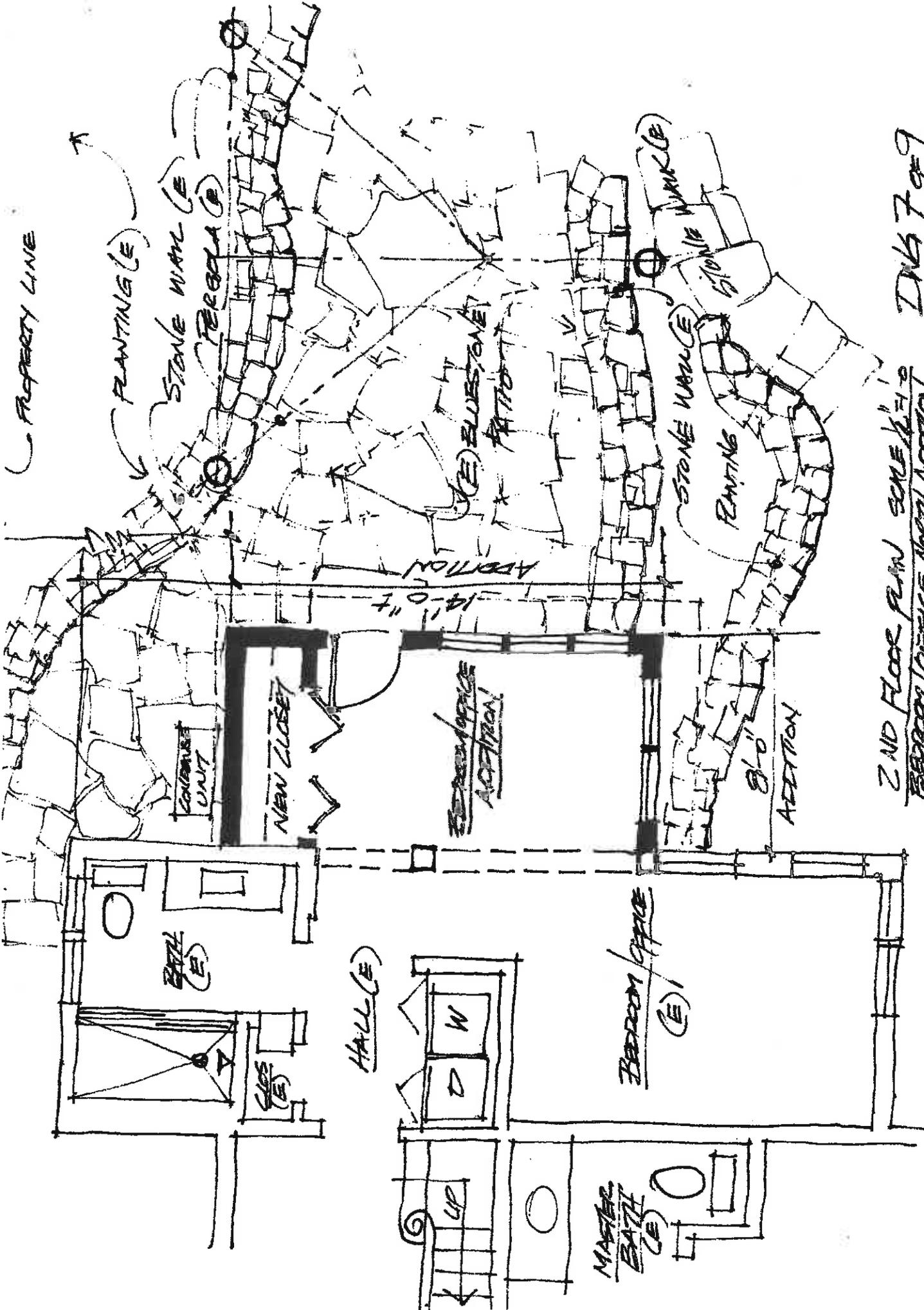
DWG 6 OF 9  
3/23/15

SOUTH-ENTRY / DOOR ELEVATION  
13'-11\"/>

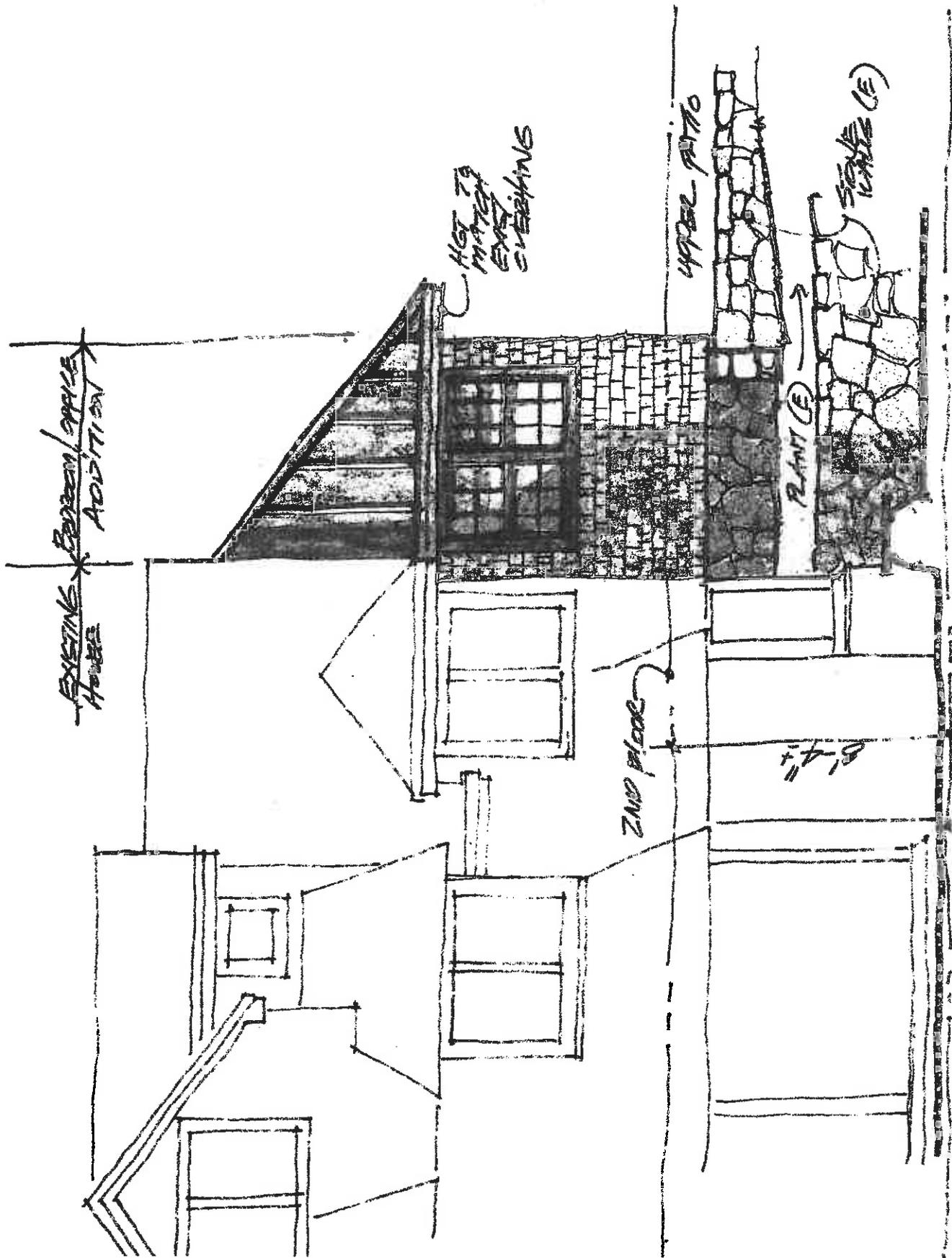
2ND FLOOR

8'-4 1/2\"/>

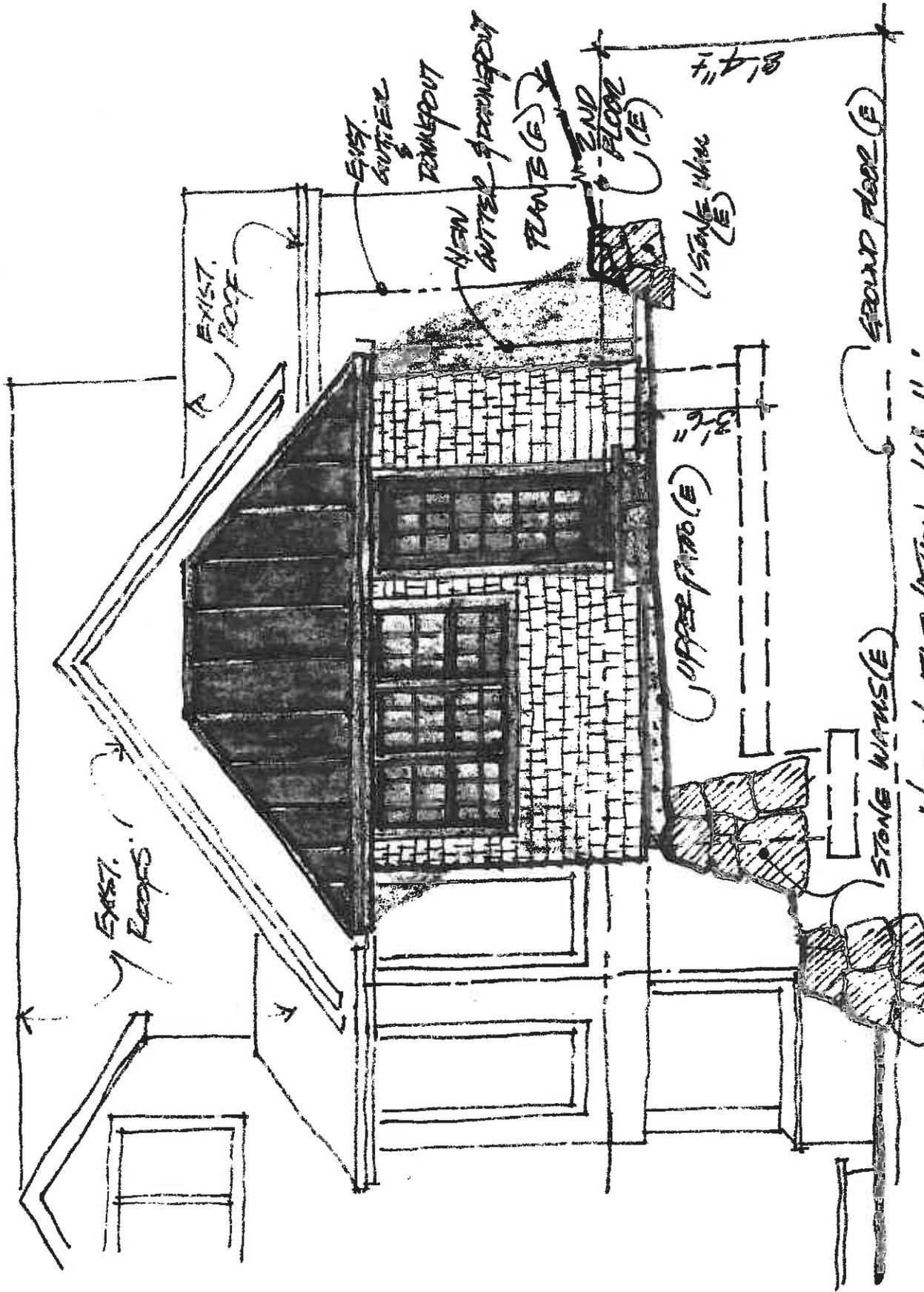
UPPER FLOOR



2ND FLOOR PLAN SCALE 1/4" = 1'-0"  
 BEDROOM/OFFICE NORTH ADDITION  
 110 WOOD RD, BEDFORD HILLS, NY  
 DWG 7 of 9  
 4/8/2005



EXISTING HOUSE  
 Basement/Office Addition  
 NOT TO MATCH EXISTING EXTERIORS  
 UPPER PART  
 PLANT (E)  
 2ND FLOOR  
 GROUND FLOOR  
 5'-4"  
 ELEVATION #110  
 Basem/Office Addition  
 110 HOB RD, FARMINGDALE  
 DWG 8 of 9  
 4-8-2015



NORTH ELEVATION 1/4" = 1'-0"  
 BEDROOM/OFFICE ADDITION  
 110 WOOD RD, ESCAPE HILLS

DWG 9 of 9  
 4/8/2015

**TOWN OF BEDFORD  
BUILDING & CODE  
ENFORCEMENT**

**Memo**

To: Historic Building Preservation Commission  
From: Steven Fraietta – Building Inspector  
CC: Jeff Osterman; David W. Coffin, Jr., Owner/Architect  
Date: 5/5/2015  
Re: Coffin-110 Wood Road, Bedford Hills  
59.20-1-9, 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 212 sq. ft. south entry/stair addition replacing existing 50 sq. ft. entry and (2) a 112 sq. ft. north office/bedroom addition to replace previously demolished 100 sq. ft. enclosed porch

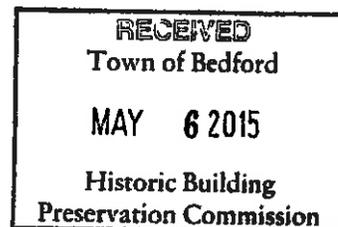
The project will require setback variances from the Zoning Board of Appeals and is scheduled for a public hearing on June 10, 2015. The project will also require review and approval of the Wetlands Control Commission and is calendared for their June 1, 2015 meeting.

The residence is located at 110 Wood Road, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings as *"\*110 Wood, (also 2 Green Lane), circa 1851, Moseman/Wood property: report, deeds back to 1852, assessors information, historic maps genealogical information"*

The age of the home is listed on the Assessor's card as "old". I have attached copies of the Assessor's cards, the Parcel History (listing the Building Permits and corresponding Certificates of Occupancy), and copies of Resolutions of approval for variances granted.

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

Att.



# LETTER OF PERMIT DENIAL



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

Application #:

Date: 5/5/2015

Parcel ID: 59.20-1-9

## Owner Information

McDermott Coffin Living Trust

## Applicant Information

McDermott Coffin Living Trust  
c/o D Coffin & C McDermott-Cof  
110 Wood Rd  
Bedford Hills NY 10507

Location: 110 Wood Rd

Parcel ID: 59.20-1-9

Permit Type: Additions & Alterations

Work Description: 212 sq. ft. south entry/stair addition replacing existing 50 sq. ft. entry; & 112 sq. ft. north office/ bedroom addition to replace demolished 100 sq. ft. enclosed porch

Dear Resident,

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

The parcel is located in the R-4 Acre Zoning District. Variances of Article V Section 125-50 and Article III Section 125-11 will be required for:

1. Lot area of 1.267 acres where 4 acres is required; the existing residence has a pre-existing non-conforming front yard setback of 10.7 feet
2. South entry/stair addition will result in a front yard setback 14.4 feet where 75 feet is required
3. 112 square foot north office/bedroom addition will result in a front yard setback of 15 feet where 75 feet is required

The property is listed on the HBPC Survey of Historic Buildings and will require the Commission's review and approval.

Review and approval from the Bedford Wetland Control Commission due to the 50-foot proximity from the existing stream.

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

# PARCEL HISTORY



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

5/5/2015

Address: 110 Wood Rd

Parcel ID: 59.20-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/31/1968	PERMIT #:7366	APPROVED	4147	6/24/1971
<b>Owner:</b> Construction of foundation for existing one family dwelling Inspected April 16, 1971 Found complete and ready for occupancy and use				
6/24/1971	PERMIT #:7933	APPROVED	4148	6/24/1971
<b>Owner:</b> Interior alteration to existing dwelling. Addition of a Bath Inspected June 24, 1971. Found complete and ready for occupancy				
10/28/1985	PERMIT #:771037	APPROVED	2346A	10/25/1985
<b>Owner:</b> Carport Visible Inspection found satisfactory October 22, 1985				
3/8/1991	PERMIT #:13608	APPROVED	5134A	6/13/1991
<b>Owner:</b> Addition of a mud room Inspected 6/11/91				
7/1/1992	PERMIT #:14119	APPROVED	5880A	10/1/1992
<b>Owner:</b> Screen in existing deck Inspected 9/30/92				

# PARCEL HISTORY



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

5/5/2015

Address: 110 Wood Rd

Parcel ID: 59.20-1-9

Issued Date	Item	Status	CO/CC #	CO/CC Date
3/18/2003	PERMIT #:779967	APPROVED	10727A	3/18/2003
<b>Owner:</b> One family residence Inspected 3/17/03				
3/18/2003	PERMIT #:779968	APPROVED	10728A	3/18/2003
<b>Owner:</b> Shed Inspected 3/17/03				
5/18/2004	PERMIT #:20365	APPROVED	2010-0567	10/12/2010
<b>Owner:</b> Coffin, David Demolition of existing shed, construction of a new building; First floor: Garage, studio, storage; Second floor: Storage loft. Inspected - 7/20/2010				
7/22/2004	PERMIT #:20401	APPROVED	2010-0568	10/13/2010
<b>Owner:</b> Coffin, David Construct gable roof system over existing roof. Inspected - 7/20/2010				

- 97 West Patent
- 111 West Patent
- 200 West Patent
  - 201-205 West Patent: clipping with picture

*Whitlockville Road*

- 15 Whitlockville Road, circa 1850: Report, deeds, maps, assessor information,
- 17 Whitlockville Road
- 34 Whitlockville Road
  - 100 Whitlockville, circa 1780: Assessor information
- 123 Whitlockville Road (remodeled)

*Wood Road*

- 11 Wood Road
- 44 Wood Road
  - 69 Wood Road: clipping
  - 93 Wood, circa 1901: notes
  - \* 110 Wood, (also 2 Green Lane), circa 1851, Moseman/ Wood property: report, deeds back to 1852, assessors information, historic maps, genealogical information
- 184 Wood Road

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

**Resolution #09-10 Four  
David W. Coffin  
Modification of Variance Granted by Resolution #10-03 Seven**

**WHEREAS**, application has been made pursuant to Article III Section 125-11 of the Code of the Town of Bedford to permit the modification of an existing variance granted by Resolution #10-03 Seven on October 1, 2003 to permit a variance for the as-built condition of a front yard setback of 25.2 feet where 75 feet is required for an accessory structure where the approved variance was granted to permit a front yard setback of 30.0 feet where 75 feet is required for property located in the Residential 4-Acre District for premises located at 110 Wood road, Bedford Hills, New York, being known and designated on the Tax Map of the Town of Bedford as Section 59.20 Block 1 Lot 9, in the R-4 Acre Zoning District, and shown on a survey received July 29, 2010, and

**WHEREAS**, a public hearing was held on September 15, 2010 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 an opportunity to inspect the site, and

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

**RESOLVED**, that the application for a modification of a variance granted on October 1, 2003 to permit a variance for the as-built condition of a front yard setback of 25.2 feet where 75 feet is required for an accessory structure where the approved variance was granted to permit a front yard setback of 30.0 feet where 75 feet is required for property located in the Residential 4-Acre District, be approved in accordance with a survey entitled "Land Survey Map Prepared for David W. Coffin & Catherine McDermott Coffin Situate in the Town of Bedford, Westchester County, New York," prepared by Charles Boolukos, LLA, dated March 5, 2003, last revised 1/20/09, subject to the following conditions:

1. That the benefit cannot be achieved by another means feasible to the applicant as the building has already been constructed; and
2. That there will be no undesirable change to the neighborhood or nearby properties in that the property is located in a isolated area of Wood Road; and
3. That the request is not substantial in that the encroachment does not impact any individual or other property; and
4. That the request will not have an adverse physical or environmental effect; and
5. The alleged difficulty is self-created in that the applicant acknowledges that an inaccurate field measurement was submitted with the original application in lieu of an accurate survey

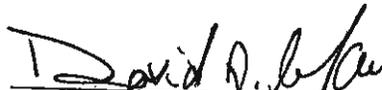
And, subject to the following conditions:

1. The applicant must obtain a permit for the stockade fence located on the parcel and return to the Zoning Board of Appeals if necessary.

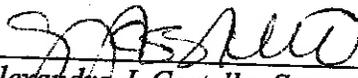
**Resolution #09- 10 Four**  
**David W. Coffin - Modification of Variance Granted by Resolution #10-03 Seven**  
**Page Two**

Vote taken on the foregoing motion was as follows:

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

  
\_\_\_\_\_  
David A. Menken, *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 1-28, 2011.*

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

**ZONING BOARD OF APPEALS**  
Town of Bedford  
Westchester County, New York  
**Resolution #10-03 Seven**  
David W. Coffin, Jr.

**WHEREAS**, application has been made pursuant to Article V Section 125-50, Article III Section 125-27.D(2) and Article I Section 125-3 of the Code of the Town of Bedford for variances to permit the construction of a proposed accessory structure resulting in the following: (1) front yard setback of 30 feet where 75 feet is required; (2) the ground floor exceeds five-tenths percent (0.5%) of the area lot; (3) plumbing in an accessory structure. The proposed structure is on a non-conforming lot. Premises located at 110 Wood Road, Bedford Hills, New York, being known and designated on the tax map of the Town of Bedford as Section 59.20 Block 1 Lot 9, R-4A Zone, and shown on a survey submitted on September 12, 2003, and

**WHEREAS**, a public hearing was held on October 1, 2003 at which time all those present wishing to speak were given the opportunity to be heard, and

**WHEREAS**, all members of the Board of Appeals have inspected the site, and

**WHEREAS**, the Board of Appeals has received substantial evidence regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require variances, and

**WHEREAS**, since the applicant's improvements to the accessory structure are minimal; there is no alternate location on the property; and since the granting of this variance will have no negative effect or impact on the neighborhood.

**NOW, THEREFORE**, on a motion by Mr. McGovern, seconded by Mr. Otto,

**RESOLVED**, that the application for a variance to permit the construction of an accessory structure resulting in the following: (1) front yard setback of 30 feet where 75 feet is required; (2) the ground floor exceeds five-tenths percent (0.5%) of the area lot; (3) plumbing in an accessory structure be approved because of the reasons noted above, in accordance with plans entitled, "Site Plan – Proposed Garage/Studio," submitted on September 12, 2003, prepared by the applicant, and subject to the following conditions:

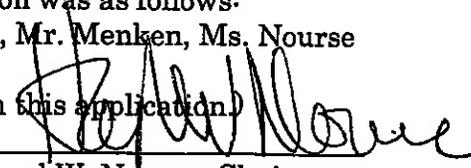
1. There shall be a sink, but no toilet facilities are permitted in the building.
2. This variance is granted subject to the approval of the Wetlands Control Commission.

Vote taken on the foregoing motion was as follows:

Ayes – Mr. McGovern, Mr. Otto, Mr. Menken, Ms. Nourse

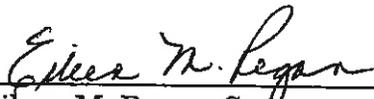
Nays – None

(Ms. Spano recused herself from this application.)

  
\_\_\_\_\_  
Hazel W. Nourse, Chair

Resolution #10-03 Seven – David W. Coffin, Jr.  
Page Two

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 January 16<sup>th</sup>, 2004.

  
\_\_\_\_\_  
Eileen M. Regan, Secretary  
Zoning Board of Appeals

BOARD OF APPEALS  
Town of Bedford  
Westchester County, New York

Resolution # 6-92 three

ALFREDO SANTIAGO AND BONNIE SMITH

WHEREAS, application has been made pursuant to Section 125-12 of the Code of the Town of Bedford, to permit the construction of a screened-porch on an existing deck. The applicant has 1.3 acres in R-4A Zone. Premises being known and designated on the tax map of the Town of Bedford as Section 7, Lot 28 and shown on the survey of property submitted on April 24, 1992, and

WHEREAS, a public hearing was held on June 10, 1992, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, the Board of Appeals has received substantial evidence as to the practical difficulty involved in the failure to grant the variance, and

WHEREAS, the granting of this variance would in no way change the nature of the neighborhood,

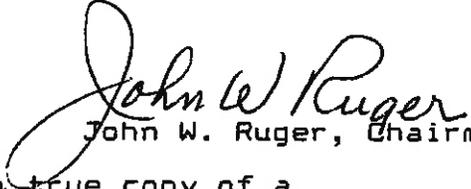
RESOLVED, that the application for a variance be approved as submitted.

Vote taken on the foregoing motion was as follows:

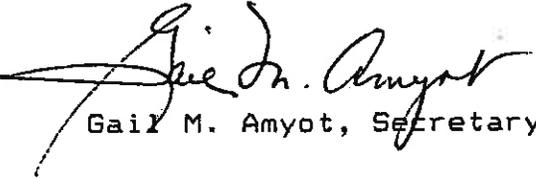
Ayes - Mrs. Deickler, Mr. McMillan, Mr. McGovern, Mrs. Barton

Nays - None

Abstain - Mr. Ruger

  
John W. Ruger, Chairman

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 of the Clerk of the Town of Bedford on *June 22, 1992*

  
Gail M. Amyot, Secretary

June 20, 1992



PARCEL ID#: 59,20-1-9

PROPERTY LOCATION: 110 Wood Rd

**BUILDING PERMIT RECORD**

DATE: \_\_\_\_\_ TYPE/DESCRIPTION: \_\_\_\_\_ AMOUNT: \_\_\_\_\_ PERMIT NUMBER: \_\_\_\_\_ C.O.: \_\_\_\_\_

DATE	TYPE	AMOUNT	NUMBER	C.O.
5/04	Storage, Gar-Shop	50,000	20265	
06/04	Roof	30,000	20401	

**ASSESSMENT RECORD**

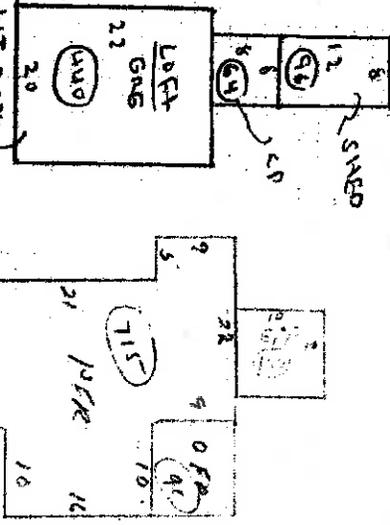
BUILDING PERMIT RECORD					ASSESSMENT RECORD							
DATE	TYPE/DESCRIPTION	AMOUNT	PERMIT NUMBER	C.O.	YEAR	LAND	BLDGS	TOTAL	YEAR	LAND	BLDGS	TOTAL
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS			
					TOTAL				TOTAL			
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS			
					TOTAL				TOTAL			
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS			
					TOTAL				TOTAL			
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS			
					TOTAL				TOTAL			
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS			
					TOTAL				TOTAL			



1 Bldg 001 IN LOFT (SEE ORIGINAL COPY)

COMMERCIAL BUILDING DATA & COMPUTATIONS

1. BRICK	4 CONC. BLK	7 STONE	8 METAL	9 CONCRETE
2. FRAME	5 STUCCO	6 TILE	7	8
3. BR. & FR.	6 TILE	7	8	9
LIVING ACCOMMODATIONS				
TOTAL ROOMS	12	12	12	12
BASEMENT				
1. NONE	2. CONCR. PART	3. PART	4. PART	5. PART
HEATING				
1. NONE	2. RADIANT	3. AIR CON.	4. AIR CON.	5. AIR CON.
HOT WATER/STEAM				
PLUMBING				
BASE				
FILL BATHS				
HALL BATHS				
OTHER FIXTURES				
PLUMBING POINTS				
ATTIC				
OTHER FEATURES				
WASHERY TRIM				
UNDERBUILT KITCHEN				
BSMT. WEL. ROOM				
EM. BSMT. L.A.S. 0.33				
W.E. FIREPLACE 1.1				
BSMT. GARAGE				
ATTACHED GARAGE				
CONCRETE				
WOODEN FLOOR AREA				
ADDITIONS				
GRADE FIXTURES				
OTHER FEATURES POINTS				
ELEVATION				
DESIGNERS				
SUPPLEMENTARY OBSERVATIONS				
1. GOOD 2. AVERAGE 3. FAIR 4. POOR				
1. INTERIOR RESURFACING				
2. BATHROOM DESURFACING				
3. HEATING SYSTEM MAINTENANCE				
4. INTERIOR CONCRETE				
5. EXTERIOR CONCRETE				
6. RELATIVE ORIGINAL DEGRADATION				
7. STYLE				
8. GRADE CON.				
9. ROAD TYPE				
10. DISTANCE TO STATION				
11. DISTANCE TO CORNER				
12. DISTANCE TO CENTERLINE				



OTHER BUILDINGS AND YARD

1. GARAGE

2. CARPORT

3. POOL

4. SHED

5. SHED

6. SHED

7. SHED

8. SHED

9. SHED

10. SHED

11. SHED

12. SHED

13. SHED

14. SHED

15. SHED

16. SHED

17. SHED

18. SHED

19. SHED

20. SHED

21. SHED

22. SHED

23. SHED

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	NO. OF ENTRIES	TOTAL VALUE
1	Garage							01 GARAGE		
2	Carport							02 CARPORT		
3	Pool							05 POOL		
4	Shed							04 SHED		
5	Shed							06 SHED		
6	Shed							07 SHED		
7	Shed							08 SHED		
8	Shed							09 SHED		
9	Shed							10 SHED		
10	Shed							11 SHED		
11	Shed							12 SHED		
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93	Shed							94 SHED		
94	Shed							95 SHED		
95	Shed							96 SHED		
96	Shed							97 SHED		
97	Shed							98 SHED		
98	Shed							99 SHED		
99	Shed							100 SHED		

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	NO. OF ENTRIES	TOTAL VALUE
1	Garage							01 GARAGE		
2	Carport							02 CARPORT		
3	Pool							05 POOL		
4	Shed							04 SHED		
5	Shed							06 SHED		
6	Shed							07 SHED		
7	Shed							08 SHED		
8	Shed							09 SHED		
9	Shed							10 SHED		
10	Shed							11 SHED		
11	Shed							12 SHED		
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33	Shed							34 SHED		
34	Shed							35 SHED		
35	Shed							36 SHED		
36	Shed							37 SHED		
37	Shed							38 SHED		
38	Shed							39 SHED		
39	Shed							40 SHED		
40	Shed							41 SHED		
41	Shed							42 SHED		
42	Shed									



**COMMERCIAL BUILDING DATA & COMPUTATIONS**

WARRANTY LOT	DWELLING	OTHER	DWELLING COMPUTATIONS	
			BASE PRICE	REPL. COST
1 BRICK	EXTERIOR WALLS	7 STONE		
2 FRAME	4 CONC. BLK	5 STUCCO		
3 BR. A.F.R.	6 TILE	9 METAL		
	8 CONCRETE			
	LIVING ACCOMMODATIONS			
	TOTAL ROOMS	RED ROOMS		
		FAMILY ROOMS		
	BASEMENT			
	1 NONE	2 CRAWL	3 PART	4 FULL
	HEATING			
	1 NONE	2 BASE	3 AIR CON	
	WARM AIR			
	HOT WATER/STEAM			
	PLUMBING			
	BASE			
	FULL BATHS			
	HALF BATHS			
	OTHER FIXTURES			
	PLUMBING POINTS			
	ATTIC			
	1 NONE	2 LUMIN	3 PART	4 FULL
	OTHER FEATURES			
	ROCKBURY TRM			
	MODERNIZED KITCHEN			
	BSMT. REG. ROOM			
	TRM. BSMT. L.A.			
	W.A. FIREPLACE			
	BSMT. GARAGE			
	ATTACHED GARAGE			
	CONSTRUCTION			
	GROUND-FLOOR CONC.			
	ADDITIONAL POINTS			
	GRADE FINISH			
	OTHER FEATURE POINTS			
	C.O.B. FINISH			
	DEPRECIATION			
	SUPPLEMENTARY OBSERVATIONS			
	1 GOOD	2 AVERAGE	3 FAIR	4 POOR
	KITCHEN DESIRABILITY			
	BATHROOM DESIRABILITY			
	HEATING SYSTEM ADEQUACY			
	INTERIOR CONDITION			
	EXTERIOR CONDITION			
	RELATIVE OVERALL DESIRABILITY			
	STYLE			
	1 BLECTE	4 ONE COO	7 NEW TRM	
	2 SPLIT-LEVEL	5 COLUMB	8 OLD STYLE	
	3 RANCH	6 COUNTRY	9 FARMHOU	

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	GROSS BUILDING SUMMARY	
									NO. OF ENTRIES	TOTAL VALUE
01	GARAGE							16 FLAT BARN		
02	CARPORT							17 BALK. BARN		
03	PATIO							18 POLE BARN		
04	SHED							19 LEAD-TO		
05	POOL							20 IMPLEMENT		
06	BATHHOUSE							21 FOWLTRY		
07	SHED							22 MILK HOUSE		
08	SHED							23 MILK HOUSE		
09	STABLE							24 CHIB		
10	SUMMER							25 GRAMMARY		
11	KITCHEN							26 BIN		
12	WELL HOUSE							27 SILD		
13	B.T. PAVING							28 HARVESTORE		
14	CONC. PAVING							29 SILD		
15	PAVING							30 MOBILE HOME		
								00 MISC. BLDGS.		

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	GROSS BUILDING SUMMARY	
								NO. OF ENTRIES	TOTAL VALUE
1	USE DETAILED CARD								
2	USE DETAILED REPORT								

DATE 8-16-72 BY [Signature]

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

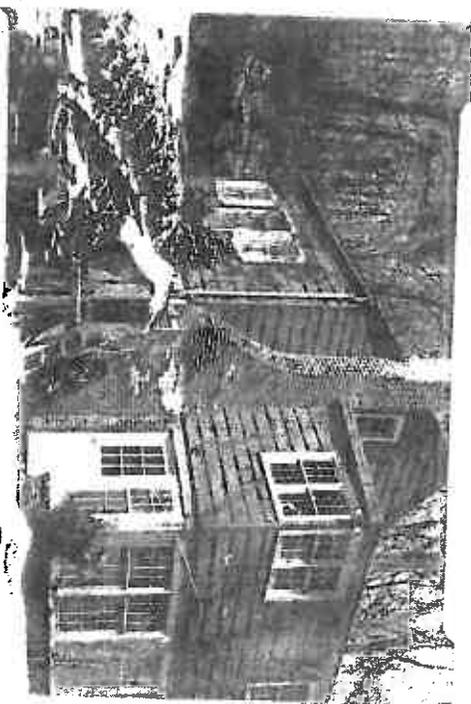
TOTAL GROSS VALUE

PARCEL ID#:

59,20-1-9

PROPERTY LOCATION:

110 Wood Rd



59,20-1-9

JOHN MOORS

ASSES

REPORT

ZONED

500 800

0.7 Location  
the 21st St

WOOD ROAD

W. B. B. Co.

4A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	1000			1000		1000	1000	1000	1600
IMPROVEMENTS	1000			1000		1000	2000	6950	2000
TOTAL	2000			2000		2000	3000	7950	11600

5/3/72

OWNERSHIP				DATE	PURCHASE PRICE	PROPERTY FACTORS							
						STREET	IMPROVEMENTS	TOPOGRAPHY					
						PAVED	WATER	LEVEL					
						SEMI-IMPROVED	SEWER	HIGH					
						DIRT	GAS	LOW					
						SIDEWALK	ELECTRICITY	ROLLING					
							SEPTIC TANK	SWAMPY					
JOHN & ALBERTA SWIG				1960	9,000								
KENNETH W. KENNETH INC.				1-6-69	12,000								
KENNETH W. KENNETH				4-6-69									
KENNETH W. KENNETH (and son & daughter) Ltd				11/17	81,000								

DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	UNIT PRICE	DEPTH FACTOR	FM. JT. PRICE	ADJUSTMENT
7866	ST. IMPROVEMENT	6,000	6/11					5000	
7868	FOUNDATION FOR	6,000	6/11					5000	
7953	ST. OUT. & CEMENT	4,000	6/11					5000	

COMMENTS

1 new radius = 3390

25' 1' Frontage

3/4/72 Station & on off road

1972  
3500  
2000  
23500

1971	1970	1972
TOTAL VALUE LAND	2100	2100
TOTAL VALUE BUILDINGS	2700	2700
TOTAL VALUE LAND & BUILDINGS	6100	4800

15840







**TOWN OF BEDFORD – Historic Building Preservation Commission  
Application for Determination**

**Identification of Owner(s):**

Name(s) of owner(s): **Timothy M. Silverman & Nora S. Pollack Silverman**

Mailing Address: **8 McQueen Street, Katonah, NY 10536**

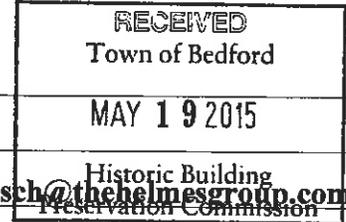
Phone: **232-0147** (home) **N/A** (work); Fax: **N/A** E-Mail: **nora\_pollack@yahoo.com**

**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 **49.19** Block **4** Lot **28** Area **10,651 SF** Zoning District: **R-1/4A**

Project Address: **8 McQueen Street, Katonah, NY 10536**

Approximate year of construction of structure(s): **1920**

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

Identify any other Town of Bedford approvals required: **Zoning Board of Appeals - Variances Granted**

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

Project cost (including professional fees): **\$200,000.00**

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

**Proposed one-story covered front porch addition located off west side of existing house; proposed one-story mudroom and small rear porch addition connecting existing house w/ detached garage in order to provide internal circulation and protection from the elements; proposed second story addition located off the right south side of house utilizing existing building footprint; proposed second story addition for relocating bedroom on second floor level utilizing existing building footprint off the rear east side of house, etc., as indicated and called for on preliminary design drawings, dated 9/26/14. Refer to existing conditions drawings including site plan, floor plans and exterior elevations for reference. Please note, variances for this project were granted by the Zoning Board of Appeals, ZBA on 11/5/14 last year.**

**Proposed Project Start Date: July 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).

**Refer to Authorization Letter**

Signature of owner(s): **Timothy & Nora Pollack Silverman**

Date: **August 27, 2014**

All owners must sign **Print name/title: Owners**

Signature of applicant (if different): 

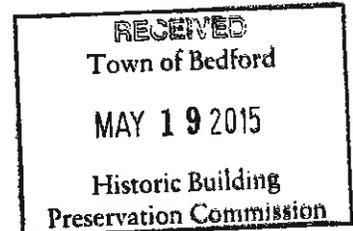
Date: **May 18, 2015**

**Print name/title Steven C. Helmes, AIA  
The Helmes Group, LLP**



**Hand Delivered**  
May 18, 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 Timothy M. Silverman & Nora S. Pollack Silverman  
8 McQueen Street, Katonah, NY 10536  
Section 49.19, Block 4, Lot 28, R-1/4 Acre Zoning District

Dear Mrs. Paglia:

In accordance with your 12/2/14 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 #1115 in the amount of \$50 made payable to the "Town of Bedford", covering the HBPC Application Fee - (7 copies)
- Check #1114 in the amount of \$300 made payable to the "Town of Bedford", covering the HBPC Escrow Fee - (7 copies)
- Architectural Drawings #1 & #2 including Site Plan / Survey, Floor Plans, Exterior Elevations & Reference Photographs – dated 9/26/14, as prepared by The Helmes Group, LLP – Architects - (7 copies)
- Authorization Letter, dated 8/27/14, 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, June 17, 2015 at 7:00 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: Timothy Silverman & Nora Pollack Silverman, Owners

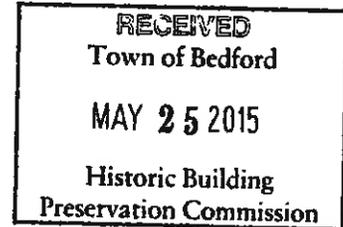
184 KATONAH AVENUE, KATONAH, NEW YORK 10536

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

**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: 5/26/2015  
Re: Silverman–8 McQueen Street, Katonah  
49.19-4-28, R-1/4 Acre Zoning District



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With reference to the above, a building permit application has been submitted for the construction of additions and alterations to an existing residence. The project was granted variances from the Board of Appeals on November 5, 2014. Resolution #11-14 Three is attached.

The residence is located at 8 McQueen Street, Katonah and is listed on the HBPC's Survey of Historic Buildings. I have attached the Assessor's Card which indicates the age as "1920". The Parcel History detailing the Building Permits and Certificates of Occupancy on file for the property is also attached.

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

Att.

- 71
- 129 Maple Ave (remodeled)
    - 300 Maple Ave "Cross Woods" built circa 1930 for Helen Gall: notes, assessor information

*Matthews Mill Road*

- 60 Matthews Mills Road
  - \* 66 Matthews Mill Road, site of 1713 mill built by John Dibble, owned by Miller, Collyer Smith and Matthews families. Paper, deeds maps, 1960's image
- 76 Matthew Mill Road

*McLain Street*

- 28 McLain, 19<sup>th</sup> c. Leonard property: Notes
- 118 McLain
- 126 McLain
- 182 McLain
  - \* 205 McLain, 19<sup>th</sup> c. Erastus Sarles: Paper, deeds and deed list back to 1859, maps, clippings
- 231 McLain
- 233 McLain
- 238 McLain
- 254 McLain
- 268 McLain
- 275 McLain
  - \* 281 McLain, circa 1847 Daniel McLean house: report, deeds back to 1847, maps, assessor information, information on inhabitants
- 286 McLain
- 289 McLain
- 297 McLain
  - 305 McLain circa 1900, Hotchkiss house on site of Legendre Colonial burned in 1902: Notes, assessor information, maps
  - \* 312 McLain, late 19c. Slosson/Hoppin Property: report, deeds back to 1891, maps, assessors information, clippings and articles about inhabitants
- 320 McLain
  - \* 345 McLain, 19<sup>th</sup> c "Wolsey Farm": Report, maps, assessor information
- 352 McLain

*McQueen Street*

- 8 McQueen Street

*Meeting House Road*

- 91 Meeting House Road
  - 106 Meeting House, circa 1915: Report, notes, deeds back to 1927, assessor information, maps
  - 112 Meeting House, 1930's: notes, assessor information
- 148 Meeting House Road

*Merritt Court*

- 7 Merritt Ct, Lewisboro: Notes

*Middle Patent Road*

- 2 Middle Patent Road
- 15 Middle Patent Road

# PARCEL HISTORY



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

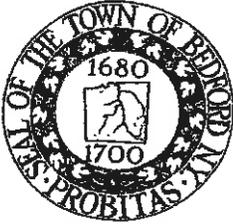
5/26/2015

Address: 8 Mcqueen St

Parcel ID: 49.19-4-28

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/10/1976	PERMIT #:770277	APPROVED	5351	8/10/1976
<b>Owner:</b> One family dwelling Inspected on August 9, 1976 Visible Condition Found Satisfactory Recommendations: Basement Stairs; Continuation of Hand Rail; Attic Stairs; Installation of Handrail				
8/10/1976	PERMIT #:770278	APPROVED	5352	8/10/1976
<b>Owner:</b> Two Car Garage Inspected on August 9, 1976 Visible Condition Found Satisfactory				
10/10/1985	PERMIT #:11509	APPROVED	2556A	5/1/1986
<b>Owner:</b> Alteration to kitchen Inspected and approved 4/30/86				
1/13/1995	PERMIT #:14972	APPROVED	7621A	3/6/1996
<b>Owner:</b> Interior alterations to residence; upper attic level to be used as a recreational room only. No sleeping, no habital space per New York State Variance. Inspected 2/23/96				
2/22/1995	PERMIT #:14995	APPROVED	7622A	3/6/1996
<b>Owner:</b> Addition of a mud room and laundry room - variance granted 2/1/95. Inspected 2/23/96				

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 10/9/2014

Parcel ID: 49.19-4-28

## Owner Information

Silverman, Timothy

## Applicant Information

Silverman, Timothy

Pollack Silverman, Nora

8 Mcqueen St

Katonah NY 10536

Location: 8 Mcqueen St

Parcel ID: 49.19-4-28

Permit Type: Additions & Alterations

Work Description: Additions and alterations to an existing 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-1/4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

(1) The removal of the existing, non-conforming entrance structure & the construction of a one-story covered porch addition resulting in a front yard setback of 20 feet where 35 feet is required & a side yard setback of 10.8 feet where 15 feet is required. (2) The construction of a one-story mudroom addition & small rear porch addition connecting the existing house with the detached garage resulting in a rear yard setback of 21 feet where 40 feet is required & a side yard setback of 4.4 feet where 15 feet is required. The existing garage has an existing, non-conforming rear yard setback of 3.6 feet & an existing, non-conforming side yard setback of 4.2 feet. (3) The construction of a 2nd story addition on the existing footprint to be located on the south side of the residence resulting in a front yard setback of 29 feet where 35 feet is required. (4) The construction of a 2nd story addition and walk-in bay window for relocating bedroom on the 2nd floor utilizing the existing footprint resulting in a rear yard setback of 26 feet where 40 feet is required and a side yard setback of 8.8 feet where 14 feet is required. 5. Building coverage of 21% where 20% is permitted & impervious surface coverage of 44.25% where 40% is permitted. Article V Section 125-50 & Article III Section 125-1.

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







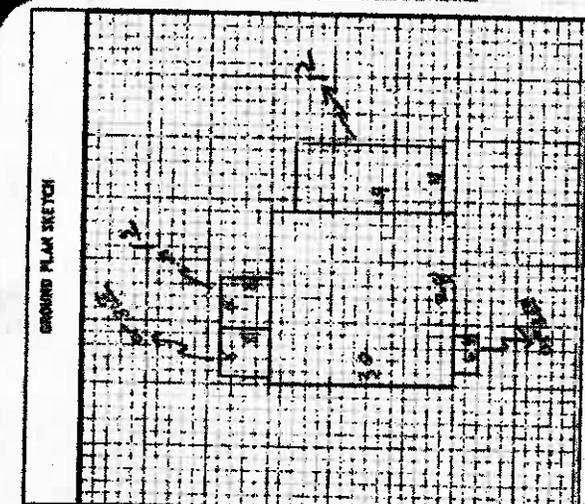
PARCEL ID#: 4919-4-28

PROPERTY LOCATION: 2110 S. 1st St.



4919-4-28





BUILDING CLASS		BUILDING PHYSICAL CONDITION		EFFECTIVE AGE	
Code	Description	Code	Description	Code	Description
1	1 Family Dwelling	1	1 Good	1	1 Years 25
2	2 Other	2	2 Fair	2	2 Years 25
3	3 Condemned	3	3 Poor	3	3 Years 25
4	4 Other	4	4 Very Poor	4	4 Years 25

BUILDING VALUE CALCULATION	
Item	Value
1. Base	10000
2. Additions and Deductions	1000
3. Depreciation	(2000)
4. Final Net	9000

**PRINCIPAL BUILDING DESCRIPTION**

1. **TYPE AND USE:** 1 Family Dwelling

2. **FOUNDATION:** Concrete with Wood or Brick Pier

3. **STAIRS AND ROOMS:** 1st Floor, 2nd Floor, 3rd Floor, 4th Floor

4. **ROOF:** Asphalt Shingles

5. **WALLS:** Brick

6. **FLOORING:** Hardwood, Carpet

7. **MECHANICAL:** Heating, Cooling, Ventilation

8. **PLUMBING:** Hot Water, Cold Water, Sewer, Drainage

9. **ELECTRICAL:** Standard

10. **PAINT:** Standard

11. **OTHER:** None

DISCREPANCY, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS					
Item	Description	Dimensions	Volume	Replacement Cost	Appraisal
1	Garage	16 x 22	16 x 22 x 10	10000	10000
2	Shed	10 x 10	10 x 10 x 8	5000	5000

DEPRECIATION AND GAIN/Loss	
Item	Value
1. Effective Age Depreciation	2000
2. Observed Physical Condition	1000
3. Total Depreciation (1+2)	3000
4. Net Condition (100-3)	7000

**SUMMARY OF APPRAISED VALUE**

Final Net Condition (100-4) = 9000

Final Net Condition (100-3) = 7000

Final Appraisal = 7000

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

BRH

**Resolution #11-14 Three**  
**Timothy Silverman and Nora Pollack Silverman**  
**Additions and Alterations to Existing Residence**

**WHEREAS**, application has been made pursuant to Article V Section 125-50 and Article III Section 125-11 for a variance to permit the removal of the existing, non-conforming entrance structure and the construction of a one-story covered porch addition resulting in a front yard setback of 20 feet where 35 feet is required and a side yard setback of 10.8 feet where 15 feet is required in the R-1/4 Acre Zoning District. (2) The construction of a one-story mudroom addition and small rear porch addition connecting the existing house with the detached garage resulting in a rear yard setback of 21 feet where 40 feet is required and a side yard setback of 4.4 feet where 15 feet is required in the R-1/4 Acre Zoning District. The existing garage has an existing, non-conforming rear yard setback of 3.6 feet and an existing, non-conforming side yard setback of 4.2 feet. (3) The construction of a second story addition on the existing footprint to be located on the south side of the residence resulting in a front yard setback of 29 feet where 35 feet is required in the R-1/4 Acre Zoning District. (4) The construction of a second story addition and walk-in bay window for relocating bedroom on the second floor utilizing the existing footprint resulting in a rear yard setback of 26 feet where 40 feet is required and a side yard setback of 8.8 feet where 14 feet is required in the R-1/4 Acre Zoning District. 5. The proposal will result in building coverage of 21% where 20% is permitted and impervious surface coverage of 44.25% where 40% is permitted in the R-1/4 Acre Zoning District, for premises located at 8 McQueen Street, Katonah, New York 10536, being known and designated on the Tax Map of the Town of Bedford as Section 49.19 Block 4 Lot 28 in the R-1/4 Acre Zoning District, and shown on a plan submitted on October 3, 2014; and

**WHEREAS**, a public hearing was held on November 5, 2014 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 an opportunity to inspect the site; and

**WHEREAS**, the Board acknowledged receipt of a correspondence in support of the application from Mary Beth Soucy and Sean Woods, 34 Huntville Road, Katonah; Robert G. Suda, 30 Huntville Road, Katonah; Marie Hale, 12 McQueen Street, Katonah; Deirdre Lowrey and John Holland, 45 Hillside Avenue, Katonah; and

**NOW THEREFORE**, on a motion by Ms. Schaefer, seconded by, Mr. Petschek, it is

**RESOLVED**, that the application for a variance to permit the removal of the existing, non-conforming entrance structure and the construction of a one-story covered porch addition resulting in a front yard setback of 20 feet where 35 feet is required and a side yard setback of 10.8 feet where 15 feet is required in the R-1/4 Acre Zoning District. (2) The construction of a one-story mudroom addition and small rear porch addition connecting the existing house with the detached garage resulting in a rear yard setback of 21 feet where 40 feet is required and a side yard setback of 4.4 feet where 15 feet is required in the R-1/4 Acre Zoning District. The existing garage has an existing, non-conforming rear yard setback of 3.6 feet and an existing, non-conforming side yard setback of 4.2 feet. (3) The construction of a second story addition on the existing footprint to be located on the south side of the residence resulting in a front yard setback of 29 feet where 35 feet is required in the R-1/4 Acre Zoning District. (4) The construction of a second story addition and walk-in bay window for relocating bedroom on the second floor utilizing the existing footprint resulting in a rear yard setback of 26 feet where 40 feet is required and a side yard setback of 8.8 feet where 14 feet is required in the R-1/4 Acre Zoning District.





VALUE OF WORKMANSHIP 1  
 VALUE OF MATERIALS 2  
 VALUE OF SUPPLIES 3  
 VALUE OF LABOR 4  
 VALUE OF EQUIPMENT 5  
 VALUE OF OTHER 6  
 TOTAL VALUE 7

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	CONCRETE				
3	STEEL				
4	BRICK				
5	ROOFING				
6	MECHANICAL				
7	ELECTRICAL				
8	PAINT				
9	GLASS				
10	FINISHES				
11	LABOR				
12	EQUIPMENT				
13	OTHER				
14	TOTAL				

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	CONCRETE				
3	STEEL				
4	BRICK				
5	ROOFING				
6	MECHANICAL				
7	ELECTRICAL				
8	PAINT				
9	GLASS				
10	FINISHES				
11	LABOR				
12	EQUIPMENT				
13	OTHER				
14	TOTAL				

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	CONCRETE				
3	STEEL				
4	BRICK				
5	ROOFING				
6	MECHANICAL				
7	ELECTRICAL				
8	PAINT				
9	GLASS				
10	FINISHES				
11	LABOR				
12	EQUIPMENT				
13	OTHER				
14	TOTAL				

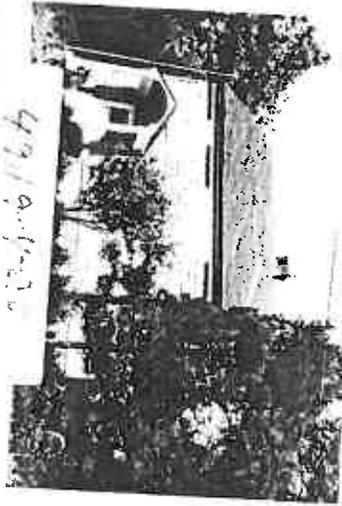
NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	CONCRETE				
3	STEEL				
4	BRICK				
5	ROOFING				
6	MECHANICAL				
7	ELECTRICAL				
8	PAINT				
9	GLASS				
10	FINISHES				
11	LABOR				
12	EQUIPMENT				
13	OTHER				
14	TOTAL				

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	CONCRETE				
3	STEEL				
4	BRICK				
5	ROOFING				
6	MECHANICAL				
7	ELECTRICAL				
8	PAINT				
9	GLASS				
10	FINISHES				
11	LABOR				
12	EQUIPMENT				
13	OTHER				
14	TOTAL				

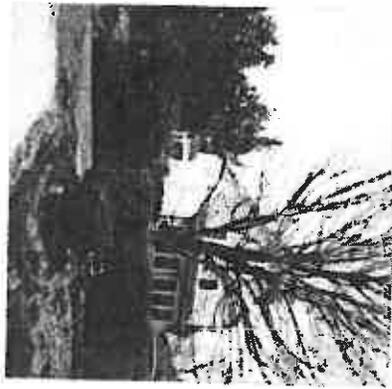
TOTAL GROSS VALUE  
 TOTAL NET VALUE  
 TOTAL SPECIAL FEATURES

PARCEL ID#: 49.19-4-28

PROPERTY LOCATION: S. 21st Ave. #4



49.19-4-28



49.19-4-28



**BUILDING VALUE CALCULATION**

TYPE	AREA OR VOL	UNIT	TOTAL
Roof	1,200	Sq Ft	1,200
Walls	1,200	Sq Ft	1,200
Floors	1,200	Sq Ft	1,200
Windows	1,200	Sq Ft	1,200
Doors	1,200	Sq Ft	1,200
Other	1,200	Sq Ft	1,200
<b>TOTAL</b>			<b>12,000</b>

**ADDITIONS AND DEDUCTIONS**

1. Additions	1,200
2. Deductions	(1,200)
<b>NET VALUE</b>	<b>12,000</b>

**DEPRECIATION AND OBSOLETE**

Effective Age Depreciation	3%
General Physical Condition	5%
Total Depreciation (1+2)	8%
4. Net Condition 100-0	92%

**DEPRECIATION AND OBSOLETE**

Depreciation	960
Obsol.	1,200
<b>TOTAL</b>	<b>2,160</b>

**SUMMARY OF APPRAISED VALUE**

Original Building	12,000
Depreciation	(2,160)
<b>NET APPRAISED VALUE</b>	<b>9,840</b>

**GENERAL BUILDING DESCRIPTION**

**LANDING & BEHINDS:** 17R, 1B

**DESIGNED PHYSICAL CHARACTER**

1. **TYPE AND USE:** 1.1 Single Dwelling

2. **EXTERIOR FINISH:** 2.1 Concrete Block, 2.2 Brick, 2.3 Wood or Bluff Stone

3. **ROOFING:** 3.1 Asphalt Shingles, 3.2 Built-up

4. **FLOORING:** 4.1 Carpet, 4.2 Hardwood, 4.3 Tile

5. **WALLS:** 5.1 Plaster, 5.2 Brick, 5.3 Concrete Block

6. **WINDOWS:** 6.1 Double Hung, 6.2 Casement, 6.3 Sliding

7. **DOORS:** 7.1 Solid Core, 7.2 Fiberglass

8. **MECHANICAL:** 8.1 Central Air Conditioning, 8.2 Heat Pump, 8.3 Radiator

9. **ELECTRICAL:** 9.1 Standard, 9.2 Modern

10. **PLUMBING:** 10.1 Standard, 10.2 Modern

11. **PAINT:** 11.1 Standard, 11.2 Modern

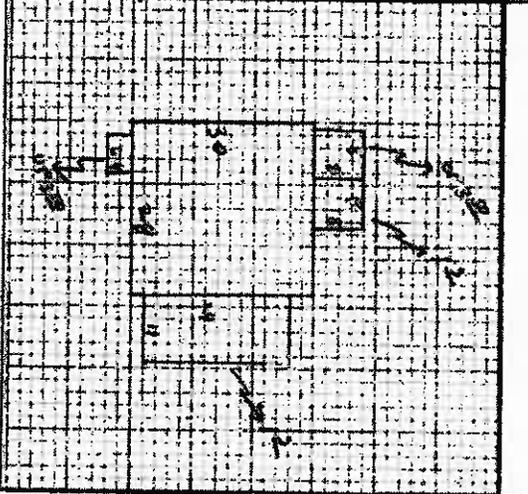
12. **CEILING:** 12.1 Acoustic Tile, 12.2 Plaster

13. **STAIRS:** 13.1 Carpet, 13.2 Wood

14. **FOUNDATION:** 14.1 Standard, 14.2 Modern

15. **OTHER:** 15.1 None

**GROUND PLAN SKETCH**



**DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS**

DATE OF IMPROVEMENTS	BLDG. UNIT	CLASS OF IMPROVEMENT	DIMENSIONS	FOUNDATION	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLUMB.	AGE	AREA	UNIT COST	REPLACEMENT COST	NET CORR.	NET APPRAISAL
6/27	3	W	16' x 22'	C	C	F	F					3947 sq ft	1065	42000	80	12000

**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  
3:00 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 3:00 P.M.

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

Motion Seconded by: \_\_\_\_\_

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

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

Motion Seconded by: \_\_\_\_\_

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

At \_\_\_\_ P.M. Chairman Stockbridge called the regular meeting of the Historic Building Preservation Commission to order.

**Work Session:**

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

**Approval of Minutes:**

The Chairman made a motion to approve the minutes of the following meetings:

May 20, 2015 – 5:00 PM Meeting

May 20, 2015 – 7:00 PM Meeting

June 3, 2015 – 6:30 PM Meeting

Motion Seconded by: \_\_\_\_\_

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

Motion carried unanimously.

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

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT - DRAFT**

Respectfully submitted,

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

\_\_\_\_\_  
Date