

Town of Bedford Historic Building Preservation Commission

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

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

REVISED

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: **Marlin 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:

May 20, 2015 – 5:00 P.M. Meeting

May 20, 2015 - 7:00 PM Meeting

June 3, 2015

June 10, 2015

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

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

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

Mailing Address: 241 WOOD ROAD, BEFORD CORNERS, NY

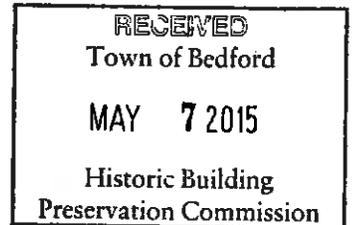
Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

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 Cralick
All owners must sign Print name/title:

Date: 5-7-15

Print name/title:

Date:

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

Date: 5-7-15

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

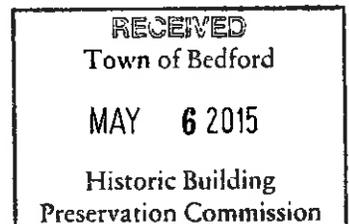
To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeffrey Osterman; Teo Siguenza, Architect
Date: 5/6/2015
Re: Ivanna Farms LLC, 241 Wood Road, Bedford Corners
Section 59.19 Block 1 Lot 9, R-4 Acre Zoning District
Addition of Pergola to existing 2-story frame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

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

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

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

Att.



APPLICATION FOR BUILDING PERMIT
TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

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

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

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

Owner Juanq Fornus LLC Address 241 Wood Rd Tel.# 914-589-0012

Applicant Steve Croliek Address 241 Wood Rd Tel.# _____

Architect/Engineer TEO SIGUENZA Address _____ Tel.# _____

Builder _____ Address _____

Building is located at 241 Wood Rd

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

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: ~~Pergola~~ Pergola

Estimated COST OF CONSTRUCTION: \$ 4,000

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

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

Signature: _____

Date: _____

Sign and Affix Seal



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

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

Age of Building or year built _____

RECEIVED
APR 28 2015
BEDFORD BUILDING
DEPARTMENT

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure ~~Deck/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) SUNIL D. [Signature]

Telephone No. 914-569-6072 / Email Scealier550@aol

Action By Building Inspector

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

- Board of Health Approval
- Highway Approval
- Town of Bedford
- Westchester County
- State of New York
- Application Rejected
- Application Granted
- Referred to Board of Appeals

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 ^{mobile} (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 GUSTHE / ERG ARCHITECT 25 LEWIS STREET

GREENWICH CT 06830 Phone: 203 661 7472 Fax: 661 7328 E-Mail: erg@ergarchitect.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: _____

Identify any other governmental approvals required: _____

Project cost (including professional fees): TBD

Project RECEIVED
Town of Bedford
APR 24 2015
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): _____

All owners must sign

Print name/title: MARTIN GUBERNICK

Date: 2/26/15

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

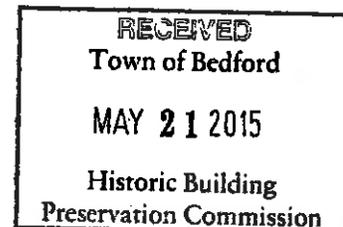
To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; ERG Architect
Date: 5/20/2015
Re: Gubernick-Ashley-121 Stone Hill Road, Bedford, 74.14-1-1, R-4 Acre District

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 19th 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, 19th 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 18th 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

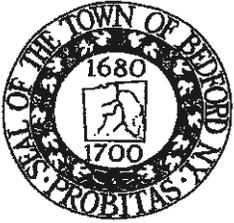
Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

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.

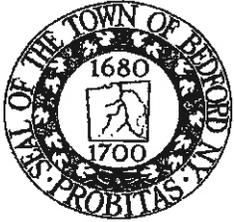
Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

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
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12/12/1947	PERMIT #:2398-VOID	VOID		
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Owner:

Frame

10/17/1958	PERMIT #:4523	APPROVED	2012-1226	6/21/2012
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Owner: Gage Kellogg, Christopher

Pool house w/dressing rooms

Inspected - 6/19/2012

3/1/1968	PERMIT #:7090	APPROVED	3352	1/22/1969
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Owner:

Studio

Inspected on December 12, 1968

6/21/2012	PERMIT #:77-100-489	APPROVED	2012-1227	6/21/2012
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Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
Owner: 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
POUND RIDGE, N.Y.

R1
2

81-2 18 16 42000 69400

74.14-1-1

CONTRACTS	WATER	PARK	LIGHT	FIRE	SEWER	502 12	15	16
RECORD OF OWNERSHIP						SECTION	LOT	
EXEMPTION CODE						GRID COORDINATE		
PROPERTY CLASS						NO. 10	CARD NUMBER	GRID NUMBER
PROPERTY ADDRESS						201 STATE R.D. #10		
LINE NO.	TYPE	LAND	SALE PRICE	SURVEY	SEE	VALUITY		
12-22	1	345,000.00	1	2	3	4	1	2
12-24	1	-	1	2	3	4	1	2
6-7-12	1	445,000.00	1	2	3	4	1	2

None	Lot	Grade	ASTHMA	EFFECTIVE	EFFECTIVE	UNIT PRICE	DEPTH	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
LAND DATA & COMPUTATIONS										
LOSS										
1	RESIDUAL LOT									
2	SECONDARY SITE									
3	DEVELOPED									
4	RESIDUAL									
90 FT.										
1	PROTIN SITE				90 FT.					
2	DEVELOPED				90 FT.					
3	RESIDUAL				90 FT.					
ADJUSTMENT										
1	ADJUSTMENT		2.00	ACRES						
2	ADJUSTMENT		2.00	ACRES						
3	ADJUSTMENT		2.00	ACRES						
4	ADJUSTMENT		2.00	ACRES						
5	ADJUSTMENT		2.00	ACRES						
6	ADJUSTMENT		2.00	ACRES						
7	ADJUSTMENT		2.00	ACRES						
8	ADJUSTMENT		2.00	ACRES						
9	ADJUSTMENT		2.00	ACRES						
10	TOTAL			ACRES						
SUMMARY OF VALUES										
TOTAL VALUE LAND										
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND & BLDGS.										

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
RESIDENTIAL - 100	LAND
RESIDENTIAL - 200	BLDG.
RESIDENTIAL - 300	EX.
RESIDENTIAL - 400	TOTAL
RESIDENTIAL - 500	LAND
RESIDENTIAL - 600	BLDG.
RESIDENTIAL - 700	EX.
RESIDENTIAL - 800	TOTAL
RESIDENTIAL - 900	LAND
RESIDENTIAL - 1000	BLDG.
RESIDENTIAL - 1100	EX.
RESIDENTIAL - 1200	TOTAL
RESIDENTIAL - 1300	LAND
RESIDENTIAL - 1400	BLDG.
RESIDENTIAL - 1500	EX.
RESIDENTIAL - 1600	TOTAL
RESIDENTIAL - 1700	LAND
RESIDENTIAL - 1800	BLDG.
RESIDENTIAL - 1900	EX.
RESIDENTIAL - 2000	TOTAL

GENERAL PROPERTY FACTORS	RESIDENTIAL NEIGHBORHOOD & LOT FACTORS
RELATIVE TO GRADE TO STREET ELEVATION	NEIGHBORHOOD L.S.
1. LEVEL	1. TYPE
2. SLOPE	2. SUBURBAN SUBDIVISION
3. TOPOGRAPHY RATING	3. EXCELLENT
4. ROAD	4. GOOD
5. IMP. POOR	5. FAIR
6. OBJECT OF ROAD	6. POOR
7. PORT	7. NONE
8. DRIVEWAY	8. IMPROVED
9. IMPROVED	9. UNIMPROVED
10. PROPOSED	10. NONE
11. ALLEY	11. IMPROVED
12. YES	12. UNIMPROVED
13. NO	13. NONE
14. FILTERS	14. LIGHT
15. WATER	15. MEDIUM
16. OTHER	16. HEAVY
17. PUBLIC	17. NONE
18. ELECTRICITY	18. COMPARISON TO NEIGHBORING PROPERTIES
19. GAS	19. LOT
20. PRIVATE	20. IMPROVEMENTS
21. AVERAGE	21. 1. TYPICAL
22. VERY GOOD	22. 2. POORER
23. FAIR	23. 3. BETTER
24. POOR	24. 4. WORSE
25. VERY POOR	

BUILDING PERMIT RECORD				
DATE	TYPE	AMOUNT	NUMBER	G.D.

TOWN OF BEDFORD, WESTCHESTER COUNTY, NEW YORK

1 DWELLING			2 DWELLING			3 OTHER		
1 BRICK	4 CONC. BLK.	7 STONE	BASE PRICE 21,270					
2 FRAME	5 STUCCO	8 METAL	BASEMENT:					
3 BR. & PFL.	6 TILE	9 CONCRETE	HEATING:					
LIVING ACCOMMODATIONS			PLUMBING 5600					
TOTAL ROOMS 9	BED ROOMS 4	FAMILY ROOMS 1	ATTIC 10					
BASEMENT			ADDITIONS 16,200					
1 ROWE	2 GRAM.	3 PART	TOTAL BASE 37,470					
HEATING			GRADE FACTOR 150					
1 BOILER	2 BASE	3 AIR-CON	TOTAL 77,920					
WARM AIR			OTHER FEATURES 6000					
HOT WATER/STEAM			TOTAL 82,920					
PLUMBING			C & D FACTOR					
BASE			REPL. COST					
FULL BATHS			DEPRECIATION 20					
HALF BATHS			R.C.L.D. 66					
OTHER FIXTURES			ERECTED					
PERMANENT POINTS			REMODELED					
ATTIC			AGE					
1 NONE	2 PART	3 FULL	C.O.U. RATING 4B					
OTHER FEATURES			Q					

11 00 30 2
137

COMMERCIAL BUILDING DATA & COMPUTATIONS									
ROOFING					CONSTRUCTION				
COMPOSITION		SLATE OR TILE			A. STORY & PART				
METAL		SHINGLE			B. STORY & PART				
FRAMING		B 1 2 UPPER			1 BRICK 3 GLASS 5 STUCCO 7 STN. 9 CONC.				
WOOD JOIST					2 FRAME 4 CONC. BLK. 6 TILE 8 MTL. GEN. H. STL.				
FIRE RESISTANT					SCHEDULE A. D.				
FIRE PROOF					NO. OF UNITS				
FLOORS		B 1 2 UPPER			AVG. UNIT SIZE				
CONCRETE					SQ. FEET PER UNIT				
WOOD					PERAL AREA RATIO				
TILE					HT.				
FINISH TYPE		B 1 2 UPPER			BASEMENT				
UNFINISHED					FIRST				
FINISHED OPEN					SECOND				
FINISHED STUCCO									
LIFE		B 1 2 UPPER							
STONE									
OFFICE									
APARTMENT					BASE PRICE				
WAREHOUSE					B.P.A.				
VACANT					SUB-TOTAL				
ADORNED					LIGHTING				
HEATING		B 1 2 UPPER			HTG./AIR-CON.				
CENTRAL WARM AIR					SPRINKLER				
HOT WATER/STEAM					PARTITIONS				
UNIT HEATERS					INTERIOR FINISH				
NONE					SF/SF PRICE				
AIR-CON.		B 1 2 UPPER			AREA/GUIDE				
CENTRAL					SUB-TOTAL				
PACKAGE/UNITS					SPECIAL FEATURES				
PLUMBING		B 1 2 UPPER			ADDITIONS				
BATH ROOMS					TOTAL BASE				
TOILET ROOMS					GRADE FACTOR % %				
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	1		C	10.10	30			01 GARAGE	18 FLYT BARR
2	2							02 GARPORT	17 BURN BARR
3	3							03 PAVG	16 PALE BARR
4	4							04 SHED	15 LEAFY TD
5	5							05 POOL	30 IMPLEMENT
6	6							06 BATHHOUSE	01 POTATY HOUSE
7	7							07 SHOP	22 MOB HOUSE
8	8							08 SHELTER	23 ANLN HOUSE
9	9							09 SCABLE	24 CAB
10	10							10 SUMMER	25 GRAMARY
11	11							11 COLAR	26 BM
12	12							12 WELL HOUSE	27 SLD
13	13							13 B.T. PAYING	28 HARVESTORE
14	14							14 CONC. PAYING	29 SLD
15	15							15 PAVING	30 MEDLE HOME
									40 MISC. BLDGS.
NO. OF GARAGES			TOTAL VALUE			5,000			

GROSS BUILDING SUMMARY											
NO.	USE	CONSTRUCTION	GRADE	AGE	REMOD.	C.O.U.	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
1	1										13,700
2	2										3,100
TOTAL GROSS VALUE										16,800	

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

FRANCIS LEONARD BELLARD JR
R.F.D. #1
POUSE RIDGE, N.Y.

R1
2

B1.2 10 16 62000 69400
69400 B

DISTRICTS WATER PARK LIGHT FIRE V-POOL

RECORD OF OWNERSHIP

652/20 221 16 (3)
EXEMPTION CODE
PROPERTY CLASS
SALE PRICE
RECORD NUMBER
SECTION NUMBER
PROPERTY ADDRESS
DATE MO. YR. TYPE LAND SALE PRICE SOURCE BUYER 3 RES 4 AGENT VALIDITY 1 2 3 4 1 2 3 4 1 2

LAND DATA & COMPUTATIONS

None	Lot	Gross	ACRES	ADJUSTED PRICE	ADJUSTED PRICE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ADJUSTED PRICE	INFLUENCE FACTOR	LAND VALUE
LOTS											
1	REAR LOT										
2	MID LOT										
3	FRONT LOT										
SQ. FT.											
1	PRIMARY SITE					30 FT.					
2	SECONDARY SITE					30 FT.					
3	DEVELOPED					30 FT.					
4	RESIDUAL					30 FT.					
ACRES											
1	PRIMARY SITE										
2	SECONDARY SITE										
3	DEVELOPED										
4	RESIDUAL										
5	REAR LOT										
6	MID LOT										
7	FRONT LOT										
8	DEVELOPED										
9	RESIDUAL										
SUMMARY OF VALUES											
TOTAL VALUE LAND											
TOTAL VALUE BLDGS										39000	
TOTAL VALUE LAND & BLDGS											

PROPERTY CLASSIFICATION CODE

100 Residential - 1st	200 Commercial - 1st
110 Residential - 2nd	210 Commercial - 2nd
120 Residential - 3rd	220 Commercial - 3rd
130 Residential - 4th	230 Commercial - 4th
140 Residential - 5th	240 Commercial - 5th
150 Residential - 6th	250 Commercial - 6th
160 Residential - 7th	260 Commercial - 7th
170 Residential - 8th	270 Commercial - 8th
180 Residential - 9th	280 Commercial - 9th
190 Residential - 10th	290 Commercial - 10th
300 Industrial - 1st	400 Public Use - 1st
310 Industrial - 2nd	410 Public Use - 2nd
320 Industrial - 3rd	420 Public Use - 3rd
330 Industrial - 4th	430 Public Use - 4th
340 Industrial - 5th	440 Public Use - 5th
350 Industrial - 6th	450 Public Use - 6th
360 Industrial - 7th	460 Public Use - 7th
370 Industrial - 8th	470 Public Use - 8th
380 Industrial - 9th	480 Public Use - 9th
390 Industrial - 10th	490 Public Use - 10th

ASSESSMENT RECORD

LAND	
BLDGS	
EX	
TOTAL	
LAND	
BLDGS	
EX	
TOTAL	
LAND	
BLDGS	
EX	
TOTAL	
LAND	
BLDGS	
EX	
TOTAL	

GENERAL PROPERTY FACTORS

RELATIVE TO STREET ELEVATION

1	2	3	4
5	6	7	8
9	10	11	12

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

Neighborhood I.D.

1	2	3	4
5	6	7	8
9	10	11	12

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.

1 BRICK
2 FRAME
3 BR. SFR

4 CONC. BLK
5 CONC. 7 STONE
6 TILED
7 MARBLE
8 MARBLE
9 MARBLE

10 BRICK
11 STUCCO
12 STUCCO
13 STUCCO
14 STUCCO
15 STUCCO
16 STUCCO
17 STUCCO
18 STUCCO
19 STUCCO
20 STUCCO
21 STUCCO
22 STUCCO
23 STUCCO
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97 STUCCO
98 STUCCO
99 STUCCO
100 STUCCO

SWELLING COMPUTATIONS

BASE PRICE 1000

BASEMENT 1000

HEATING 1000

PLUMBING 1000

ATTC 1000

ADDITIONS

TOTAL BASE

GRADE FACTOR 100

TOTAL 3450

OTHER FEATURES 400

TOTAL 3100

C & D FACTOR

REPL. COST

DEPRECIATION 25

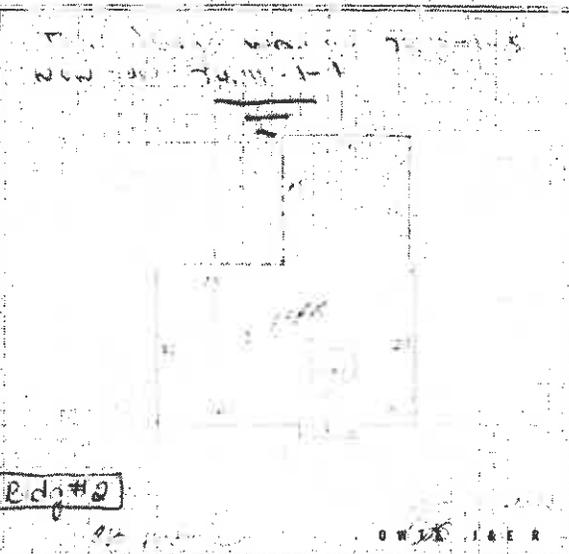
R.C.L.D. 2780

ERECTED 100

REMOVED

AGE 48

C&D RATIO



COMMERCIAL BUILDING DATA & COMPUTATIONS

ROOFING

FINISH TYPE

FINISHED OPEN

FINISHED DIVIDED

STORE

OFFICE

APARTMENT

WAREHOUSE

YACHT

ABANDONED

HEATING

CENTRAL WARM AIR

HOT WATER/STEAM

UNIT HEATERS

NONE

RENT ROOM

CENTRAL

PAGE/INSTR

PLUMBING

BATH ROOMS

TOILET ROOMS

OTHER

SPRINKLER

QTY.

ITEM DESCRIPTION

PRICE

PLUMBING FIXTURES

TOTAL GROSS VALUE

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	01	20x20		4.00	420	3%	5.00	01 GARAGE
2	02	20x20		2.00	640	3%	4.00	02 CARPORT
3	03	40x40		2.00	2800	3%	15.00	03 PATH
4	04							04 SHED
5	05							05 POOL
6	06							06 BATHHOUSE
7	07							07 SHIP
8	08							08 SHELTER
9	09							09 STABLE
10	10							10 SUMMER
11	11							11 KITCHEN
12	12							12 CELLAR
13	13							13 WELL-HOUSE
14	14							14 HSE HOUSE
15	15							15 MILK HOUSE
16	16							16 IMPLEMENT SHED
17	17							17 POULTRY HOUSE
18	18							18 CHICKEN HOUSE
19	19							19 MILK HOUSE
20	20							20 CHICKEN HOUSE
21	21							21 MILK HOUSE
22	22							22 CHICKEN HOUSE
23	23							23 MILK HOUSE
24	24							24 CHICKEN HOUSE
25	25							25 MILK HOUSE
26	26							26 CHICKEN HOUSE
27	27							27 MILK HOUSE
28	28							28 CHICKEN HOUSE
29	29							29 MILK HOUSE
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93	93							93 MILK HOUSE
94	94							94 CHICKEN HOUSE
95	95							95 MILK HOUSE
96	96							96 CHICKEN HOUSE
97	97							97 MILK HOUSE
98	98							98 CHICKEN HOUSE
99	99							99 MILK HOUSE
100	100							100 CHICKEN HOUSE

GROSS BUILDING SUMMARY

ID	USE	CONSTRUCTION	GRADE	AGE	REMO.	ORU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
T											

1 SEE DETAILS CARD
2 SEE DETAILS REPORT

TOTAL GROSS VALUE

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

FRANCIS LEONARD HALL JR
F.P.O. #1
FOUND RIDGE, N.Y.

R1

61.2 18 16 42000 69400
69400 B

ZIP CODES: WATER PARK LIGHT FIRE SCHOOL

200/12 18 16 5
DISTRICT SECTION LOT

RECORD OF OWNERSHIP

EXEMPTION CODE LAND COORDINATE

PROPERTY CLASS ZONING CARD NUMBER BOSTON NUMBER

DATE	TO	TYPE	SALE PRICE	SOURCE	VALUITY
MO	YR			BY	TO
				1 2 3 4	1 2
				1 2 3 4	1 2
				1 2 3 4	1 2

LAND DATA & COMPUTATIONS

None	Lot	Grass	ACRES	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	BLDG. FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
LOTS										
1	REGULAR LOT									
2	WIDE LOT									
3	APARTMENT SITE									
SQ. FT.										
1	PRIMARY SITE				SQ. FT.					
2	SECONDARY SITE				SQ. FT.					
3	ON ZONED				SQ. FT.					
4	RESIDUAL				SQ. FT.					
INCREASE										
1	PRIMARY SITE		ACRES							
2	SECONDARY SITE		ACRES							
3	ON ZONED		ACRES							
4	RESIDUAL		ACRES							
5	WELL BLDG		ACRES							
6	PARKING		ACRES							
7	WOODLAND		ACRES							
8	WATER		ACRES							
9	WELL BLDG		ACRES							
0	TOTAL		ACRES							
INFLUENCE FACTORS										
1	CORNER									
2	TOPOGRAPHY									
3	UNIMPROVED									
4	EXCESSIVE FRONT									
5	SHAPE OR SIZE									
6	RESTRICTIONS									
7	DISCREPANCY									
8	WELL									
SUMMARY OF VALUES										
TOTAL VALUE LAND								12700		
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND & BLDGS.										

PROPERTY CLASSIFICATION CODE

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
100 - Residential - Single Detached	LAND
110 - Residential - Two Family	BLDG.
120 - Residential - Three Family	BLDG.
130 - Residential - Four Family	BLDG.
140 - Residential - Five Family	BLDG.
150 - Residential - Six Family	BLDG.
160 - Residential - Seven Family	BLDG.
170 - Residential - Eight Family	BLDG.
180 - Residential - Nine Family	BLDG.
190 - Residential - Ten Family	BLDG.
200 - Residential - Commercial	BLDG.
210 - Residential - Industrial	BLDG.
220 - Residential - Office	BLDG.
230 - Residential - Retail	BLDG.
240 - Residential - Restaurant	BLDG.
250 - Residential - Entertainment	BLDG.
260 - Residential - Public	BLDG.
270 - Residential - Religious	BLDG.
280 - Residential - Educational	BLDG.
290 - Residential - Health	BLDG.
300 - Residential - Other	BLDG.

MEMORANDA	ASSESSMENT RECORD
	LAND
	BLDG.
	EX.
	TOTAL

GENERAL PROPERTY FACTORS				RESIDENTIAL NEIGHBORHOOD & LOT FACTORS			
RELATIVE RESPONSIBILITY TO STREET BLANKET				NEIGHBORHOOD USE			
1 HIGH 2 MEDIUM 3 LOW 4 NONE				1 RURAL 2 URBAN 3 SUBURBAN 4 SUBURBAN			
1 GOOD 2 FAIR 3 POOR 4 VERY POOR				1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE			
1 WALKWAY 2 DRIVEWAY 3 ALLEY 4 NONE				1 IMPROVED 2 STATIC 3 DECLINING 4 UNIMPROVED 5 NONE			
1 YES 2 NO				1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE			
1 EXCELLENT 2 VERY GOOD 3 GOOD 4 FAIR 5 POOR 6 VERY POOR				1 TYPICAL 2 POOR 3 BETTER 4 NONE			

BUILDINGS PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.S.

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 B1.2 R1

192

LOCATION

30900 63500

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	✓ 42000				42000	42000			
IMPROVEMENTS	25600				26600	27400			
TOTAL	67600				68600	69400			

OWNERSHIP	LATE	PERMITS	PROPERTY FACTORS		
Federal Road 11/2 of 1/2 acre			STREET	IMPROVEMENTS	TOPOGRAPHY
			PAVED	✓ WATER	LEVEL
			SEMI-IMPROVED	SEWER	HIGH
			DIRT	GAS	LOW
			SIDEWALK	ELECTRICITY	HILLS
				SEPTIC TANK	SWAMPY

PERMITS				LAND VALUE COMPUTATIONS AND SUMMARY					
DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	UNIT PRICE	AREA	PL. FT. VALUE	ADJUSTMENT
10-1-69	STUDIO	6000	10-1-69	40	100	4000	4000		
				77	100	2000	15400		

COMMENTS

REPAIR

10-1-69

	1969	1968	
TOTAL VALUE LAND	84000	84000	24000
TOTAL VALUE BUILDINGS	58600	58200	51800
TOTAL VALUE LAND & BUILDINGS	142600	142200	75800

139500

WILLIAM J. BRADSHAW, COMPANY, INC.
SUNNYSIDE, N.Y. 10080

BUILDING VALUE CALCULATION				PRINCIPAL BUILDING DESCRIPTION				GROUND PLAN SKETCH							
TAX ID	AREA OR SQUARE FEET	UNIT COST	TOTAL	BUILDING CLASS	OBSERVED PHYSICAL CONDITION		EFFECTIVE AGE								
See	2600	2278	47260	R.F.	Good	Fair	Year								
ADDITIONS AND DEDUCTIONS				TYPE AND USE											
1	280	240	6720	1 Family Dwelling	Type: Flat	Roof: Gable	Plumbing: Water Only								
2			2249	2 Family Dwelling	Wp. Control	Roof: Mansard	No. Bathrooms (3 Flr) 2								
3			16565	Other	Mansard	Roof: Mansard	No. Toilet Roms. (2 Flr) 2								
4				FOUNDATION	Roofing: Papered Roll	Roofing: Papered Roll	No. Single Fixtures								
5				Concrete Walls	Build-up Asphalt or T & G	Build-up Asphalt or T & G	Sepic Tank								
6				Wood or Block Walls	Wood or Comp. Shingle	Wood or Comp. Shingle	HEATING								
7				Block	Wood	Wood	Stove or Unit Heaters								
8	2200	12	26400	STAIRS AND ESCALATORS	ASBESTOS	Washed	Hot Air Pipelines								
9				Stairs 1	Refrigerated	Refrigerated	Piped (Gravity)								
10				Split Level	Area Supplied	Area Supplied	Forced Circulation								
				8 Rooms	FLOORS	Softwood	Stove								
				14 Rooms	Hardwood	Hardwood	Hot Water or Vapor								
				24 Rooms	Concrete	Concrete	Radiant, Concealed								
				EXT. WALL CONSTR.	Tile Flrs: Bath, Kitchen	Tile Flrs: Bath, Kitchen	Fuel: Coal, Gas, Oil								
				Frames with Veneer, Plaster or Stucco	INTERIOR FINISH	Walls Unfinished	Oil Burner, Coal Stove								
				Concrete Block or Tile	Walls Unfinished	Walls Unfinished	BASINETS								
				Stucco on Block or Tile	Plaster	Plaster	None, Full								
				Brick Solid	Doors and Trim	Softwood, Hardwood	None								
				Brick, Veneer	Softwood, Hardwood	Trim Wall: Bath, Kitchen	Finished								
				Stone Solid	Trim Wall: Bath, Kitchen	Trim Wall: Bath, Kitchen	Unfinished								
				Stone Veneer	Plumbing	Plumbing	Finished								
				Other	Natural, Artificial	Natural, Artificial	Finished								
TOTAL REPLACEMENT COST \$54720				LAYOUT & REMARKS											
Cost Conversion Factor 715%				7/18/67 5000 S. STATE ST											
Replacement Cost 62220				B - 1 BR 42000 FV											
				L - 2 - 2 BR											
DEPRECIATION AND OBSOLESCENCE															
DEPRECIATION															
a. Effective Age Depreciation	35%														
b. Observed Physical Condition	4%														
c. Total Depreciation (a+b)	39%														
d. Net Condition (100-a)	65%														
OBSOLESCENCE															
a. Overimprovement	0%														
b. Underimprovement	0%														
c. Other	10%														
d. Net Condition (100-a-c)	90%														
e. FINAL NET CONDITION (d+b)	58.5%														
SUMMARY OF APPRAISED VALUE				DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS											
Principal Building Appraisal	58200														
Other Principal Buildings Appraisal	4500														
Accessory Buildings Appraisal	8600														
Total Building Appraisal	51300														

FRANCIS LEONARD KELLOGG JR

ASSESSMENT RECORD TOWN OF BEDFORD

2 42

ZONED 10

18

16

LOCATION _____

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

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

PERMITS				LAND VALUE COMPUTATIONS AND SUMMARY					
DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	DEPT. ADJ.	DEPT. FACTOR	ADJ. VALUE	ADJUSTMENT
10/57	245-3 POOL HSE DECK	\$4,500							

COMMENTS									
TOTAL VALUE LAND									
TOTAL VALUE BUILDINGS									
TOTAL VALUE LAND & BUILDINGS									

WILLIAM J. RICHARDS, COMPANY, INC.
ROSELAND, NEW YORK

BUILDING VALUE CALCULATION				PRINCIPAL BUILDING DESCRIPTION				GROUND PLAN SKETCH																																																																																																																																
ITEM NO.	AREA OR FRONT	UNIT COST	TOTAL	BUILDING CLASS	OBSERVED PHYSICAL CONDITION			EFFECTIVE AGE																																																																																																																																
Base				TYPE AND USE	Good	Normal	Fair	Def.																																																																																																																																
Base	867	1285	111277	RA	Good	Normal	Fair	Def.																																																																																																																																
ADDITIONS AND DEDUCTIONS				<table border="1"> <tr> <td>1 Family Dwelling</td> <td>2 Family Dwelling</td> <td>Other</td> </tr> <tr> <td>1 FOUNDATION</td> <td>2 FLOORS</td> <td>3 EXT. WALL CONSTR.</td> </tr> <tr> <td>Concrete Walls</td> <td>Wood or Block Floor</td> <td>Block</td> </tr> <tr> <td>Stone</td> <td>STAIRS AND ROOMS</td> <td>Stairs</td> </tr> <tr> <td>Split Level</td> <td>B Rooms</td> <td>1a Rooms</td> </tr> <tr> <td>2a Rooms</td> <td>3</td> <td>2a Rooms</td> </tr> <tr> <td>2</td> <td>3</td> <td>3</td> </tr> <tr> <td>Frame with Wood Siding</td> <td>Concrete Block or Tile</td> <td>Stucco or Block or Tile</td> </tr> <tr> <td>Block Solid</td> <td>Brick, Veneer</td> <td>Stone Veneer</td> </tr> <tr> <td>Other</td> <td>Other</td> <td>Other</td> </tr> </table>					1 Family Dwelling	2 Family Dwelling	Other	1 FOUNDATION	2 FLOORS	3 EXT. WALL CONSTR.	Concrete Walls	Wood or Block Floor	Block	Stone	STAIRS AND ROOMS	Stairs	Split Level	B Rooms	1a Rooms	2a Rooms	3	2a Rooms	2	3	3	Frame with Wood Siding	Concrete Block or Tile	Stucco or Block or Tile	Block Solid	Brick, Veneer	Stone Veneer	Other	Other	Other																																																																																																		
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Frame with Wood Siding	Concrete Block or Tile	Stucco or Block or Tile																																																																																																																																						
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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:

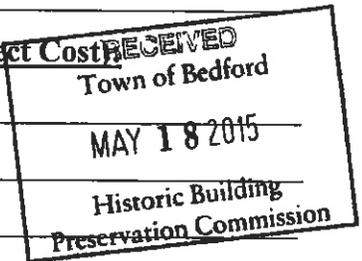
Name /Address: Vlq Bochimska 1198th St, Brooklyn NY
Phone: 718 788 7828 Fax: _____ E-Mail: vbochimska@gmail.com

Identification of Property:

Bedford Tax Map Designation: Section 2311 Block 1 Lot 16 Area _____ Zoning District: 4A
Project Address: 44-52 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

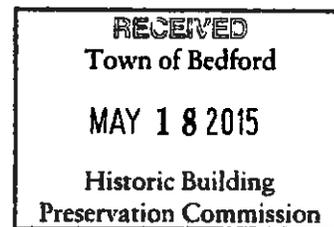
With reference to the above, a building permit application has been submitted for the construction of shed dormers in the front and rear of an existing residence, addition of a screened porch in the rear of the residence, and alteration of an existing window to create a door to allow for entry and exit. 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.

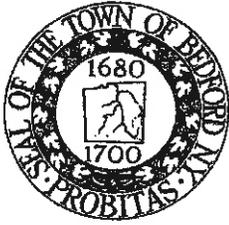
Building and Impervious calculations required which may result in a revision of this DENIAL LETTER

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		
Owner: Alpert, Alan				
Garage - Detached Frame				
8/26/1949	PERMIT #:2608-void	VOID		
Owner:				
Add a Bath				
11/21/2013	PERMIT #:77-100-549	APPROVED	2013-1798	11/21/2013
Owner: 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
Owner: 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
Owner: Alpert, Alan				
Chicken coop				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-552	APPROVED	2013-1801	11/21/2013
Owner: Alpert, Alan				
Storage shed - 12x8				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-554	APPROVED	2013-1802	11/21/2013
Owner: Alpert, Alan				
Detached garage				
Inspected - 11/20/2013 - visible only				
11/21/2013	PERMIT #:77-100-553	APPROVED	2013-1803	11/21/2013
Owner: Alpert, Alan				
Outhouse - 4x5				
Inspected - 11/20/2013				

ALLEN & ROBERTS ADJUTANT
 150 WEST 10TH ST
 NEW YORK, N.Y. 10011

O&V
 R1
 7

3.9 15 10 3900 12200

73.11-1-16

RECORD OF OWNERSHIP

WATER PARK LIGHT FIRE SCHOOL
 DISTRICT SECTION LOT

EXEMPTION CODE

PROPERTY CLASS ZONING

44-52 Ape Tng Lane

PROPERTY ADDRESS

DATE TYPE SALE PRICE

NO. TR. LAND L&T

SOURCE 1 BUYER 2 SELLER 3 FEE 4 ADJUTANT

VALUITY 1 YES 2 NO

ROUTING NUMBER

GRID COORDINATE

LAND DATA & COMPUTATIONS

Acres	Lot	Gross	Effective Frontage	Effective Depth	Unit Price	Depth Factor	Actual Price	Influence Factor	Land Value
2.90	1	3900	30.0	30.0	9000				26100
	2								X121
	3								31600
	4								
	5								
	6								
	7								
	8								
	9								
	0	TOTAL							

SUMMARY OF VALUES

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

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

NEIGHBORHOOD L.D.	APPROXIMATELY	FEET
LEVEL	EXCELLENT	GOOD
TO DRIVEWAY RATING	IMPROVED	UNIMPROVED
TO STREET RATING	FRONTING TRAFFIC	HEAVY
TO ALLEY RATING	COMPARISON TO NEIGHBORING PROPERTIES	LOT
TO SIDEWALK RATING	1. TYPICAL	2. PROPER
TO UTILITY RATING	3. BETTER	4. NONE
TO WATER RATING	IMPROVEMENTS	1
TO SEWER RATING	1. EXCELLENT	2. VERY GOOD
TO PUBLIC RATING	3. AVERAGE	4. FAIR
TO PRIVATE RATING	5. POOR	6. VERY POOR

PROPERTY CLASSIFICATION CODE

100 - Residential - Single Detached	101 - Residential - Single Attached	102 - Residential - Two-Family	103 - Residential - Three-Family	104 - Residential - Four-Family	105 - Residential - Five-Family	106 - Residential - Six-Family	107 - Residential - Seven-Family	108 - Residential - Eight-Family	109 - Residential - Nine-Family	110 - Residential - Ten-Family
200 - Commercial - Retail	201 - Commercial - Office	202 - Commercial - Industrial	203 - Commercial - Warehouse	204 - Commercial - Storage	205 - Commercial - Office/Industrial	206 - Commercial - Office/Industrial	207 - Commercial - Office/Industrial	208 - Commercial - Office/Industrial	209 - Commercial - Office/Industrial	210 - Commercial - Office/Industrial
300 - Public - School	301 - Public - Church	302 - Public - Synagogue	303 - Public - Mosque	304 - Public - Other	305 - Public - Other	306 - Public - Other	307 - Public - Other	308 - Public - Other	309 - Public - Other	310 - Public - Other
400 - Institutional - Hospital	401 - Institutional - Prison	402 - Institutional - Jail	403 - Institutional - Other	404 - Institutional - Other	405 - Institutional - Other	406 - Institutional - Other	407 - Institutional - Other	408 - Institutional - Other	409 - Institutional - Other	410 - Institutional - Other
500 - Agricultural - Farm	501 - Agricultural - Orchard	502 - Agricultural - Vineyard	503 - Agricultural - Other	504 - Agricultural - Other	505 - Agricultural - Other	506 - Agricultural - Other	507 - Agricultural - Other	508 - Agricultural - Other	509 - Agricultural - Other	510 - Agricultural - Other

ASSESSMENT RECORD

LAND	31600
BLDG.	37600
EX	
TOTAL	69200

MEMORANDA

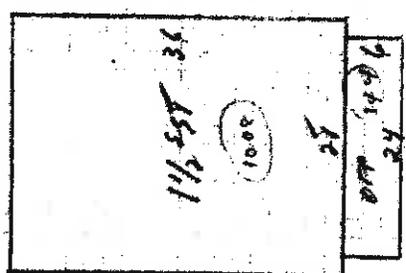
no chg 5/20/79
 HR 5/28/79

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.

COMMERCIAL BUILDING DATA & COMPUTATIONS

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



OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
01	GARAGE						16 FLAT BARN
02	CARPENT						17 BANK BARN
03	PATIO						18 POLE BARN
04	SHED						19 LEAN-TO
05	POOL						20 TRIPLEMENT SHED
06	BATHHOUSE						21 PORITY HOUSE
07	SHOP						22 HOGHOUSE
08	SHELTER						23 MILK HOUSE
09	STABLE						24 CRIB
10	SUMMER						25 GRANARY
11	KITCHEN						26 BIN
12	CELLAR						27 SLD
13	WELL HOUSE						28 HARVESTORE SLD
14	B.T. PAVING						29 CABIN
15	CONC. PAVING						30 MOBILE HOME
16	MISC. BLDGS.						00 MISC. BLDGS.

GROSS BUILDING SUMMARY

A.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT. I. REMOD.	C.D.U.	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
TOTAL VALUE											
NO. OF ENTRIES											
1 SEE DETAILED CARD											
2 SEE DETAILED REPORT											

DATE 11-6-73 BY PC

TOTAL GROSS VALUE

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

C.D.U. FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING

10-688

RECORD OF OWNERSHIP
 PARK LIGHT FIRE SCHOOL
 DISTRICT SECTION LOT
 2109 10 10

BLANK RUBENKA ALPERT
 ASPERING RENO
 BEDFORD NEW YORK
 2-9-15 10 2900 12200
 B

PROPERTY ADDRESS
 Apartment Lane
 GRID COORDINATE
 0202 91
 CARD NUMBER ROUTING NUMBER

NO.	DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
1		1		1 BUYER 3 FEE	1 YES
2		1		2 SELLER 4 AGENT	2 NO
3		1			
4		1			
5		1			
6		1			
7		1			
8		1			
9		1			
10		1			

PROPERTY CLASSIFICATION CODE		ASSESSMENT RECORD	
100 - Residential - 1st Floor	1974	LAND	
101 - Residential - 2nd Floor		BLDGS.	
102 - Residential - 3rd Floor		EX	
103 - Residential - 4th Floor		TOTAL	
104 - Residential - 5th Floor		LAND	
105 - Residential - 6th Floor		BLDGS.	
106 - Residential - 7th Floor		EX	
107 - Residential - 8th Floor		TOTAL	
108 - Residential - 9th Floor		LAND	
109 - Residential - 10th Floor		BLDGS.	
110 - Residential - 11th Floor		EX	
111 - Residential - 12th Floor		TOTAL	
112 - Residential - 13th Floor		LAND	
113 - Residential - 14th Floor		BLDGS.	
114 - Residential - 15th Floor		EX	
115 - Residential - 16th Floor		TOTAL	
116 - Residential - 17th Floor		LAND	
117 - Residential - 18th Floor		BLDGS.	
118 - Residential - 19th Floor		EX	
119 - Residential - 20th Floor		TOTAL	
120 - Residential - 21st Floor		LAND	
121 - Residential - 22nd Floor		BLDGS.	
122 - Residential - 23rd Floor		EX	
123 - Residential - 24th Floor		TOTAL	
124 - Residential - 25th Floor		LAND	
125 - Residential - 26th Floor		BLDGS.	
126 - Residential - 27th Floor		EX	
127 - Residential - 28th Floor		TOTAL	
128 - Residential - 29th Floor		LAND	
129 - Residential - 30th Floor		BLDGS.	
130 - Residential - 31st Floor		EX	
131 - Residential - 32nd Floor		TOTAL	
132 - Residential - 33rd Floor		LAND	
133 - Residential - 34th Floor		BLDGS.	
134 - Residential - 35th Floor		EX	
135 - Residential - 36th Floor		TOTAL	
136 - Residential - 37th Floor		LAND	
137 - Residential - 38th Floor		BLDGS.	
138 - Residential - 39th Floor		EX	
139 - Residential - 40th Floor		TOTAL	
140 - Residential - 41st Floor		LAND	
141 - Residential - 42nd Floor		BLDGS.	
142 - Residential - 43rd Floor		EX	
143 - Residential - 44th Floor		TOTAL	
144 - Residential - 45th Floor		LAND	
145 - Residential - 46th Floor		BLDGS.	
146 - Residential - 47th Floor		EX	
147 - Residential - 48th Floor		TOTAL	
148 - Residential - 49th Floor		LAND	
149 - Residential - 50th Floor		BLDGS.	
150 - Residential - 51st Floor		EX	
151 - Residential - 52nd Floor		TOTAL	
152 - Residential - 53rd Floor		LAND	
153 - Residential - 54th Floor		BLDGS.	
154 - Residential - 55th Floor		EX	
155 - Residential - 56th Floor		TOTAL	
156 - Residential - 57th Floor		LAND	
157 - Residential - 58th Floor		BLDGS.	
158 - Residential - 59th Floor		EX	
159 - Residential - 60th Floor		TOTAL	
160 - Residential - 61st Floor		LAND	
161 - Residential - 62nd Floor		BLDGS.	
162 - Residential - 63rd Floor		EX	
163 - Residential - 64th Floor		TOTAL	
164 - Residential - 65th Floor		LAND	
165 - Residential - 66th Floor		BLDGS.	
166 - Residential - 67th Floor		EX	
167 - Residential - 68th Floor		TOTAL	
168 - Residential - 69th Floor		LAND	
169 - Residential - 70th Floor		BLDGS.	
170 - Residential - 71st Floor		EX	
171 - Residential - 72nd Floor		TOTAL	
172 - Residential - 73rd Floor		LAND	
173 - Residential - 74th Floor		BLDGS.	
174 - Residential - 75th Floor		EX	
175 - Residential - 76th Floor		TOTAL	
176 - Residential - 77th Floor		LAND	
177 - Residential - 78th Floor		BLDGS.	
178 - Residential - 79th Floor		EX	
179 - Residential - 80th Floor		TOTAL	
180 - Residential - 81st Floor		LAND	
181 - Residential - 82nd Floor		BLDGS.	
182 - Residential - 83rd Floor		EX	
183 - Residential - 84th Floor		TOTAL	
184 - Residential - 85th Floor		LAND	
185 - Residential - 86th Floor		BLDGS.	
186 - Residential - 87th Floor		EX	
187 - Residential - 88th Floor		TOTAL	
188 - Residential - 89th Floor		LAND	
189 - Residential - 90th Floor		BLDGS.	
190 - Residential - 91st Floor		EX	
191 - Residential - 92nd Floor		TOTAL	
192 - Residential - 93rd Floor		LAND	
193 - Residential - 94th Floor		BLDGS.	
194 - Residential - 95th Floor		EX	
195 - Residential - 96th Floor		TOTAL	
196 - Residential - 97th Floor		LAND	
197 - Residential - 98th Floor		BLDGS.	
198 - Residential - 99th Floor		EX	
199 - Residential - 100th Floor		TOTAL	
200 - Residential - 101st Floor		LAND	
201 - Residential - 102nd Floor		BLDGS.	
202 - Residential - 103rd Floor		EX	
203 - Residential - 104th Floor		TOTAL	
204 - Residential - 105th Floor		LAND	
205 - Residential - 106th Floor		BLDGS.	
206 - Residential - 107th Floor		EX	
207 - Residential - 108th Floor		TOTAL	
208 - Residential - 109th Floor		LAND	
209 - Residential - 110th Floor		BLDGS.	
210 - Residential - 111th Floor		EX	
211 - Residential - 112th Floor		TOTAL	
212 - Residential - 113th Floor		LAND	
213 - Residential - 114th Floor		BLDGS.	
214 - Residential - 115th Floor		EX	
215 - Residential - 116th Floor		TOTAL	
216 - Residential - 117th Floor		LAND	
217 - Residential - 118th Floor		BLDGS.	
218 - Residential - 119th Floor		EX	
219 - Residential - 120th Floor		TOTAL	
220 - Residential - 121st Floor		LAND	
221 - Residential - 122nd Floor		BLDGS.	
222 - Residential - 123rd Floor		EX	
223 - Residential - 124th Floor		TOTAL	
224 - Residential - 125th Floor		LAND	
225 - Residential - 126th Floor		BLDGS.	
226 - Residential - 127th Floor		EX	
227 - Residential - 128th Floor		TOTAL	
228 - Residential - 129th Floor		LAND	
229 - Residential - 130th Floor		BLDGS.	
230 - Residential - 131st Floor		EX	
231 - Residential - 132nd Floor		TOTAL	
232 - Residential - 133rd Floor		LAND	
233 - Residential - 134th Floor		BLDGS.	
234 - Residential - 135th Floor		EX	
235 - Residential - 136th Floor		TOTAL	
236 - Residential - 137th Floor		LAND	
237 - Residential - 138th Floor		BLDGS.	
238 - Residential - 139th Floor		EX	
239 - Residential - 140th Floor		TOTAL	
240 - Residential - 141st Floor		LAND	
241 - Residential - 142nd Floor		BLDGS.	
242 - Residential - 143rd Floor		EX	
243 - Residential - 144th Floor		TOTAL	
244 - Residential - 145th Floor		LAND	
245 - Residential - 146th Floor		BLDGS.	
246 - Residential - 147th Floor		EX	
247 - Residential - 148th Floor		TOTAL	
248 - Residential - 149th Floor		LAND	
249 - Residential - 150th Floor		BLDGS.	
250 - Residential - 151st Floor		EX	
251 - Residential - 152nd Floor		TOTAL	
252 - Residential - 153rd Floor		LAND	
253 - Residential - 154th Floor		BLDGS.	
254 - Residential - 155th Floor		EX	
255 - Residential - 156th Floor		TOTAL	
256 - Residential - 157th Floor		LAND	
257 - Residential - 158th Floor		BLDGS.	
258 - Residential - 159th Floor		EX	
259 - Residential - 160th Floor		TOTAL	
260 - Residential - 161st Floor		LAND	
261 - Residential - 162nd Floor		BLDGS.	
262 - Residential - 163rd Floor		EX	
263 - Residential - 164th Floor		TOTAL	
264 - Residential - 165th Floor		LAND	
265 - Residential - 166th Floor		BLDGS.	
266 - Residential - 167th Floor		EX	
267 - Residential - 168th Floor		TOTAL	
268 - Residential - 169th Floor		LAND	
269 - Residential - 170th Floor		BLDGS.	
270 - Residential - 171st Floor		EX	
271 - Residential - 172nd Floor		TOTAL	
272 - Residential - 173rd Floor		LAND	
273 - Residential - 174th Floor		BLDGS.	
274 - Residential - 175th Floor		EX	
275 - Residential - 176th Floor		TOTAL	
276 - Residential - 177th Floor		LAND	
277 - Residential - 178th Floor		BLDGS.	
278 - Residential - 179th Floor		EX	
279 - Residential - 180th Floor		TOTAL	
280 - Residential - 181st Floor		LAND	
281 - Residential - 182nd Floor		BLDGS.	
282 - Residential - 183rd Floor		EX	
283 - Residential - 184th Floor		TOTAL	
284 - Residential - 185th Floor		LAND	
285 - Residential - 186th Floor		BLDGS.	
286 - Residential - 187th Floor		EX	
287 - Residential - 188th Floor		TOTAL	
288 - Residential - 189th Floor		LAND	
289 - Residential - 190th Floor		BLDGS.	
290 - Residential - 191st Floor		EX	
291 - Residential - 192nd Floor		TOTAL	
292 - Residential - 193rd Floor		LAND	
293 - Residential - 194th Floor		BLDGS.	
294 - Residential - 195th Floor		EX	
295 - Residential - 196th Floor		TOTAL	
296 - Residential - 197th Floor		LAND	
297 - Residential - 198th Floor		BLDGS.	
298 - Residential - 199th Floor		EX	
299 - Residential - 200th Floor		TOTAL	
300 - Residential - 201st Floor		LAND	
301 - Residential - 202nd Floor		BLDGS.	
302 - Residential - 203rd Floor		EX	
303 - Residential - 204th Floor		TOTAL	
304 - Residential - 205th Floor		LAND	
305 - Residential - 206th Floor		BLDGS.	
306 - Residential - 207th Floor		EX	
307 - Residential - 208th Floor		TOTAL	
308 - Residential - 209th Floor		LAND	
309 - Residential - 210th Floor		BLDGS.	
310 - Residential - 211th Floor		EX	
311 - Residential - 212th Floor		TOTAL	
312 - Residential - 213th Floor		LAND	
313 - Residential - 214th Floor		BLDGS.	
314 - Residential - 215th Floor		EX	
315 - Residential - 216th Floor		TOTAL	
316 - Residential - 217th Floor		LAND	
317 - Residential - 218th Floor		BLDGS.	
318 - Residential - 219th Floor		EX	
319 - Residential - 220th Floor		TOTAL	
320 - Residential - 221st Floor		LAND	
321 - Residential - 222nd Floor		BLDGS.	
322 - Residential - 223rd Floor		EX	
323 - Residential - 224th Floor		TOTAL	
324 - Residential - 225th Floor		LAND	
325 - Residential - 226th Floor		BLDGS.	
326 - Residential - 227th Floor		EX	
327 - Residential - 228th Floor		TOTAL	
328 - Residential - 229th Floor		LAND	
329 - Residential - 230th Floor		BLDGS.	
330 - Residential - 231st Floor		EX	
331 - Residential - 232nd Floor		TOTAL	
332 - Residential - 233rd Floor		LAND	
333 - Residential - 234th Floor		BLDGS.	
334 - Residential - 235th Floor		EX	
335 - Residential - 236th Floor		TOTAL	
336 - Residential - 237th Floor		LAND	
337 - Residential - 238th Floor		BLDGS.	
338 - Residential - 239th Floor		EX	
339 - Residential - 240th Floor		TOTAL	
340 - Residential - 241st Floor		LAND	
341 - Residential - 242nd Floor		BLDGS.	
342 - Residential - 243rd Floor		EX	
343 - Residential - 244th Floor		TOTAL	
344 - Residential - 245th Floor		LAND	
345 - Residential - 246th Floor		BLDGS.	
346 - Residential - 247th Floor		EX	
347 - Residential - 248th Floor		TOTAL	
348 - Residential - 249th Floor		LAND	
349 - Residential - 250th Floor		BLDGS.	
350 - Residential - 251st Floor		EX	
351 - Residential - 252nd Floor		TOTAL	
352 - Residential - 253rd Floor		LAND	
353 - Residential - 254th Floor		BLDGS.	
354 - Residential - 255th Floor		EX	
355 - Residential - 256th Floor		TOTAL	
356 - Residential - 257th Floor		LAND	
357 - Residential - 258th Floor		BLDGS.	
358 - Residential - 259th Floor		EX	
359 - Residential - 260th Floor		TOTAL	
360 - Residential - 261st Floor		LAND	
361 - Residential - 262nd Floor		BLDGS.	
362 - Residential - 263rd Floor		EX	
363 - Residential - 264th Floor		TOTAL	
364 - Residential - 265th Floor		LAND	
365 - Residential - 266th Floor		BLDGS.	
366 - Residential - 267th Floor		EX	
367 - Residential - 268th Floor		TOTAL	
368 - Residential - 269th Floor		LAND	
369 - Residential - 270th Floor		BLDGS.	
370 - Residential - 271st Floor		EX	
371 - Residential - 272nd Floor		TOTAL	
372 - Residential - 273rd Floor		LAND	
373 - Residential - 274th Floor		BLDGS.	
374 - Residential - 275th Floor		EX	
375 - Residential - 2			

COMMERCIAL BUILDING DATA & COMPUTATIONS

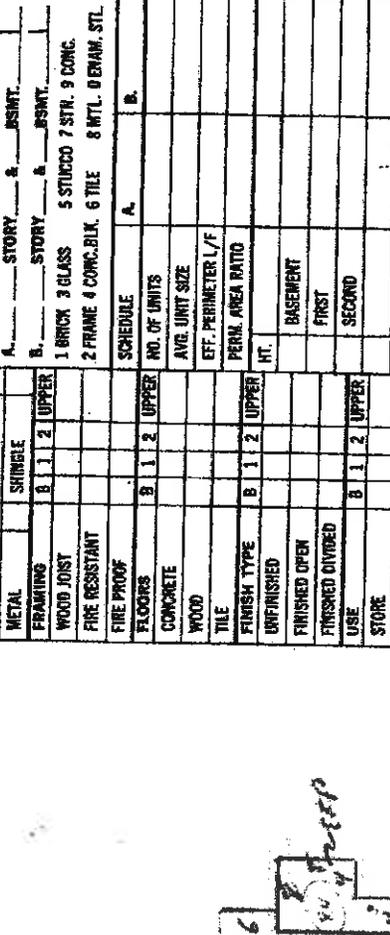
ROOFING: METAL, FRAMING, WOOD JOIST, FIRE RESISTANT, FIRE PROOF, FLOORS, CONCRETE, WOOD, TILE, FINISH TYPE, UNFINISHED, FINISHED OPEN, FINISHED DIVIDED, USE, STORE, OFFICE, APARTMENT, WAREHOUSE, VACANT, ABANDONED, HEATING, CENTRAL WARM AIR, HOT WATER/STEAM, UNIT HEATERS, NONE, AIR CON., PACKAGE/UNITS, PLUMBING, BATH ROOMS, TOILET ROOMS, OTHER, SPRINKLER, QTY.

CONSTRUCTION: A. STORY, B. STORY, 1. BRICK, 2. FRAME, 3. GLASS, 4. CONC. BLK., 5. STUCCO, 6. TILE, 7. 9 CONC., 8. WTL., 9. EXTER. STL.

SCHEDULE: A, B

NO. OF UNITS, AVG. UNIT SIZE, EFF. PERIMETER L/F, PERIM. AREA RATIO, HT.

BASE PRICE, S.P.A., SUBS TOTAL, LIGHTING, HTG./AIR CON., SPRINKLER, PARTITIONS, INTERIOR FINISH, SF/CF PRICE, AREA/CUBE, SUB TOTAL, SPECIAL FEATURES, ADDITIONS, TOTAL BASE, GRADE FACTOR, REPL. COST, PRICE



27
25 19R
19R
6
29
11
CONTE

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
01	Garage	22x80	C	5100	45%		5000	01 GARAGE
02	Carport							02 CARPORT
03	Patio							03 PATIO
04	Shed							04 SHED
05	Pool							05 POOL
06	Bathroom							06 BATHROOM
07	Shop							07 SHOP
08	Shelter							08 SHELTER
09	Stable							09 STABLE
10	Summer							10 SUMMER
11	Kitchen							11 KITCHEN
12	Well House							12 WELL HOUSE
13	B.T. Paving							13 B.T. PAVING
14	Conc. Paving							14 CONC. PAVING
15	Paving							15 PAVING
16	Flat Barn							16 FLAT BARN
17	Barn							17 BARN
18	Pole Barn							18 POLE BARN
19	Lean-to							19 LEAN-TO
20	Implement Shed							20 IMPLEMENT SHED
21	Poultry House							21 POULTRY HOUSE
22	Hog House							22 HOG HOUSE
23	Milk House							23 MILK HOUSE
24	Crig							24 CRIG
25	Granary							25 GRANARY
26	Bin							26 BIN
27	Silo							27 SILO
28	Harvestore							28 HARVESTORE
29	Cabin							29 CABIN
30	Mobile Home							30 MOBILE HOME
00	Misc. Bldgs.							00 MISC. BLDGS.

GROSS BUILDING SUMMARY

L.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT. I. REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
T											

DWELLING COMPUTATIONS

BASE PRICE	16990
BASMENT	2600
HEATING	810
PLUMBING	1500
ATTIC	
ADDITIONS	1100
TOTAL BASE	13180
GRADE FACTOR	100
TOTAL	13200
OTHER FEATURES	
TOTAL	13200
C & D FACTOR	
REPL. COST	13200
DEPRECIATION	90
R.C.L.D.	7900
ERECTED	1918
REMODELED	
AGE	15
CDU RATING	F

EXTERIOR WALLS: 7 STONE, 8 METAL, 9 CONCRETE

LIVING ACCOMMODATIONS: 1 BED ROOM, 2 FAMILY ROOMS, 0 BATHS

BASEMENT: NONE

HEATING: NONE

PLUMBING: NONE

ATTIC: NONE

OTHER FEATURES: NONE

MASONRY TRIM: NONE

MODERNIZED KITCHEN: NONE

ESMT. REC. ROOM: NONE

FR. BSHF. L.A.: NONE

ESMT. GARAGE: NONE

ATTACHED GARAGE: NONE

SUPPLEMENTARY OBSERVATIONS

1 GOOD, 2 FAIR, 3 POOR, 4 NONE

1 DETAILING, 2 FINISHING, 3 INTERIOR, 4 EXTERIOR, 5 ROOFING, 6 FOUNDATION, 7 STRUCTURE, 8 MECHANICAL, 9 ELECTRICAL, 10 PLUMBING, 11 HEATING, 12 COOKING, 13 BATHING, 14 SLEEPING, 15 RECREATION, 16 STORAGE, 17 TRAVEL, 18 VISUAL, 19 SOUND, 20 VIBRATION, 21 AIR QUALITY, 22 WATER QUALITY, 23 SOIL, 24 CLIMATE, 25 ENVIRONMENTAL

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

DATE 11-6-73 BY P6

1 SEE DETAILED CARD
 2 SEE DETAILED REPORT

1 BRICK, 2 FRAME, 3 CONC. BLK., 4 STUCCO, 5 TILE, 6 WTL., 7 EXTER. STL.

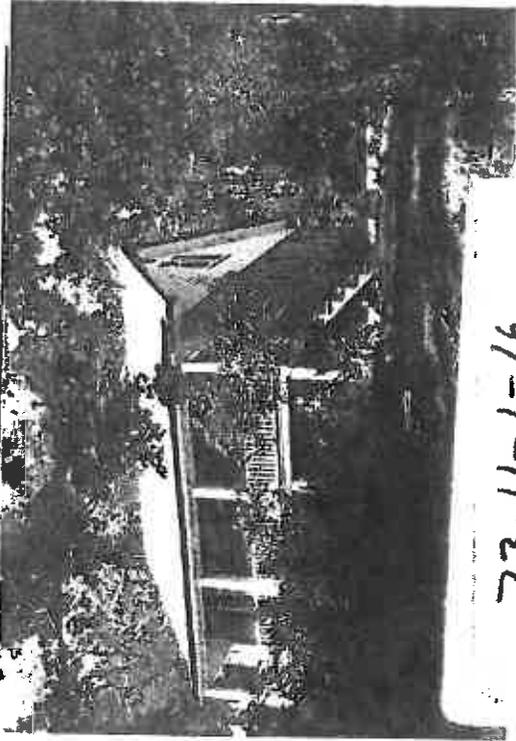
1 BRICK, 2 FRAME, 3 CONC. BLK., 4 STUCCO, 5 TILE, 6 WTL., 7 EXTER. STL.

1 BRICK, 2 FRAME, 3 CONC. BLK., 4 STUCCO, 5 TILE, 6 WTL., 7 EXTER. STL.

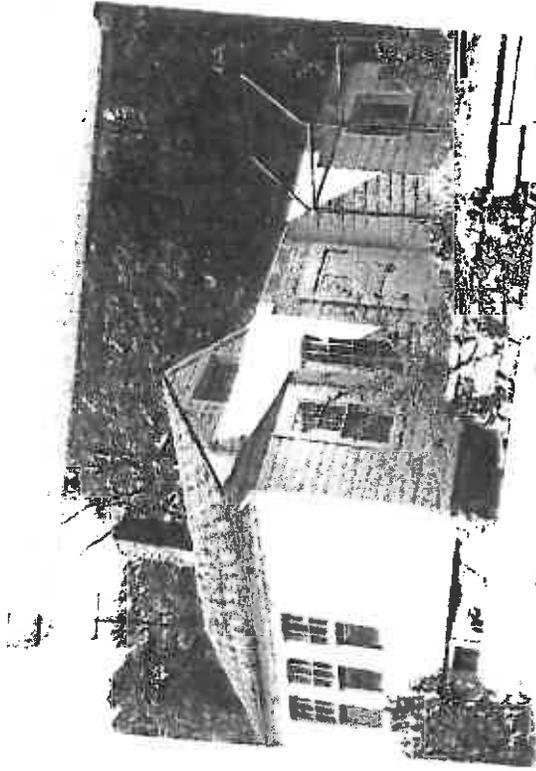
PARCEL ID#: 73,11-1-16

PROPERTY LOCATION:

44-52 Aspatong, Va



73,11-1-16



73,11-1-16

PARCEL ID#: _____

PROPERTY LOCATION: _____

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED

LOCATION Aspitany Lane 207

4A

YEAR	VALUATION	1968	1969	1970	1971	1972	PROPERTY FACTORS								
							STREET		IMPROVEMENTS		TOPOGRAPHY				
DATE	PURCHASE PRICE	PAVED	SEMI-IMPROVED	DIRT	SIDEWALK	WATER	SEWER	GAS	ELECTRICITY	SEPTIC TANK	LEVEL	HIGH	LOW	ROLLING	SWAMPY
OWNERSHIP															
PERIOD TO															
DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	ADJUSTMENT	LAND VALUE COMPUTATIONS AND SUMMARY								
<p>1/20/71 2.2000 Paid 2000</p>															
COMMENTS															
WAP-15															
TOTAL VALUE LAND															
TOTAL VALUE BUILDINGS															
TOTAL VALUE LAND & BUILDINGS															

See
card
1/20

BUILDING VALUE CALCULATION

ITEM NO.	AREA ON PLAN	UNIT COST	TOTAL
1	526	1181	621,387
ADDITIONS AND DEDUCTIONS			
2	108	74	7,992
3	526	12	6,312
4	200	300	60,000
TOTAL			695,691

TOTAL REPLACEMENT COST: 811,170

Cost Conversion Factor: 1.000

Replacement Cost: 112,800

DEPRECIATION AND OBSOLESCENCE

Depreciation: 40%

Effective Age Depreciation: 40%

Observed Physical Condition: 75%

Total Depreciation (a+b): 60%

Net Condition (100-c): 40%

Obsolence: 75%

SUMMARY OF APPRAISED VALUE

Final Net Condition (a+b): 40%

Principal Building Appraisal: 5,100

Other Principal Buildings Appraisal: 800

Accessory Buildings Appraisal: 5,900

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS	TYPE AND USE	OBSERVED PHYSICAL CONDITION		EFFECTIVE AGE
		Code	Remarks	
1- Family Dwelling	RC	None	Water Only	None
2- Family Dwelling	RC	None	No. Bathrooms (3 B.R.'s)	1
3- Office	RC	None	No. Toilet Rms. (2 F.R.'s)	1
4- Office	RC	None	No. Single Fixtures	1
5- Office	RC	None	Septic Tank	1
6- Office	RC	None	HEATING	1
7- Office	RC	None	Stove or Utility Hookups	1
8- Office	RC	None	Hot Air Pipelines	1
9- Office	RC	None	Piped (Gravity)	1
10- Office	RC	None	Forced Circulation	1
11- Office	RC	None	System	1
12- Office	RC	None	Hot Water or Vapor	1
13- Office	RC	None	Radiant, Concealed	1
14- Office	RC	None	Foot Coal - Gas	1
15- Office	RC	None	Oil Burner - Coal Stoker	1
16- Office	RC	None	BASEMENT	1
17- Office	RC	None	None	1
18- Office	RC	None	Part %	1
19- Office	RC	None	Finished	1
20- Office	RC	None	Reception 5' x 10' x 10'	1
21- Office	RC	None	Appliances	1
22- Office	RC	None	Floor: Dtn - Wood	1
23- Office	RC	None	Ceiling	1
24- Office	RC	None	3.0 HALF STORY ATTIC	1
25- Office	RC	None	Unfinished	1
26- Office	RC	None	Finished %	1

GROUND PLAN SKETCH



DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

DESCRIPTIONS	DIMENSIONS		ROOM-DIVISION	FLOOR	ROOF	WALLS	HEAT	LIGHT	FLOOR.	AGE	AREA	REPLACEMENT COST	NET COND.	NET APPRAISAL
	Length	Width												
Garage	20	22	STAIR	STAIR			NO CAP				446	1540	50	2000

DATES OF INSPECTIONS

DATE	BY
7/15/75	S

LAYOUT & REMARKS

LAYOUT & REMARKS

**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

E-Mail: _____

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

David W. Coffin
Print name/title: **DAVID W. COFFIN / OWNER**

Catherine McDermott-Coffin
Print name/title: **CATHERINE MCDERMOTT-COFFIN**

Date: 5/11/2015

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: $55,191\text{sf} \times 3\% = 1,656\text{ SF}$
 - 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/1st floor to the 2nd floor. The removal of the existing stair will provide additional space and better utilization of the ground/1st 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

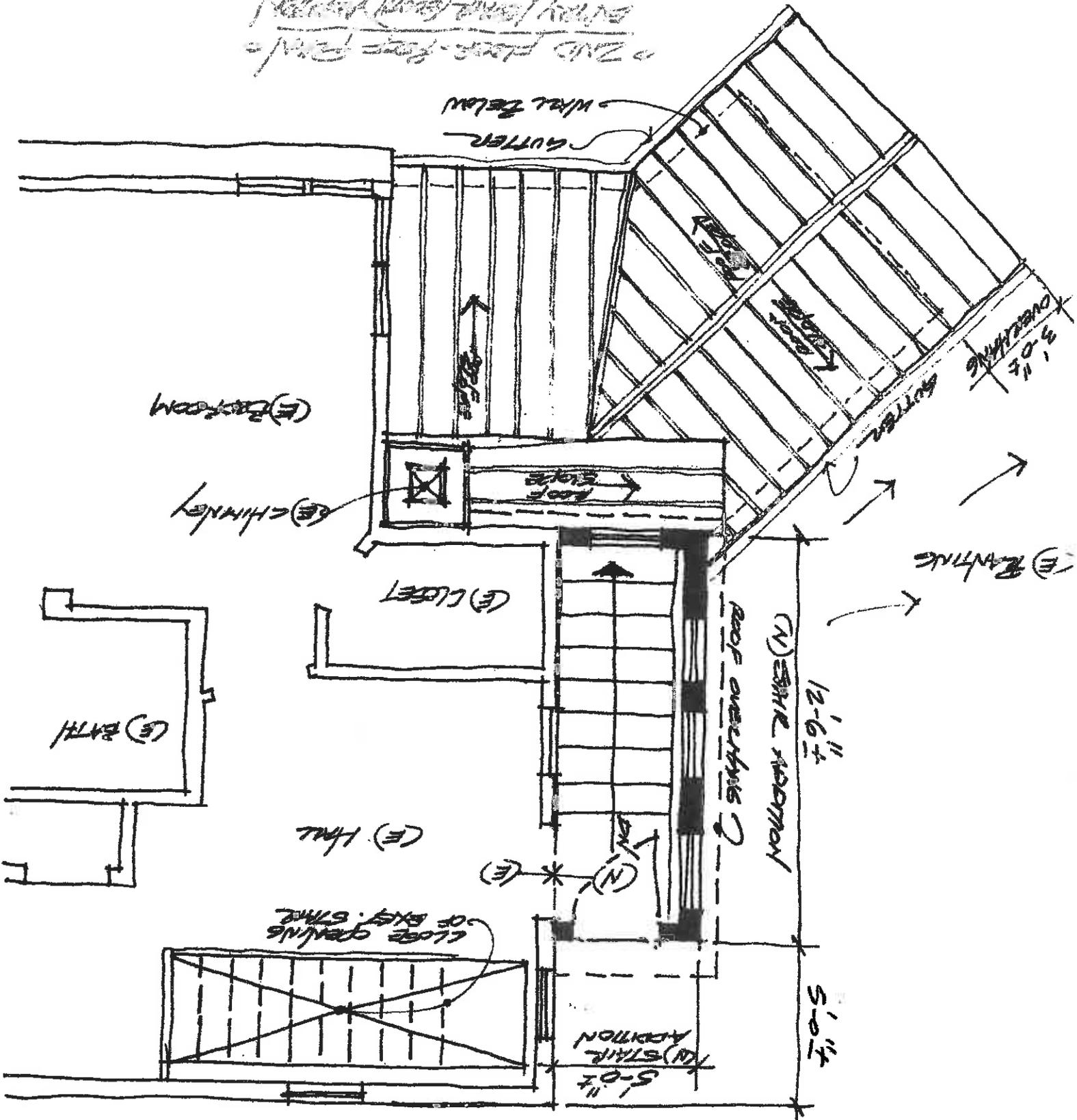
2. **North Office/Bedroom Addition:** The existing Northwest corner of the house has a front yard setback of approximately 10.7 feet; the proposed addition would have an approximate setback of 15 feet, well within the current non-conforming condition. The addition will replace an enclosed Porch, which 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.

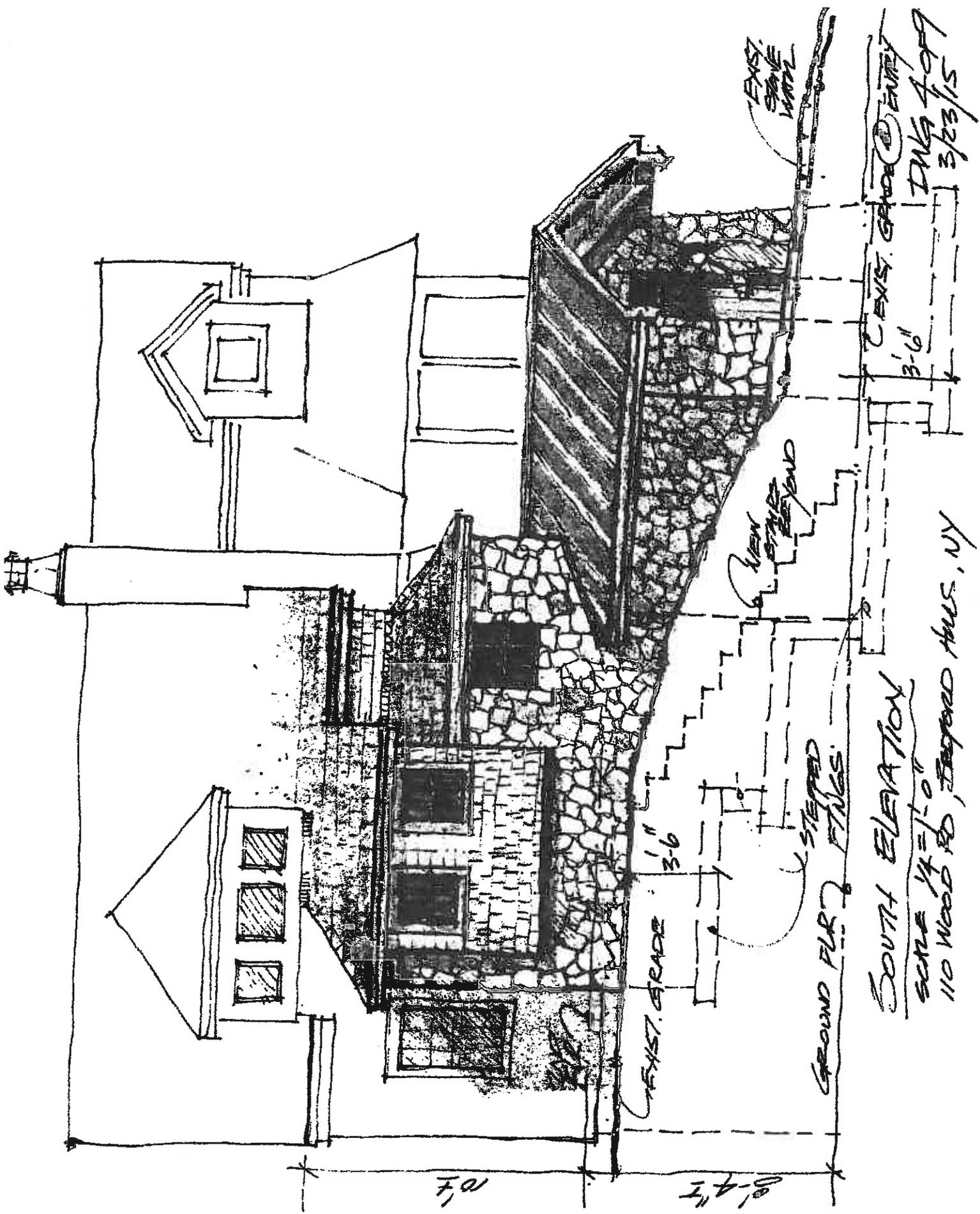
- B. **Proximity to Wetland:** The proposed locations will have no impact on the stream, since the additions are relatively small and adjacent to the existing house. There will be no disturbance to the natural flow of the stream or the immediate terrain. The excavation for the additions will not contribute 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.

THIS 3 OF 9
12-15-2014

2ND FLOOR - FRONT ELEVATION
EXISTING ROOF (WOOD SHAKES)
NEW ROOF TO BE ADDED
110' WIDE TO
EXISTING WALL





SOUTH ELEVATION

SCALE 1/4" = 1'-0"

110 WOOD RD, BEDFORD HILLS, NY

DNLG 4-09
3/23/15

EXIST. GRADE 3'-6"

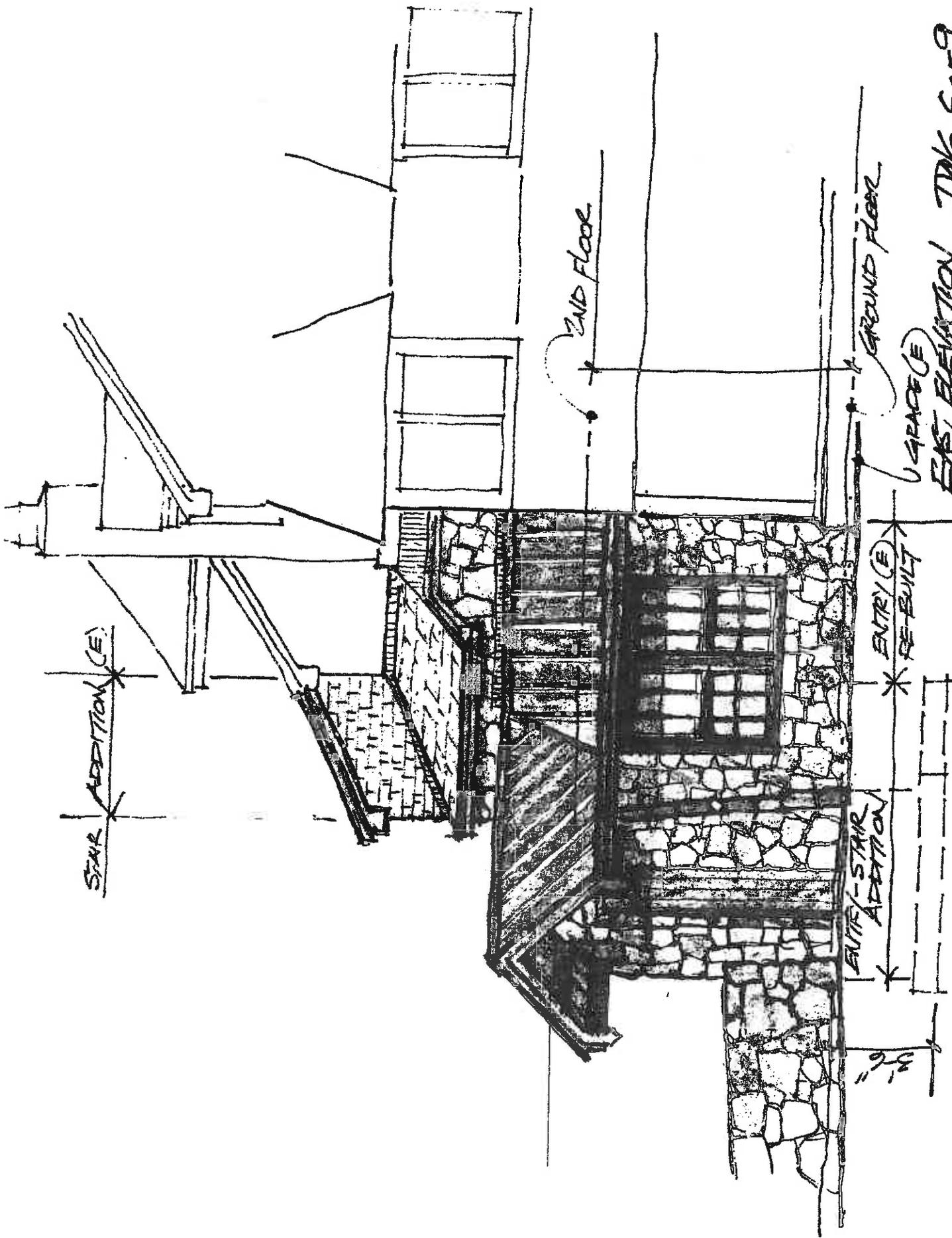
NEW STONE STEPS BEYOND

EXIST. GRADE 3'-6"

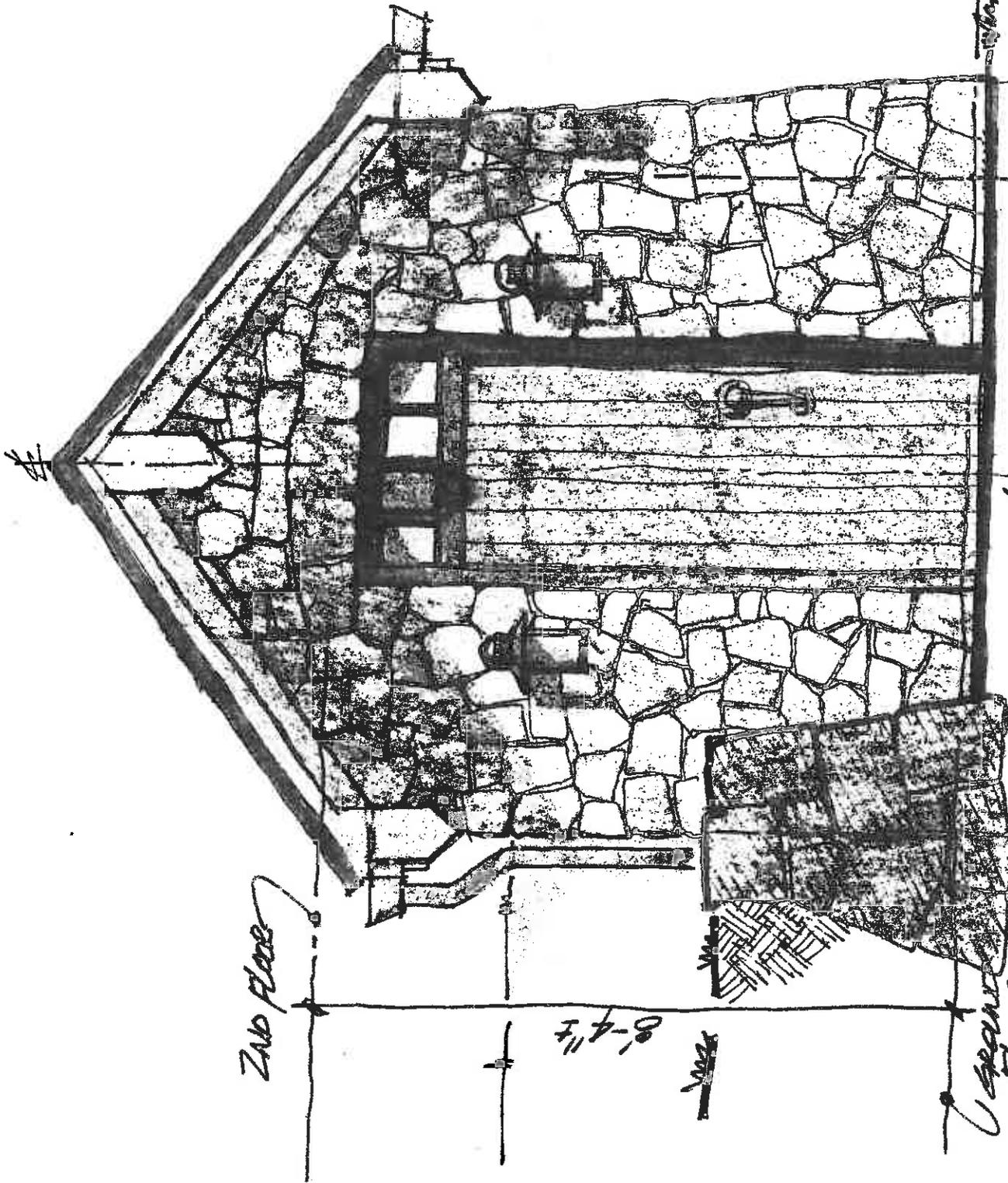
EXIST. STONE WALL

10'-4"

8'-4"



3/23/15
D.K. SOF9
EAST ELEVATION
1/4" = 1'-0"



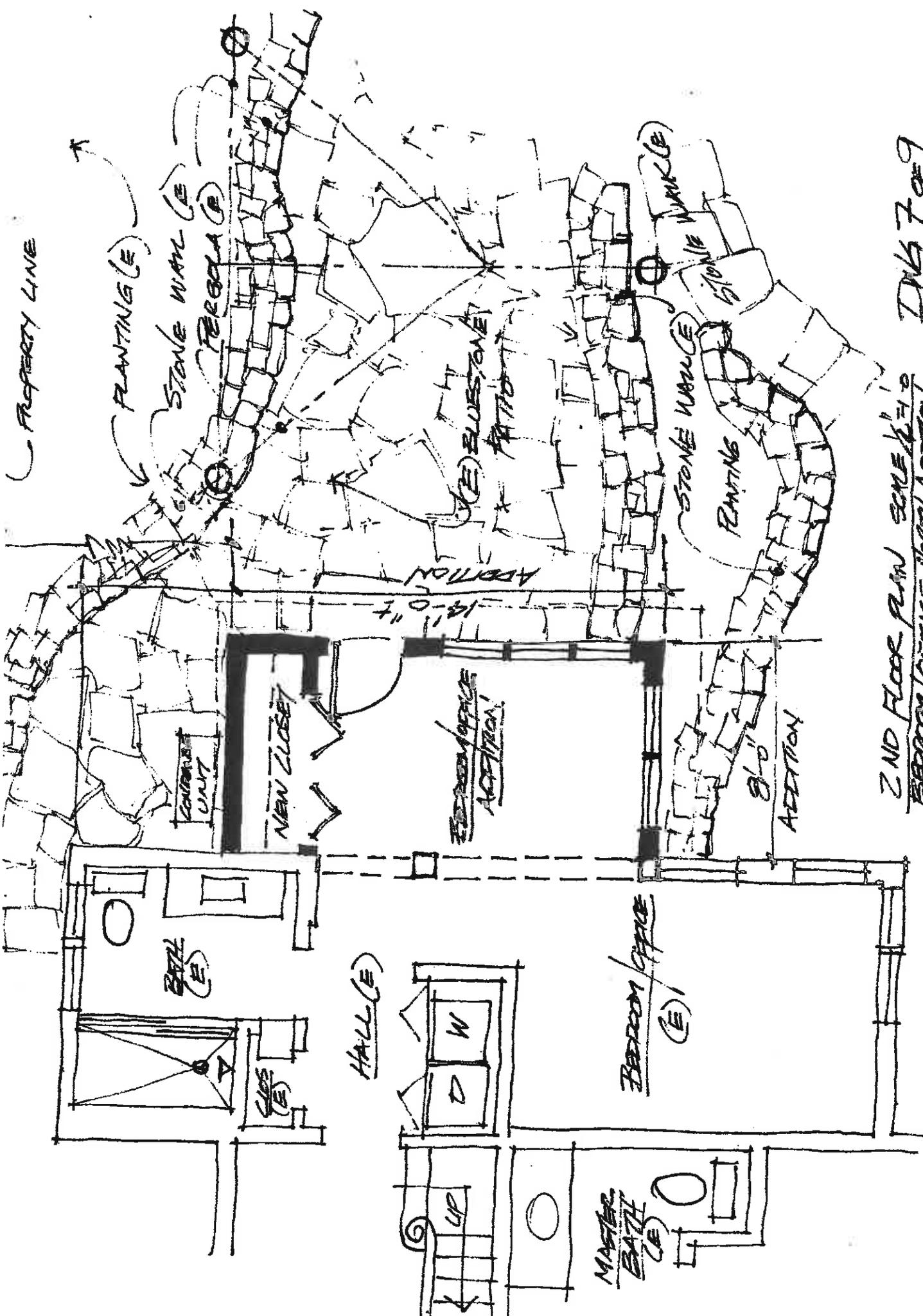
DKS 6 of 9
3/23/15

SOUTH-ENTRY / DOOR ELEVATION
12'-10"

2ND FLOOR

GROUND FLOOR

8'-4 1/4"



PROPERTY LINE

RANTING (E)

STONE WALL (E)

PERGOLA (E)

(E) BLUESTONE

ATTIC

STONE WALL (E)

RANTING

BLOWN WALL (E)

ADDITION
14'-0"

CLOSET UNIT

NEW CLOSET

BEDROOM/OFFICE
ADDITION

BLOWN
ADDITION

BATH (E)

SHOWER (E)

HALL (E)

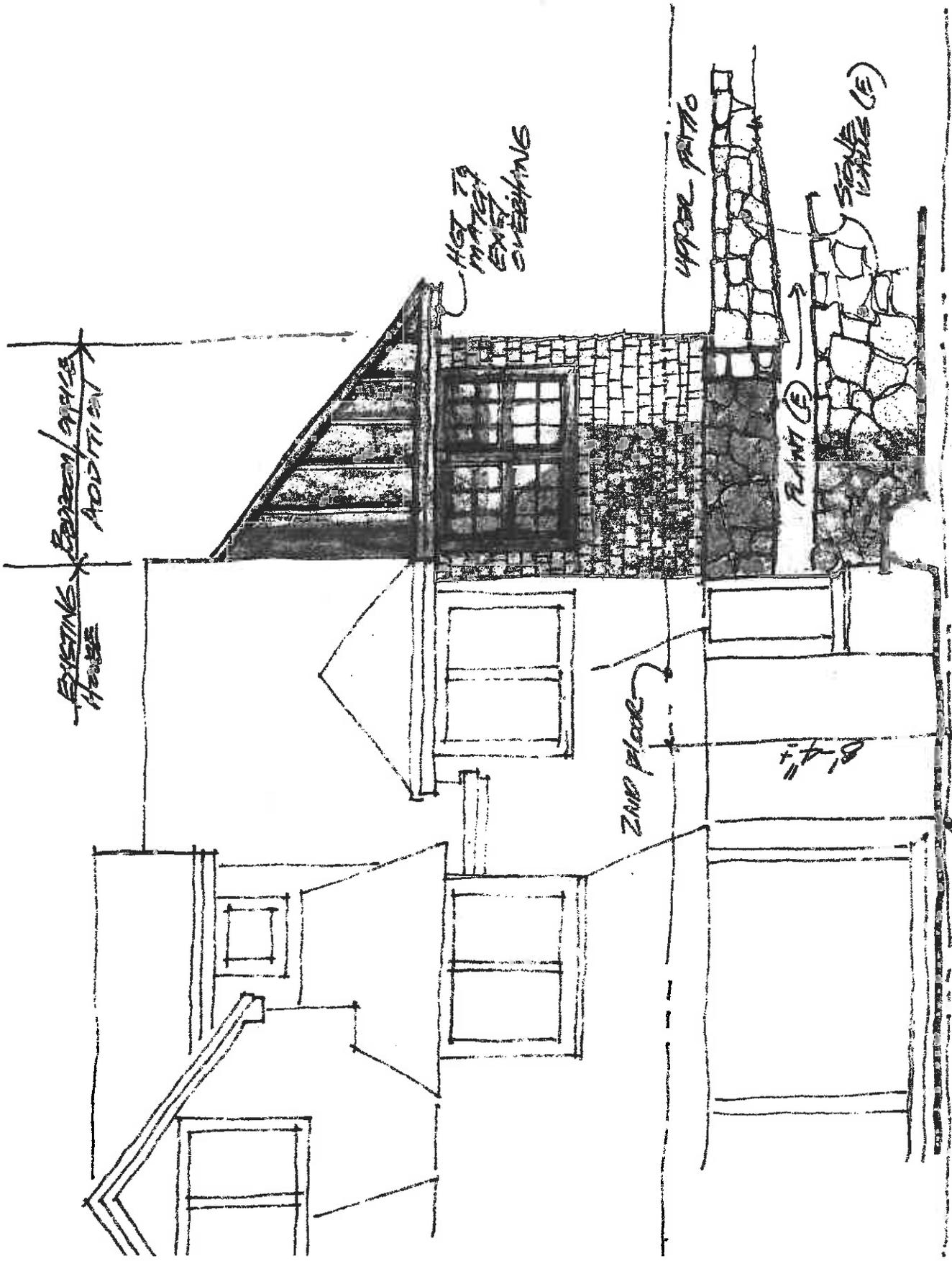
W

BEDROOM/OFFICE
(E)

MASTER
BATH
(E)

UP

2ND FLOOR PLAN SCALE 1/4" = 1'-0"
 BEDROOM/OFFICE NORTH ADDITION
 110 WOOD RD, BEDFORD HILLS, NY
 DWG 7 OF 9
 4/12/05



EXISTING HOUSE
Porch/office addition

HGT TO MATCH EXISTING OVERHANGS

UPPER PART

PLANT (E)

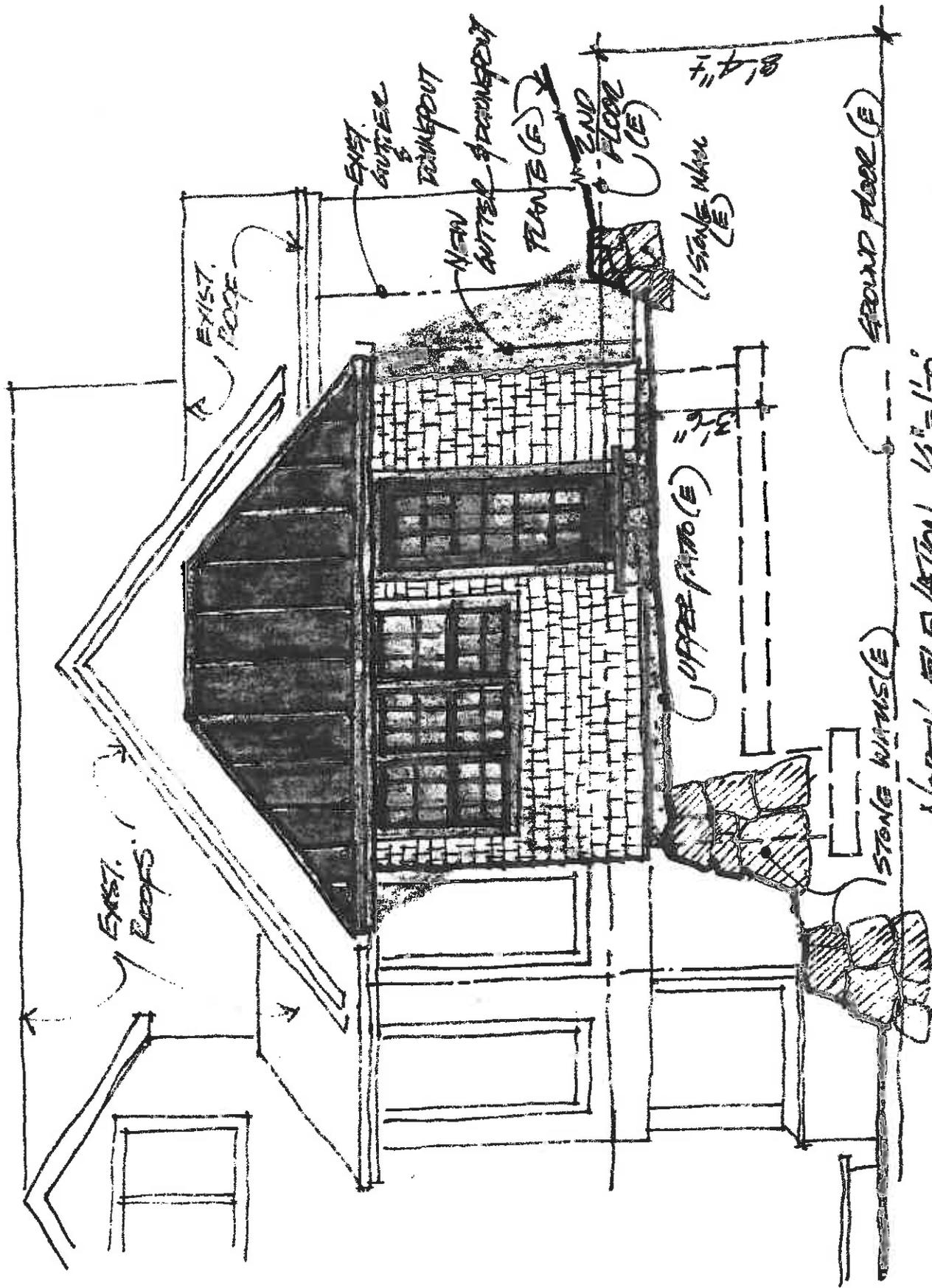
STONE (E)

2ND FLOOR

8'-4"

GROUND FLOOR

EXISTING ELEVATION 4'-11"
Porch/office addition
110 WOOD RD, FARMINGDALE
DK 899
4-8-2015



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

DWG 90p9
 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

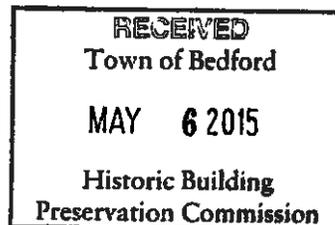
The project will require setback variances from the Zoning Board of Appeals and is scheduled for a public hearing on June 10, 2015. The project will also require review and approval of the Wetlands Control Commission and is calendared for their June 1, 2015 meeting.

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"*

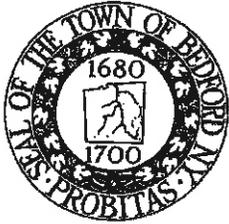
The age of the home is listed on the Assessor's card as "old". I have attached copies of the Assessor's cards, the Parcel History (listing the Building Permits and corresponding Certificates of Occupancy), and copies of Resolutions of approval for variances granted.

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.

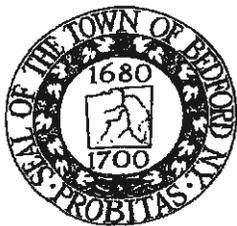
Review and approval from the Bedford Wetland Control Commission due to the 50-foot proximity from the existing stream.

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
Owner: 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
Owner: 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
Owner: Carport Visible Inspection found satisfactory October 22, 1985				
3/8/1991	PERMIT #:13608	APPROVED	5134A	6/13/1991
Owner: Addition of a mud room Inspected 6/11/91				
7/1/1992	PERMIT #:14119	APPROVED	5880A	10/1/1992
Owner: 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
Owner: One family residence Inspected 3/17/03				
3/18/2003	PERMIT #:779968	APPROVED	10728A	3/18/2003
Owner: Shed Inspected 3/17/03				
5/18/2004	PERMIT #:20365	APPROVED	2010-0567	10/12/2010
Owner: 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
Owner: 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 11/20/09, 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

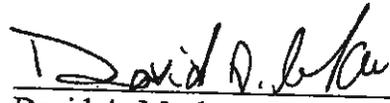
And, subject to the following conditions:

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

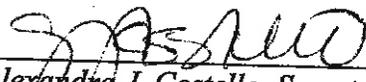
Vote taken on the foregoing motion was as follows:

- 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:

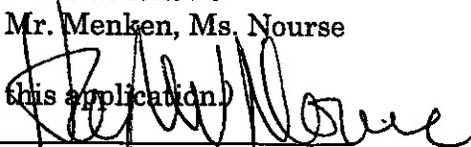
1. There shall be a sink, but no toilet facilities are permitted in the building.
2. This variance is granted subject to the approval of the Wetlands Control Commission.

Vote taken on the foregoing motion was as follows:

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

Nays – None

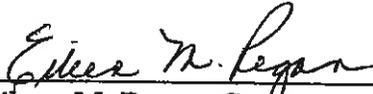
(Ms. Spano recused herself from this application.)



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 16th, 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,

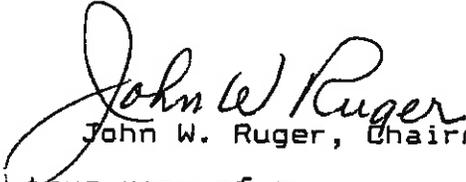
RESOLVED, that the application for a variance be approved as submitted.

Vote taken on the foregoing motion was as follows:

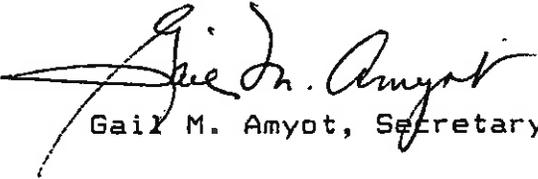
Ayes - Mrs. Deickler, Mr. McMillan, Mr. McGovern, Mrs. Barton

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

TYPE/DESCRIPTION AMOUNT PERMIT NUMBER C.O.

DATE	TYPE	AMOUNT	NUMBER	C.O.
5/04	Strengthen, Gae-Steads	50,000	20265	
06/01	Roof	30,000	20401	

ASSESSMENT RECORD

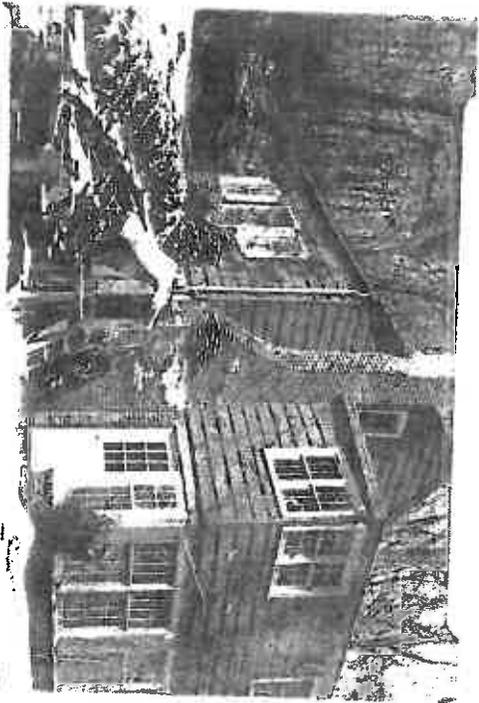
BUILDING PERMIT RECORD				ASSESSMENT RECORD								
DATE	TYPE/DESCRIPTION	AMOUNT	PERMIT NUMBER	C.O.	YEAR	LAND	BLDGS	TOTAL	YEAR	LAND	BLDGS	TOTAL
					YEAR	LAND	BLDGS	TOTAL	YEAR	LAND	BLDGS	TOTAL
					BLDGS				BLDGS			
					TOTAL				TOTAL			
					YEAR				YEAR			
					LAND				LAND			
					BLDGS				BLDGS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

PARCEL ID#:

59,20-1-9

PROPERTY LOCATION:

110 Wood Rd



59,20-1-9

JOHN HORS

ASSES

SEDFORD

ZONED

500 800

0.7 Location
The Loc 1/4

F 4,1 F 4,1

4A

VALUES:	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	1000			1050		1200		1000	1600
IMPROVEMENTS	1500			1000		1000		2000	2000
TOTAL	2500			2000		2200		3000	4600

5/3/72

OWNERSHIP

PROPERTY FACTORS

OWNERSHIP	DATE	PURCHASE PRICE	STREET	IMPROVEMENTS	TOPOGRAPHY
JOHN'S ALBERTA SUITS	1960	1,000	PAYED	WATER	LEVEL
W. KENNETH W. KENNETH INC.	2-66	2,000	SEMI-IMPROVED	SEWER	HIGH
W. KENNETH W. KENNETH	4-69	12,000	DIRT	GAS	LOW
W. KENNETH W. KENNETH	4-69	12,000	SIDEWALK	ELECTRICITY	ROLLING
				SEPTIC TANK	SWAMPY

ELEMENTS

LAND VALUE COMPUTATIONS AND SUMMARY

DATE	TYPE	COST	INSPECTED	FRONT	DEPTH	UNIT PRICE	DEPTH FACTOR	PL. FT.	ADJUSTMENT
1966	31.25 ACRES	6,000	Co 6/1	0.7 Acres	81.25	5,000			
1968	EDUCATION FOR STUDS	4,000	Co 6/1						
1971	OUT OUT - additional	4,000	Co 6/1						

COMMENTS

New Radio = 2390

3/4/72 Stream V. on out pond

1972
3500
2000
23500

1971 1970
TOTAL VALUE LAND 2100 2100
TOTAL VALUE BUILDINGS 13700 40000
TOTAL VALUE LAND & BUILDINGS 15800 42100

15800

ROLLING VALUE CALCULATION

YEAR	AREA OR QUANT.	UNIT COST	TOTAL
1968	176	1905	33522
1969	428	2690	11513
1970	176	1905	33522

ADDITIONS AND DEDUCTIONS

1 Family Dwelling	1
2 Family Dwelling	1
Other:	
11 COLIMINATION	
Concrete Walk	
Wood or Block Form	
Block	
Stone	
STORIES AND ROOMS	
Stories	2, 2 1/2, 3, 4, 5
Split Level	
3 Rooms	
1 Rooms	
2 Rooms	

Cost Determ. Form 4801
Replacement Cost 1768

DEPRECIATION AND OBSOLESCENCE

a. Effective Age Depreciation	4%
b. Observed Physical Condition	1%
c. Total Depreciation (a+b)	5%
d. Net Condition (100-c)	95%
e. Overimprovement	0%
f. Underimprovement	0%
g. Other	0%
h. Net Condition (100-a-h)	95%
i. FINE NET CONDITION (adj)	60%

SUMMARY OF APPRAISED VALUE

Principal Building	1768
Other Principal Buildings Appraised	2000
Accessory Buildings	0
Total Buildings Appraised	3768

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS	TYPE AND USE	OBSERVED PHYSICAL CONDITION	EFFECTIVE AGE
1	1 Family Dwelling	Good	2
2	2 Family Dwelling	Good	2
Other:			
11 COLIMINATION			
Concrete Walk			
Wood or Block Form			
Block			
Stone			
STORIES AND ROOMS			
Stories	2, 2 1/2, 3, 4, 5		
Split Level			
3 Rooms			
1 Rooms			
2 Rooms			
ROOF			
Type: Flat	Garth		
Material	Asphalt		
Roofing	Peeped Roll		
Build-up	Asphalt or T. & G.		
Wood or Concrete	Deck		
Roof	at 2nd Floor		
Material			
4) AIR CONDITIONING			
Washed			
Radiant			
Ace Supplied			
FLOORS			
Softwood	Strip		
Hardwood	Parquet		
Concrete			
Tile	Flt. Dgn. Kitchen		
5) INTERIOR FINISH			
Walls	Unfinished		
Wallboard			
Plaster			
Doors and Type			
Softwood	Hardwood		
Tile	Walls, Bath, Kitchen		
Freelox			
Paint	Natural		
6) PLUMBING			
None	None Only		
No. Bathrooms	(3 Pl.)		
No. Toilet Roms.	(2 Pl.)		
No. Single Fixtures			
Septic Tank			
7) HEATING			
None	None		
Hot Air	Pipeless		
Piped	(Gravity)		
Forced	Convective		
Space	Heat		
Hot Water	or Vapor		
Radiant	Concealed		
Fuel	Coal, Gas, Oil		
Oil	Burner		
Coal	Stoker		
8) PAVENT			
None	Foil		
Part			
Finished			
Recreation			
Apartment			
Floor	Din. Wood		
Concrete			
10) BALD STAIR			
Unfinished			
Painted			

LAYOUT & REMARKS

BRICK AT CURB
Slopes normal streets
4 1/2" - 12" UTILITY + 12" DRAIN VC - 4200 AS OF 4-2-70
4 1/2" - 12" UTILITY + 12" DRAIN VC - 4200 AS OF 4-2-70
CHANGE TO RG
3 BRX 1 1/2" HALL, HALL DOOR

DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

DATES OF INSPECTIONS	CLASS	DIMENSIONS		FOUN- DATION	FLOOR	ROOF	WALLS	HEAT	LIGHT	FLOG	AGE	AREA	UNIT COST	REPLACE- MENT COST	NET COND. %	NET APPRAI- SAL
		WIDTH	DEPTH													
4/11/73	2	10	10													
4/15/73	K-0	10	10													
4/16/73	K	10	10													
4/17/73	K	10	10													
4/17/73	K	10	10													

2 of 2 4-2-70

ASSESSMENT RECORDED TOWN OF BEDFORD

ZONED

JOHN ANORE

7 28A

0.6 VLG LOCATION

WOOD BARD

500 500

F

4A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	700			700					
IMPROVEMENTS	-								
TOTAL	700			700					

OWNERSHIP	DATE	PURCHASE PRICE	STREET	IMPROVEMENTS	TOPOGRAPHY
JOHN & ALBERTA GULIG	1960	6,000	PAVED	WATER	LEVEL
KENNETH W KEANE INC.	8-66	9,000	SEMI-IMPROVED	SEWER	HIGH
KENNETH W KEANE	4-69	12,000	DIRT	GAS	LOW
	4-79		SIDEWALK	ELECTRICITY	ROLLING
	1/17/81	500		SEPTIC TANK	SWAMPY

PERMITS	TYPE	COST	INSPECTED	FRONT	DEPTH	UNIT PRICE	SEWER FACTOR	RM. FT. PRICE	ADJUSTMENT

COMMENTS

233 1/2 ROUTAGE

0.6 Acres TOLK 500 28000

-25%

1400

TOTAL VALUE LAND	1400
TOTAL VALUE BUILDINGS	-
TOTAL VALUE LAND & BUILDINGS	1400

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**

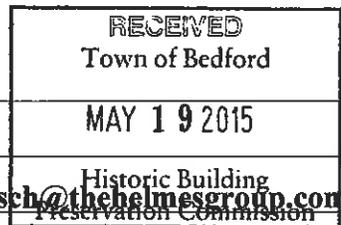
Phone: **232-0147** (home) **N/A** (work); Fax: **N/A** E-Mail: **nora_pollack@yahoo.com**

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**

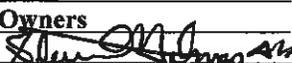
Project cost (including professional fees): **\$200,000.00**

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).

Signature of owner(s): Timothy & Nora Pollack Silverman
All owners must sign Print name/title: **Owners**
Signature of applicant (if different): 
Print name/title: **Steven C. Helmes, AIA**
The Helmes Group, LLP

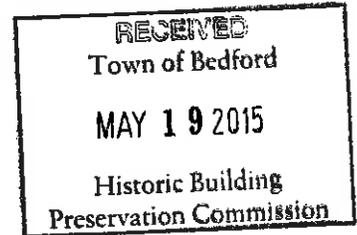
Date: August 27, 2014

Date: May 18, 2015



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

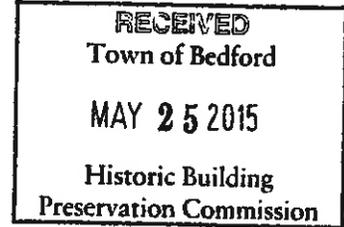
184 KATONAH AVENUE, KATONAH, NEW YORK 10536

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



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

- 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, 19th c. Leonard property: Notes
- 118 McLain
- 126 McLain
- 182 McLain
 - * 205 McLain, 19th 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, 19th 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
Owner: 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
Owner: Two Car Garage Inspected on August 9, 1976 Visible Condition Found Satisfactory				
10/10/1985	PERMIT #:11509	APPROVED	2556A	5/1/1986
Owner: Alteration to kitchen Inspected and approved 4/30/86				
1/13/1995	PERMIT #:14972	APPROVED	7621A	3/6/1996
Owner: 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
Owner: 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

COMMERCIAL BUILDING DATA & COMPUTATIONS

CONSTRUCTION	START	FINISH
BRICK 3 BRAS	4 30000	7 STR. 9 CONC.
2 FRAME 4 CONC. BRK & THE	8 RTIL 0 BRNK STL	
WOOD JOIST	1 1 2 UPPER	
TRUSS ROOF	1 1 2 UPPER	
CEILING	NO. OF JOISTS	
CONCRETE	DEF. FLOOR/CEILING	
WOOD	PERM. AREA BATIO	
TRUSS	NO.	
BASEMENT		
PAINT		
ROOFING		
STAIRS		
OFFICE		
PAINTING		
WATERPROOF		
FRONT		
SHOULDER		
HEATING		
CENTRAL HEAT AND		
NOT WATER SYSTEM		
WATER HEATERS		
TYPE CODE		
01 BRACK	16 1/2	
02 GARAGE	17 1/2	
03 AUTO	18 1/2	
04 SHED	19 1/2	
05 POOL	20 1/2	
06 BATHHOUSE	21 1/2	
07 SHED	22 1/2	
08 SHELTER	23 1/2	
09 STABLE	24 1/2	
10 STABLE	25 1/2	
11 MILL	26 1/2	
12 MILL	27 1/2	
13 S.T. PAVING	28 1/2	
14 CONC. PAVING	29 1/2	
15 PAVING	30 1/2	

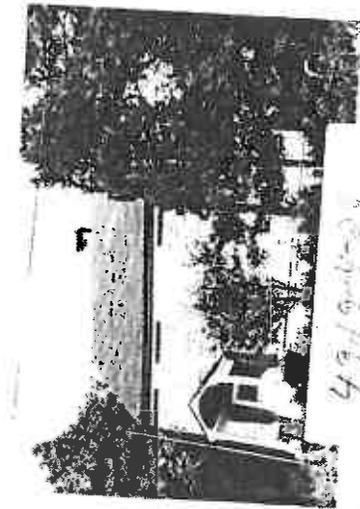
NO.	TYPE	SIZE	DATE	REPL. COST	USE	FIELD	TYPE CODE
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30

TOTAL VALUE		TOTAL SPECIAL FEATURES	
CONSTRUCTION	REPLACEMENT	REPLACEMENT	REPLACEMENT
10. USE	10. USE	10. USE	10. USE
11. DATE	11. DATE	11. DATE	11. DATE
12. DATE	12. DATE	12. DATE	12. DATE
13. DATE	13. DATE	13. DATE	13. DATE
14. DATE	14. DATE	14. DATE	14. DATE
15. DATE	15. DATE	15. DATE	15. DATE
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26. DATE	26. DATE	26. DATE	26. DATE
27. DATE	27. DATE	27. DATE	27. DATE
28. DATE	28. DATE	28. DATE	28. DATE
29. DATE	29. DATE	29. DATE	29. DATE
30. DATE	30. DATE	30. DATE	30. DATE

CRACK DENOTES QUALITY OF CONSTRUCTION AT LEVELS AS NOTED IN PARAGRAPHS OF THE BUILDING
 CDD FACTOR REFERS TO THE CONDITION, DURABILITY AND USEFULNESS OF THE BUILDING

PARCEL ID#: 4919-4-28

PROPERTY LOCATION: S 17th St S 4



4919-4-28



4919-4-28

**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.

NUMBER OF DWELLING UNITS: 10
 EXTERIOR WALLS: 4
 STONE: 1
 CONCRETE: 3
 METAL: 1
 OTHER: 1
 LIVING ACCOMMODATIONS: 10
 PLUMBING: 10
 ALTR: 10
 ADDITIONS: 10
 TOTAL COST: \$1,000,000
 CONTRACTOR: [Name]
 ARCHITECT: [Name]
 ENGINEER: [Name]
 DATE: [Date]

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

COMMERCIAL BUILDING DATA & COMPUTATIONS

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	10	10	100
STEEL	10	10	100
BRICK	10	10	100
WOOD	10	10	100
GLASS	10	10	100
PAINT	10	10	100
PLUMBING	10	10	100
ELECTRICAL	10	10	100
MECHANICAL	10	10	100
LABOR	10	10	100
OVERHEAD	10	10	100
PROFIT	10	10	100
TOTAL	10	10	1000

GROSS BUILDING SUMMARY

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

TOTAL SPECIAL FEATURES

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

TOTAL GROSS VALUE

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

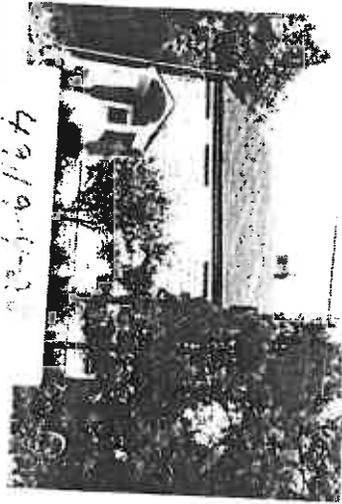
CONTRACTOR'S QUALITY OF CONSTRUCTION & EXCELLENCE IN WORKMANSHIP

NO.	TYPE	SIZE	DATE	PER. COST	OVER.	EST. D.	TYPE CODE
1	10	10	10	10	10	10	10
2	10	10	10	10	10	10	10
3	10	10	10	10	10	10	10
4	10	10	10	10	10	10	10
5	10	10	10	10	10	10	10
6	10	10	10	10	10	10	10
7	10	10	10	10	10	10	10
8	10	10	10	10	10	10	10
9	10	10	10	10	10	10	10
10	10	10	10	10	10	10	10

CONTRACTOR'S QUALITY OF CONSTRUCTION & EXCELLENCE IN WORKMANSHIP
 CHECK THE QUALITY OF CONSTRUCTION & EXCELLENCE IN WORKMANSHIP AND DISPERSEMENTS OF THE BUILDING
 DATE: [Date]
 BY: [Name]
 TITLE: [Title]

PARCEL ID#: 49.19-4-28

PROPERTY LOCATION: S 7th Avenue, S.W.



49.19-4-28



49.19-4-28

**Town of Bedford
Historic Building Preservation Commission**

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

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

Minutes

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

Discussion: Review of Historic Property Survey

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission**

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

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

Minutes

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

The meeting was called to order by Chairman Stockbridge.

Public Hearing:

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

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

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

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

Discussion:

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

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

Motion Seconded by: Ben Branch

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

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

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

Motion Seconded by: Shelley Smith

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

Conferences:

I – Construction of Pergola

Section 59.19 Block 1 Lot 9, R-4A Zone

241 Wood Road, Bedford Corners

Owner/Applicant: Ivanna Farms, LLC

Present:

Teo Siguenza, Architect

Steven Crolick, Farm Manager, Ivanna Farms

Plans:

Discussion:

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

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

Motion Seconded by: George Henschel

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

II – Reconfiguration of Roof Dormers, Alteration of Second Floor Flat Roof and Construction of Wood Deck

Section 59.7 Block 1 Lot 7, R-4A Zone

378-384 Croton Lake Road, Bedford Corners

Owner/Applicant: ML Management Associates, LLC

Owner/Applicant Corrected to:

340 Croton Lake Road, LLC

Present:

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

Plans:

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

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

Discussion:

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

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

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

Motion Seconded by: Ben Branch

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

III – Demolition and Reconstruction of Residence

Section 60.19 Block 2 Lot 2, R-4A Zone

98 Buxton Road, Bedford Hills

Owners: Peter and Virginia Tobeason

Applicant: Daniel P. Divitto, DPD Builders, Ltd.

Present:

No representative present.

Discussion:

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

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

Motion Seconded by: George Henschel

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

IV – Additions and Alterations to Existing Residence

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

320 Mount Holly Road, Katonah

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

Present:

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

Plans:

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

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

Discussion:

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

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

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

Motion Seconded by: Shelley Smith

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

Approval of Minutes:

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

Motion Seconded by: George Henschel

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

Motion carried unanimously.

The Chairman made a motion to close the meeting.

Motion Seconded by: Ben Branch

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

Date approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
June 3, 2015**

6:30 P.M.

Minutes

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

Work Session: Review of Historic Property Survey

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday, 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