

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
July 15, 2015
7:00 P.M.**

Agenda

Public Hearing:

**I – Two-Story Addition Connecting Existing Residence
and Existing Garage**

Section 50.7 Block 1 Lot 7, R-4A Zone
257 Mt. Holly Road, Katonah

Owners: **Robert and Anna Zable**
Applicant: **Kenneth R. Nadler**

Conference:

**I – Renovation of Attached Pool House, Replacement of
Ramp with Steps, Removal of Flagstone and Addition of
Second Floor Dormer**

Section 62.17 Block 1 Lot 14, R-4A Zone
492 Pea Pond Road, Katonah

Owner: **Shao Bao Corporation, Inc.**
Applicant: **Cioppa Architects, LLC**

Approval of Minutes:

June 17, 2015
June 24, 2015
July 1, 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

RECEIVED
Town of Bedford
JUN 22 2015
Historic Building
Preservation Commission

Identification of Owner(s):

Name(s) of owner(s): ROBERT & ANNA ZABLE
Mailing Address: 257 MT. HOLLY ROAD BEDFORD NH
Phone: 914-232-1217 (home) _____ (work); Fax: _____ E-Mail: ANNAZABLE@A400.COM

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

Name of applicant: KENNETH R. NADLER
Address: 103 S. BEDFORD RD. MT. KESLO NH 10549
Phone: _____ (home) 914-241-3629 (work); Fax: _____ E-Mail: KEN@NADLERARCHITECTS.COM

Professional Preparing Site Plan:

Name /Address: KENNETH R. NADLER
Phone: 914-241-3629 Fax: _____ E-Mail: KEN@NADLERARCHITECTS.COM

Identification of Property:

Bedford Tax Map Designation: Section 50.07 Block 1 Lot 7 Area 3.357 ^{AC} Zoning District: B-1B
Project Address: 257 MT. HOLLY ROAD
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: ZBA
Identify any other governmental approvals required: WEST. HEALTH DEPT
Project cost (including professional fees): 400,000-

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

2 STY ADDITION CONNECTING EXTG RESIDENCE & EXTG GARAGE

Proposed Project Start Date: 9/1/15

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: _____

Date: _____

Print name/title: _____

Date: _____

Signature of applicant (if different): [Signature]
Print name/title: KENNETH R. NADLER
ARCHITECT

Date: 6/22/15

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman
Date: June 19, 2015
Re: Robert and Anna Zable
257 Mount Holly Road, Katonah
50.7-1-7, R-4 Acre District



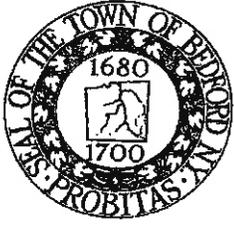
With reference to the above, a building permit application has been submitted for the construction of a two-story addition to connect the existing residence and detached garage and associated alterations.

The project will require a variance from the Zoning Board of Appeals.

The residence is located at 257 Mount Holly Road, Katonah and is listed on the HBPC's Survey of Historic Buildings. I have attached copies of the Assessor records as well as the Certificates of Occupancy we have for the property.

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

LETTER OF PERMIT DENIAL



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

Application #:

Date: 6/19/2015

Parcel ID: 50.7-1-7

Owner Information

Zable, Robert & Anna

Applicant Information

Zable, Robert & Anna

257 Mt. Holly Rd.

Katonah NY 10536

Location: 257 Mt Holly Rd

Parcel ID: 50.7-1-7

Permit Type: Additions & Alterations

Work Description: Two-story addition between connecting the existing residence and detached garage.
ZBA and Historic

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 residence is located on a parcel consisting of 3.358 acres where 4 acres are required in the Residential 4-Acre District. The existing side yard setback to the garage is 30.7 feet where 50 feet is required in the R-4 Acre District and the new addition will not meet the required 50 foot side yard setback. The proposal will result in building coverage in excess of 3% which is permitted in the Residential 4 Acre District. The parcel is listed on the HBPC's Survey of Historic Buildings and will required review of the 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

- 28 Middle Patent Road
- 40 Middle Patent Road
- 89 Middle Patent Road

Miller's Mill Road

- 12 Millers Mill Road
- 24 Millers Mill Road
- 35 Millers Mill Road
- 47 Millers Mill Road
- 50 Millers Mill Road, report on 18th. c mill

Millertown Road

- 53 Millertown, circa 1780's, **Armstrong**: notes, maps
- *- 152 Millertown, circa 1790-1820: Samuel, Uriah and George Washington

Miller: paper, deeds back to 1826, assessor records, maps

Mount Holly Road

- 111 Mt Holly road
- 128-136 Mt. Holly Road
- 135 Mt Holly Road
- 201 Mt Holly Road
- 212-228 Mt Holly Road
- 256 Mt. Holly Road
- 257 Mt Holly Road
- 296 Mt Holly Road

320 Mt Holly Road, c 1806, **Jonah Holly house**: notes, historic maps, assessor information

351 Mt Holly, **Stephen Holly house**, 1830's or earlier: notes, assessor information.

- 422 Mt Holly Road

Mustato Road

- 5 Mustato Road
- 9 Mustato Road
- 15 Mustato Road
- 19 Mustato Road
- 23 Mustato Road
- 45 Mustato Road

N

The Narrows Road

- 121 The Narrows, circa 1927, **Greminger house**: image, notes, historic maps, assessor information, genealogical information
- 136 The Narrows

North Salem Road

- 29 North Salem Road
- 41 North Salem Road
- 159-175 North Salem Road circa 1807, with recent addition: notes, historic maps, assessor information

PARCEL HISTORY



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

6/22/2015

Address: 257 Mt Holly Rd

Parcel ID: 50.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
9/26/1961	PERMIT #:5233	APPROVED	1705	12/22/1961
Owner: Addition to living room & bedroom inspected December 21, 1961 found complete and ready for occupancy				
9/19/1970	PERMIT #:7775	APPROVED	4078	4/1/1971
Owner: Addition of powder room and mud room. Enclose back porch Inspected on April 1, 1971 Found complete and ready for use.				
9/25/1972	PERMIT #:8209	VOID	5759A	
Owner: Wyeth, Marion S. Jr Attached Greenhouse Approved 7/19/92				
8/23/1978	PERMIT #:9491	APPROVED	5761A	7/30/1992
Owner: Convert storage area of barn/garage into a studio Approved 7/17/92				
8/15/1980	PERMIT #:9990	APPROVED	1020A	8/31/1981
Owner: Swimming Pool Inspected and approved 8/31/81				

PARCEL HISTORY



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

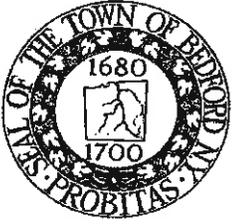
6/22/2015

Address: 257 Mt Holly Rd

Parcel ID: 50.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
4/14/1986	PERMIT #:11654	APPROVED	3582A	2/10/1988
Owner: Storage Shed Inspected 2/9/88				
7/30/1992	PERMIT #:771782	APPROVED	5758A	7/30/1992
Owner: One Family Residence Inspected 7/29/92				
7/30/1992	PERMIT #:771783	APPROVED	5760A	7/30/1992
Owner: Barn/Garage Approved 7/17/92				
12/17/1992	PERMIT #:771870	APPROVED	6042A	12/17/1992
Owner: Pool enclosure Inspected 12/16/92				
2/22/1993	PERMIT #:14303	APPROVED	6338A	7/6/1993
Owner: Remove existing greenhouse and replace with a new sun porch Inspected 6/24/1993				

PARCEL HISTORY



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

6/22/2015

Address: 257 Mt Holly Rd

Parcel ID: 50.7-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
4/6/2010	PERMIT #:22066	APPROVED	2010-0591	11/18/2010

Owner: Zable, Robert & Anna

Alterations and renovations to existing residence:

First floor: Kitchen, pantry, mudroom/laundry, powder room, closet;

Second floor: Master bath, dressing area, closets, hall bath.

Inspected - 11/3/2010

Certificate N^o 1705

Issued Dec. 21, 1961
Fee 1.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No. 5433

This is to certify that Marion S. Wyeth Jr.
of McHally Road having filed on Dec. 20, 1961.
Application No. 1705 for a Certificate of Occupancy applying to premises located
at McHally Road being Sec. 6, Lot 13, Town of
Bedford Assessment Map in a 4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or
building or part thereof for the following purposes:

Addition to Living Room & Bedroom inspected
December 21, 1961 found complete and
ready for occupancy.

under the following limitations

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

THE BUILDING ZONE ORDINANCE

George W. McCall

Building Inspector

Certificate No 4078

Issued April 1, 1921
Fee \$2.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No. 2775

This is to certify that Marion L. W. [unclear] Jr. of [unclear] having filed on [unclear] 1921 Application No. 4078 for a Certificate of Occupancy applying to premises located at [unclear] being Sec. [unclear], Lot [unclear], Town of Bedford Assessment Map at a 4A zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

Additions to powder room and bath room.
Enclose back porch.
Inspected on April 1, 1921
Found complete and ready for use

under the following limitations

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

Joseph H. Bond
Building Inspector

Certificate 005759 A

Issued July 30, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 8209

This is to certify that Marion S. Wyeth, Jr. of Mt. Holly Road having filed on July 30, 1992 Application No. 5759A for a Certificate of Occupancy applying to premises located at Mt. Holly Road being Sec. 6, Lot 13, Town of Bedford Assessment Map at a R4A zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

Attached greenhouse

Approved 7/19/92

under the following limitations

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

THE BUILDING ZONE ORDINANCE

David F. Brown
Building Inspector

Certificate 005761 A

Issued July 30, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 9491

This is to certify that Marion S. Wyeth, Jr. of Mt. Holly Road having filed on July 30, 1992 Application No. 5761A for a Certificate of Occupancy applying to premises located at Mt. Holly Road being Sec. 6, Lot 13, Town of Bedford Assessment Map at a R4A zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

Convert storage area of barn/garage into a studio

Approved 7/17/92

under the following limitations

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

THE BUILDING ZONE ORDINANCE

David F. Brown
Building Inspector

Issued August 2, 1951
Fee Paid

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 9990

This is to certify that Marion S. Weyth Jr.
of Mount Holly Road having filed on 8/12, 19 50
Application No. 10204 for a Certificate of Occupancy applying to premises located
at Mount Holly Road being Sec. 6, Lot 18, Town of
Bedford Assessment Map at 4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Swimming Pool

Inspected and approved 8/11/51.

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Lloyd Becker
Building Inspector

Certificate No 003582

A

Issued Feb. 10, 1988

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 11654

This is to certify that Marion S. Wyeth
of Mt. Holly Road having filed on February 10, 1988
Application No. 3582A for a Certificate of Occupancy applying to premises located
at Mt. Holly Road being Sec. 6, Lot 13, Town of
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Storage Shed

Inspected 2/9/88

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Meyer
Asst. Building Inspector

Certificate 005758 A

Issued July 30, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.
CERTIFICATE OF ^{Occupancy} COMPLIANCE

Building Permit No. No Record

This is to certify that Marion S. Wyeth Jr.
of Mt. Holly Road having filed on July 30, 1992
Application No. 5758A for a Certificate of Occupancy applying to premises located
at Mt. Holly Road being Sec. 6, Lot 13, Town of
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

One family residence

Inspected 7/29/92

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megna
Asst. Building Inspector

Certificate 005760 A

Issued July 30, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

Occupancy
~~CERTIFICATE OF COMPLIANCE~~

Building Permit No. *No Record*

This is to certify that *Marion S. Wyeth Jr.*
of *Mt. Holly Road* having filed on *July 30*, 19*92*
Application No. *5760A* for a Certificate of Occupancy applying to premises located
at *Mt. Holly Road* being Sec. *6*, Lot *13*, Town of
Bedford Assessment Map at a *R4A* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Barn / garage

Approved 7/17/92

under the following limitations

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

David F. Brown
Building Inspector

Certificate 006042

A

Issued Dec. 17, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF ^{Occupancy} COMPLIANCE

Building Permit No. *No Record*

This is to certify that *Marion S. Wyeth, Jr.*
of *Mt. Holly Road* having filed on *December 17*, 1992
Application No. *16042.A* for a Certificate of Occupancy applying to premises located
at *Mt. Holly Road* being Sec. *6*, Lot *13*, Town of
Bedford Assessment Map at a *R4A* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Pool Enclosure

Inspected 12/16/92

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megna
Asst. Building Inspector

Certificate 000338

A

Issued July 6, 1993

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 14303

This is to certify that Marion S. Wapth, Jr.
of Mt. Holly Road having filed on July 6, 1993
Application No. 6338A for a Certificate of Occupancy applying to premises located
at Mt. Holly Road being Sec 50.7 Block Lot 7, Town of
Bedford Assessment Map at a R4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Remove existing greenhouse and
and replace it with a new sun porch

Inspected 6/24/93

Formerly Section 6 Lot 13
under the following limitations

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

Richard Megna
Asst Building Inspector

Certificate of Compliance



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

11/18/2010

Certificate: 2010-0591

Issued: 11/18/2010

Building Permit No. 22066

This is to certify that: **Zable, Robert & Anna**
of **257 Mt. Holly Rd., Katonah, NY 10536**

having filed on **11/18/2010**

Application No. **2010-0591**

for a Certificate of Occupancy applying to premises located at **257 Mt Holly Rd**
Katonah, NY 10536

being Section, Block and Lot **50.7-1-7**

Town of Bedford Assessment map in the **R-4A** district as shown on the Town zoning map,
and the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

Alterations and renovations to existing residence:

First floor: Kitchen, pantry, mudroom/laundry, powder room, closet;

Second floor: Master bath, dressing area, closets, hall bath.

Inspected - 11/3/2010


Building Inspector

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 Robert and Anna Zable Address 257 Mt. Holly Road, Bedford, NY Tel.# (914) 232-1217

Applicant (Owner) _____ Address _____ Tel.# _____

Architect/Engineer Kenneth R. Nadler, Consulting L.L.C. Address 103 S. Bedford Road, Mt. Kisco, NY Tel.# (914) 241-3620

Builder Not selected at this time. Address _____

Building is located at 257 Mt. Holly Road, Bedford, NY

Section 50.07 Block 1 Lot 7 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: The project is a two story addition between connecting the existing residence and detached garage.

New spaces will include a new two car garage, mudroom, study and bathroom on the first floor and an exercise room, office and laundry room on the second floor. The existing garage door will be moved and the second floor of the existing garage will connect to the new exercise room.

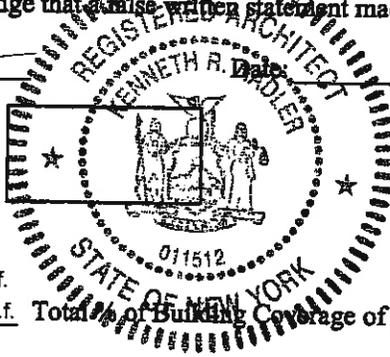
Estimated COST OF CONSTRUCTION: \$ 400,000.00

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 Kenneth Nadler 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 \$ 400,000.00 and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: [Signature] Date: 6/10/15

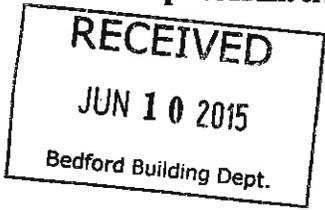
Sign and Affix Seal



Amount of square feet for new project 1st Flr. 1,137 s.f. 2nd Flr. 1,156 s.f. Total % of Building Coverage of property 3.07 %

Total % of Impervious Surface of property 5,648 s.f. Area of disturbance 3,000 s.f. If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built 1920



TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

ZONING DISTRICT **B-4A** 2A 1A 1/2A 1/4A TF VA MF EL

(circle)

RD CD ND LI DB PHO PDR PBOK

Number of stories 2; Height 30 feet. Interior only _____

Front yard 120' feet. Rear yard 654.00' feet. Side yard 41' feet one side.

Side yard 201.5' feet other side.

The above setbacks must be filled in.

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

(Signed) _____

Telephone No. 914 212 1111/Email FEARLE @ Gmail.com

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

FEE:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

RECEIVED
JUN 10 2015
Bedford Building Dept.

MARION S WYETH JR
MT. HOLLY ROAD
KATONAH, N.Y. 10534

R1
1

3.36 6 13 5000 18600

50.07-1-7

RECORD OF OWNERSHIP

MARION S JR + NANCY C WYETH
 MOTT

1190 - MAP 101 S. WYETH JR

408 Marion S Wyeth, Jr +

Nancy C Wyeth

Control # 483220342

Book 107

50

LAND DATA & COMPUTATIONS

NAME	LOT	GROSS	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	REGULAR LOT								
2	MINUS LOT								
3	APARTMENT SITE								
<p>SQ. FT.</p> <p>1 PRIMARY SITE</p> <p>2 SECONDARY SITE</p> <p>3 UNDEVELOPED</p> <p>4 RESIDUAL</p>									
<p>ACREAGE</p> <p>1 PRIMARY SITE</p> <p>2 SECONDARY SITE</p> <p>3 UNDEVELOPED</p> <p>4 RESIDUAL</p>									
<p>INFLUENCE FACTORS</p> <p>1 CORNER</p> <p>2 TOPOGRAPHY</p> <p>3 UNIMPROVED</p> <p>4 EXCESSIVE FRONT</p> <p>5 SHAPE OR SIZE</p> <p>6 RESTRICTIONS</p> <p>7 ECONOMIC MISIMPROVEMENT</p> <p>8 VIEW</p>									
<p>SUMMARY OF VALUES</p> <p>TOTAL VALUE LAND</p> <p>TOTAL VALUE BUILDINGS</p> <p>TOTAL VALUE LAND & BLDGS.</p>									
<p>RESIDENTIAL NEIGHBORHOOD & LOT FACTORS</p> <p>NEIGHBORHOOD I.D.</p> <p>1 TOPOGRAPHY RATING</p> <p>2 URBAN SUBURBAN</p> <p>3 SUBURBAN SUBDIVISION</p> <p>4 DWELLING SETBACK</p> <p>5 LANDSCAPE RATING</p> <p>6 EXCELLENT GOOD FAIR POOR NONE</p> <p>7 IMPROVING STATIC DECLINING</p> <p>8 INFLUENCE ON SUBJECT PROPERTY</p> <p>9 IMPROVED UNIMPROVED NONE</p> <p>10 FRONTING TRAFFIC</p> <p>11 LIGHT MEDIUM HEAVY NONE</p> <p>12 DESIRABILITY RATING</p> <p>13 EXCELLENT VERY GOOD GOOD FAIR POOR VERY POOR</p> <p>14 UTILITY</p> <p>15 WATER SEWER ELECTRICITY GAS</p> <p>16 NONE 1. PUBLIC 2. PRIVATE</p>									

DATE	MO.	YR.	TYPE	SALE PRICE	BUYER	SELLER	ASBESTOS
09 98	12	98	10	1000	1233	1233	1
11 90	10	90	10	1000	1233	1233	1
08 90	10	90	10	1000	1233	1233	1

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
1974	LAND 31500
	BLDGS. 46600
	EX. 78100
	LAND 31500
	BLDGS. 52600
	EX. 84100
	LAND 31500
	BLDGS. 63400
	EX. 94900
	LAND 31500
	BLDGS. 71300
	EX. 102800

MEMORANDA

12/09 PD 1,287,500

See Note BUILDING PERMIT RECORD

DISTRICT 5320 SECTION 6 LOT 13

EXEMPTION CODE 492

PROPERTY CLASS 210 R

PROPERTY ADDRESS 252 Mt. Holly Rd Katonah, NY 10534

GRID COORDINATE

DATE 12/09

TIME 10:00

SALE PRICE 1,287,500

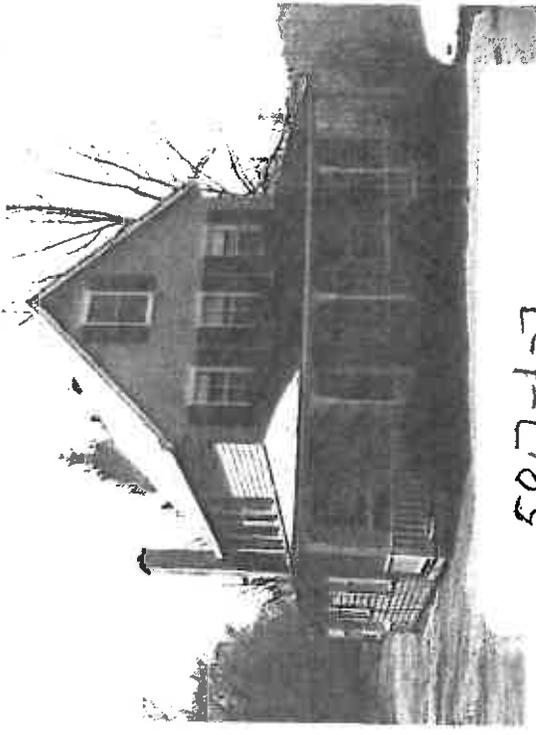
BUYER 1233

SELLER 1233

ASBESTOS 1

PARCEL ID#: 50,7-1-7

PROPERTY LOCATION: 257 Mt Holly Rd



50,7-1-7



50,7-1-7



50,7-1-7

1 MARLON S WYETH JR

3.56

6 13

Compartite

2300 9300

ASSESS

TOWN OF BEDFORD

LOCATION

55 Adams St, Bedford

ZONED

FA

5-11-73

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1973
LAND	✓ 55200						5000 Opp 5300	✓	F 1973
IMPROVEMENTS	102100						12100 17100 17400	5000	5000
TOTAL	174200						13600 18600	13600	14300 19300

OWNERSHIP

West County S.B. to M 5/17/72

PURCHASE PRICE

18,500

DATE

1954

DATE

6/53

PROPERTY FACTORS

STREET		IMPROVEMENTS		TOPOGRAPHY	
PAVED	✓	WATER		LEVEL	
SEMI-IMPROVED		SEWER		HIGH	
DIRT		GAS		LOW	
SIDEWALK		ELECTRICITY		ROLLING	
		SEPTIC TANK		SWAMPY	

PERMITS

DATE	TYPE	COST	INSPECTED
4/61	ADD. P.W. 45233	12,000	001761
9-70	ADD. POWDER ROOM,		
7795	MUD ROOM/ BUCK PORCH	5,398	00471
8509			
9-72	Attached garage	4,250	

LAND VALUE COMPUTATIONS AND SUMMARY

FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT
40' x 125' 5/8'	2300	2300		10,000
1-2 Acres	2500	2500		10,000
3.36				any
5261				

COMMENTS

Valuation 7/1/70 for 3,357 ac

1973

10,000

27,600

1971

10,000

27,200

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

10,000 (1973)

10,000

27,200

GROUND PLAN SKETCH from file 1973

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS **RAS**

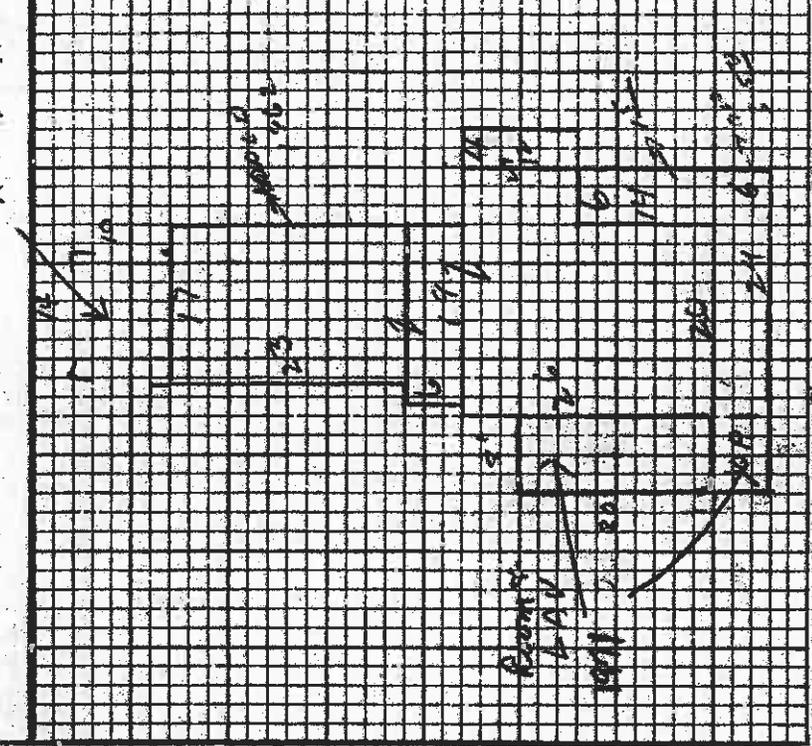
OBSERVED PHYSICAL CONDITION

ROOF

TYPE AND USE

FOUNDATION

STORIES AND ROOMS



None
Water Only
No. Bathrooms (3 Fix'd) 3
No. Toilet Rms. (2 Fix'd)
No. Single Fixtures
Septic Tank
Stove or Unit Heaters
Hot Air: Pipelets
Piped (Gravity)
Forced Circulation
Steam
Hot Water or Vapor
Radiant, Concealed
Fuel: Coal Gas
Oil Burner Coal Stoker
BASEMENT
None
Part %
Finished:
Recreation %
Apartment %
Flooring: Wood
Cement
100% HALF STORY ATTIC
Unfinished
Finished %

Good Normal Fair
Type: Flat Gable
Hip Mansard
Roofing: Prepared Roll
Built-up Asphalt or T & G
Wood or Comp. Shingle
Metal SLATE
4) AIR CONDITIONING
Washed
Refrigerated
Area Supplied
ST FLOORS
Softwood
Hardwood
Concrete
Tile Flrs: Bath Kitchen
6) INTERIOR FINISH
Walls Unfinished
Wallboard
Plaster
Doors and Trim
Softwood Hardwood
Tile Walls: Bath Kitchen
Fireplaces:
Natural Artificial

1 Family Dwelling
2 Family Dwelling
Other:
Concrete Walls
Wood or Block Piers
Block
Stone
Stories 1 2 3 4 5
Split Level
B Rooms
1s Rooms
2s Rooms
3) EXT. WALL CONSTR.
Staircase
Frame with Wood Shingle
Concrete Block or Tile
Stucco on Block or Tile
Brick Solid
Brick, Veneer
Stone Solid
Stone Veneer
Other

1 Family Dwelling
2 Family Dwelling
Other:
Concrete Walls
Wood or Block Piers
Block
Stone
Stories 1 2 3 4 5
Split Level
B Rooms
1s Rooms
2s Rooms
3) EXT. WALL CONSTR.
Staircase
Frame with Wood Shingle
Concrete Block or Tile
Stucco on Block or Tile
Brick Solid
Brick, Veneer
Stone Solid
Stone Veneer
Other

1 Family Dwelling
2 Family Dwelling
Other:
Concrete Walls
Wood or Block Piers
Block
Stone
Stories 1 2 3 4 5
Split Level
B Rooms
1s Rooms
2s Rooms
3) EXT. WALL CONSTR.
Staircase
Frame with Wood Shingle
Concrete Block or Tile
Stucco on Block or Tile
Brick Solid
Brick, Veneer
Stone Solid
Stone Veneer
Other

o.p. 48 X 3. - 7 144.
Room 160 X 10. 1600.
Law. 500 (1970) 2917.
2244
1.3

LAYOUT & REMARKS
1 - 2 B
A - 1 B

DEPRECIATION AND OBSOLESCENCE

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

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

1. FINAL NET CONDITION (d+h) 75 %
SUMMARY OF APPRAISED VALUE
Principal Building 26,800
Other Principal Buildings Appraisal 2,200
Accessory Buildings 1,400
Total Building Appraisal 29,200

DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

BLDG. IDENT.	CLASS	DIMENSIONS		FOUN. DATION	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	REPLACE. COST	NET COND. %	NET APPRAI. VAL
		WIDTH	DEPTH													
6A		18	10	50	Frame			No				50430	1572	25	400	
B		10	14	C	D	to	Aluminum frame					14010			1400	

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Shao Bao Corporation Inc
Mailing Address: 1 Main Street #6B, Brooklyn, NY 11201
Phone: 917 645 2779 (home) _____ (work); Fax: _____ E-Mail: shainokdavid@gmail.com

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

Name of applicant: Carol A. Cioppa AIA
Address: 92 Fancher Road, Pound Ridge, NY 10576
Phone: _____ (home); 914 764 1549 (work); Fax: X E-Mail: carolacioppa@cioppaarchitectsllc.com

Professional Preparing Site Plan:

Name /Address: Cioppa Architects LLC - 92A Fancher Road, Pound Ridge, NY 10576
Phone: 914 764 1549 Fax: X E-Mail: carolacioppa@cioppaarchitectsllc.com

Identification of Property:

Bedford Tax Map Designation: Section 62.17 Block 1 Lot 14 Area 3.2198 acres Zoning District: R-4A
Project Address: 492 Pea Pond Road, Katonah, NY
Approximate year of construction of structure(s): 1929

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

Identify any other Town of Bedford approvals required: ZBA
Identify any other governmental approvals required: NA
Project cost (including professional fees): \$75,000

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

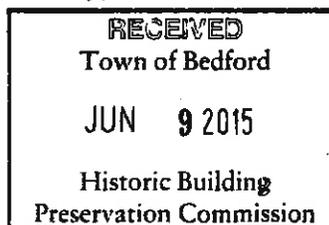
Renovate existing attached pool house, removal of adjacent covered area and replace with open pergola. Removal of existing wheel chair ramp to pool terrace and replace with steps. Removal of large portions of flagstone pool terrace and replace with grass. Add dormer on second floor of existing addition.

Proposed Project Start Date: September 2015

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): [Signature] Date: 06-09-2015
All owners must sign Print name/title: David Shainok
Co-President Date: _____
Print name/title: _____

Signature of applicant (if different): [Signature] Date: 06-09-2015
Print name/title: CAROL A. CIOPPA
PRESIDENT CIOPPA ARCHITECTS LLC



BEDFORD WETLANDS CONTROL COMMISSION
SITE INSPECTION REQUEST

Section 62.17 Block 1 Lot 14
Zoning R-4A

Owner(s): SHAO BAO CORPORATION INC
Location: 492 PEA POND ROAD KATONAH
Project: RENOVATE EXISTING POOL HOUSE, ADD PERGOLA, REMOVE RAMP & REPLACE WITH STEPS

Date of Request: 06.04.2015 Requested By: CAROLA CIOPPA AIA

Would like to be present during inspection

Office Use Only - Escrow Account: [\$200 minimum balance required to schedule inspection]
Escrow Account # _____ Balance as of ____/____/____ = \$ _____
\$ _____ received on ____/____/____ Ck. # _____ dated ____/____/____ from: _____

I - TYPE OF INSPECTION:

- Administrative Permit Eligibility
- Building Permit Application
- Confirmation of Wetlands Delineation
- Complaint
- Compliance Inspection for C/C or C/O
- Consultation Requested
- Inquiry
- Possible Wetlands Violation
- Other: _____

- WCC Permit Resolution No. _____
- Erosion and Sediment Control Inspection
 - Monumentation Installation
 - Plant Installation Inspection
 - Plant Viability Inspection for Release of Security
 - Resolution Compliance Inspection
 - Status
 - Other: _____

Comments: _____

II - SITE INSPECTION:

Site inspection performed by: B. Evans Date: 6/4/2015

Comments: File reviewed - no new impervious area - no ground disturbance

III - DECISION:

- No Permit Required
- Administrative Permit Required
- Full Wetlands Permit Required - Documentation Required
- Other: _____

RECEIVED
Town of Bedford
JUN 5 2015
Historic Building
Preservation Commission

Wetlands Secretary Notes: _____

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Carol Cioppa, Architect
Date: 6/5/2015
Re: Shao Bao Corporation Inc., 492 Pea Pond Road, Katonah
62.17-1-14, R-4 Acre Zoning District

With reference to the above, a building permit application has been submitted for the renovations and additions to an existing pool house which is located on an existing terrace and is attached to the residence; interior alterations to the residence; demolition of an existing ramp to be replaced with steps; removal of a portion of the pool terrace.

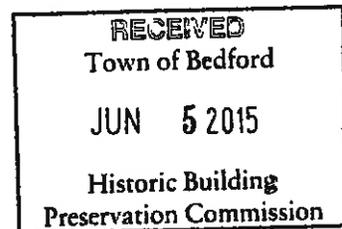
The project will require a variance from the Zoning Board of Appeals and is scheduled for a public hearing on July 8, 2015. The Town Environmental Consultant has determined that no wetland permit is required.

The property is located at 492 Pea Pond Road, Katonah and is listed on the HBPC Survey of Historic Buildings and will require review by the Commission.

The age of the home is listed on the Assessor's card as 1930. I have attached copies of the Assessor's cards, the Parcel History (listing the Building Permits and corresponding Certificates of Occupancy).

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

Att.





62.17-1-14

552000 Bedford

Active

R/S:1

School Bedford Centra

Shao Bao Corporation Inc
492 Pea Pond Rd

Roll Year 2015 Cur Yr
Land Size 3.28 acres

1 Family Res

Land AV. 31,908
Total AV. 122,640

- Parcel 62.17-1-14
 - Notes
 - History
 - Assessment
 - Spec Dist(s)
 - Notes
 - Description
 - Documents**
 - Images
 - Gis
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Sale08/01/14
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Sale09/01/11
 - Site (1) Res
 - Valuation

Owner	Tax Bill Mailing Address	3rd Party Address	Bank
-------	--------------------------	-------------------	------

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Shao Bao Corporation Inc	Shao Bao Corporation	Shao Bao
--------------------------	----------------------	----------

Last Name / Company	First Name	MI	Jr, Sr, etc
---------------------	------------	----	-------------

Shao Bao Corporation Inc

Attention To / In Care Of:

Additional Address

Street No:	Prefix Dir:	Street / Rural Route	St Suffix:	Post Dir:	UnitName:	Unit No:
------------	-------------	----------------------	------------	-----------	-----------	----------

1		Main	St		Apt	6B
---	--	------	----	--	-----	----

Po Box No:	City/Town	State:	Zip Code
------------	-----------	--------	----------

	Brooklyn	NY	11201-
--	----------	----	--------

Country: enter if not "USA"	Bar Cd:	Ownership: e.g. Life Use	Owner Type:
-----------------------------	---------	--------------------------	-------------

			P = Primary
--	--	--	-------------

Owner's Primary Residence

[Dropdown menu]

Ready



LETTER OF PERMIT DENIAL



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

Application #:

Date: 6/5/2015

Parcel ID: 62.17-1-14

Owner Information

Filippone, Thomas

Applicant Information

Filippone, Thomas
492 Pea Pond Rd

Katonah NY 10536

Location: 492 Pea Pond Rd

Parcel ID: 62.17-1-14

Permit Type: Additions & Alterations

Work Description: Renovations and additions to an existing pool house which is located on an existing terrace and is attached to the residence; interior alterations to the residence;

Dear Resident,

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

The project will require a variance from the Zoning Board of Appeals because the parcel is non-conforming consisting of 3.2198 acres where 4 acres are required in the R-4 Acre District. The property is listed on the HBPC Survey of Historic Buildings and will require review by the Commission. The Town Environmental Consultant has determined that no wetland permit is required.

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

- 492 Peapond Road
- 520 Peapond Road

Pine Brook Road

- 1 Pine Brook Road
- 20 Pine Brook Road
- 49 Pine Brook Road
- 120 Pine Brook Road
 - 341 Pine Brook, realtor description

Pine's Bridge Road

- 1 Pines Bridge Road
- 58 Pines Bridge Road
- 100 Pines Bridge Road
- 110 Pines Bridge Road

Pleasant Street

- 22 Pleasant Street

Pound Ridge Road

- 7-9 Pound Ridge Road
- 25 Pound Ridge Road
- 37 Pound Ridge Road
- 47-51 Pound Ridge Road
 - 50-58 Pound Ridge Road: "Fowler Residence" architectural plans
- 65 Pound Ridge Road
- 66 Pound Ridge Road
 - 69 Pound Ridge Road "Bates House" circa 1841: clippings and picture
 - 77 Pound Ridge Road, Charlotte V. Todd: assessor cards, deeds back to 1928
- 85 Pound Ridge Road
- 98 Pound Ridge Road
- 103 Pound Ridge Road
- 180 Pound Ridge Road
 - 193 Pound Ridge Road, circa 1928: deeds back to 1930, notes from interview with former owner
- 216 Pound Ridge Road
 - * - 251 Pound Ridge Road circa 1820 "Miller-Mills Family" : paper, deeds back to 1818, maps assesor cards
- 270 Pound Ridge Road
- 272 Pound Ridge Road
- 273 Pound Ridge Road
- 341 Pound Ridge Road
- 360 Pound Ridge Road
 - 375 Pound Ridge Road, circa 1930: maps and assessor records

Q

- 14 Quicks Lane
- 75 Quicks Lane
- 80 Quicks Lane

PARCEL HISTORY



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

6/5/2015

Address: 492 Pea Pond Rd

Parcel ID: 62.17-1-14

Issued Date	Item	Status	CO/CC #	CO/CC Date
7/30/1976	PERMIT #:770408	APPROVED	21A	9/12/1975
Owner: One family dwelling recommendations: 1. Sheetrock the ceiling over heating unit 2. Install hand rail on basement stairs				
7/30/1976	PERMIT #:770409	APPROVED	22A	9/12/1978
Owner: Garage Inspected and approved on 9/7/1978 Visible condition found satisfactory				
7/30/1976	PERMIT #:770410	APPROVED	23A	9/12/1978
Owner: Shed Inspected 9/7/1978 Visible condition found satisfactory				
7/30/1976	PERMIT #:770411	APPROVED	24A	9/12/1978
Owner: Swimming Pool Inspected 9/7/78 Visible condition found satisfactory				

Issued *September 19 75*
Jan 10 80

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *No Record.*

This is to certify that *Yashague A. Marchiano*
of *Bea Court Road* having filed on *8/29*, 19*78*
Application No. *21A* for a Certificate of Occupancy applying to premises located
at *Bea Court Road, Bedford* being Sec. *15*, Lot *29A-1*, Town of
Bedford Assessment Map at a *4A* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

One family dwelling.

RECOMMENDATIONS:
under the following limitations *1. Sheetrock the ceiling and heating*
unit.
2. Install hand rail on basement
stairs.

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

Lloyd Becker
Building Inspector

Issued *September 11, 1978*
See 10100

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *No Record*

This is to certify that *Nathaniel A. Marchiano*
of *Sea Pond Road* having filed on *9/09, 1978*
Application No. *32A* for a Certificate of Occupancy applying to premises located
at *Sea Pond Road, Bedford, N.Y.* being Sec. *15*, Lot *23A-1*, Town of
Bedford Assessment Map at a *HA* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Garage.

Inspected and approved on 9/19/78
Visible condition found satisfactory.

under the following limitations

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

Lloyd Becken
Building Inspector

Issued September 13, 1978
Jan 10, 1980

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. No RECORD

This is to certify that Yathayn A. Marchiano
of Redmond Road having filed on 9/09, 1978
Application No. 38A for a Certificate of Occupancy applying to premises located
at Redmond Road, Bedford, NY being Sec. 15, Lot 38A-1, Town of
Bedford Assessment Map at a 4A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Shed.

Inspected 9/12/78

Visible condition found satisfactory.

under the following limitations

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

Allyn Barber
Building Inspector

Issued September 12, 1978
Fee 10.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. No Record

This is to certify that *Yvonne C. Marchionni*
of *Sea Road Road* having filed on *8/29, 1978*
Application No. *27A* for a Certificate of Occupancy applying to premises located
at *Sea Road Road, Bedford, NY* being Sec. *15*, Lot *23A-1*, Town of
Bedford Assessment Map at a *4A* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Swimming Pool.

Inspected 9/7/78

Visible conditions found satisfactory.

under the following limitations

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

Lloyd Becken
Building Inspector

DISTRICT: 66-20-54 SECTION: 12 LOT: 234
 EXEMPTION CODE: 121
 PROPERTY CLASS: 311V ZONING: 400
 CARD NUMBER: 01001 ROUTING NUMBER: 49
 PROPERTY ADDRESS: 1000 N. ...
 DATE: 12-78 TYPE: 10 SALES PRICE: 125000
 SOURCE: 1 BUYER 2 SELLER 3 AGENT
 VALIDITY: 1 YES 2 NO

RECORD OF OWNERSHIP
 WATER: B LIGHT: B FIRE: B SCHOOL: X
 Katherine Marchiana
 1346 Carolina Lydia vanden Hoeten
 Pm 1200 on the Chesapeake BK
 Elizabeth Carolyn Lydia VANDEN HOETEN
 1346 Carolina Lydia vanden Hoeten MACRAE

VLS 9 2 100 B
 100 100
 100 100
 100 100

PROPERTY CLASSIFICATION CODE

AGRICULTURE - 100	COMMERCIAL - 400	RECREATIONAL - 200
110 - Livestock & Poultry	410 - Living Accommodations	210 - Amusement
111 - Other products	411 - Lodging	211 - Amusement
112 - Other products	412 - Lodging	212 - Amusement
113 - Other products	413 - Lodging	213 - Amusement
114 - Other products	414 - Lodging	214 - Amusement
115 - Other products	415 - Lodging	215 - Amusement
116 - Other products	416 - Lodging	216 - Amusement
117 - Other products	417 - Lodging	217 - Amusement
118 - Other products	418 - Lodging	218 - Amusement
119 - Other products	419 - Lodging	219 - Amusement
120 - Paid Crops	420 - Lodging	220 - Amusement
121 - Paid Crops	421 - Lodging	221 - Amusement
122 - Paid Crops	422 - Lodging	222 - Amusement
123 - Paid Crops	423 - Lodging	223 - Amusement
124 - Paid Crops	424 - Lodging	224 - Amusement
125 - Paid Crops	425 - Lodging	225 - Amusement
126 - Paid Crops	426 - Lodging	226 - Amusement
127 - Paid Crops	427 - Lodging	227 - Amusement
128 - Paid Crops	428 - Lodging	228 - Amusement
129 - Paid Crops	429 - Lodging	229 - Amusement
130 - Paid Crops	430 - Lodging	230 - Amusement
131 - Paid Crops	431 - Lodging	231 - Amusement
132 - Paid Crops	432 - Lodging	232 - Amusement
133 - Paid Crops	433 - Lodging	233 - Amusement
134 - Paid Crops	434 - Lodging	234 - Amusement
135 - Paid Crops	435 - Lodging	235 - Amusement
136 - Paid Crops	436 - Lodging	236 - Amusement
137 - Paid Crops	437 - Lodging	237 - Amusement
138 - Paid Crops	438 - Lodging	238 - Amusement
139 - Paid Crops	439 - Lodging	239 - Amusement
140 - Paid Crops	440 - Lodging	240 - Amusement
141 - Paid Crops	441 - Lodging	241 - Amusement
142 - Paid Crops	442 - Lodging	242 - Amusement
143 - Paid Crops	443 - Lodging	243 - Amusement
144 - Paid Crops	444 - Lodging	244 - Amusement
145 - Paid Crops	445 - Lodging	245 - Amusement
146 - Paid Crops	446 - Lodging	246 - Amusement
147 - Paid Crops	447 - Lodging	247 - Amusement
148 - Paid Crops	448 - Lodging	248 - Amusement
149 - Paid Crops	449 - Lodging	249 - Amusement
150 - Paid Crops	450 - Lodging	250 - Amusement
151 - Paid Crops	451 - Lodging	251 - Amusement
152 - Paid Crops	452 - Lodging	252 - Amusement
153 - Paid Crops	453 - Lodging	253 - Amusement
154 - Paid Crops	454 - Lodging	254 - Amusement
155 - Paid Crops	455 - Lodging	255 - Amusement
156 - Paid Crops	456 - Lodging	256 - Amusement
157 - Paid Crops	457 - Lodging	257 - Amusement
158 - Paid Crops	458 - Lodging	258 - Amusement
159 - Paid Crops	459 - Lodging	259 - Amusement
160 - Paid Crops	460 - Lodging	260 - Amusement
161 - Paid Crops	461 - Lodging	261 - Amusement
162 - Paid Crops	462 - Lodging	262 - Amusement
163 - Paid Crops	463 - Lodging	263 - Amusement
164 - Paid Crops	464 - Lodging	264 - Amusement
165 - Paid Crops	465 - Lodging	265 - Amusement
166 - Paid Crops	466 - Lodging	266 - Amusement
167 - Paid Crops	467 - Lodging	267 - Amusement
168 - Paid Crops	468 - Lodging	268 - Amusement
169 - Paid Crops	469 - Lodging	269 - Amusement
170 - Paid Crops	470 - Lodging	270 - Amusement
171 - Paid Crops	471 - Lodging	271 - Amusement
172 - Paid Crops	472 - Lodging	272 - Amusement
173 - Paid Crops	473 - Lodging	273 - Amusement
174 - Paid Crops	474 - Lodging	274 - Amusement
175 - Paid Crops	475 - Lodging	275 - Amusement
176 - Paid Crops	476 - Lodging	276 - Amusement
177 - Paid Crops	477 - Lodging	277 - Amusement
178 - Paid Crops	478 - Lodging	278 - Amusement
179 - Paid Crops	479 - Lodging	279 - Amusement
180 - Paid Crops	480 - Lodging	280 - Amusement
181 - Paid Crops	481 - Lodging	281 - Amusement
182 - Paid Crops	482 - Lodging	282 - Amusement
183 - Paid Crops	483 - Lodging	283 - Amusement
184 - Paid Crops	484 - Lodging	284 - Amusement
185 - Paid Crops	485 - Lodging	285 - Amusement
186 - Paid Crops	486 - Lodging	286 - Amusement
187 - Paid Crops	487 - Lodging	287 - Amusement
188 - Paid Crops	488 - Lodging	288 - Amusement
189 - Paid Crops	489 - Lodging	289 - Amusement
190 - Paid Crops	490 - Lodging	290 - Amusement
191 - Paid Crops	491 - Lodging	291 - Amusement
192 - Paid Crops	492 - Lodging	292 - Amusement
193 - Paid Crops	493 - Lodging	293 - Amusement
194 - Paid Crops	494 - Lodging	294 - Amusement
195 - Paid Crops	495 - Lodging	295 - Amusement
196 - Paid Crops	496 - Lodging	296 - Amusement
197 - Paid Crops	497 - Lodging	297 - Amusement
198 - Paid Crops	498 - Lodging	298 - Amusement
199 - Paid Crops	499 - Lodging	299 - Amusement
200 - Paid Crops	500 - Lodging	300 - Amusement

ASSESSMENT RECORD

LAND	800
BLDGS.	
EX.	
TOTAL	800
LAND	2700
BLDGS.	
EX.	
TOTAL	2700
LAND	2700
BLDGS.	
EX.	
TOTAL	2700
LAND	2700
BLDGS.	
EX.	
TOTAL	2700
LAND	2700
BLDGS.	
EX.	
TOTAL	2700

LAND DATA & COMPUTATIONS

NAME	LOT	GROSS	ACTUAL	EFFICIENCY	UNIT PRICE	DEPTH	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	REAR LOT								
2	FRONT LOT								
3	APARTMENT SITE								
4	TOTAL								
5	FRONT LOT								
6	REAR LOT								
7	APARTMENT SITE								
8	TOTAL								
9	FRONT LOT								
10	REAR LOT								
11	APARTMENT SITE								
12	TOTAL								
13	FRONT LOT								
14	REAR LOT								
15	APARTMENT SITE								
16	TOTAL								
17	FRONT LOT								
18	REAR LOT								
19	APARTMENT SITE								
20	TOTAL								

MEMORANDA
 10/20/76
 G-DAY NO. 67
 also memo 6-23A1
 6/9/76 memo 23A1
 nochg 5/17/74
 1/16 5/8

**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.**

Minutes

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

The meeting was called to order by Chairman Stockbridge at 7:00 P.M.

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**

**Present:
Steven Crolick, Farm Manager, Ivanna Farms**

**Plans:
Prepared by Teo Siguenza Architect, dated 5/7/15, received in this office on 5/7/15/15, titled:
Dwg. No. SP-1 “Site Plan”
Dwg. No. A101 “Proposed Conservatory”
Dwg. No. A102 “Proposed Conservatory”**

**Discussion:
There was a brief discussion regarding the positioning of the pergola and the minimal impact on the structure.**

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

Motion Seconded by: Ben Branch

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

Public Hearing:

**I – Restoration, Renovation and Expansion of Existing Residence
Section 74.14 Block 1 Lot 1, R-4A Zone
121 Stone Hill Road, Bedford
Owners/Applicants: Martin Gubernick and Robin Ashley**

**Present:
Martin Gubernick and Robin Ashley, Owners
Ron Gushue, ERG Architect**

**Plans:
Prepared by ERG Architect, received in this office on 4/24/15, titled:**

Dwg. No.	Title	Dated
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T1	Title Page	2/27/15
A0	Proposed Basement Plan	2/27/15
A1	Proposed 1 st Floor Plan	2/27/15
A2	Proposed 2 nd Floor Plan	2/27/15
A3	Proposed Attic Floor Plan	2/27/15
A4	Proposed Roof Plan	2/27/15
A5	Existing & Proposed North Elevation	2/27/15
A6	Existing & Proposed West Elevation	2/27/15
A7	Existing & Proposed South Elevation	2/27/15
A8	Existing & Proposed East Elevation	2/27/15
A9	Proposed Garage 1 st Floor Plan & Elevations	4/15/15
D0	Proposed Basement Floor Demo Plan	2/27/15
D1	Proposed 1 st Floor Demo Plan	2/27/15
D2	Proposed 2 nd Floor Demo Plan	2/27/15
D3	Proposed Attic Floor & Roof Demo Plan	2/27/15

Discussion:

The plans of ERG Architect were reviewed and discussed. Special attention was given to the proposed addition on the eastern side of the house and the impact of this addition on the historic character of the whole house. Roof lines and setbacks were discussed, as well as the questions revolving around the possible involvement of the well-known architects McKim, Mead and White.

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

Motion Seconded by: Amy Parsons

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

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

1. Minor revisions to the plans presented by ERG Architects shall be reviewed and approved by the Building Inspector.
2. There shall be a discussion of the window replacement between the applicants and the architect.

Motion Seconded by George Henschel

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

Public Hearing:

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

Present:

Paul Kelly and Suzanne Steers

Representative of Bostudio Architecture

Plans:

Prepared by Bostudio Architecture, dated 11/25/14, last revised 5/14/15, received in this office on 5/18/15, titled:

Dwg. No. T-1 “Title Sheet”

Dwg. No. EX-0 “Existing Basement Floor Plan”

- Dwg. No. EX-1 “Existing South Elevation”
- Dwg. No. EX-2 “Existing Second Floor Plan”
- Dwg. No. EX-25 “Existing South Elevation”
- Dwg. No. EX-26 “Existing West Elevation”
- Dwg. No. EX-27 “Existing East Elevation”
- Dwg. No. EX-28 “Existing North Elevation”
- Dwg. No. A-9 “Proposed Basement Floor Plan”
- Dwg. No. A-10 “Proposed First Floor Plan”
- Dwg. No. A-11 “Proposed Second Floor Plan”
- Dwg. No. A-20 “Proposed Section”
- Dwg. No. A-25 “Proposed South Elevation”
- Dwg. No. A-28 “Proposed North Elevation”
- Dwg. No. A-26 “Proposed West Elevation”
- Dwg. No. A-27 “Proposed East Elevation”
- Dwg. No. A-30 “Proposed North Perspective”
- Dwg. No. A-31 “Proposed West Perspective”
- Dwg. No. A-32 “Proposed Southwest Perspective”
- Dwg. No. A-33 “Proposed southeast Perspective”

Discussion:

There was a discussion of alternative designs to the architect’s plan. Mr. Baker and Mr. Henschel made suggestions of the gabled roof design.

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

Motion Seconded by: Amy Parsons

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

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

Motion Seconded by: Ben Branch

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

Public Hearing:

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

Applicant: David W. Coffin and Catherine McDermott-Coffin

Present:

David W. Coffin and Catherine Mc-Dermott-Coffin, Owners

Plans:

Prepared by David Coffin, received in this office on 5/13/15, titled:

Dwg.	Title	Date
1 of 9	Site Plan	12/15/14
2 of 9	Ground-First Floor Plan - Entry/Stair (South) Addition	12/15/14
3 of 9	2 nd Floor Roof Plan – Entry/Stair (South) Addition	12/15/14
4 of 9	South Elevation	3/23/15
5 of 9	East Elevation	3/23/15
6 of 9	South Entry/Door Elevation	3/23/15
7 of 9	2 nd Floor Plan – Bedroom/Office – North Addition	4/8/15
8 of 9	East Elevation – Bedroom/Office Addition	5/12/15
9 of 9	North Elevation – Bedroom/Office Addition	5/12/15

Discussion:

There was a discussion of the history of the house and alterations made in the past. Materials to be used and complementary plans were also discussed.

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

Motion Seconded by: Ben Branch

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

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

Motion Seconded by: George Henschel

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

Public Hearing:

IV – Renovations and Additions to Existing Residence

Section 49.19 Block 4 Lot 28, R-¼A Zone

8 McQueen Street, Katonah

Owners: Timothy and Nora Silverman

Applicant: The Helmes Group, LLP - Architects

Present:

Timothy and Nora Silverman, Owners

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

Plans:

Prepared by The Helmes Group, LLP, received in this office on 5/19/15, titled:

Dwg. No. 1 “Proposed Additions and Alterations to Existing Residence”
dated 5/15/13, revised 9/26/14

Dwg. No. 2 “Proposed Additions and Alterations to Existing Residence”
dated 9/26/14

Discussion:

Mr. Helmes presented a plan for the renovations to the house, which was deemed to be both acceptable and an improvement of the character of the building. Existing footprint and materials, where possible, are to be used. Letters of neighborhood support were submitted by the applicant.

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

Motion Seconded by: Amy Parsons

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

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

Motion Seconded by: Ben Branch

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

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

June 10, 2015

Motion Seconded by: Ben Branch

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

Motion carried unanimously.

The Chairman made a motion to close the meeting.

Motion Seconded by: George Henschel

DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT - DRAFT

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

Date approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

DRAFT – DRAFT – DRAFT – DRAFT

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday, June 24, 2015
5:30 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, 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**

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

**Wednesday
July 1, 2015**

5:00 P.M.

Minutes

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

Approval of Minutes:

The Chairman made a motion to approve the minutes of the meetings on June 24, 2015.

Motion Seconded by: _____

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

Motion carried unanimously.

Work Session: Review of Historic Property Survey

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date