

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
September 16, 2015
7:00 P.M.**

Agenda

Public Hearing:

I - Additions and Alterations to Existing Residence and Construction of a Three-Car Attached Garage
Section 72.19 Block 2 Lot 8, R-4A Zone
340 Guard Hill Road, Bedford
Owner: **SCGH Farms, LLC**
Applicant: **Ira Grandberg, AIA**

Conference:

I – Addition and Alteration to Existing Residence
Section 94.8 Block 1 Lot 5, R-4A Zone
117 Fox Lane, Bedford Corners
Owner: **117 Fox Run LLC**
Applicant: **Robert Torre**

Approval of Minutes:

August 19, 2015 – 5:00 PM
August 19, 2014 - 7:00 PM
September 9, 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): SCGH Farm LLC
Mailing Address: 31 Old Roaring Brook Rd, Mt Kisco NY 10542
Phone: 914 715 4955 (home) _____ (work); Fax: _____ E-Mail: J.GALLOP@JRGCA.COM
Jgallop@jrgca.com

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

Name of applicant: IRA GRANDBERG
Address: 117 EAST MAIN ST. MT. KISCO, NY
Phone: 914.2417161 (home) 914.2420033 (work); Fax: 914.2425937 E-Mail: IRA@Grandbergarchitect.com

Professional Preparing Site Plan:

Name /Address: H. STANLEY JOHNSON & CO.
Phone: 914 241 3872 Fax: 914 241 0438 E-Mail: _____

Identification of Property:

Bedford Tax Map Designation: Section 72.19 Block 2 Lot 8 Area 0.161 Zoning District: R-4A
Project Address: 340 GUARD HILL ROAD
Approximate year of construction of structure(s): 1879

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

Identify any other Town of Bedford approvals required: ZONING, BUILDING DEPT.
Identify any other governmental approvals required: HEALTH DEPT.
Project cost (including professional fees): 475,000 (Approximate)

<u>SEE ATTACHED</u>	RECEIVED
	Town of Bedford
	AUG 18 2015
	Historic Building Preservation Commission

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): [Signature] Date: 8/11/15
All owners must sign Print name/title: James Gallop, Member

Print name/title: _____ Date: _____

Signature of applicant (if different): [Signature] Date: 8/12/15
Print name/title: IRA GRANDBERG / ARCHITECT

August 18, 2015

Historic Building Preservation Commission
Town of Bedford

Re: **340 Guard Hill Road – RENOVATIONS & ADDITIONS**

“Sutton Corners Farm” has recently been purchased by a family with 5 children. The new Owners have every intention to restore and renovate the existing main dwelling in keeping with the historic character of both the main house and the outbuildings.

The scope of the project will involve interior renovation and exterior restoration to the main dwelling and outbuildings. Additions to the main dwelling will include a new Kitchen / Mudroom / Family Room / 2nd Floor Bedrooms & Baths. A new 3-car Garage with an enclosed connecting structure will be added. Partial demolition of the main dwelling on the East façade will be required to incorporate the new programmed spaces. This area of demolition is, for the most part, structurally compromised and would have to be substantially reinforced if retained; however, the physical crenulations of the rear of the East façade would not compliment the new proposed additions.

All effort will be taken to design additional building components to be in both scale and detailing to the original structure inclusive of but not limited to:

- Siding Details & Associated Patterns
- Window Treatments
- Exterior Masonry Details
- Exterior Trim Details
- Corbels & Brackets
- Pole Gutters
- Roofing Materials & Patterns
- Exterior Decking
- Exterior Doors

The entire house will have to be brought up to current energy standards. The house will require a substantially new slate roof with associated flashing details. In addition, extensive trim repairs are required. It is the intent that all 2nd and 3rd floor windows will be replaced responsive to the original scale and dimensional characteristics. All new 1st floor construction will have windows similar in style and detailing to the original windows at the main 1st floor rooms.

Overall site planning improvements, inclusive of but not limited to new drives, walks, gardens, paddocks, and future recreational spaces will be designed by Benedek & Ticehurst, Landscape Architects & Site Planners, P.C.

We trust that the Town realizes that extensive repairs are required to stabilize the home and property.

We look forward to working with the Preservation Commission in arriving at a balanced approach to the development of this project.

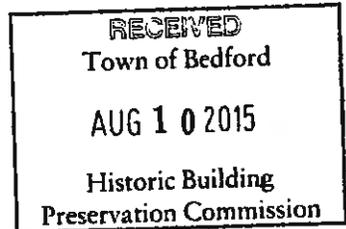
Respectfully,

Ira Grandberg, AIA
IG/rcp

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman
Date: 8/7/2015
Re: SCGH Farm LLC–340 Guard Hill Road, Bedford
72.19-2-8, R-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 including a 3 car garage. The project will require a variance from the Zoning Board of Appeals.

The residence is located at 340 Guard Hill Road, Bedford and is listed on the HBPC's Survey of Historic Buildings. I have attached a copy of the Assessor's cards as well variances we have on file for the property.

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

Att.

- 227 Guard Hill

*246 Guard Hill, **Nehemiah Lounsbury House**, circa 1750: **Aaron Sutton Kirby/Waller**. Part of Tarrackin: picture, notes, historic maps, assessor information, clippings, excerpts, correspondence 1925 to 1966

- 337 Guard Hill Road, circa 1930, **Florence Sutton** property: report, chronology, notes and assessor information

* 340 Guard Hill, 1879, **Sutton-Macy House**: report, chronology, deeds back to 1886, images, historic maps, assessor information, genealogical information including the recollections of Carlotta Washburn, niece of Florence Macy Sutton, regarding the house, clippings

- 391-399 Guard Hill, **Mott Schmidt's home**, 1924: report, assessor's information
400 Guard Hill, "**Ensign Farm**", built circa 1929: notes, historic maps, assessor's information

* 430-450 Guard Hill, **Raymond Farm**, circa 1835: report

- 462 Guard Hill Road

- 504 Guard Hill Road

* 521 Guard Hill Road 1st **Clark Homestead** circa 1785: report, deeds, current photographs, maps, assessor's information

- 524 Guard Hill Road

- 541 Guard Hill, **J. Willis Clark Farm** 1838: notes, assessor info

* 568 Guard Hill, **Alexander Denton House**, pre-revolutionary: report, deeds back to 1781, chronology, assessor information, clippings including article by Blaire Fuller who grew up there in the 1920's

- 621 Guard Hill, "**Pooks Hill**" built by **Mott Schmidt** for Keith and Susan Kroeger; article in Bedford Historian

- 640 Guard Hill "**Nestledown Farm**" circa 1830 with 1930's outbuildings: notes, maps

- 699 Guard Hill Road

- 701 Guard Hill Road

- 741 Guard Hill Road

- 748 Guard Hill Road

- 755 Guard Hill Road

Haines Road

- 19 Haines Road

- 43 Haines Road

- 47 Haines Road (remodeled)

- 73 Haines Road, circa 1860's: notes

- 87 Haines Road

- 100 Haines Road

* 200 Haines Road, built circa 1909 for Montefiore Maintenance Engineer, **Joseph Krebs**, on **Roughan Farm**: report, maps, clippings, assessor information

- 235 Haines, news article

- 310 Haines Road

- 313 Haines, circa 1935 "**Mandel House**": notes, maps, assessor information

PARCEL HISTORY



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

8/7/2015

Address: 340 Guard Hill Rd

Parcel ID: 72.19-2-8

Issued Date	Item	Status	CO/CC #	CO/CC Date
7/18/1962	PERMIT #:5384Void	VOID		
Owner:				
9/12/1990	PERMIT #:771528	APPROVED	4811A	9/12/1990
Owner:				
Swimming pool Inspected 9/11/90				
11/2/1995	PERMIT #:772389	APPROVED	7471A	11/2/1995
Owner:				
One family residence Inspected 11/1/95				
11/2/1995	PERMIT #:777472	APPROVED	7472A	11/2/1995
Owner:				
Carriage House Inspected 11/2/95				
11/2/1995	PERMIT #:772391	APPROVED	7473A	11/2/1995
Owner:				
Playhouse Inspected 11/1/95				

PARCEL HISTORY



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

8/7/2015

Address: 340 Guard Hill Rd
Parcel ID: 72.19-2-8

Issued Date	Item	Status	CO/CC #	CO/CC Date
11/2/1995	PERMIT #:772392	APPROVED	7474A	11/2/1995
Owner: Pool house Inspected 11/1/95				
11/2/1995	PERMIT #:772393	APPROVED	7475A	11/2/1995
Owner: Pump House Inspected 11/1/95				
4/19/1996	PERMIT #:15354	APPROVED	0124348A	2/8/2008
Owner: Six stall barn Inspected 9/19/2007				
1/21/1997	PERMIT #:16575	APPROVED	0124349A	2/8/2008
Owner: Installation of washer, dryer, toilet, sink in existing barn Inspected 9/19/2007				
8/27/2014	PERMIT #:23735	APPROVED	2014-2094	9/3/2014
Owner: Scheer, Robert Convert existing 6 stall barn to a caretaker apartment and 4 stall barn: Kitchen, bathroom, office/utility room, bedroom, sunroom; 4-stall barn. Inspected - 8/3/2014 (Already built)				

PARCEL HISTORY



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

8/7/2015

Address: 340 Guard Hill Rd

Parcel ID: 72.19-2-8

Issued Date	Item	Status	CO/CC #	CO/CC Date
9/3/2014	PERMIT #:23744	APPROVED	2014-2096	9/3/2014
Owner: Scheer, Robert				
Relocate existing run-in shed - 10x25 (already built)				
Inspected - 9/3/2014				
9/3/2014	PERMIT #:23745	APPROVED	2014-2095	9/3/2014
Owner: Scheer, Robert				
Relocate existing run-in shed - 10x20				

16575

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

Resolution #10-96 Six
Ilene Scheer

WHEREAS, application has been made pursuant to Article I, Section 125-3 of the Code of the Town of Bedford, for a variance to permit a the installation of a washer, dryer, toilet and sink. Premises being known and designated on the tax map of the Town of Bedford as Section 72.19, Block 2, Lot 8 & 9 & 10, R4A Zone, and shown on the survey of property submitted on August 26, 1996, and

WHEREAS, a public hearing was held on October 2, 1996, 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 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 a variance, and

WHEREAS, The granting of this variance would not change the nature of the neighborhood and would have no negative effect on the properties of the immediate neighbors,

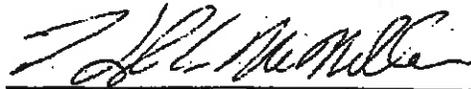
NOW, THEREFORE, on a motion by Mr. McMillan, Seconded by Mr. Ranscht.

RESOLVED, that the application for a variance be approved as submitted because the washer, dryer, toilet and sink will be kept in a utility room in a barn. The likelihood that this would become an accessory apartment is doubtful.

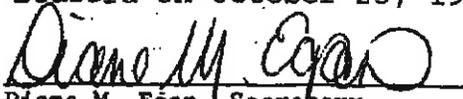
Vote taken on the foregoing motion was as follows:

Ayes - Mr. McGovern, Mrs. Barton, Mr. Ranscht, Mrs. Nourse,
Mr. McMillan.

Nays - None.


Hugh C. McMillan, 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 October 25, 1996.


Diane M. Egan, Secretary

PHILIP A & MARY L. SAPP
 WEST COUNTY SAN. & LAMN ASSO.
 1 NORTH HIGHLAND AVE.
 GOSWING NEW YORK 10542

18-2 14 28 12100 32300

7219-2-8

7219-2-8

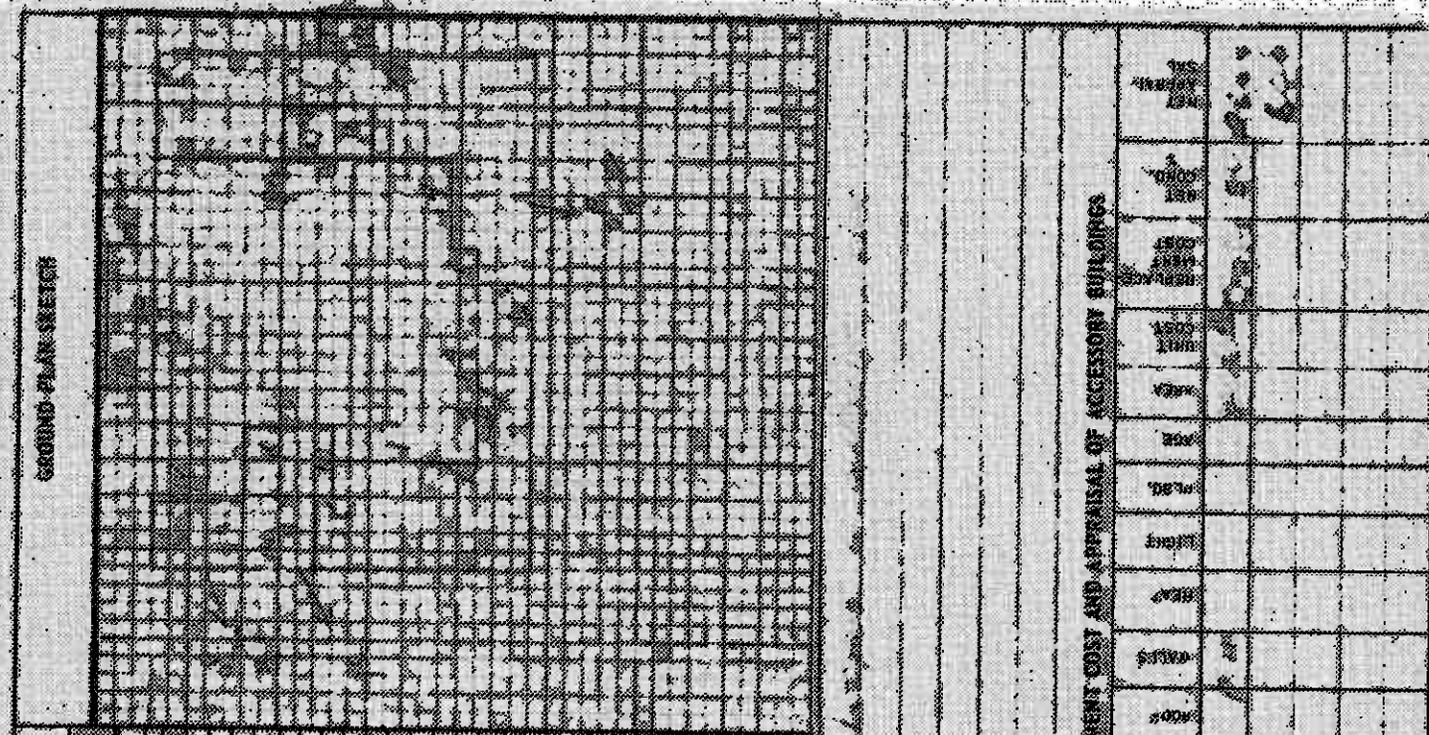
LAND DATA & COMPUTATIONS										
Name	Lot	Grave	Actual Frontage	Effective Frontage	Effective Depth	Street Price	Depth Factor	Actual Price	Reference Price	Grid Value
1	RESIDUAL OF APARTMENT SITE									
2	APARTMENT SITE (RESIDUAL OF APARTMENT SITE)									
3	APARTMENT SITE (RESIDUAL OF APARTMENT SITE)									
4	APARTMENT SITE (RESIDUAL OF APARTMENT SITE)									
5	APARTMENT SITE (RESIDUAL OF APARTMENT SITE)									
6	TOTAL									
7	RESIDUAL OF APARTMENT SITE									
8	RESIDUAL OF APARTMENT SITE									
9	RESIDUAL OF APARTMENT SITE									
10	RESIDUAL OF APARTMENT SITE									
11	RESIDUAL OF APARTMENT SITE									
12	RESIDUAL OF APARTMENT SITE									
13	RESIDUAL OF APARTMENT SITE									
14	RESIDUAL OF APARTMENT SITE									
15	RESIDUAL OF APARTMENT SITE									
16	RESIDUAL OF APARTMENT SITE									
17	RESIDUAL OF APARTMENT SITE									
18	RESIDUAL OF APARTMENT SITE									
19	RESIDUAL OF APARTMENT SITE									
20	RESIDUAL OF APARTMENT SITE									
21	RESIDUAL OF APARTMENT SITE									
22	RESIDUAL OF APARTMENT SITE									
23	RESIDUAL OF APARTMENT SITE									
24	RESIDUAL OF APARTMENT SITE									
25	RESIDUAL OF APARTMENT SITE									
26	RESIDUAL OF APARTMENT SITE									
27	RESIDUAL OF APARTMENT SITE									
28	RESIDUAL OF APARTMENT SITE									
29	RESIDUAL OF APARTMENT SITE									
30	RESIDUAL OF APARTMENT SITE									
31	RESIDUAL OF APARTMENT SITE									
32	RESIDUAL OF APARTMENT SITE									
33	RESIDUAL OF APARTMENT SITE									
34	RESIDUAL OF APARTMENT SITE									
35	RESIDUAL OF APARTMENT SITE									
36	RESIDUAL OF APARTMENT SITE									
37	RESIDUAL OF APARTMENT SITE									
38	RESIDUAL OF APARTMENT SITE									
39	RESIDUAL OF APARTMENT SITE									
40	RESIDUAL OF APARTMENT SITE									
41	RESIDUAL OF APARTMENT SITE									
42	RESIDUAL OF APARTMENT SITE									
43	RESIDUAL OF APARTMENT SITE									
44	RESIDUAL OF APARTMENT SITE									
45	RESIDUAL OF APARTMENT SITE									
46	RESIDUAL OF APARTMENT SITE									
47	RESIDUAL OF APARTMENT SITE									
48	RESIDUAL OF APARTMENT SITE									
49	RESIDUAL OF APARTMENT SITE									
50	RESIDUAL OF APARTMENT SITE									
51	RESIDUAL OF APARTMENT SITE									
52	RESIDUAL OF APARTMENT SITE									
53	RESIDUAL OF APARTMENT SITE									
54	RESIDUAL OF APARTMENT SITE									
55	RESIDUAL OF APARTMENT SITE									
56	RESIDUAL OF APARTMENT SITE									
57	RESIDUAL OF APARTMENT SITE									
58	RESIDUAL OF APARTMENT SITE									
59	RESIDUAL OF APARTMENT SITE									
60	RESIDUAL OF APARTMENT SITE									
61	RESIDUAL OF APARTMENT SITE									
62	RESIDUAL OF APARTMENT SITE									
63	RESIDUAL OF APARTMENT SITE									
64	RESIDUAL OF APARTMENT SITE									
65	RESIDUAL OF APARTMENT SITE									
66	RESIDUAL OF APARTMENT SITE									
67	RESIDUAL OF APARTMENT SITE									
68	RESIDUAL OF APARTMENT SITE									
69	RESIDUAL OF APARTMENT SITE									
70	RESIDUAL OF APARTMENT SITE									
71	RESIDUAL OF APARTMENT SITE									
72	RESIDUAL OF APARTMENT SITE									
73	RESIDUAL OF APARTMENT SITE									
74	RESIDUAL OF APARTMENT SITE									
75	RESIDUAL OF APARTMENT SITE									
76	RESIDUAL OF APARTMENT SITE									
77	RESIDUAL OF APARTMENT SITE									
78	RESIDUAL OF APARTMENT SITE									
79	RESIDUAL OF APARTMENT SITE									
80	RESIDUAL OF APARTMENT SITE									
81	RESIDUAL OF APARTMENT SITE									
82	RESIDUAL OF APARTMENT SITE									
83	RESIDUAL OF APARTMENT SITE									
84	RESIDUAL OF APARTMENT SITE									
85	RESIDUAL OF APARTMENT SITE									
86	RESIDUAL OF APARTMENT SITE									
87	RESIDUAL OF APARTMENT SITE									
88	RESIDUAL OF APARTMENT SITE									
89	RESIDUAL OF APARTMENT SITE									
90	RESIDUAL OF APARTMENT SITE									
91	RESIDUAL OF APARTMENT SITE									
92	RESIDUAL OF APARTMENT SITE									
93	RESIDUAL OF APARTMENT SITE									
94	RESIDUAL OF APARTMENT SITE									
95	RESIDUAL OF APARTMENT SITE									
96	RESIDUAL OF APARTMENT SITE									
97	RESIDUAL OF APARTMENT SITE									
98	RESIDUAL OF APARTMENT SITE									
99	RESIDUAL OF APARTMENT SITE									
100	RESIDUAL OF APARTMENT SITE									

TOWN OF WESTCHESTER COUNTY, NEW YORK

PARCEL ID#: 72,19-2-8

PROPERTY LOCATION: 340 Guard Hill Rd





BUILDING VALUE CALCULATION		PRINCIPAL BUILDING DESCRIPTION				DEPRECIATION AND DISCOUNT	
ITEM NO.	AREA OR VOL.	UNIT PRICE	TOTAL	DATE OF INSPECTION	DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS	DEPRECIATION	DISCOUNT
1	1000	100	100000	1928	ROOF	1000	100000
2	1000	100	100000	1928	WALLS AND CEILING	1000	100000
3	1000	100	100000	1928	FLOORS	1000	100000
4	1000	100	100000	1928	MECHANICAL	1000	100000
5	1000	100	100000	1928	ELECTRICAL	1000	100000
6	1000	100	100000	1928	PLUMBING	1000	100000
7	1000	100	100000	1928	PAINT	1000	100000
8	1000	100	100000	1928	LAND	1000	100000
9	1000	100	100000	1928	ACCESSORY BUILDINGS	1000	100000
10	1000	100	100000	1928	OTHER	1000	100000
TOTAL			1000000				

SUMMARY OF APPRAISED VALUE	
1. Final Net Condition Value	500000
2. Depreciation	100000
3. Discount	100000
4. Total Building Appraised	300000

UNIT & MEASUREMENT
 1000 sq. ft. = 1000 sq. ft.
 1000 sq. ft. = 1000 sq. ft.

DEPRECIATION AND DISCOUNT

- 1. Depreciation
- 2. Discount

SUMMARY OF APPRAISED VALUE

Final Net Condition Value	500000
Depreciation	100000
Discount	100000
Total Building Appraised	300000

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): 117 Fox Run LLC
 Mailing Address: 60 Beach St. Apt 1C New York, NY 10013
 Phone: _____ (home) _____ (work); Fax: _____ E-Mail: ccjigga@me.com

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

Name of applicant: Robert Torre
 Address: 215 Railroad Ave. Bedford, NY 10507
 Phone: 914.666.6993 (home) _____ (work); Fax: _____ E-Mail: bob.T@rctorre.com

Professional Preparing Site Plan:

Name /Address: Tracy Salladay PC
 Phone: 845.789.1045 Fax: _____ E-Mail: tsalladayra@optonline.net

Identification of Property:

Bedford Tax Map Designation: Section 94.8 Block 1 Lot 5 Area 4.34 Acres
 Zoning District: R-4A Project Address: 117 Fox Lane Bedford, NY 10549
 Approximate year of construction of structure(s): 1830

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

Identify any other Town of Bedford approvals required: Planning Board ZBA
 Identify any other governmental approvals required: _____
 Project cost (including professional fees): _____

RECEIVED Town of Bedford AUG 14 2015 Historic Building Preservation Commission
--

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

110 Square foot single story addition for a kitchen expansion and renovation.
Interior renovations.

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): Charles J. Salladay Date: 08/10/2015
 All owners must sign Print name/title: Member

Michi J. Salladay Date: 08/10/2015
 Print name/title: Member

Signature of applicant (if different): Robert Torre Date: _____
 Print name/title: Robert Torre Building SM



LETTER OF PERMIT DENIAL



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

Application #:

Date: 8/24/2015

Parcel ID: 94.8-1-5

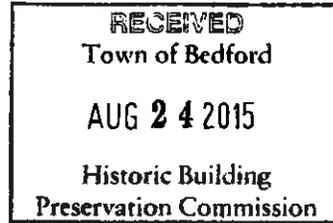
Owner Information

Fox Run LLC

Applicant Information

Fox Run LLC
117 Fox Lane

Bedford Corners NY 10549



Location: 117 Fox Lann

Parcel ID: 94.8-1-5

Permit Type: Additions & Alterations

Work Description: A 110 square foot single story addition to the front of an existing residence for a kitchen expansion and renovation.

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:

A variance of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals will be required for the construction of a 110 square foot single story addition to the front of an existing residence resulting in a front yard setback of 23'1" where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 11' 3". The property is listed on HBPC's Survey of Historic Buildings and will require review by the HBPC. The Town's Environmental Consultant must make a determination whether a permit from the Wetland Control Commission 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

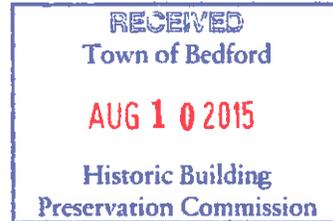
Very truly yours,

Steven Fraietta
Building Inspector

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman
Date: 8/7/2015
Re: Jigarjian–117 Fox Lane, Bedford Corners
94.8-1-5, 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 a one story addition to existing residence for a kitchen expansion and renovation. The project will require a variance from the Zoning Board of Appeals.

The residence is located at 117 Fox Lane, Bedford and is listed on the HBPC's Survey of Historic Buildings. I have attached a copy of the Assessor's cards as well variances we have on file for the property.

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

Att.

- 409 Croton Lake circa 1920, rebuilt: Theodore Dreiser property
- 458 Croton Lake Road
- 549 Croton Lake Road
 - 591 Croton Lake Road: image
- 614 Croton Lake Road
 - 617 Croton Lake, "Rockledge" circa 1929: image, historic maps
 - 673 Croton Lake, James Wood Estate, early 19th c.: notes, historic maps, assessor information
 - 703 Croton Lake Road: architectural article on house
- 712 Croton Lake Road
 - 739 Croton Lake built circa 1790: Assessor information

D

Darlington Road

- * 80 Darlington Road, circa 1886, "Overlook Farm", Starr property: report, chronology, deeds back to 1858 images, historic maps, plans, assessor and building department information, , notes from interview with Starr Lawrence, (includes material on 60 Darlington and Overlook Drive), genealogical notes and clippings on Dr. Allen Star and family

David's Way

- 49 David's Way, "Rainbeau Ridge Farm": clippings

David Lapsley Road

- ___ David Lapsley Road, clipping re Habitat for Humanity home

E

Edgemont Road

other properties to be added.

- 82 Edgemont, St. Mary's property, circa 1906: notes, assessor information
- 96 Edgemont: clipping re proposed renovation in 2007

F

The Farms

- 21 The Farms, circa 1750: 1960 letter from architectural historian, map

Fox Lane

- 28 Fox Lane
- 117 Fox Lane
- 129 Fox Lane
- 151 Fox Lane

G

Girdle Ridge Road

- 32 Girdle Ridge Road, circa 1929
 - 48 Girdle Ridge, circa 1969: "Cantioe Corners" Martha Stewart property clipping with information on 8, 32, 48 & 49 Girdle Ridge
- 49 Girdle Ridge, circa 1897
- 65 Girdle Ridge (remodeled)

PARCEL HISTORY



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

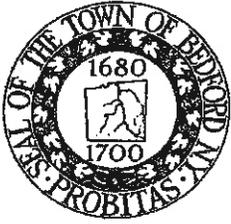
8/7/2015

Address: 117 Fox Ln

Parcel ID: 94.8-1-5

Issued Date	Item	Status	CO/CC #	CO/CC Date
9/13/1941	PERMIT #:1027	APPROVED	212	9/13/1941
Owner: Goodhue III, Francis Private Dwelling for one (1) Family				
11/6/1954	PERMIT #:3644	APPROVED	731	12/23/1959
Owner: 2 Car Garage. Garage inspected Decemer 17, 1954 found complete and ready for occupancy				
4/18/1980	PERMIT #:9915	APPROVED	201519	
Owner: Additions and alterations				
6/23/1983	PERMIT #:5310	APPROVED	201520	
Owner: Swimming pool				
5/23/1994	PERMIT #:14719	APPROVED	7072A	12/6/1994
Owner: To permit an addition to the front of a pre-existing, non-conforming residence				

PARCEL HISTORY



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

8/7/2015

Address: 117 Fox Ln

Parcel ID: 94.8-1-5

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/18/1998	PERMIT #:18258	APPROVED	2014-1875	1/27/2014
Owner: Goodhue, Francis A. III Shed				
6/26/2006	PERMIT #:21087	APPROVED	0124224A	
Owner: Interior renovation of first floor family room and second floor master bedroom and bath.				
11/13/2012	PERMIT #:00940F	APPROVED	2014-1877	1/29/2014
Owner: Goodhue III, Francis Stockade fence - 6ft. Approved 1/28/14 ZBA Variance #10-12 Four				

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

Resolution #3-94 Five

FRANCIS GOODHUE

WHEREAS, application has been made pursuant to Article V, Section 125-50 of the Code of the Town of Bedford, for a variance to permit construction of an addition to the front of his pre-existing non-conforming residence. The addition would result in a front yard setback of 14 feet instead of the required 75 foot setback. The existing front yard setback is 9.8 feet. Premises being known and designated on the tax map of the Town of Bedford as Section 94.08, Block 1, Lot 5 R4A Zone, and shown on the survey of property submitted on February 1, 1994, and

WHEREAS, a public hearing was held on March 2, 1994, 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 not change the nature of the neighborhood,

NOW, THEREFORE, on a motion by Mr. McGovern, Seconded by Mr. Ranscht,

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

Vote taken on the foregoing motion was as follows:

Ayes - Mr. McGovern, Mrs Barton, Mr. Ranscht, Mrs. Arnold,
Mr. McMillan.

Nays - None.



Hugh McMillan, 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 April 4, 1994.



Diane M. Egan, Secretary

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

**Resolution #10-12 Four
Francis A. Goodhue
Fence**

WHEREAS, application has been made pursuant to Article III Section 125-15 A.(1) (b) and Article III Section 125-15A (3) (g) of the Code of the Town of Bedford Zoning for a variance to permit the replacement of a pre-existing, non-conforming deteriorated 6-foot stockade fence located on the front property line of a residential property with a new stockade fence in the same location resulting in a fence height of 6 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line and is less than 10 feet from a terrace or wall, for premises located at 117 Fox Lane, Bedford, New York 10506, being known and designated on the Tax Map of the Town of Bedford as Section 94.8 Block 1 Lot 5 in the Residential 4-Acre Zoning District, and shown on a survey submitted on June 14, 2012, and

WHEREAS, a public hearing was held on October 3, 2012, 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. Menken, seconded by Mrs. Spano,

RESOLVED, that the application for a variance to permit the replacement of a pre-existing, non-conforming deteriorated 6-foot stockade fence located on the front property line of a residential property with a new stockade fence in the same location resulting in a fence height of 6 feet where 4 feet is permitted when the fence is located less than 20 feet from the front property line and is less than 10 feet from a terrace or wall, be approved in accordance with a site plan submitted on June 14, 2012 entitled "Proposed Site Plan for Francis A. Goodhue III & Evelyn C. Goodhue, Town of Bedford, Westchester Co., N.Y.," prepared by Barger, Day & Oswald, dated January 31, 1994, and because of the following:

1. That the benefit cannot be achieved by another means feasible alternative to the variance and the fact that the home sits close to the road; and
2. That there will be no undesirable change to the character of the neighborhood or nearby properties and it has been documented that a fence of unknown height has existed on the property in close proximity to the road for many years; and
3. That the fence would be substantial if it were a new request, however, because it is a replacement for what has existed for a long period of time, it is not substantial and an as built survey has been submitted by the applicant; and
4. That there will be no adverse physical or environmental effects as a result of this request; and
5. That even though the alleged difficulty is self-created, this is only one of the factors to be considered by the Board and is not determinative

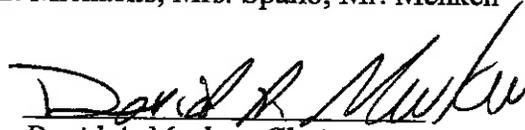
Resolution No. 10-12 Four
Francis A. Goodhue - Fence
Page Two

And subject to the following conditions:

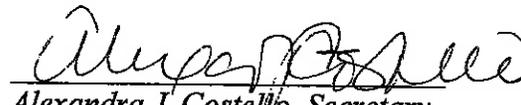
1. That the applicants apply for a fence permit within one (1) year of the date of the Board's vote on the application and diligently pursue such application to completion.

A vote taken on the foregoing motion was as follows:

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


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 12-31, 2012.


Alexandra J. Costello, Secretary
Zoning Board of Appeals

94.8-1-5

864

528
 1329
 105
 324

1944
 345
 230
 55

1329

3615

187-864
 368
 105
 528
 324

498
 368
 60
 828

649-8327

1820

4,009.7

12/7/83
INSPECTED

GAR. CONV TO BATH UP IN DR
 CUSTOM TILE FLOOR
 FIRE PLACE
 BUILT IN CABINETS, REFRIG, STOVE
 Sm. Down Rm. Tile Floor (CUSTOM)
 HALLWAY
 1/2 BATH
 KITCHEN 2 SINKS 3 STOVE 1 RANGE THE FLOOR
 Down Rm. Wide Living Room
 1 1/2 Rm w/FIREPLACE
 1/2 BATH
 A.W.I. LEVEL
 HALLWAY w/FP
 CLOSET - SINKS FLOOR

Jug FLOOR over down hallway
 MSTR. BEDRM - WATER PROOFED BATH RM. FLOOR & BASE
 THE FAMILY ROOM - 2 SINKS 3 STOVE 1 RANGE 1 TUB
 1 TOILET - SHOWER OF SHOWER

WIND OVER FLOOR FLOOR
 11 BATH RMs
 11 BATH RMs (VIEW FROM GARAGE)

FRONT BEAM
 SOME NEW PUMPHOUSE
 " ON FLOOR FLOOR
 " " BATH RMs

OUTSIDE
 DECK w/HOT TUB
 IN GARAGE POOL GRASS
 TERRACE
 CTRAM
 2 CAR GARAGE

COMPLETELY RENOVATED



PROPERTY LOCATION: 1177
 PARCEL ID#: 94,8-1-5

ZONED

44

ASSESSMENT RECORD TOWN OF BEDFORD

3 CHAS D & ELIZABETH D FISCHER

20 73

4.1 RI LOCATION

19000
-18500-

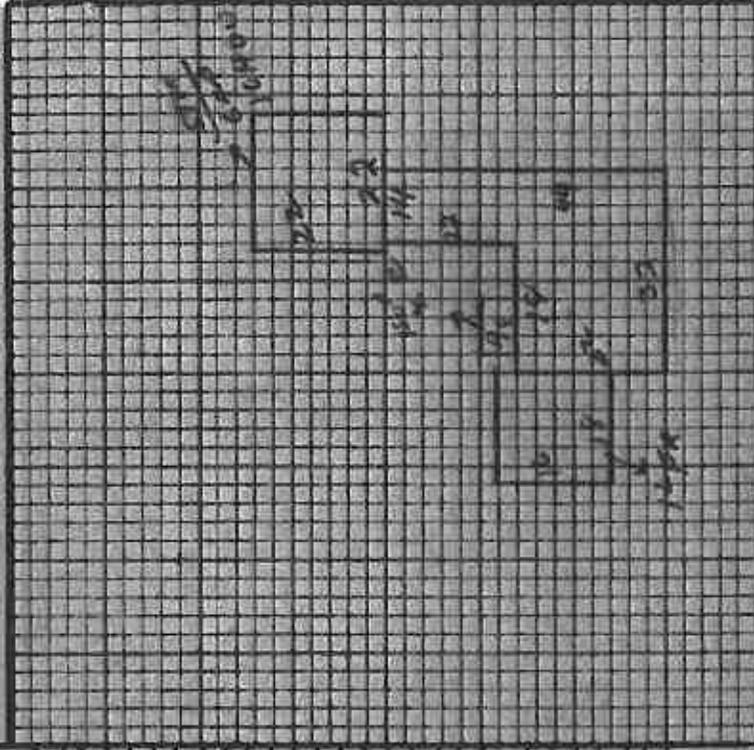
1964	1965	1966	1967	1968	1969	1970	1971	1972
VALUES								
IMPROVEMENTS								
TOTAL								

DATE	PURCHASE PRICE	PROPERTY IMPROVEMENTS				TOPOGRAPHY					
		PAVED	SEMI-IMPROVED	WATER	SEWER	LEVEL	HIGH	LOW	ROLLING		
1/61	60,000										
11-22	137,000										

DATE	INSPECTED	COST	LAND VALUE COMPUTATIONS AND ADJUSTMENTS			
			FRONT	DEPTH	ADJUSTMENT	ADJUSTMENT
12-54	12-54	1,300				
15-24/72	15-24/72	4,900				

63.9' FRONTAGE						
COMMENTS						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND & BUILDINGS						
16,000						
40,000						
56,500						

GROUND PLAN SKETCH



PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS	ROOF	OBSERVED PHYSICAL CONDITION	PLUMBING	EFFECTIVE AGE
TYPE AND USE	Material	Fast	Date	Years
1 Family Dwelling	Asph/Flt	Good	Water Only	
2 Family Dwelling	Gambrel	Fair	No. Bathrooms (2 Fix'ly)	3
Other	Mansard	Poor	No. Single Fixtures	10
1) CONSTRUCTION	Reading Prepared Roll		Septic Tank	
Concrete Walls	Build-up Asphalt on T & G			
Wood or Block Plans	Form Concrete			
Block	Block			
Stone	Stone			
STORIES AND ROOMS				
Stories 1 1/2				
Split Level				
B. Rooms				
16 Rooms				
24 Rooms				
3) EXT. WALL CONSTR.				
Stories 1 1/2				
Roof with Wood Shingle				
or Shooce Ceiling				
Concrete Block or Tile				
Stucco or Plaster on Tile				
Brick Solid				
Brick, Veneer				
Stone Solid				
Stucco Veneer				
Other				
4) AIR CONDITIONING				
Traced				
Refrigerated				
Area Supplied				
5) FLOORS				
Stucco				
Softwood				
Hardwood				
Concrete				
Tile Floor				
6) INTERIOR FINISH				
Walls Unfinished				
Wellborn				
Plaster				
Doors and Trim				
Softwood				
Hardwood				
Tile Walls: Bath				
Kitchen				
Fireplaces				
Neutral				

1940 - RE BUILT

LAYOUT & REMARKS

1. L I T R
2. 3 T, N

DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

ITEM NO.	AREA OF QUART.	UNIT COST	TOTAL	REMARKS	DIMENSIONS		FLOOR	DATE	NET COST	NET AREA	NET VOL.	NET APPRV.
					WIDTH	DEPTH						
1	1012	2480	25092		16	30	100	1940	3584	70	28700	
2	288	1778	5106		13	8	15	FRAM E	576	70	400	
3	484	323	15568		20	15	15	FRAM E	1600	60	10000	
4	52	4004	1282		15	15	15	FRAM E			200	

BUILDING VALUE CALCULATION

ITEM NO.	AREA OF QUART.	UNIT COST	TOTAL
Base	1012	2480	25092
1	288	1778	5106
ADDITIONS AND DEDUCTIONS			
5	484	323	15568
6	52	4004	1282
7			
8			
9	596	200	1192
10	1012	55	5566
TOTAL REPLACEMENT COST 53482			
Cost Conversion Factor 1.10			
Replacement Cost 58830			

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION	
a. Effective Age Depreciation	20
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)	
i. FINAL NET CONDITION (d + h)	80

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal	35900
Other Principal Buildings Appraisal	
Accessory Buildings Appraisal	4200
Total Building Appraisal	40100

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday, August 19, 2015
5:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith

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, August 19, 2015
7:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith
Consultant: John Baker

The meeting was called to order by Chairman Stockbridge.

Public Hearing:

**I – Additions and Renovations to the Existing Residence
Section 50.12 Block 1 Lot 7, R-4A Zone
50 Old Cross River Road, Katonah**

**Owners: William and Alexandra Lawrence and Lynne White
Applicants: William and Alexandra Lawrence**

Present:

William and Alexandra Lawrence and Lynne White, Owners

Plans:

Three pages of plans dated August 18, 2015 and received in this office on August 18, 2015, titled:

“Front Elevation”
“Rear Elevation”
“Left Elevation/Right Elevation”

Discussion:

The plans listed above, which were prepared by Geoffrey Craig Williams, Architect, were discussed. The plan is for the demolition of the existing garage structure, to be replaced with a two-story residential (left) wing, as well as a second story to be added to the right wing of the house. Each was discussed separately.

The presentation and comments of the Commission regarding the left wing construction dealt mainly with fenestration, roof pitches, moldings and casings. With the exception of the addition of one small window on the back of the original house, no changes will be made to the original house.

It was agreed that two members of the Commission and the Consultant to the Commission would revisit the site on the following day to address several structural issues on the proposed right wing construction.

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

Motion Seconded by: B. Branch

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

Motion: Motion was made by John Stockbridge to approve the application, with the condition that the plans be revised and resubmitted to the Commission Office, as follows:

1. The architect and date of plans shall be shown.
2. The existing elevations and proposed elevations (both internal and external) shall be shown
3. The existing foundation on the western side shall be utilized and the footprint of the existing structure shall be maintained.
4. The Commission requests that the applicant try to preserve the existing timber framing up to and including the 6 X 6 rafter plates at both current eaves of the “right side” (front elevation) wing that will have its roof raised. Standard considerations to do this will need to be addressed by the architect.
5. Materials to be used on the exterior of the new proposed addition shall be indicated.
6. The plan shall state: “All fenestration on the new external elevations shall be consistent with the interior plans.”
7. The fenestration of the left side (front elevation) of the addition shall be changed to maintain consistency. The window panes (divided lights) should be vertical and all be the same size as the side windows. For the center windows (windows 5 and 12) this may require an additional row or two of panes to accommodate the larger size of the middle window frames.
8. The size and type of windows shall be specified.

Recommendations for the right side elevation will be discussed at the site the following day.

Motion Seconded by: S. Smith

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

Public Hearing:

II – Additions and Renovations to Existing Residence

Section 83.8 Block 1 Lot 9, R-4A Zone

521 Guard Hill Road, Bedford

Owner/Applicant: Timothy Tynan

Present:

Michael C. Messinger, RA, NCARB, Great Oak Studio Architecture

Plans:

Prepared by Great Oak Studio Architects, titled:

- | | |
|--------------------------------------|-------------------------------------|
| A1-“Site Plans, Zoning Info, Photos” | Dated 2/20/15, revised 6/1/15 |
| A2-“Main House: Existing & Proposed” | Dated 2/20/15, revised 6/1/15 |
| A3-“Garage: Existing & Proposed” | Dated 2/20/15, last revised 8/14/15 |

Discussion:

There was a discussion regarding the proposed door on the west side of the building and the screened-in porch structure. No comments were made regarding the door. The porch discussion was about the size (height) of the porch and the detailing of the roof and sides. Mr. Messinger agreed to a reduction in the size of the porch. He also agreed with changes which were proposed for the detailing.

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

Motion Seconded by: S. Smith

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

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

DRAFT – DRAFT - DRAFT

1. Revised plans for the screened-in porch and the right side entrance, as discussed at the August 19, 2015 meeting, shall be submitted to the Building Inspector.

Motion Seconded by: S. Smith

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

Second Discussion:

There was a further discussion about the conversion/reconstruction of the garage, which is not under the purview of this Commission. The Commission, however, decided to write a memo to the Zoning Board of appeals in support of these proposed plans.

Conference:

I – Addition to Existing Residence

Section 49.13 Block 2 Lot 9, R-2A Zone

14 Quicks Lane, Katonah

Owners/Applicants: James and Gina Magill

Present:

James and Gina Magill, Owners

Plans:

Prepared by Demotte Architects, P.C., undated, received in this office on 7/21/15, titled:

SP-1 “Site Plan”

EX-1 “First Floor Plan”

EX-2 “Partial Second Floor Plans”

EX-3 “Elevations”

A-1 “First Floor Plan”

A-2 “Partial Second Floor Plans”

A-3 “Elevations”

Discussion:

There was a discussion about the age of the building, the need for expansion, the size of the proposed addition, the stucco siding and the view from the road.

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

Motion Seconded by: B. Branch

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

Approval of Minutes:

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

August 4, 2015

August 12, 2015

Motion Seconded by: B. Branch

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

Motion carried unanimously.

The Chairman made a motion to close the meeting.

Motion Seconded by: B. Branch

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

Date approved by the Historic Building Preservation Commission: August 4, 2015

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, September 9, 2015
4:30 P.M.**

Minutes

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

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