

# Town of Bedford Historic Building Preservation Commission

## Bedford Hills Historical Museum\*

321 Bedford Road  
Bedford Hills, NY 10507

Wednesday  
September 30, 2015  
6:30 P.M.

### Agenda

#### Conferences:

##### I – Demolition and Reconstruction of Existing Structure

Section 60.14 Block 2 Lot 8, LI Zone

165 Railroad Avenue, Bedford Hills

Owner: **Antioch Baptist Church**

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

##### II – Addition to Existing Structure

Section 60.14 Block 2 Lot 9, LI Zone

175 Railroad Avenue, Bedford Hills

Owner: **Antioch Baptist Church**

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

Supporting documentation for all items on this agenda is available at the Town of Bedford website.

[www.bedfordny.gov](http://www.bedfordny.gov)

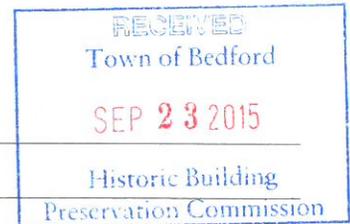
Larger documents and plans are available at the office of the Historic Building Preservation Commission.

Agenda items subject to change.

\*The museum is located on the lower floor of the Bedford Townhouse.

Look for the museum's entrance through the white door on the right side of the Townhouse.

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



**Identification of Owner(s):**

Name(s) of owner(s): Antioch Baptist Church Affordable Housing Project

**Parsonage - Demolition & Reconstruction of Existing Structure**

Mailing Address: 165 Railroad Avenue, Bedford Hills, NY 10507

Phone: 715-3598 (home) N/A (work); Fax: N/A E-Mail: mlblount65@gmail.com

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

Name of applicant: The Helmes Group, LLP - Architects

Address: 184 Katonah Avenue, Katonah, NY 10536

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com

**Professional Preparing Site Plan:**

Name /Address: The Helmes Group, LLP - Architects

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com

**Identification of Property:**

Bedford Tax Map Designation: Section 60.14 Block 2 Lot 8 Area 5,000 SF Zoning District: LI / MF

Project Address: 165 Railroad Avenue, Bedford Hills, NY 10507

Approximate year of construction of structure(s): 1900

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

Identify any other Town of Bedford approvals required: Zoning Board of Appeals - Variance Required

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

Project cost (including professional fees): \$400,000.00

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

**Demolition and Reconstruction of Existing Structure; Construct crawl space foundation located off the left north side of building; replace with Modular type units consisting of three (3) separate apartment - one (1) 2-bedroom apartment and two (2) 1-bedroom apartments as indicated and called for on preliminary design drawings, dated 9/22/15. Refer to existing conditions drawings including site plan, floor plans, exterior elevations and photographs for reference. Please note, variances will need to be granted by the Zoning Board of Appeals, ZBA.**

**Proposed Project Start Date: December 2016**

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): Antioch Baptist Church / Marion Blount

Date: September 22, 2015

All owners must sign Print name/title: Owners

Signature of applicant (if different): [Signature]

Date: September 22, 2015

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

APPLICATION FOR BUILDING PERMIT  
TOWN OF BEDFORD

New Building  Addition  Alteration  Demolition  Roof  Pool  Already Built

Bldg. Permit No. \_\_\_\_\_

To the Building Inspector:

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

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

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

Owner ANTIOCH BAPTIST CHURCH Address 165 RAILROAD AVENUE Tel.# 715-3598

Applicant THE HELMES GROUP, LLP Address 184 KATONAH AVE. Tel.# 232-4633

Architect/Engineer THE HELMES GROUP, LLP Address 184 KATONAH AVE Tel.# 232-4633

Builder \_\_\_\_\_ Address \_\_\_\_\_

Building is located at 165 RAILROAD AVENUE, BEDFORD HILLS, NY 10507

Section 60.14 Block 2 Lot 8 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: DEMOLITION AND RECONSTRUCTION OF EXISTING STRUCTURE USING MODULAR TYPE UNITS.

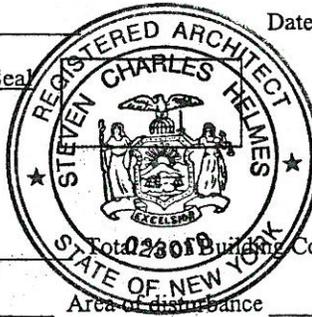
Estimated COST OF CONSTRUCTION: \$ 400,000.00

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 STEVEN C HELMES, AIA 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: 9-22-15

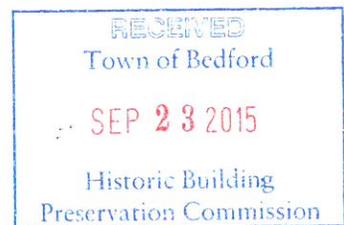
Sign and Affix Seal



Amount of square feet for new project \_\_\_\_\_ Total Building Coverage of property \_\_\_\_\_

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

Age of Building or year built 1900



TYPE OF STRUCTURE

One Family Dwelling  Two Family Dwelling  Multiple Dwelling

Accessory Structure \_\_\_\_\_ Pool  Tennis Court  Commercial

ZONING DISTRICT R-4A 2A 1A 1/2A 1/4A TF VA MF EL  
(circle)

RO CB NB **LI** RB PBO PBR PBOK

Number of stories 2; Height 30 feet. Interior only \_\_\_\_\_

Front yard \_\_\_\_\_ feet. Rear yard \_\_\_\_\_ feet. Side yard \_\_\_\_\_ feet one side.

Side yard \_\_\_\_\_ feet other side.

**The above setbacks must be filled in.**

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

(Signed) \_\_\_\_\_

Telephone No. 232-4633 / Email SCHOTTHEHELMES@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:

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

Variance Requested \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Inspector of the Town of Bedford, New York

**FEES:**

Building: \_\_\_\_\_

Certificate of Compliance \_\_\_\_\_

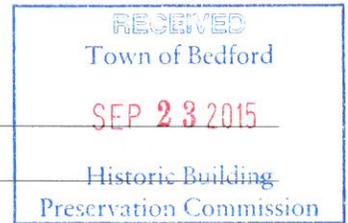
Total: \_\_\_\_\_

Permit No. \_\_\_\_\_

Date Approved \_\_\_\_\_

Date Notified \_\_\_\_\_

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



**Identification of Owner(s):**

Name(s) of owner(s): Antioch Baptist Church Affordable Housing Project

**Church - Addition & Alteration to Existing Structure**

Mailing Address: 175 Railroad Avenue, Bedford Hills, NY 10507

Phone: 715-3598 (home) N/A (work); Fax: N/A E-Mail: mlblount65@gmail.com

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

Name of applicant: The Helmes Group, LLP - Architects

Address: 184 Katonah Avenue, Katonah, NY 10536

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com

**Professional Preparing Site Plan:**

Name /Address: The Helmes Group, LLP - Architects

Phone: 671-4550 (home) 232-4633 (work); Fax: 232-0768 E-Mail: sch@thehelmesgroup.com

**Identification of Property:**

Bedford Tax Map Designation: Section 60.14 Block 2 Lot 9 Area 10,000 SF Zoning District: LI / MF

Project Address: 175 Railroad Avenue, Bedford Hills, NY 10507

Approximate year of construction of structure(s): 1894 & 1928

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

Identify any other Town of Bedford approvals required: Zoning Board of Appeals - Variance Required

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

Project cost (including professional fees): \$400,000.00

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

**Proposed one-story addition located off the rear north-east corner of existing building; convert existing Church Building into four (4) separate 1-bedroom apartments utilizing existing building footprint; remove/replace windows & doors, remove/replace exterior siding, remove/replace roof shingles, etc., as indicated and called for on preliminary design drawings, dated 9/22/15. Refer to existing conditions drawings including site plan, floor plans, exterior elevations and photographs for reference. Please note, variances will need to be granted by the Zoning Board of Appeals, ZBA.**

**Proposed Project Start Date: December 2016**

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): Antioch Baptist Church / Marion Blount

Date: September 22, 2015

All owners must sign Print name/title: Owners

Signature of applicant (if different): [Signature]

Date: September 22, 2015

Print name/title Steven C. Helmes, AIA  
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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 ANTIOCH BAPTIST CHURCH Address 175 RAILROAD AVENUE Tel.# 715 3598

Applicant THE HELMES GROUP, LLP Address 184 KATONAH AVE Tel.# 232 4633

Architect/Engineer THE HELMES GROUP, LLP Address 184 KATONAH AVE Tel.# 232 4633  
TBD

Builder \_\_\_\_\_ Address \_\_\_\_\_

Building is located at 175 RAILROAD AVENUE, BEDFORD HILLS, NY 10507

Section 60.14 Block 2 Lot 9 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: CHURCH - ADDITION & ALTERATIONS TO  
EXISTING STRUCTURE. CONVERTING INTO FOUR (4)  
1-BEDROOM APARTMENTS.

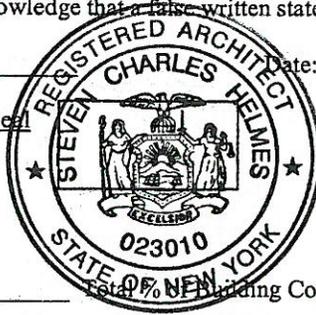
Estimated COST OF CONSTRUCTION: \$ 400,000

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

I STEVEN C. HELMES, AIA 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, 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: 9-22-15

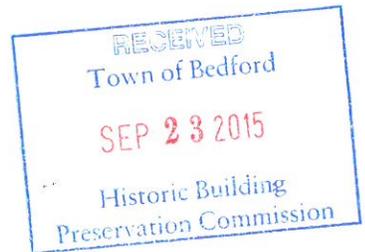
Sign and Affix Seal



Amount of square feet for new project \_\_\_\_\_ Total % of Building Coverage of property \_\_\_\_\_

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

Age of Building or year built 1894 & 1928



TYPE OF STRUCTURE

One Family Dwelling  Two Family Dwelling  Multiple Dwelling

EXISTING BUILDING

Accessory Structure \_\_\_\_\_ Pool  Tennis Court  Commercial

ZONING DISTRICT R-4A 2A 1A 1/2A 1/4A TF VA MF EL  
(circle)

RO CB NB LI RB PBO PBR PBOK

Number of stories 1; Height 12.5 feet. Interior only \_\_\_\_\_

Front yard \_\_\_\_\_ feet. Rear yard \_\_\_\_\_ feet. Side yard \_\_\_\_\_ feet one side.

Side yard \_\_\_\_\_ feet other side.

**The above setbacks must be filled in.**

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

(Signed) [Signature]

Telephone No. 232-4633 / Email SCHULTHEHELMBSGROUP.COM

**Action By Building Inspector**

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| Town of Bedford <input type="checkbox"/>          | <input type="checkbox"/> Referred to Board of Appeals |
| Westchester County <input type="checkbox"/>       |   |
| State of New York <input type="checkbox"/>        |   |

Variance Requested \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Inspector of the Town of Bedford, New York

**FEES:**

Building: \_\_\_\_\_

Certificate of Compliance \_\_\_\_\_

Total: \_\_\_\_\_

Permit No. \_\_\_\_\_

Date Approved \_\_\_\_\_

Date Notified \_\_\_\_\_