

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
October 21, 2015
7:00 P.M.**

Agenda

Public Hearing:

I - Interior and Exterior Reconstruction and Restoration
Section 73.13 Block 2 Lot 5, R-2A Zone
425 Cantitoe Street, Bedford
Owner: **Rippowam Cisqua School**
Applicant: **KG&D Architects, PC**

Approval of Minutes:

September, 16, 2015 – 5:00 PM
September 16, 2015 – 6:30 PM
September 30, 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
SEP 18 2015
Historic Building
Preservation Commission

Identification of Owner(s):

Name(s) of owner(s): Rippowam Cisca School – Colm Macmahon

Mailing Address: 439 Cantitoe St. Bedford, NY

Phone: (home) 914-244-1250 (work); Fax: E-Mail:

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

Name of applicant: KG&D Architects PC

Address: 285 Main Street, Mount Kisco, NY

Phone: (home) 914-666-5900 (work); Fax: 914-666-0051 E-Mail:

Professional Preparing Site Plan:

Name /Address: Erik Kaeyer / KG&D Architects 285 Main Street, Mount Kisco, NY

Phone: 914-666-5900 Fax: 914-666-0051 E-Mail: ekaeyer@kgdarchitects.com

Identification of Property:

Bedford Tax Map Designation: Section 73.13 Block 2 Lot 5 Area 13.82 acres Zoning District: R-2A

Project Address: 425 Cantitoe St, Bedford, NY

Approximate year of construction of structure(s): Parts of bldg. are more than 100 y/o

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

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

Identify any other governmental approvals required: N/A

Project cost (including professional fees): \$900,000

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

Historic restoration/reconstruction of Cushman House (2 Stories-approximately 3,000sf). Original residential house to be adaptively re-used as administrative office use. Restoration both interior & exterior.

Proposed Project Start Date: December 1, 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):

Colm MacMahon

All owners must sign

Print name/title: Colm MacMahon, Head of School

Date: 9.17.15

Print name/title:

Date:

Signature of applicant (if different):

Erik A. Kaeyer

Print name/title: ERIC A. KAEYER, VP

Date: 9/16/15

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Erik Kaeyer, Architect; Kirtley Cameron, Trustee RCS
Date: 9/15/2015
Re: Rippowam Cisqua School–425 Cantitoe Street, Bedford, 72.13-2-5, R-2 A District

With reference to the above, a building permit application has been submitted for the construction of the restoration/reconstruction of a 2-story residence for adaptive re-use as administrative offices for the Rippowam Cisqua School.

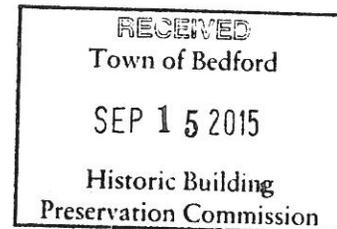
The project will require a Special Use Permit and a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on October 7, 2015.

The Cushman House is located at 425 Cantitoe Street, Bedford and is listed on the HBPC's Survey of Historic Buildings.

I have attached copies of the Assessor's cards as well as the Certificates of Occupancy we have in on file for this specific structure located on property.

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

Att.



Apply # 089489 9-4-15
TOWN OF BEDFORD
set # 9011

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.

Rippowam Cisca School - 439 Cantitoe ST,

Owner Colm Macmahon Address Bedford, NY Tel.# 244-1250
285 Main St.

Applicant KG&D Architects PC Address Mount Kisco, NY Tel.# 666-5900

Architect/Engineer Erik Kaeyer (KG&D) Address " " Tel.# 666-5900

Builder _____ Address _____

Building is located at 439 Cantitoe ST, Bedford, NY

Section 73.13 Block 2 Lot 5 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: Historic Restoration / reconstruction of Cushman House
2 stories - approximately 3,000sf. Original residential house to be adaptive
re-used as administrative office use. Restoration both exterior & interior.

Estimated COST OF CONSTRUCTION: \$ 900,000

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 ERIK A. KAEYER 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 \$ 900,000 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: 9/4/15

Sign and Affix Seal



renovation

Amount of square feet for new project 2,974 sf Total % of Building Coverage of property reduction of 195sf

Total % of Impervious Surface of property 22.35% Area of disturbance 4,000 sf If over 5000 sq. ft. submit erosion & sediment control plan.

per recent site plan approval. No change based c

Age of Building or year built unknown this application

TYPE OF STRUCTURE

LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/15/2015

Parcel ID: 73.13-2-5

Owner Information

Rippowam Cisqua School

Applicant Information

Rippowam Cisqua School
PO BOX 488

Bedford NY 10506

Location: 425 Cantitoe St

Parcel ID: 73.13-2-5

Permit Type: Alteration

Work Description: Restoration and reconstruction of 2-story residence (Cushman House) for adaptive re-use as administrative offices for the the Rippowam Cisqua School

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-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The partial demolition of the existing, non-conforming 2-story residence for adaptive re-use as administrative offices for the the Rippowam Cisqua School will require: (1) review by the Historic Building Preservation Commission because the residence is listed on the HBPC's Survey of Historic Buildings; (2) Special Use Permit from Board of Appeals; (3) a variance from the Board of Appeals for setback and coverage (if necessary); (4) Planning Board site plan approval granted by Resolution No. 15/11 may need to be updated.

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

Certificate No 4868

Issued *December 19 74*
5:30 PM

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No. *5398*

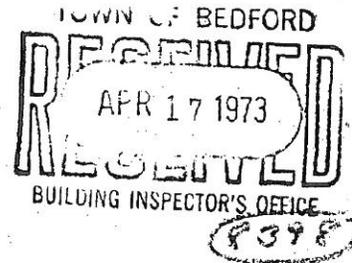
This is to certify that *Richard R. Johnson* of *Cortland Street* having filed on *March 3, 1973* Application No. *4868* for a Certificate of Occupancy applying to premises located at *Cortland Street, Bedford, N.Y.* being Sec. *14*, Lot *31*, Town of Bedford Assessment Map at a *2nd* zone as shown on 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:

Expansion of our family dwelling into two family for family use.
Inspected and approved on 11/20/74
Copy of Narrative attached.

under the following limitations *April 4, 1973 - Narrative Granted.*
Specific conditions and use stated.
Also stated in the report the property is used and the title changed into other hands, the house shall be rented to a family resident and the interior used in other manner.

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

Lloyd Beckman
Building Inspector *JRC.*



**TOWN OF BEDFORD
BOARD OF APPEALS
Westchester County, New York**

RESOLUTION NUMBER 4-73 FOUR

WHEREAS, BEDFORD-RIFPOWAN SCHOOL, of Route 22, Bedford, New York, filed on March 16, 1973, an application for a variance of the regulations of the Zoning Ordinance to permit the former Cushman house, now owned by the school, to be remodeled in the interior so that two faculty families may occupy the premises and to permit a caretaker of the school to occupy the existing garage apartment, being a variance of Article IV, Section 1, Paragraph A, for property owned by the applicant and located on the west side of Cantitoe Street, Bedford, and designated as Section 14, Lot 31, on the Tax Assessment Map of the Town of Bedford in a Two Acre "2A" Residential Zoning District, and

WHEREAS, publication of the said notice of the public hearing was made in the Patent Trader Issue of March 29, 1973, and proof of publication of said notice and proof of service of said notice by mail on twenty-two surrounding property owners has been submitted to the Board, and

WHEREAS, the said application came on to be heard on April 4, 1973, and

WHEREAS, the Board has reviewed the hardships and difficulties and other facts as alleged by the applicant, listened to the arguments for and against the application, and finds that the following variance observes the spirit of the Ordinance with the conditions imposed,

NOW, THEREFORE, BE IT RESOLVED pursuant to Article I, Section 5 of the Zoning Ordinance of the Town of Bedford that the application herein is conditionally granted as set forth hereinafter.

VARIANCE

BEDFORD-RIFPOWAN SCHOOL, of Route 22, Bedford, New York is conditionally granted a variance of Article IV, Section 1, Paragraph A, of the Zoning Ordinance of the Town of Bedford for property owned by the applicant and located on the west side of Cantitoe Street, Bedford, and designated as Section 14, Lot 31, on the Tax Assessment Map of the Town of Bedford in a Two Acre "2A" Residential Zoning District. Said variance will permit the former Cushman house, now owned by the school, to be remodeled in the interior so that two faculty families may occupy

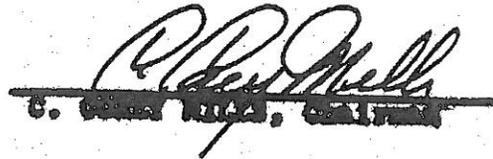
**TOWN OF BEDFORD BOARD OF APPEALS
RESOLUTION NUMBER 4-73 FOUR
BEDFORD-RIPPONAN SCHOOL**

-4-

the premises and to permit a caretaker of the school to occupy the existing garage apartment. This variance is subject to the following conditions:

1. The existing house and the existing separate garage shall be used for faculty and caretaker purposes only with no rent charged for said use.
2. There shall be no additional buildings other than the existing house and existing garage on a two-acre portion of the 7.569 acre parcel having frontage on Conditoe Street of 222.92 feet as shown on survey submitted with the application prepared by Fowler Engineering Corporation for the Bedford-Ripponan School, dated August 15, 1972.
3. A maximum of three families shall be permitted for above-mentioned two-acre portion of the parcel.
4. In the event the property is sold and the title changes into other hands, the house shall be reverted to a one-family residence and the interior of the building shall be altered as such.

Dated: April 4, 1973.


C. JOHN HILL, Chairman

The foregoing is certified to be a true copy of a resolution of the Board of Appeals of the Town of Bedford.


Secretary.

COMMERCIAL BUILDING DATA & COMPUTATIONS

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

DWELLING COMPUTATIONS	
BASE PRICE	
BASEMENT	
HEATING	
PLUMBING	
ATTIC	320
ADDITIONS	
TOTAL BASE	
GRADE FACTOR	165
TOTAL	
OTHER FEATURES	1200
TOTAL	
C & D FACTOR	
REPL. COST	
DEPRECIATION	0.910
R.C.L.D.	
ERECTED	
REMODELED	
AGE	0.00
CDU RATING	1.00

OTHER BUILDINGS AND YARD							
NO. TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	10	10	1000	2100	50%	1200	01 GARAGE
2	10	10					02 CARPORT
3	10	10					03 PATIO
4	10	10					04 SHED
5	10	10					05 POOL
6	10	10					06 BATHHOUSE
7	10	10					07 SHOP
8	10	10					08 SHELTER
9	10	10					09 STABLE
10	10	10					10 SUMMER
11	10	10					11 CELLAR
12	10	10					12 WELL HOUSE
13	10	10					13 B.T. PAVING
14	10	10					14 CONC. PAVING
15	10	10					15 PAVING
16	10	10					16 FLAT BARN
17	10	10					17 BARN BARN
18	10	10					18 POLE BARN
19	10	10					19 LEAK-TO
20	10	10					20 IMPLEMENT SHED
21	10	10					21 POULTRY HOUSE
22	10	10					22 HOG HOUSE
23	10	10					23 MILK HOUSE
24	10	10					24 CRIB
25	10	10					25 GRANARY
26	10	10					26 BRN
27	10	10					27 SILO
28	10	10					28 HARVESTORE
29	10	10					29 CABIN
30	10	10					30 MOBILE HOME
31	10	10					31 MISC. BLDGS.

GROSS BUILDING SUMMARY											
I.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT. / REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
TOTAL VALUE											
1200											
NO. OF ENTRIES											
1											
UNITS											
1											

SUPPLEMENTARY OBSERVATIONS			
1 GOOD	2 AVERAGE	3 FAIR	4 POOR
KITCHEN DESIRABILITY			
BATHROOM DESIRABILITY			
HEATING SYSTEM ADEQUACY			
INTERIOR CONDITION			
EXTERIOR CONDITION			
RELATIVE OVERALL DESIRABILITY			
STYLE			
1 R.L.E.L.	4 CAPE COD	7 ROW TYPE	
2 SPLIT LEVEL	5 COLONIAL	8 G.O.D. STYLE	
3 RANCH	6 CONTEMP.	9 CONVENTL.	

TOTAL LIVING AREA	
1	2
TOTAL GROSS VALUE	
GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; EVERY CHEAP	
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING	

VACANT LOT		DWELLING		OTHER	
1 BRICK	4 CONC. BLK.	7 STONE	8 METAL	9 CONCRETE	
2 FRAME	5 STUCCO	6 TILE			
LIVING ACCOMMODATIONS					
TOTAL ROOMS	1 NONE	2 CRAWL	3 PART	4 FULL	
BASEMENT					
1 NONE	2 BASE	3 AIR CON	4 FULL		
HEATING					
1 NONE	2 BASE	3 AIR CON	4 FULL		
WARM AIR					
1 NONE	2 BASE	3 AIR CON	4 FULL		
HOT WATER / STEAM					
1 NONE	2 BASE	3 AIR CON	4 FULL		
PLUMBING					
1 NONE	2 UNFIN	3 PART	4 FULL		
OTHER FEATURES					
1 NONE	2 UNFIN	3 PART	4 FULL		
MASONRY TRIM					
1 NONE	2 UNFIN	3 PART	4 FULL		
BSMT. REC. ROOM					
1 NONE	2 UNFIN	3 PART	4 FULL		
FIN. BSMT. L.A.					
1 NONE	2 UNFIN	3 PART	4 FULL		
W.B. FIREPLACE					
1 NONE	2 UNFIN	3 PART	4 FULL		
BSMT. GARAGE					
1 NONE	2 UNFIN	3 PART	4 FULL		
ATTACHED GARAGE					
1 NONE	2 UNFIN	3 PART	4 FULL		
CONSTRUCTION					
1 NONE	2 UNFIN	3 PART	4 FULL		
GROUND FLOOR AREA					
1 NONE	2 UNFIN	3 PART	4 FULL		
ADDITION POINTS					
1 NONE	2 UNFIN	3 PART	4 FULL		
GRADE FACTOR					
1 NONE	2 UNFIN	3 PART	4 FULL		
OTHER FEATURE POINTS					
1 NONE	2 UNFIN	3 PART	4 FULL		
C & D FACTOR					
1 NONE	2 UNFIN	3 PART	4 FULL		
DEPRECIATION					
1 NONE	2 UNFIN	3 PART	4 FULL		

OTHER BUILDINGS AND YARD							
NO. TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	10	10	1000	2100	50%	1200	01 GARAGE
2	10	10					02 CARPORT
3	10	10					03 PATIO
4	10	10					04 SHED
5	10	10					05 POOL
6	10	10					06 BATHHOUSE
7	10	10					07 SHOP
8	10	10					08 SHELTER
9	10	10					09 STABLE
10	10	10					10 SUMMER
11	10	10					11 CELLAR
12	10	10					12 WELL HOUSE
13	10	10					13 B.T. PAVING
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20	10	10					20 IMPLEMENT SHED
21	10	10					21 POULTRY HOUSE
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25	10	10					25 GRANARY
26	10	10					26 BRN
27	10	10					27 SILO
28	10	10					28 HARVESTORE
29	10	10					29 CABIN
30	10	10					30 MOBILE HOME
31	10	10					31 MISC. BLDGS.

GROSS BUILDING SUMMARY											
I.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT. / REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
TOTAL VALUE											
1200											
NO. OF ENTRIES											
1											
UNITS											
1											

SUPPLEMENTARY OBSERVATIONS			
1 GOOD	2 AVERAGE	3 FAIR	4 POOR
KITCHEN DESIRABILITY			
BATHROOM DESIRABILITY			
HEATING SYSTEM ADEQUACY			
INTERIOR CONDITION			
EXTERIOR CONDITION			
RELATIVE OVERALL DESIRABILITY			
STYLE			
1 R.L.E.L.	4 CAPE COD	7 ROW TYPE	
2 SPLIT LEVEL	5 COLONIAL	8 G.O.D. STYLE	
3 RANCH	6 CONTEMP.	9 CONVENTL.	
TOTAL LIVING AREA			
GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; EVERY CHEAP			
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING			

RECEIVED
JUN 30 2015

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

BEDFORD ZONING
BOARD OF APPEALS

Resolution No. 15/11
Final Site Plan Approval
Alterations and Improvements to the Upper School Campus

Rippowam Cisqua School

WHEREAS, the Planning Board received an application dated October 14, 2014 from Rippowam Cisqua School, 439 Cantitoe Street, Bedford, New York 10506 for approval of a final site plan for the proposed alterations and improvements to the upper school campus, affecting property located at 425 Cantitoe Street, Bedford, New York, Town of Bedford, shown and designated on Town Tax Maps as Section 73.13 Block 2 Lot 5, in the Residential Two Acre Four Acre Zone, and

WHEREAS, the Planning Board received a set of plans consisting of three (3) sheets prepared by KG&D Architects, Kaeyer, Garment & Davidson Architects, PC, 285 Main Street, Mount Kisco, New York 10549 and Wesley Stout Associates, 96 Main Street, New Canaan, Connecticut 06840, as follows:

Sheet No.	Title	Dated	Last Revised
L-1.0	Layout Plan: Overall Site	10/14/14	1/23/15
L-2.0	Landscape Details	10/14/14	4/9/15
PL1.0	Photometric Lighting Site Plan	10/14/14	4/9/15, and

WHEREAS, the Planning Board has determined on September 30, 2014 that the proposed use will not have a significant effect on the environment as defined in the New York State Environmental Quality Review act (SEQRA), and

WHEREAS, the Zoning Board of Appeals approved a Special Use Permit for this proposal by Resolution #01-15 Six, dated January 7, 2015, and

WHEREAS, the Zoning Board of Appeals approved the Alterations and Improvement to the Upper Campus for this proposal by Resolution #01-15 Seven, dated January 7, 2015, and

and WHEREAS, on April 14, 2015 the Planning Board reviewed said final site plan,

WHEREAS, the final site plan meets all requirements of the Code of the Town of Bedford, except as noted below,

NOW THEREFORE BE IT RESOLVED, that the above described final site plan is approved, subject to the following conditions:

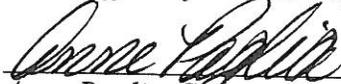
1. This approval is subject to the approval of the site plan by the Town Engineering consultant..
2. If there are any changes to the parking layout or the building layout, the applicant shall return to the Planning Board.
3. Any revisions to the landscaping plan must be approved by the Director of Planning.
4. Plans for the Cushman House and the art building shall require approval by the Historic Building Preservation Commission.
5. The applicant shall work with the Historic Building Preservation Commission to preserve, and possibly relocate the shed.

BE IT FURTHER RESOLVED, that pursuant to Section 125-98 of the Code of the Town of Bedford, the approval shall expire unless a building permit is applied for within a period of eighteen (18) months from the date of the signing of the final site plan by the Planning Board.

APPROVED: April 14, 2015

DATED: June 30, 2015

The foregoing resolution is certified to be a true copy of the resolution, which was approved on April 14, 2015 by the Planning Board of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on June 30, 2015.



Anne Paglia, Secretary
Town of Bedford Planning Board

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday, September 16, 2015
5:00 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

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.

Minutes

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

The meeting was called to order by Chairman Stockbridge.

Public Hearing:

I – Additions and Alterations to Existing Residence and Construction of a Three-Car Garage

Section 72.19 Block 2 Lot 8, R-4A Zone
340 Guard Hill Road, Bedford
Owner: SCGH Farm, LLC
Applicant: Ira Grandberg, AIA

Present:

Christie Allen, SCGH Farm, LLC
Ira Grandberg, Architect

Plans:

Ten pages of plans prepared by Grandberg & Associates, as follows:

Sheet	Title	Dated	Revised/Last Revised
AX-001	Exterior Photos of Existing Structure	8/7/15	
AX-002	Exterior Photos of Existing Structure	8/7/15	
A-101	First Floor Plan	8/7/15	9/16/15
A-102	Second Floor Plan	8/7/15	9/16/15
A-201	Exterior Elevation – West	8/18/15	9/16/15
A-201a	Exterior Elevation – West – Alternate	9/16/15	
A-202	Exterior Elevation – North	8/18/15	9/16/15
A-202a	Exterior Elevation/Section-North	9/16/15	
A-203	Exterior Elevation – East	8/18/15	9/16/15
A-204	Exterior Elevation – South	8/18/15	9/16/15

Three pages of plans (11 X 17) prepared by Grandberg & Associates, dated 9/14/15, received in this office on 9/15/15, titled:
“West Elevation”

“North Elevation/Section”
“Second Floor Plan”

Discussion:

There was a lengthy discussion of the plans for a new garage and the connector to the main residence. Revisions to the plans were suggested based upon consultation between the owner and the Consultant to the Commission. The revisions included the movement of the entire garage and connector to the main residence of five feet to the east, the elimination of a proposed stairway addition between the house and the connector and the alteration of the proposed dormer on the garage. The owner agreed to the proposed revisions. There was an additional discussion about detailing items.

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

Motion Seconded by: Shelley Smith

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

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

1. The following revisions shall be made to the plans:
 - a) The entire garage and connector shall be moved five feet to the east.
 - b) The proposed stairway addition between the house and the connector shall be eliminated.
 - c) The proposed dormer on the garage shall be altered _____

Motion Seconded by: Ben Branch

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

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

Present:

Rafe Churchill, Rafe Churchill Traditional Houses

Plans:

Eight pages of plans prepared by Tracy Salladay Architecture, P.C., dated 8/12/15, received in this office on 8/14/15, titled:

Sheet No. X101	“Existing Conditions - Main Level Plan”
Sheet No. X102	“Existing Conditions - Upper Level Plan”
Sheet No. X201	“Existing Elevations - North & West”
Sheet No. X202	“Existing Elevations - East & South”
Sheet No. A101	“Proposed Addition - Main Level”
Sheet No. A102	“Proposed Addition – Upper Level Plan”
Sheet No. A201	“Proposed Elevations – North & West”
Sheet No. A202	“Proposed Elevations – East & South”

Discussion:

The Commission reviewed comments made at the August 26, 2015 site walk. The proposed alterations to the west and north elevations were agreed to. The fenestration revisions to the south and east elevations were discussed and amendments suggested to Mr. Churchill.

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

1. The following revisions shall be made to the plans:

a) _____

b) _____

c) _____

Motion Seconded by: George Henschel

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

Approval of Minutes:

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

August 19, 2015 – 5:00 PM

August 19, 2015 – 7:00 PM

September 9, 2015

Motion Seconded by: Ben Branch

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

Motion carried unanimously.

The Chairman made a motion to close the meeting.

Motion Seconded by: Amy Parsons

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

September 23, 2015
Date

Town of Bedford Historic Building Preservation Commission

Bedford Hills Historical Museum
321 Bedford Road
Bedford Hills, NY 10507

Wednesday, September 30, 2015
7:00 P.M.

Minutes

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

The meeting was called to order by Chairman Stockbridge.

Conference:

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: Town of Bedford

Present:

Marion Blount, Chairperson of the Trustee Ministry, Antioch Baptist Church
Steven C. Helmes, AIA, The Helmes Group, LLC

Plans:

Two pages prepared by The Helmes Group, LLP, 184 Katonah Avenue, Katonah, New York 10536, dated 8/31/15, last revised 9/22/15, titled:

Drawing No. 1 “Preliminary Site Plan”
Drawing No. 2 “Preliminary Floor Plans & Elevations”

Discussion:

There was a discussion which included alternatives, plans for a new structure and the importance of the Affordable Housing project.

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

Motion Seconded by: Ben Branch

Vote: Ayes: Stockbridge, Branch, Smith, Henschel 1 Nays: None

Conference:

II – Addition to Existing Structure
Section 60.14 Block 2 Lot 9, LI Zone
175 Railroad Avenue, Bedford Hills
Owner: Antioch Baptist Church
Applicant: Town of Bedford

Present:

Marion Blount, Chairperson of the Trustee Ministry, Antioch Baptist Church
Steven C. Helmes, AIA, The Helmes Group, LLC

Plans:

Two pages prepared by The Helmes Group, LLP, 184 Katonah Avenue, Katonah, New York 10536, dated 8/31/15, last revised 9/22/15, titled:

Drawing No. 1 "Preliminary Site Plan"

Drawing No. 2 "Preliminary Floor Plans & Elevations"

Discussion:

There was a discussion of the plans, as well as the maintenance of the externals of the existing church building, the minor exterior addition in the rear of the church building and the importance of there being no additional exterior alterations.

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

Motion Seconded by: Shelley Smith

Vote: Ayes: Stockbridge, Branch, Smith, Henschel 1 Nays: None

The Chairman made a motion to close the meeting.

Motion Seconded by: Amy Parsons

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

September 23, 2015
Date