

**Town of Bedford  
Historic Building Preservation Commission**

**2<sup>nd</sup> 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](http://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 Cisque 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*

Date: 9.17.15

All owners must sign

Print name/title: Colm MacMahon, Head of School

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

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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.

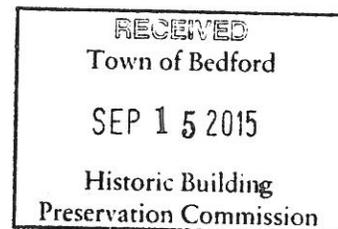
The project will require a Special Use Permit and a setback variance from the Zoning Board of Appeals and is scheduled for a public hearing on October 7, 2015.

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.



APPLICANT # 089489 9-4-15  
TOWN OF BEDFORD  
let # 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.

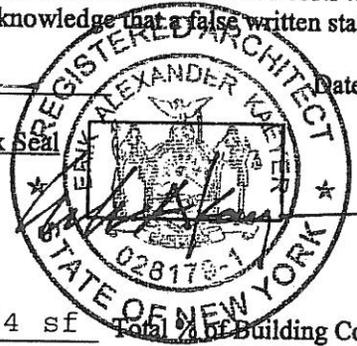
Estimated COST OF CONSTRUCTION: \$ 900,000

**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

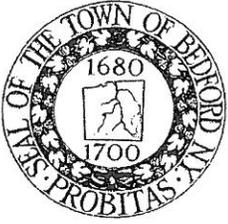
Total % of Impervious Surface of property 22.35% Area of disturbance 4,000 sf If over 5000 sq. ft. submit erosion & sediment control plan.

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*  
*5:00 PM*

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No. *5396*

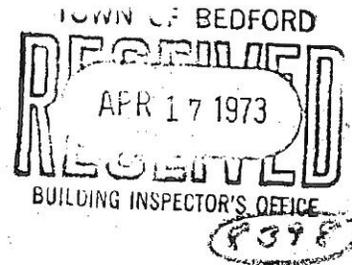
This is to certify that *Bedford High School*  
of *Centre Street* having filed on *March 3, 1973*  
Application No. *4568* for a Certificate of Occupancy applying to premises located  
at *Centre Street, Bedford, N.Y.* being Sec. *14*, Lot *31*, Town of  
Bedford Assessment Map at a *25* zone as shown on the building zone map, and the  
application having been approved, authority is hereby given to occupy or use said premises or build-  
ing or part thereof for the following purposes:

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

under the following limitations *April 4, 1973 - Variance Granted.*  
*Specific conditions and use stated.*  
*Also stated in the event the property is sold  
and the title changed to other hands, the  
house shall be reverted to our family residence  
and the interior shall be as then subject.*

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

*Lloyd Beckman*  
Building Inspector *J.M.C.*



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

**RESOLUTION NUMBER 4-73 FOUR**

**WHEREAS, BEDFORD-RIPPWAN 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-RIPPWAN 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**

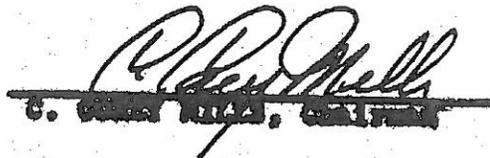
**TOWN OF BEDFORD BOARD OF APPEALS  
RESOLUTION NUMBER 4-73 FOUR  
BEDFORD-RIPPONAN SCHOOL**

-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 7.969 acre parcel having frontage on Conitico 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 <sup>the</sup> 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.
WOOD JOIST	B 1 2 UPPER	1 BRICK 3 GLASS 5 STUCCO 7 STN. 9 CONC.	
FIRE RESISTANT		2 FRAME 4 CONC. BLK. 6 TILE 8 HTL. 0 ENAM. STL.	
FIRE PROOF		SCHEDULE A.	
FLOORS	B 1 2 UPPER	NO. OF UNITS	
CONCRETE		AVG. UNIT SIZE	
WOOD		EFF. PERIMETER L/F	
TILE		PERM. AREA RATIO	
FINISH TYPE	B 1 2 UPPER	HT.	
UNFINISHED		BASEMENT	
FINISHED OPEN		FIRST	
FINISHED DIVIDED		SECOND	
USE	B 1 2 UPPER	BASE PRICE	
STORE		B.P.A.	
OFFICE		SUB TOTAL	
APARTMENT		LIGHTING	
WAREHOUSE		HTG. / AIR CON.	
VACANT		SPRINKLER	
HEATING	B 1 2 UPPER	PARTITIONS	
CENTRAL WARM AIR		INTERIOR FINISH	
HOT WATER / STEAM		SF / CF PRICE	
UNIT HEATERS		AREA / CUBE	
NONE	B 1 2 UPPER	SUB TOTAL	
AIR CON.		SPECIAL FEATURES	
CENTRAL		ADDITIONS	
PACKAGE / UNITS	B 1 2 UPPER	TOTAL BASE	
PLUMBING		GRADE FACTOR	
BATH ROOMS		REPL. COST	
TOILET ROOMS		PRICE	
OTHER		ITEM DESCRIPTION	
SPRINKLER		PLUMBING FIXTURES	
QTY.		TOTAL SPECIAL FEATURES	

DWELLING COMPUTATIONS	
BASE PRICE	25,000
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
ADDITIONS	300
TOTAL BASE	25,300
GRADE FACTOR	100
TOTAL	25,300
OTHER FEATURES	
TOTAL	25,300
C & D FACTOR	
REPL. COST	25,300
DEPRECIATION	25
R.C.L.D.	25,400

OTHER BUILDINGS AND YARD							
NO. TYPE	SIZE	GRADE	RATE	REPL. COST	REPR.	R.C.L.D.	TYPE CODE
1					%		01 GARAGE
2					%		02 CARPORT
3					%		03 PATIO
4					%		04 SHED
5					%		05 POOL
6					%		06 BATHHOUSE
7					%		07 SHOP
8					%		08 SHELTER
9					%		09 STABLE
10					%		10 SUMMER
11					%		11 KITCHEN
12					%		12 CELLAR
13					%		13 B.T. PAVING
14					%		14 CONC. PAVING
15					%		15 PAVING
0							00 MISC. BLDGS.

GROSS BUILDING SUMMARY															
AGE	ERECT. METHOD	CONSTRUCTION	GRADE	REPL. COST	RATE	REPR.	R.C.L.D.	TYPE CODE	SIZE	CDU	DEPRECIATION	NORMAL	1	0BSOL.	R.C.L.D.

SUPPLEMENTARY OBSERVATIONS			
GOOD	AVERAGE	FAIR	POOR
KITCHEN DESIRABILITY			
BATHROOM DESIRABILITY			
HEATING SYSTEM ADEQUACY			
INTERIOR CONDITION			
EXTERIOR CONDITION			
RELATIVE OVERALL DESIRABILITY			

TOTAL LIVING AREA								
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9

TOTAL GROSS VALUE								
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9

C W T E I & E R

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

DWELLING COMPUTATIONS	
BASE PRICE	25,000
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
ADDITIONS	300
TOTAL BASE	25,300
GRADE FACTOR	100
TOTAL	25,300
OTHER FEATURES	
TOTAL	25,300
C & D FACTOR	
REPL. COST	25,300
DEPRECIATION	25
R.C.L.D.	25,400

OTHER BUILDINGS AND YARD							
NO. TYPE	SIZE	GRADE	RATE	REPL. COST	REPR.	R.C.L.D.	TYPE CODE
1					%		01 GARAGE
2					%		02 CARPORT
3					%		03 PATIO
4					%		04 SHED
5					%		05 POOL
6					%		06 BATHHOUSE
7					%		07 SHOP
8					%		08 SHELTER
9					%		09 STABLE
10					%		10 SUMMER
11					%		11 KITCHEN
12					%		12 CELLAR
13					%		13 B.T. PAVING
14					%		14 CONC. PAVING
15					%		15 PAVING
0							00 MISC. BLDGS.

GROSS BUILDING SUMMARY															
AGE	ERECT. METHOD	CONSTRUCTION	GRADE	REPL. COST	RATE	REPR.	R.C.L.D.	TYPE CODE	SIZE	CDU	DEPRECIATION	NORMAL	1	0BSOL.	R.C.L.D.

TOTAL LIVING AREA								
1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9



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

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

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:

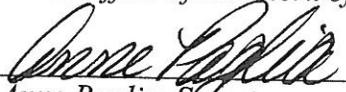
1. This approval is subject to the approval of the site plan by the Town Engineering consultant..
2. If there are any changes to the parking layout or the building layout, the applicant shall return to the Planning Board.
3. Any revisions to the landscaping plan must be approved by the Director of Planning.
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**

**2<sup>nd</sup> 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**

**2<sup>nd</sup> 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 fenestration plans for the garage, dormer, and connector shall be revised as per the Commission’s suggestions and be submitted to the Building Inspector.

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 condition:

1. The plans for the fenestration on the south and east elevations shall be revised as per the Commission's directives.
2. The revised plans shall be approved by the Chairman of the Historic Building Preservation Commission.

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