

TOWN OF BEDFORD PLANNING BOARD MEETING

425 Cherry Street
Bedford Hills, New York 10507
Tuesday
March 8, 2016
8:00 PM

Conferences:

1. Four Lot Subdivision
 - Preliminary Subdivision Approval
 - Steep Slopes PermitSection 49.19 Block 2 Lots 31, 32, 33, 41 & 42, R-¼A Zone
36 Hillside Avenue, Katonah
Owner/Applicant: **KED Partners**
(Review latest submission.)

2. Preliminary and Final Site Plan Approval
Section 60.7 Block 2 Lot 40, CB Zone
152 Bedford Road, Katonah
Owner/Applicant: **Old Stone Hill LLC**
(Consider Preliminary and Final Site Plan Approval.)

Schedule Field Trips:

- A. Owner: **Northern Westchester Professional Park**
Applicant: **Merv Blank**
28 McLain Street, Bedford Corners

- B. Owner: **Bradhurst Realty Corp.**
Applicant: **Joseph Pugni**
3 Haines Road, Bedford

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 Planning Board.

Agenda items subject to change.

BIBBO ASSOCIATES, L.L.P.

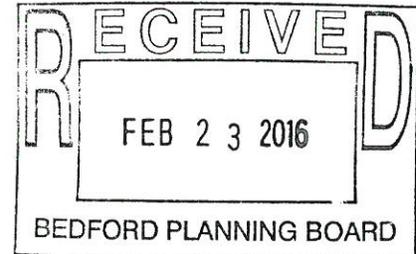
Consulting Engineers

Joseph J. Buschynski, P.E.
Timothy S. Allen, P.E.
Sabri Barisser, P.E.

February 22, 2016

Town of Bedford Planning Board
425 Cherry St
Bedford Hills, NY 10507-1308

Attn: Ms. Deidre Courtney-Batson, Chair



Re: **Proposed 4-Lot Subdivision**
KED Partners
Hillside Avenue & Bedford Road
TM # 49.19 – 2 – 31, 32, 33, 41 & 42

Dear Members of the Board:

Please find in support of our application for a 4-lot subdivision the following for your continued review and consideration:

- 8 sets - Subdivision Plans, 8 sheets, revised 2/17/2016 titled:
 - Sheet #1, EX "Existing Conditions"
 - Sheet #2, IPP "Integrated Plot Plan"
 - Sheet #3, SP "Site Plan"
 - Sheet #4, EC-1 "Erosion Control Plan & Details"
 - Sheet #5, SS "Steep Slopes Plan"
 - Sheet #6, PE "Profiles & Details"
 - Sheet #7, D-1 "Drainage Details"
 - Sheet #8, SPA "Lot #1 Alternative Layout & Lot #4 Detail Plan"
- 2 copies – SWPPP, revised 2/18/2016.
- 2 copies – NYSDEC Notice of Intent & MS4 Form (inc. in SWPPP)
- 2 copies – Katonah Fire District letter, dated February 9, 2016

We offer the following in response to comments generated by the Planning Board Members at our last site walk on October 9, 2015:

Site Design ♦ Environmental

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net

- An alternate house location for lot #1 is now included on sheet #8.
- The main subsurface stormwater treatment system and associated piping have been shifted away from the western property line to maintain a larger existing vegetative buffer.
- We have redesigned the elevation of the proposed house on lot #4 to lower the rear retaining wall from 11' to 4' and allow for access to a rear yard. A detailed view of this layout has been shown on sheet #8.

We also offer the following in response to the Memorandum from Hahn Engineering dated October 13, 2015:

1. Comment noted.
2. The "Location Map" has been revised.
3. The site distances from the western entrance have been added to the Plan, there will be no change in site distance due to the construction of the common driveway from the existing condition. The existing pillars will be removed to facilitate turning maneuvers into the site. Site distances have also been added to the plans for the northern driveway. Based on the existing and anticipated low volume of traffic on Hillside Avenue, we have shown that the site distances at both entrances is in accordance with the AASHTO Publication "Guidelines for Geometric Design of Very Low-Volume Local Roads (LDT \leq 400)".
4. The Driveway detail has been revised to specify pavement sections. All of the existing driveway and existing pavement from the western entrance will be removed. The portion of existing pavement to be removed that encroaches on lot #4 is indicated on the plans.
5. The location of the nearest existing fire hydrants on Huntville Road and Hillside Avenue have been shown on the plans.
6. The nearest existing storm drain has been shown on the plans, it is located North of Lot #4 on the western side on Hillside Avenue.
7. Turning movements for a SU-30 vehicle have been shown for the common driveway.

8. We have been in contact with the Katonah Fire District, They have reviewed our plans and in response to their recommendations which were expressed in a letter to our office dated 2/9/16 we offer the following:
 1. The new driveway will be constructed in accordance with the 2010 New York State Building Code Chapter 5 section 511, the driveway width will be a minimum of 12 feet wide and provide a minimum of 13 feet 6" overhead clearance.
 2. The driveway detail has been revised to support fire apparatus weighing up to 35 tons.
 3. As requested by the Town Engineer, we demonstrated turning movements for an SU-30 vehicle, The Katonah Fire District has requested a hammer head turn around be constructed of suitable size to accommodate fire apparatus. They have stated the maximum wheel base of apparatus now or in the future will be 230 inches. The SU-30 wheel base is slightly larger and therefore proves Katonah's Fire Apparatus will be able to maneuver as needed.
 4. Although none are proposed, any gates that may be installed will be equipped with a "Knox Box" style key box, to allow for emergency access in accordance with Section 506 of the New York State Building Code.
9. An anti-tracking pad has been added to the driveway entrance to lot #4
10. Erosion and sediment control has been provided along the route of the drainage line to infiltration system #1
11. Details of the retaining walls will be added as the development of the plans progress.

STORMWATER POLLUTION PREVENTION PLAN

12. The "Design Lines" on the "Post Development Plan" have been labeled.
13. The redevelopment reference was made in error and has been removed from the SWPPP.
14. Section 4.0 has been revised to reference the Town of Bedford.
15. Soil testing will be performed and we will notify Hahn Engineering's Office in advance of the testing.

16. Infiltration system has been revised and the cover has been noted on the detail.

17. Aqua Swirl sizing criteria from the manufacturer has been added to the SWPPP.

18. The Stormwater Control Facility and Access Agreement:

- The reference on the first page have been corrected to refer to the Town of Bedford.
- We have revised the section that discussed the responsibility of maintenance and repairs to state that common driveway users (lots 1,2,& 3) will be responsible for drainage components within the access, drainage and utility easement and the owner of lot # 4 will be responsible for drainage components outside of the easement.
- Item# 3 has been revised to specify that the owner shall provide for inspection and maintenance of the facilities annually in addition to the inspection performed by a Professional Engineer at least once every 5 years.

19. The bypass outlet pipe has been labeled from CB #5.

20. Observation and access ports have been added for infiltration systems #2 and #3

WATER

21. The proposed plans should reflect the following:

- To the best extent possible the two (2) existing water services have been located and shown on the revised plans and have been noted to be eliminated.
- Each proposed lot will be served with a new 1" diameter copper water service. We have meet with Kevin Winn, P.E., Commissioner of Public Works, He will be providing us with a Town of Bedford acceptable detail of a meter pit. We will further discuss the legal agreements as the subdivisions process progresses.

We respectfully request this be placed on your next agenda for further discussion of the above and consideration of preliminary subdivision approval.

Should you require any further information or have any concerns regarding this matter, please contact Edward Delaney, Jr. at (914) 277-5805, ext. 333.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward J. Delaney, Jr.", written in a cursive style.

Edward J. Delaney, Jr.
Project Manager

EJD/rh
Enclosures

cc: Hahn Engineering (w/encls.)
Ed Kelly
File

KATONAH FIRE DISTRICT
65 Bedford Road
Katonah, New York 10536
914-232-4570 Fax 914-232-1098
e-mail: Commissioner@katonahfd.org

COMMISSIONERS

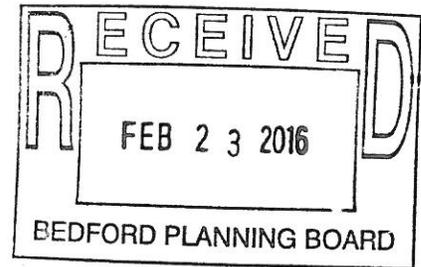
HENRY P. BERGSON, *Chairman*
JEFFREY H. KELLOGG
BRUCE F. WHALEN
BENNETT R. SCHUBERG
JEFFREY J. KANE



Secretary-Treasurer
NINA KELLOGG
Counsel
WILLIAM R. LONERGAN, JR.

February 9, 2016

Mr. Edward J. Delaney, Jr.
Bibbo Associates
293 Route 100, Suite 203
Somers, NY 10589



Re: KED Partners: Bedford Sec. 49,19 Blk. 2, Lots 31, 32, 33, 41, 42

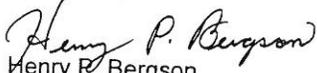
Dear Mr. Delaney

The Board of Fire Commissioners has reviewed the site plans for the above parcel and has the following recommendations:

1. That the new driveway for the proposed residences be constructed in accordance with the 2010 NY Building code Chapter 5 section 511 which require driveways to single family residences be a minimum of 12 feet wide and provided with an overhead clearance of at least 13 feet 6 inches.
2. That the driveway be capable of supporting fire apparatus weighing 35 tons
3. That the driveway be constructed with a hammer head turn around or the existing loop be of sufficient size suitable for use by fire apparatus. The maximum wheel base of any of the Katonah Fire Districts current or contemplated fire apparatus is 230 inches.
4. That any proposed gated areas be equipped with a "Knox Box" style key box that will allow fire department emergency access in accordance with Section 506 of the building code.

Please do not hesitate to contact us if you have any further questions

Yours Truly


Henry P. Bergson
Chairman
Board of Fire Commissioners
Katonah Fire District

Cc: Town of Bedford Planning Board
Dean Pappas, Chief, Katonah Fire Department