

**TOWN OF BEDFORD  
PLANNING BOARD MEETING**

**REVISED**

**425 Cherry Street  
Bedford Hills, New York 10507  
Tuesday  
February 9, 2016  
8:00 PM**

**Conferences:**

- 1. Waiver of Site Plan Approval**  
Section 71.8 Block 2 Lot 16, LI Zone  
125 Plainfield Avenue, Bedford Hills  
Owner: **Annie K. Harper**  
Applicant: **Goodfellas Auto Body, Inc. – Contract Vendee**  
(Consider Waiver of Site Plan Approval.)
- 2. Waiver of Site Plan Approval**  
– Hair Salon  
Section 60.14 Block 5 Lot 6, LI Zone  
25-27 Adams Street, Bedford Hills  
Owner: **Fedele Realty, LLC**  
Applicant: **Hernan Prada Salon**  
(Consider Waiver of Site Plan Approval.)

Waiver of Site Plan Approval  
– Additions and Alterations to Commercial Building  
Section 60.14 Block 5 Lot 6, LI Zone  
25-27 Adams Street, Bedford Hills  
Owner/Applicant: **Fedele Realty, LLC**  
(Consider Waiver of Site Plan Approval.)
- 3. Preliminary Subdivision Approval – Four Lot Subdivision**  
Section 82.12 Block 1 Lot 3, R-2A zone  
28 McLain Street, Bedford Corners  
Owner: **Northern Westchester Professional Park**  
Applicant: **Merv Blank**  
(Consider Preliminary Subdivision Approval.)
- 4. Steep Slope Permit**  
Section 60.13 Block 1 Lot 3, EL Zone  
3 Haines Road, Bedford  
Owner: **Bradhurst Realty Corp.**  
Applicant: **Joseph Pugni**  
(Consider Steep Slope Permit.)

- 5. Steep Slope Permit – Pool**  
Section 72.10 Block 1 Lot 4, R-4A Zone  
40-44 Broad Brook Road, Bedford Hills  
Owner/Applicant: **Broad Brook Realty, LLC**  
(Review steep slope permit application.)
  
- 6. Special Use Permit – Creation of a Cottage in an Existing Barn**  
Section 61.6 Block 1 Lot 10, R-4A Zone  
49 Girdle Ridge Road, Katonah  
Owners/Applicants: **Alfred and Sandra Luposello**  
(Consider Special Use Permit.)

**Discussion:**

Town Comprehensive Plan of 2003  
(Review Chapters 1 – 4.)

**Approval of Minutes:**

August 25, 2015  
September 8, 2015

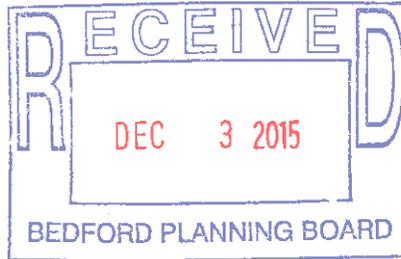
**Supporting documentation for all items on this agenda is available at the Town of Bedford website.**

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

**Larger documents and plans are available at the office of the Planning Board.**

**Agenda items subject to change.**

**CHARLES V. MARTABANO**  
Attorney at Law



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(914) 760-9241 Cell

December 2, 2015

VIA HAND DELIVERY

Chairwoman Deirdre Courtney-Batson and  
Members of the Planning Board  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507

Re: Application of Goodfellas Auto Body, Inc., (contract  
vendee/applicant) and Annie K Harper (owner) for Special Permit and  
Waiver of Aquifer Protection Zone Regulations

Premises – Lower Level of building located at 125 Plainfield Avenue,  
Bedford Hills, New York; Light Industrial (LI) zoning district

Property ID number 71.8- 2-16

Dear Chairwoman Courtney-Batson and  
Members of the Planning Board:

The undersigned has been retained to represent the interests of the above referenced applicants in connection with obtaining a special permit for a public garage and a waiver of Section 125-29.4 D (3) (1) of the Bedford Town Code (hereinafter "Code ") which prohibits public garages and automotive service stations in connection with properties located in the Aquifer Protection Zone (hereinafter "APZ"). In connection with this application, it is to be noted, as set forth in detail below, that the specific use proposed by this applicant (public garage for auto body use) and the specific location on the property (lower level of building located at 125 Plainfield Avenue) has already been the subject matter of a waiver of site plan approval by your Board. In point of fact, this location was previously utilized for an auto body use from 2004 through 2013. Accordingly, as these applicants are not modifying the previously approved (through waiver) site plan, it is respectfully submitted that no further waiver of site plan approval is required. Notwithstanding the foregoing, as it appears as though the prior applicant/user of the property did not obtain a special permit and/or waiver of Section 125-29.4 D (3) (1) of the Code precluding public garages in the Aquifer Protection Zone, the current applicant desires to obtain

same and will therefore require a recommendation by your Board in connection with its request for a special permit pursuant to Section 125-59 of the Code.

In terms of relevant history, Planning Board records indicate that on June 7, 2004 then owner Anthony J. Monteiro applied for a waiver of site plan approval for a proposed mechanical and collision repair use to be established in the lower area of the building located at 125 Plainfield Avenue, Bedford Hills New York. A plan was submitted entitled "IFM Auto Body, 125 Plainfield Avenue, Bedford Hills New York", copies of which are being submitted to your Board for your convenience of review. At a meeting held subsequent to the submission of the site plan with the aforementioned request for a waiver, discussion was had whereby a history of the use of the property was reviewed. A copy of those minutes is attached hereto for your review. As can be seen from the content thereof, the then applicant indicated that the property had always been utilized for mechanical and frame straightening in the past. It was further indicated that the applicant represented that there would be no changing of fluids at the location except in connection with what was necessary during auto-body repair. It was further indicated that previously existing floor drains had been cemented in to prevent escape of fluids. The minutes also reveal that then Planning Board Chairman Donald Coe suggested that a lip be installed at the doorway to the premises in the event of any spills because the property is located over the aquifer.

As also confirmed by the minutes, the application for a waiver of site plan approval was unanimously approved provided that the following conditions were met:

1. there were to be no changes in the plan dated 06/17/04 as a result of the approval;
2. a lip was to be added to the garage door to keep any accidental spillage inside the building;
3. the sealed drains in the floor were to remain;
4. the executrix of the will (co-applicant Annie K. Harper) was to be named in the application and all backup documentation was to be supplied to the Planning Board;
5. there was to be no changing of fluids at the location with the exception of what is necessary during auto-body repair.

These conditions were incorporated in the resolution adopted by the Planning Board on June 22, 2004 (Resolution No. 04/23), a copy of which is attached hereto for your review. Subsequently, co-applicant Annie K. Harper became the owner of the property and therefore assumed the rights applicable to the owner under the aforementioned resolution. The then co-applicant (Robert

Dellantesh/ IFM Auto Body) thereafter occupied the premises pursuant to the aforementioned waiver of site plan approval from 2004 through 2013.

While the waiver of site plan approval remains in full force and effect for the reasons set forth above, as also forth above a recent search of the records of the Zoning Board of Appeals indicates that it does not appear as though the prior applicant ever applied for or received a special permit for a public garage use or a waiver of the APZ regulations prohibiting the public garage use. By reason of the foregoing, and in an effort to achieve conformity with the Code, the current applicants will be seeking issuance of the necessary special permit and waiver of the APZ regulations.

As this Board is aware, Section 125-59 of the Code requires prior Planning Board review of the application so as to make a recommendation in connection with any special permit application for a public garage. The applicable standards include the following:

§ 125-60. General standards.

- A. The proposed use will serve a community need or convenience and will not adversely affect the public health, safety and general welfare.
- B. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.
- C. The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- D. Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, light or other characteristics than might be the operations of any permitted use not requiring a special use permit.
- E. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses; and the entrance and exit drives shall be laid out so as to achieve adequate safety.

It is respectfully submitted that, in making the specific findings referenced above, your Board should take into consideration (1) the prior long-term and uneventful use of this particular location both prior to and as subsequently approved by your Board; (2) the characteristics of the

LI zoning district (in terms of permissible uses) and the current development pattern and existing uses in the Plainfield Avenue /Edna Street/Green Lane. Taking all of these factors into consideration, I believe that your Board has before it sufficient facts to support a determination to the effect that all of the standards applicable to issuance of the requested special permit have been met.

Initially, in connection with a requirement set forth in Section 125-60 A, there is no doubt that the proposed use at this location will serve a community need or convenience and will not adversely affect the public health, safety and general welfare. The community need or convenience is self-evident. In terms of the impact on public health, safety and general welfare, the protective measures already required by your Board in connection with its prior waiver of site plan approval and the additional measures referenced below will continue to assure, as in the past, that this use at this location will not adversely impact the public health safety or general welfare.

Subsections 125-60 B through E all relate to the suitability of the site for the proposed use and the appropriateness of the proposed use at the proposed location. In this regard, Subsection 125-60 B requires a determination by your Board that “[t]he location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located”. Subsection 125-60 C requires a determination that “[t]he location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings”. Subsection 125-60 D requires a determination that “[o]perations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, light or other characteristics than might be the operations of any permitted use not requiring a special use permit”. Finally, Subsection 125-60 E requires a determination that “[p]arking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses; and the entrance and exit drives shall be laid out so as to achieve adequate safety”.

It is respectfully submitted that your Board has already rendered a determination to the effect that all of the requirements of Section 125-60 have already been met through the granting of a waiver of site plan approval subject to compliance with the conditions set forth in your resolution. However, for the sake of completeness of the record, the specific factors and the compliance of this application with such factors will be reviewed in detail below.

In respect of appropriateness for the area and the absence of a deleterious effect on other uses established on nearby properties or the appropriate and orderly development of the area, initially it should be recognized that in view of the multiplicity of public garage uses already existing or approved for that area as referenced above, it is clear that establishment of this use at

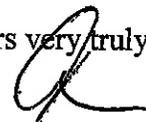
this location will be in harmony with the appropriate and orderly development of the area in which it is located. The co-applicant's existing body shop is located on Edna Street, a short distance away from the proposed location. Additionally, in the immediate area, in terms of auto body uses alone, there exists Bedford Hills Glass and Auto Body, Northern Westchester Auto Body (two locations), North State Custom Auto Body, IFM Collision Center, and other auto repair related and collision related (towing services) uses.

Recognizing that public garages are special permit uses and the standards make reference to the appropriateness of the proposed use and its impacts (such as noise, fumes, vibration, light etc) as compared to uses not requiring a special permit, it is to be noted that the schedule of principal permitted uses for the LI zoning district allows as principal permitted uses wholesale business storage or warehouse uses, manufacturing and fabrication uses and outdoor storage of commercial and industrial vehicles and construction equipment as well as printing plants. Accordingly, I believe that it is clear that this use will be in harmony with the appropriate and orderly development of the area in which it is located and that operations in connection with this proposed use will clearly not be more objectionable to nearby properties by reason of noise, fumes, vibration, light or other characteristics than might be the operations of any permitted use not requiring a special use permit.

On a site specific basis, as set forth above, your Board has already reviewed this particular site and approved it for this specific use subject to the conditions referenced above. This applicant will comply with all of the aforementioned conditions and, in addition thereto, this applicant will, in connection with business operations, also comply with relevant other conditions that have been discussed with your Board in connection with other recent applications including the condition that any waste fluids shall be stored in noncorrosive 55 gallon drums and be disposed of by a certified hauler/disposal firm in accordance with all applicable EPA/DEC/DOT regulations.

We look forward to appearing before your Board to review this application and to secure your recommendation to the Zoning Board of Appeals for issuance of the required special permit and waiver of the APZ regulations. At that time we hope to respond to any questions that members of the Board may have in connection with the specifics of this application.

Yours very truly,



Charles V. Martabano

cc: Goodfellas Auto Body, Inc.  
Annie K. Harper

*Minutes*

Bedford Hills shown and designated on Town Tax Maps as Section 71.08  
Block 2 Lot 16, LI Zone

Present was Robert Dellentash, applicant

Mr. Dellentash gave some history of the property. This property has always been utilized for mechanical and frame straightening. There are no changes proposed to the property. The area will be utilized for mechanical and body work on vehicles. There are times were suspension and starters will be changed, but there is no changing of fluids at the location. Generally when a vehicle is brought to the location the fluids have already drained out during the accident or the transportation. If there is a radiator that needs to be removed, the antifreeze is taken out and captured. The drains in the building have been cemented.

Mr. Coe suggested that a lip be installed on the door in case of any spills because the property is located over the aquifer.

Mr. Dellentash stated that there are to be no physical changes to the site. The upstairs portion of the building will remain as is, there is a pool supply store presently at the location. His current location is to the right of the proposal.

The Board reviewed the Environmental Clearance Form and determined that this proposal is a "Type II Action" under SEQR. Mr. Coe endorsed the Board's determination on the ECF.

Mr. Cacciato made a motion to grant the applicant's request for a waiver of site plan approval subject to the usual procedures and following conditions: there are to be no changes in the plan dated 06/17/04 as a result of the approval; a lip is to be added to the garage door to keep any accidental spillage inside the building; the sealed drains in the floor are to remain; the executrix of the will is to be named in the application and all backup documentation is to be supplied to the Planning Board; there is to be no changing of fluids at the location with the exception of what is necessary during the auto-body repair. Mr. Cacciato seconded the motion. The vote in favor of the motion was unanimous. A resolution entitled, "Resolution No. ??? - ????????????" is incorporated as part of these minutes.

**Proposed Revision to Subdivision Lot 1 - Braewold Subdivision  
Section 71.8 Block 1 Lot 4.2, R-2A Zone  
Wood Road, Mount Kisco  
Owner/Applicant - Wood Road 1, LLC  
(Review request to modify driveway location)**

**PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK**

**RESOLUTION NO. 04/23**

**PROPOSED MECHANICAL & COLLISION REPAIR  
IN LOWER AREA OF BUILDING  
IFM SYSTEMS, INC  
WAIVER OF SITE PLAN APPROVAL**

**WHEREAS**, an application dated June 7, 2004 from Anthony J. Monteiro, 4 Foxwood Circle, Mt. Kisco, New York 10549, for approval of a waiver of site plan for the proposed mechanical & collision repair in lower area of the building located at 125 Plainfield Avenue, Bedford Hills, shown and designated on Town Tax Maps as Section 71.8 Block 2 Lot 16, in the Light Industrial District, was received by the Planning Board on June 7, 2004 and

**WHEREAS**, the Planning Board received a plan consisting of one (1) sheet entitled "IFM Auto Body, 125 Plainfield Avenue, Bedford Hills, New York," prepared by Martin Kravitt, Architect, dated June 4, 2004.

**WHEREAS**, the Planning Board determined the proposed site plan will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, on June 22, 2004 the Planning Board reviewed said site plan, and

**WHEREAS**, the above-described final site plan meets all requirements of the Code of the Town of Bedford, except as noted.

**WHEREAS**, a copy of the Power of Attorney dated November 12, 1999 was received by the Planning Department, June 17, 2004 designating Annie K. Harper, 61 Croton Avenue, Mount Kisco "Power of Attorney" for Anthony J. Monteiro.

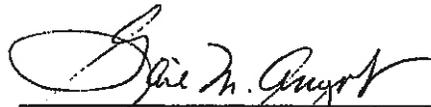
**NOW THEREFORE BE IT RESOLVED**, that due to the fact that there will be no physical changes to the site shown on the above-described site plan, the requirement of preliminary and final site plan approval is hereby waived pursuant to Article IX Section 125-93 of the Code of the Town of Bedford with the following conditions:

1. There shall be no changes to the plan dated June 4, 2004.
2. A lip shall be added to the garage door to keep any accidental spills in the building.
3. The sealed drains in the floor are to remain.
4. There shall be no changing of fluids at the location with the exception of what is necessary during the body repair.

**Proposed Mechanical & Collision in Lower Area of Building  
IFM Auto – Waiver of Site Plan**

**APPROVED:** June 22, 2004  
**DATED:** November 3, 2004

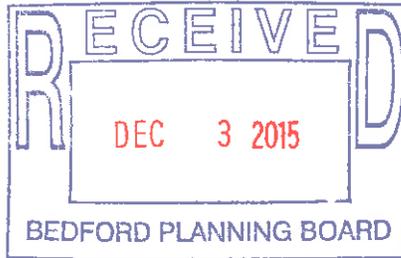
*The foregoing resolution is certified to be a true copy of the resolution, which was approved on June 22, 2004 by the Planning Board of the Town of Bedford.*



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Gail M. Amyot, Planning Board Secretary  
Town of Bedford Planning Board

**CHARLES V. MARTABANO**  
Attorney at Law



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Katonah, New York 10536  
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(914) 242-6200 Telephone  
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December 2, 2015

VIA HAND DELIVERY

Chairwoman Deirdre Courtney-Batson and  
Members of the Planning Board  
Town of Bedford  
425 Cherry Street  
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Waiver of Aquifer Protection Zone Regulations

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Property ID number 71.8- 2-16

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Members of the Planning Board:

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These conditions were incorporated in the resolution adopted by the Planning Board on June 22, 2004 (Resolution No. 04/23), a copy of which is attached hereto for your review. Subsequently, co-applicant Annie K. Harper became the owner of the property and therefore assumed the rights applicable to the owner under the aforementioned resolution. The then co-applicant (Robert

Dellantesh/ IFM Auto Body) thereafter occupied the premises pursuant to the aforementioned waiver of site plan approval from 2004 through 2013.

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A. The proposed use will serve a community need or convenience and will not adversely affect the public health, safety and general welfare.

B. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.

C. The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

D. Operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, light or other characteristics than might be the operations of any permitted use not requiring a special use permit.

E. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses; and the entrance and exit drives shall be laid out so as to achieve adequate safety.

It is respectfully submitted that, in making the specific findings referenced above, your Board should take into consideration (1) the prior long-term and uneventful use of this particular location both prior to and as subsequently approved by your Board; (2) the characteristics of the

LI zoning district (in terms of permissible uses) and the current development pattern and existing uses in the Plainfield Avenue /Edna Street/Green Lane. Taking all of these factors into consideration, I believe that your Board has before it sufficient facts to support a determination to the effect that all of the standards applicable to issuance of the requested special permit have been met.

Initially, in connection with a requirement set forth in Section 125-60 A, there is no doubt that the proposed use at this location will serve a community need or convenience and will not adversely affect the public health, safety and general welfare. The community need or convenience is self-evident. In terms of the impact on public health, safety and general welfare, the protective measures already required by your Board in connection with its prior waiver of site plan approval and the additional measures referenced below will continue to assure, as in the past, that this use at this location will not adversely impact the public health safety or general welfare.

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this location will be in harmony with the appropriate and orderly development of the area in which it is located. The co-applicant's existing body shop is located on Edna Street, a short distance away from the proposed location. Additionally, in the immediate area, in terms of auto body uses alone, there exists Bedford Hills Glass and Auto Body, Northern Westchester Auto Body (two locations), North State Custom Auto Body, IFM Collision Center, and other auto repair related and collision related (towing services) uses.

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Yours very truly,



Charles V. Martabano

cc: Goodfellas Auto Body, Inc.  
Annie K. Harper

*Minutes*

Bedford Hills shown and designated on Town Tax Maps as Section 71.08  
Block 2 Lot 16, LI Zone

Present was Robert Dellentash, applicant

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Mr. Dellentash stated that there are to be no physical changes to the site. The upstairs portion of the building will remain as is, there is a pool supply store presently at the location. His current location is to the right of the proposal.

The Board reviewed the Environmental Clearance Form and determined that this proposal is a "Type II Action" under SEQR. Mr. Coe endorsed the Board's determination on the ECF.

Mr. Cacciato made a motion to grant the applicant's request for a waiver of site plan approval subject to the usual procedures and following conditions: there are to be no changes in the plan dated 06/17/04 as a result of the approval; a lip is to be added to the garage door to keep any accidental spillage inside the building; the sealed drains in the floor are to remain; the executrix of the will is to be named in the application and all backup documentation is to be supplied to the Planning Board; there is to be no changing of fluids at the location with the exception of what is necessary during the auto-body repair. Mr. Cacciato seconded the motion. The vote in favor of the motion was unanimous. A resolution entitled, "Resolution No. ??? - ??????????????" is incorporated as part of these minutes.

**Proposed Revision to Subdivision Lot 1 - Braewold Subdivision  
Section 71.8 Block 1 Lot 4.2, R-2A Zone  
Wood Road, Mount Kisco  
Owner/Applicant - Wood Road 1, LLC  
(Review request to modify driveway location)**

**PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK**

**RESOLUTION NO. 04/23**

**PROPOSED MECHANICAL & COLLISION REPAIR  
IN LOWER AREA OF BUILDING  
IFM SYSTEMS, INC  
WAIVER OF SITE PLAN APPROVAL**

**WHEREAS**, an application dated June 7, 2004 from Anthony J. Monteiro, 4 Foxwood Circle, Mt. Kisco, New York 10549, for approval of a waiver of site plan for the proposed mechanical & collision repair in lower area of the building located at 125 Plainfield Avenue, Bedford Hills, shown and designated on Town Tax Maps as Section 71.8 Block 2 Lot 16, in the Light Industrial District, was received by the Planning Board on June 7, 2004 and

**WHEREAS**, the Planning Board received a plan consisting of one (1) sheet entitled "IFM Auto Body, 125 Plainfield Avenue, Bedford Hills, New York," prepared by Martin Kravitt, Architect, dated June 4, 2004.

**WHEREAS**, the Planning Board determined the proposed site plan will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, on June 22, 2004 the Planning Board reviewed said site plan, and

**WHEREAS**, the above-described final site plan meets all requirements of the Code of the Town of Bedford, except as noted.

**WHEREAS**, a copy of the Power of Attorney dated November 12, 1999 was received by the Planning Department, June 17, 2004 designating Annie K. Harper, 61 Croton Avenue, Mount Kisco "Power of Attorney" for Anthony J. Monteiro.

**NOW THEREFORE BE IT RESOLVED**, that due to the fact that there will be no physical changes to the site shown on the above-described site plan, the requirement of preliminary and final site plan approval is hereby waived pursuant to Article IX Section 125-93 of the Code of the Town of Bedford with the following conditions:

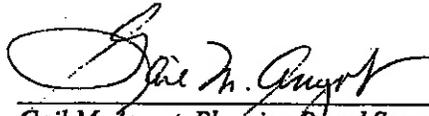
1. There shall be no changes to the plan dated June 4, 2004.
2. A lip shall be added to the garage door to keep any accidental spills in the building.
3. The sealed drains in the floor are to remain.
4. There shall be no changing of fluids at the location with the exception of what is necessary during the body repair.

**Proposed Mechanical & Collision in Lower Area of Building  
IFM Auto – Waiver of Site Plan**

**APPROVED:** June 22, 2004

**DATED:** November 3, 2004

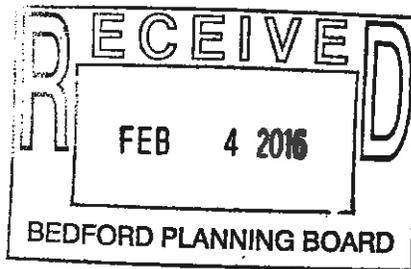
*The foregoing resolution is certified to be a true copy of the resolution, which was approved on June 22, 2004 by the Planning Board of the Town of Bedford.*



---

*Gail M. Amyot, Planning Board Secretary  
Town of Bedford Planning Board*

**CHARLES V. MARTABANO**  
Attorney at Law



9 Mekeel Street  
Katonah, New York 10536  
[cmartabano@gmail.com](mailto:cmartabano@gmail.com)  
(914) 242-6200 Telephone  
(914) 242-3291 Facsimile  
(914) 760-9241 Cell

January 23, 2016

VIA EMAIL DELIVERY

Chairman Peter Michaelis and  
Members of the Zoning Board of Appeals  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507

Re: Application of Goodfellas Auto Body, Inc.  
125 Plainfield Avenue, Bedford Hills New York  
Tax ID Number 71.8-2-16  
Property owned by Annie K. Harper

RECEIVED  
JAN 25 2016  
BEDFORD ZONING  
BOARD OF APPEALS

Dear Chairman Michaelis and Members of the Zoning Board of Appeals:

At the meeting of your Board held on January 6, 2016, your Board unanimously granted the above referenced applicant's request for issuance of a variance from the prohibition against public garages under the Aquifer Protection Zone regulations and for issuance of a special permit for a public garage. In so doing however you requested confirmation of allocation of parking in accordance with the site plan presented to your Board, which such confirmation you requested from the tenant of the adjoining premises at 123 Plainfield Ave., IFM Systems, Inc.

I am pleased to attach hereto a letter from IFM Systems, Inc signed by the president thereof, Robert R. Dellantash, who is the same individual who provided testimony to the Planning Board when the Planning Board issued its approval of a waiver of site plan approval in 2004. As can be seen from the content thereof, Mr. Dellantash:

1. pursuant to the request of your Board, confirms that the parking applicable to the lower level of 125 Plainfield Ave. will be in accordance with the previously approved site plan on a go forward basis;
2. beyond that, pledges his cooperation with Goodfellas to coordinate parking and storage as between the two properties to prevent any spilling over to Plainfield Avenue;

3. confirms that his company utilized the lower level of 125 Plainfield Ave. for auto body purposes in accordance with the approved site plan without incident of any kind, without violations of any kind and without complaints of any kind;
4. expresses his desire that your Board not give credence to Mr. DeLisio's attempts to assert that actual site conditions are not as reflected on the site plan which has the seal of the New York State registered architect.

I trust that the attached letter fully satisfies the request of the Board. However, should you have any further questions with respect to the foregoing or the attached, please do not hesitate to contact me.

Yours very truly,



Charles V. Martabano

cc: Jeff Osterman  
Planning Board  
Goodfellas Autobody, Inc.  
IFM Systems, Inc

# IFM COLLISION CENTER

January 21, 2016

VIA EMAIL DELIVERY

Chairman Peter Michaelis and  
Members of the Zoning Board of Appeals  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507

Re: Application of Goodfellas Auto Body, Inc.  
125 Plainfield Avenue, Bedford Hills New York  
Tax ID Number 71.8-2-16  
Property owned by Annie K. Harper

Dear Chairman Michaelis and Members of the Zoning Board of Appeals:

I am the President of IFM Systems, Inc. My company presently leases 123 Plainfield Ave. and previously leased and utilized the lower portion of 125 Plainfield Ave. for auto collision work. I authorized the preparation and submission of a site plan prepared by Martin Kravitt dated June 4, 2004 and obtained a waiver of site plan approval in connection with such site plan from the Planning Board. The site plan delineated parking applicable to the lower level of 125 Plainfield Ave. as well as 123 Plainfield Ave. which was occupied at such time by a different tenant. Pursuant to my lease and in accordance with my site plan, I occupied that premises until 2013. We implemented all the approved measures to protect the aquifer as requested by the Planning Board and successfully operated within the confines of the approved site plan without any incident whatsoever.

I have been advised that Goodfellas Auto Body Inc. is purchasing the property which contains both 123 Plainfield Ave. and 125 Plainfield Ave. and intends to utilize the lower level of 125 Plainfield Ave. as previously occupied by my company in order to conduct an auto body shop. I have been advised however that their current landlord, Edward DiLisio has actually submitted a letter of opposition and has appeared at your meeting and objected to issuance of a variance and special permit. I am advised by Goodfellas and their counsel that Mr. DiLisio

**FOCUSING ON OUR CUSTOMERS**

115 Plainfield Avenue ■ Bedford Hills, NY 10507  
TEL: 914.666.4876 FAX: 914.666.7968

actually took issue with the content of the approved site plan and encouraged your Board to not accept the site plan as reflecting actual site conditions notwithstanding the fact that the site plan has a seal of a New York State registered architect. I most certainly hope that you did not give any credence to Mr. DiLisio's comments in this regard.

I have been asked to clarify the situation with you and to confirm that the parking applicable to the lower level of 125 Plainfield Ave. will be in accordance with the previously approved site plan on a going forward basis. I will also advise you that this parking was more than adequate for my company's use at that location and I believe that the parking will be more than adequate for Goodfellas' use at this location. Further, it will be my company's position that if we need to better coordinate parking/storage as between the two properties to prevent any spilling over to Plainfield Avenue, I pledge my cooperation with Goodfellas in this regard.

Finally, I must say that I am dismayed that Mr. DiLisio would seek to prevent Goodfellas from occupying these premises. Mr. DiLisio has operated a body shop in close proximity for many years, rented his body shop to Goodfellas and others for many years but seems to want to prevent Goodfellas from buying this location and occupying it.

My company utilized the lower level of 125 Plainfield Ave. for auto body purposes in accordance with the approved site plan without incident of any kind, without violations of any kind and without complaints of any kind. It is very unfortunate that Mr. DiLisio is trying to create an issue where none exists.

I hope that I have clarified the situation for your Board.

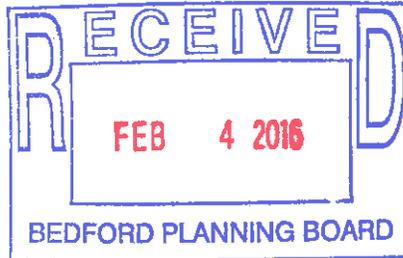
IFM Systems, Inc



By: Robert R. Dellentash, Pres

cc: Jeff Osterman  
Planning Board  
Goodfellas

**CHARLES V. MARTABANO**  
Attorney at Law



9 Mekeel Street  
Katonah, New York 10536  
[cmartabano@gmail.com](mailto:cmartabano@gmail.com)  
(914) 242-6200 Telephone  
(914) 242-3291 Facsimile  
(914) 760-9241 Cell

February 4, 2016

VIA EMAIL DELIVERY

Chairwoman Deirdre Courtney-Batson and  
Members of the Planning Board  
Town of Bedford  
425 Cherry Street  
Bedford Hills, New York 10507

Re: Application of Goodfellas Auto Body, Inc., (contract  
vendee/applicant) and Annie K Harper (owner) for Special Permit and  
Waiver of Aquifer Protection Zone Regulations

Premises -- Lower Level of Building located at 125 Plainfield Avenue,  
Bedford Hills, New York; Light Industrial (LI) zoning district

Property ID number 71.8-2-16

Dear Chairwoman Courtney-Batson and  
Members of the Planning Board:

As members of the Board are aware from your receipt of copies of the resolutions adopted by the Zoning Board of Appeals, on January 6, 2016 the Zoning Board of Appeals unanimously granted relief to the above referenced applicants by issuing a variance of the prohibition against public garage uses in the Aquifer Protection Zone and issuing a special permit for the applicant's intended public garage use. As can be seen by reference to such resolutions, the only conditions imposed upon the variance related to confirmation of the facts pertaining to the allocation of parking spaces as shown on the submitted plans (already satisfied by documentation submitted with letter dated January 23, 2016 to the Zoning Board of Appeals, a copy of which was previously provided to your Board) and final action by your Board in the form of approval of the applicant's site plan application inclusive of any conditions imposed by your Board in connection therewith, including those specified in your recommendation dated January 5, 2016. The resolution authorizing issuance of the requested special permit is conditioned solely upon final action by your Board in the form of approval of the applicant's site

plan application inclusive of any conditions imposed by your Board in connection therewith, including those specified in your recommendation dated January 5, 2016.

We therefore look forward to appearing before your Board at your meeting of February 9, 2016 at which time we would hope that your Board would take final action approving the applicant's request for a waiver of site plan approval as previously submitted subject to the conditions referenced in your Board's memorandum to the Zoning Board of Appeals dated January 5, 2016 as hereinabove referred to.

If, prior to such meeting, any member of the Board has any questions relative to the foregoing, please feel free to contact me.

Yours very truly,



Charles V. Martabano

cc: Goodfellas Auto Body, Inc.  
Annie K. Harper

**HERNAN PRADA SALON**  
25 ADAMS STREET  
BEDFORD HILLS, NY

HERNAN PRADA IS A UNIQUE PERSONAL HAIR AND BLOW DRY SALON.

**BUSINESS HOURS:**

TUESDAY , WEDNESDAY, FRIDAY, SATURDAY 10AM-6PM  
THURSDAYS 10AM-8PM

BUSY DAYS: THURSDAY, FRIDAY SATURDAY. AVERAGE 12-15 CLIENTS  
OTHER DAYS: 6-8 CLIENTS

**TOTAL NUMBER OF EMPLOYEES: 4**

MOST TIMES THERE WILL ONLY BE 1 OR 2 STYLISTS WORKING AT A TIME.

**ESTIMATED WATER USAGE:**

EXISTING BATHROOM TO REMAIN

SHAMPOO: ESTIMATED 60-65 SHAMPOOS PER WEEK.

EACH SHAMPOO SINK USES A WATER REDUCING NOZZLE WITH A FULL STRENGTH FLOW RATE OF 2,2 GALLONS PER MINUTE.

EACH SHAMPOO WATER RUNNING TIME AVERAGES 3 MINUTES:  
THUS 6.6 GALLONS PER SHAMPOO

$6.6 \times 65 = 429$  GALLONS PER WEEK

$429 \times 12$  WEEKS (QUARTER) = 5148 GALLONS PER QUARTER +  
BATHROOM USAGE...SAY 6,000 GALLONS ADDED

**EXISTING USAGE:**

STOREFRONT HAS BEEN VACANT. RECENT READINGS SHOW 2000-3000 GALLONS PER QUARTER

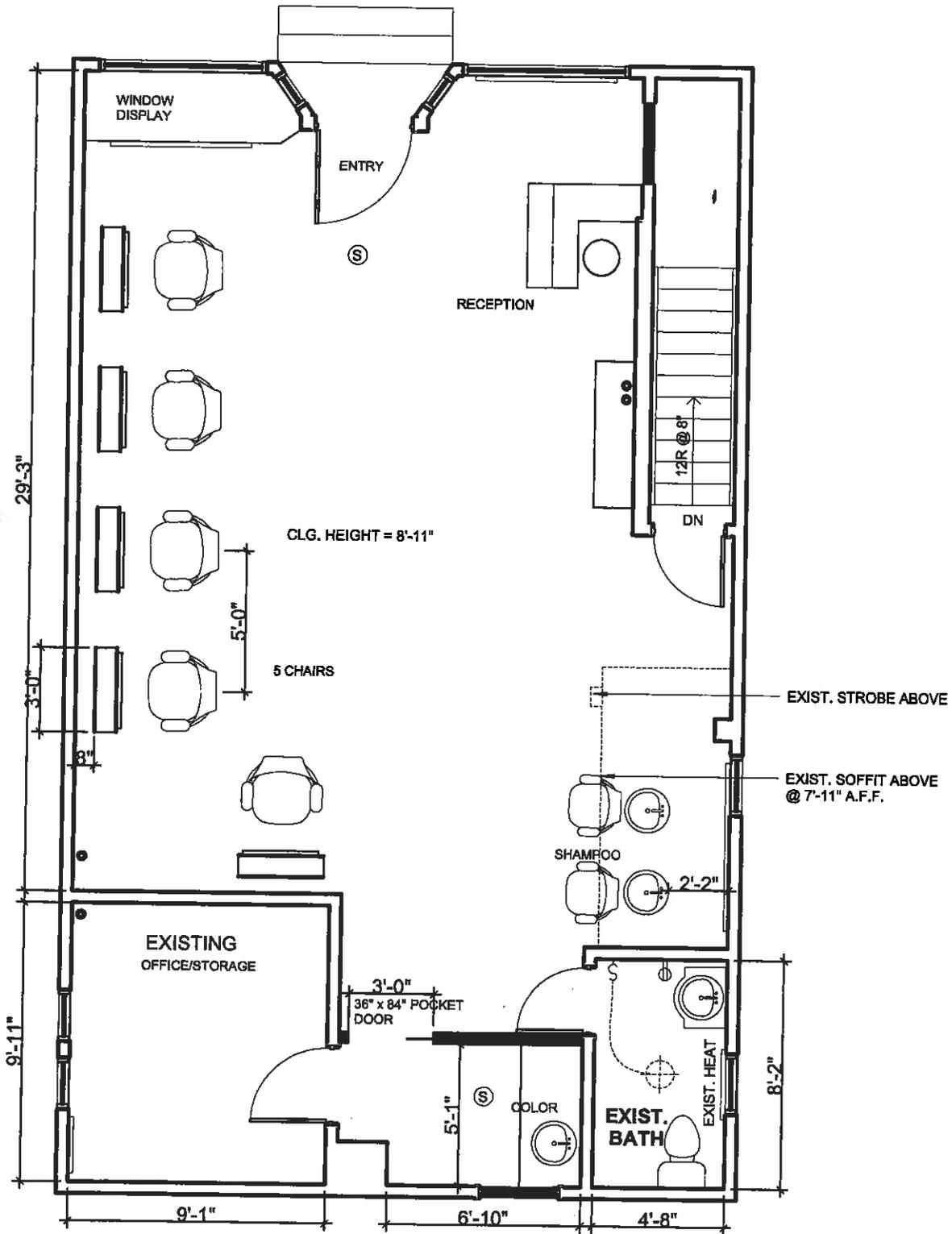
**PAST USAGE:** IN YEARS 2013-2014 WHEN OCCUPIED BY BAKERY,  
READINGS HAVE BEEN BETWEEN 8,000-12,000 GALLONS PER QUARTER.

**CURRENT PROJECTION:** EXISTING: 3000 + PROPOSED ADDED  
6000=9000

**9,000 GALLONS** USED PER QUARTER IS IN LINE WITH PAST ACCEPTED  
USAGE FOR THIS LOCATION

# HERNAN PRADA SALON

25 ADAMS STREET



## FIRST FLOOR PLAN

1/4" = 1'-0"

907 SQUARE FEET

LI DISTRICT  
ZONING INFO

CUSTOMER CONSUMPTION HISTORY REPORT

TOWN OF BEDFORD

Page: 1

For Customer OB09000054 (Fedele Realty LLC ) at 25-27 Adams Street  
 Bills Sent To Fedele Realty LLC at 26 Primrose Street  
 Service Located At 25-27 Adams Street

Report printed at 3:00 PM on 01/05/2016

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
01/01/1900	WA	CONVERTEDA		639	652	1	13000
01/01/1900	WA	CONVERTEDA		0	0	1	0
07/20/2004	WA	CONVERTEDA		639	652	1	13000
10/26/2004	WA	CONVERTEDA		652	661	1	9000
01/25/2005	WA	CONVERTEDA		661	670	1	9000
04/18/2005	WA	CONVERTEDA		670	679	1	9000
07/18/2005	WA	CONVERTEDA		679	687	1	8000
10/28/2005	WA	CONVERTEDA		687	696	1	9000
01/23/2006	WA	CONVERTEDA		696	707	1	11000
04/24/2006	WA	CONVERTEDA		707	709	1	2000
07/18/2006	WA	CONVERTEDA		709	715	1	6000
10/26/2006	WA	CONVERTEDA		715	720	1	5000
01/18/2007	WA	CONVERTEDA		720	735	1	15000
04/24/2007	WA	CONVERTEDA		735	744	1	9000
07/18/2007	WA	CONVERTEDA		744	750	1	6000
10/26/2007	WA	CONVERTEDA		750	759	1	9000
01/15/2008	WA	CONVERTEDA		759	761	1	2000
04/24/2008	WA	2008-005 R		761	763	1	2000
07/15/2008	WA	2008-009 R		763	766	1	3000
10/28/2008	WA	2008-012 R		766	770	1	4000
01/23/2009	WA	2009-002 R		770	772	1	2000
04/24/2009	WA	2009-005 R		772	777	1	5000
07/21/2009	WA	2009-008 R		777	785	1	8000
10/26/2009	WA	2009-011 R		785	794	1	9000
01/20/2010	WA	2010-001 R		794	800	1	6000
04/12/2010	WA	2010-005 R		800	803	1	3000
07/16/2010	WA	2010-008 R		803	807	1	4000
10/22/2010	WA	2010-011 R		807	810	1	3000
01/24/2011	WA	2011-002 R		810	815	1	5000
04/28/2011	WA	2011-005 R		815	819	1	4000
07/22/2011	WA	2011-008 R		819	824	1	5000
10/21/2011	WA	2011-011 R		824	830	1	6000
01/24/2012	WA	2012-002 R		830	835	1	5000
04/23/2012	WA	2012-005 R		835	841	1	6000
07/24/2012	WA	2012-008 R		841	849	1	8000
10/24/2012	WA	2012-011 R		849	864	1	15000
01/18/2013	WA	2013-002 R		864	876	1	12000
04/23/2013	WA	2013-005 R		876	886	1	10000

**CUSTOMER CONSUMPTION HISTORY REPORT**

**TOWN OF BEDFORD**

**Page: 2**

**For Customer OB09000054 (Fedele Realty LLC ) at 25-27 Adams Street  
 Bills Sent To Fedele Realty LLC at 26 Primrose Street  
 Service Located At 25-27 Adams Street**

**Report printed at 3:00 PM on 01/05/2016**

<u>Date</u>	<u>Serv Code</u>	<u>Bill Cycle</u>	<u>Rdng Type</u>	<u>Prev Reading</u>	<u>Current Reading</u>	<u>Multiplier</u>	<u>Consumption</u>
07/23/2013	WA	2013-008	R	886	896	1	10000
10/28/2013	WA	2013-011	R	896	906	1	10000
01/27/2014	WA	2014-002	R	906	914	1	8000
04/30/2014	WA	2014-005	R	914	917	1	3000
07/25/2014	WA	2014-008	R	917	919	1000	2000
10/24/2014	WA	2014-011	R	919	921	1000	2000
01/26/2015	WA	2015-002	R	921	924	1000	3000
04/23/2015	WA	2015-005	R	924	927	1000	3000
07/24/2015	WA	2015-008	R	927	929	1000	2000
08/18/2015	WA	2015-568	R	929	929	1000	0
10/28/2015	WA	2015-011	R	929	932	1000	3000

# **BIBBO ASSOCIATES, L.L.P.**

*Consulting Engineers*

Joseph J. Buschynski, P.E.

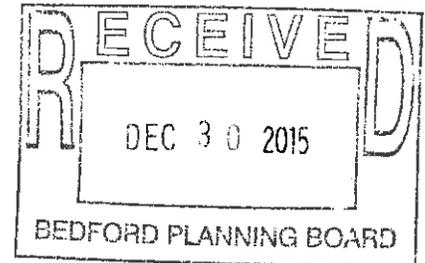
Timothy S. Allen, P.E.

Sabri Barisser, P.E.

December 29, 2015

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

Attn: Ms. Deidre Courtney-Batson, Chair



Re: Proposed 4-Lot Subdivision  
Northern Westchester Professional Park  
Associates II (c/o Merv Blank)  
McLain Street  
Sec 82.12, Blk. 1, Lot 3

Dear Members of the Board:

On behalf of our client, please find enclosed the following for your review and approval:

- 11 copies - Plan Set, 12 sheets, last revised 12-28-15
- 2 copies - Stormwater Pollution Prevention Plan, last revised 12-28-15
- 2 copies – Revised NYSDEC Notice of Intent
- 11 copies - Topographic Survey, dated February 27, 2004
- 11 copies – Correspondence with Bedford Hills Fire Department

Our office has revised the plans pursuant to the October 5, 2015 memorandum prepared by the Town Engineer. We offer the following responses to the Town Engineer's comments for your consideration:

- 1) The intersection sight distance and stopping sight distance analysis has been revised to include the approaching grade adjustment factor. The area to be cleared in order to maintain the required sight distance has been shown on the plan and has been included in the limits of disturbance.
- 2) The 20 foot road width and the 85 foot cul-de-sac diameter are the specifications which the Planning Board has verbally agreed to allow for this particular project due to the low volume anticipated for the roadway. The applicant will be seeking a waiver from the Planning Board for the road requirements which are not met.
- 3) The horizontal road alignment data has been added to the plan as requested.
- 4) Our office met with the Town Planner and Town Engineer to discuss the intersection design. It was determined that the road entrance must be shifted to the south in order to create a safe intersection which is approximately at right angles for at least the first 100 feet, as per the Town

*Site Design ♦ Environmental*

Code. Our office has revised the road design as discussed. All associated drainage systems, zoning data, profiles, and details have been revised accordingly. A turning movement analysis has been added to sheet MD-1.

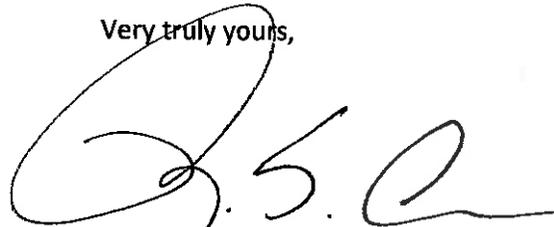
- 5) A Steep Slopes Plan has been added to the plan set. The plan provides the requirements of Chapter 102-“Steep Slopes and Ridgelines” of the Town Code.
- 6) The road is proposed to be private and it is the responsibility of the lot owners to maintain the roadway and associated improvements.
- 7) A note has been added sheet GP-1 which states the limit of disturbance shall be staked in the field by a Licensed Surveyor and no encroachments shall be permitted. The construction sequence also states the limits are to be staked.
- 8) The amount of material to be exported from the site has been added to sheet GP-1. Approximately 500 cubic yards of material shall be exported from the site.
- 9) Proposed sight easements have been shown on the plans per the requirements of Section 107-45(D) of the Town Code.
- 10) An email dated October 3, 2012 from the Chief of the Bedford Hills Fire Department has been attached herewith. Our office sent a response letter back to the Chief of the Fire Department, dated October 14, 2014, but we have not received any additional correspondence from the Fire Department.
- 11) Proposed monuments have been added to the plan at the proposed property corners. A monument detail has been added to sheet MD-1.
- 12) Our office has recently met with the Town Planner to discuss the permitting process and it was determined that a Town Wetland Permit will not be required for the project.
- 13) Notes regarding proper soil restoration measures have been added to sheet EC-1.
- 14) The proposed road pavement specifications have been revised to meet the requirements of Section 107-10(A) of the Town Code.
- 15) Question #37A of the Notice of Intent (NOI) has been unchecked. Please see the revised NOI attached herewith.
- 16) Sections 3.0 and 4.0 of the SWPPP have been revised to indicate that site inspections will be performed twice per week by a Qualified Inspector.
- 17) A “Draft Stormwater Control Facility Maintenance Agreement” has been included in Appendix “I” of the revised SWPPP. The document complies with the requirements of Sections 103-9(B) and 103-9(D) of the Town Code. This new maintenance agreement will replace the previously submitted “Declaration of Covenant, Conditions and Restrictions”.

- 18) The Drainage Schedule located on sheet GP-1 has been revised to include further information related to the proposed stormwater piping.
- 19) The proposed invert has been corrected for the Aqua-Swirl Pretreatment Chamber prior to Infiltration System #1.
- 20) Proposed inspection ports have been added to the infiltration systems in order to provide observation and maintenance access. The Cultec Recharger 330XL Detail has been revised to show an inspection port.
- 21) The proposed driveways and drainage easements will provide access for a vacuum truck hose to get to the AquaSwirl units for cleaning.
- 22) The SWPPP narrative has been updated to include a detailed description regarding the functionality of the Infiltration System #3 bypass to the Pocket Wetland. Please see Section 2.0 of the revised SWPPP.
- 23) The Stormwater Wetland X-Sectional View has been expanded to include the elevations of the low marsh areas and high marsh areas.
- 24) An enlarged view of the proposed pocket wetland has been provided on sheet SB-1 which provides additional topography and spot elevations to demonstrate the requirements of the Design Manual. Please see Appendix "F" of the SWPPP for the pocket wetland design calculations.
- 25) The Temporary Sediment Basin Riser Detail has been added to sheet SB-1 of the plan set.
- 26) A downstream analysis has been performed for the project in order to verify that the neighboring drainage system can accommodate the proposed pipe connection from the project site. Please see Section 2.2 of the revised SWPPP. A topographic survey showing the existing drainage easement has been provided herewith.
- 27) In order to minimize any potential adverse impact on the neighboring site, Rock Outlet Protection #1 has been replaced by a proposed level spreader. The level spreader will distribute the point discharge uniformly across the slope prior to the stormwater leaving the property.
- 28) Additional design information regarding the culvert at the new road and McLain Street have been added to the plan. Culvert sizing calculations has been added to Appendix "K" of the revised SWPPP.
- 29) Please see response #11 above.
- 30) The Water Quality Volume (WQv) calculations have been revised as follows:
  - The WQv calculation worksheets have been revised to only include the areas tributary to the stormwater practices.
  - A note has been added to each of the "Water Quality Volume Calculation" worksheet which states that the practice is considered a standard SMP with RRv capacity.
  - The units on the "Area Reduction Practices" worksheet have been corrected.

- All new impervious surfaces have been removed from Subcatchment "A-6" so that there is no requirement to provide RRV for the subcatchment. A yard drain has been added to the Lot#3 pool area. The pool decking shall be collected and conveyed to Infiltration System #3 for treatment.

We respectfully request that this matter be placed on your next available agenda. Feel free to contact our office if you have any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read 'T.S. Allen', written in a cursive style.

Timothy S. Allen

TSA/NG/mme

Enclosures

cc: F. Annunziata, P.E. (w/ encl.)  
M. Blank

# **BIBBO ASSOCIATES, L.L.P.**

*Consulting Engineers*

Joseph J. Buschynski, P.E.

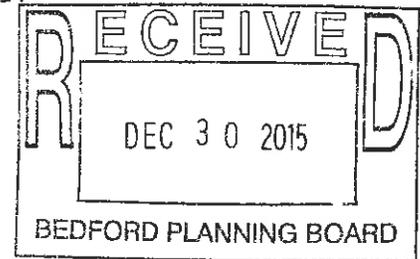
Timothy S. Allen, P.E.

Sabri Barisser, P.E.

October 30, 2014

Bedford Hills Fire Department  
332 Bedford Road  
Bedford Hills, NY 10507

Attn: Dominick N. Bueti, Chief



Re: Proposed 4 Lot Subdivision  
Northern Westchester Professional Park  
Associates II (Merv Blank)  
McLain St.  
Bedford (T)

Dear Chief Bueti:

In regard to the above project please find attached 2 copies of the Site Plan, dated 7/15/2014, currently under Town Planning Board review. In response to your comments in an email last year sent to the Town Planner, Jeff Osterman, and shared with us, we have provided a 20,000 gallon buried water storage tank in a protective easement for the exclusive use of fire protection. We would like a favorable response from the Department regarding the location and size of this tank. Please also note as a reminder that there will be no pillars and or gates and the road is approximately 300 feet long, 20 feet wide and terminates with an 86' diameter cul-de-sac. We are strongly recommending to any future builder that sprinklers for each new house should be installed.

I trust the above satisfies the Department's requirements and we await your response either back to us or directly to the Town Planning Board. If you have any further questions or require any additional information please contact me directly at (914) 277-5805 ext. 333.

Very truly yours,

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

Edward J. Delaney, Jr.  
Project Manager

EJD/mme

Enclosures

cc: Jeff Osterman; Town Planner  
Deidre Courtney-Batson, Chair; Bedford Planning Board  
Merv Blank

✓File

*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

**Ed Delaney**

---

**From:** "Amyot, Gail" <gamyot@bedfordny.gov>  
**To:** "Ed Delaney" <edelaney@bibboassociates.com>  
**Sent:** Wednesday, October 03, 2012 11:52 AM  
**Subject:** FW: 28 Mclain St Subdivision  
Ed,

For your records....  
Gail

**From:** Osterman, Jeff  
**Sent:** Wednesday, October 03, 2012 11:39 AM  
**To:** Amyot, Gail  
**Subject:** FW: 28 Mclain St Subdivision

**From:** Chief Dominick N. Bueti - Bedford Hills Fire Department [mailto:chiefs@bedfordhillsfd.org]  
**Sent:** Wednesday, October 03, 2012 11:32 AM  
**To:** Osterman, Jeff; Fraietta, Steven; Repp, Michael  
**Cc:** J. Lombardo; Chief Jason Nickson - Bedford Hills Fire Department  
**Subject:** 28 Mclain St Subdivision

Hi Jeff, Steve and Mike,

In regards to the proposed subdivision at 28 Mclain St, the Bedford Hills Fire Department finds the following items are needed to provide adequate fire protection. A 20,000 gallon underground fire cistern system should be placed in the dead-end turnaround of the roadway. Specifications for the cistern can be provided upon request. If municipal water is provided to this subdivision, two hydrants need to be installed one at the beginning of the proposed roadway and one in the cul-de-sac. Each residence should have a Fire Sprinkler System installed. Should there be any driveway gates installed, we ask that adequate setbacks and widths be considered for our apparatus including the Tower Ladder in order to gain access to the driveways. In addition, carbon monoxide detectors and smoke alarms should be monitored by an outside monitoring company will complete the minimum requirements to satisfy Fire Protection needs.

These simple steps would assist us in better protecting the residents and property. Thank you for your time and consideration and allowing us to express our needs.

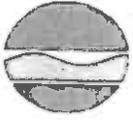
Sincerely,

*Dominick N. Bueti*

**Dominick N. Bueti**

*Chief of Department*  
332 Bedford Rd  
Bedford Hills, NY 10507  
Cell: 914-760-4657  
Fax: 914-666-4112

## NOTICE OF INTENT



**New York State Department of Environmental Conservation  
Division of Water**

**625 Broadway, 4th Floor  
Albany, New York 12233-3505**

**NYR**       
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002  
All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

**-IMPORTANT-**

**RETURN THIS FORM TO THE ADDRESS ABOVE**

**OWNER/OPERATOR MUST SIGN FORM**

**Owner/Operator Information**

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

N . Westchester Professional Park Ass. I I

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

Blank

Owner/Operator Contact Person First Name

Merv

Owner/Operator Mailing Address

18 Black Swan Court

City

Brookfield

State

CT

Zip

06804 -

Phone (Owner/Operator)

914 - 506 - 0316

Fax (Owner/Operator)

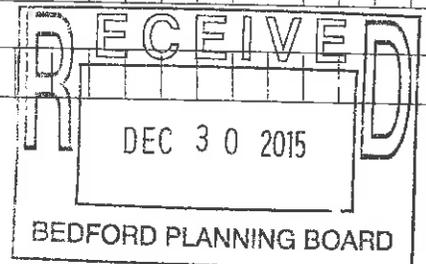
-  -

Email (Owner/Operator)

merv@airprofs.com

FED TAX ID

-  (not required for individuals)



## Project Site Information

Project/Site Name

N . Westchester Professional Park Ass. II

Street Address (NOT P.O. BOX)

McClain Street

Side of Street

 North  South  East  West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Bedford

State

NY

Zip

10506 -

County

Westchester

DEC Region

Name of Nearest Cross Street

South Bedford Road

Distance to Nearest Cross Street (Feet)

1000

Project In Relation to Cross Street

 North  South  East  West

Tax Map Numbers

Section-Block-Parcel

82.12 - 1 - 3

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

[www.dec.ny.gov/imsmaps/stormwater/viewer.htm](http://www.dec.ny.gov/imsmaps/stormwater/viewer.htm)

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6 0 7 5 0 2

Y Coordinates (Northing)

4 5 6 1 7 8 0

2. What is the nature of this construction project?

- New Construction
- Redevelopment with increase in impervious area
- Redevelopment with no increase in impervious area











Post-construction Stormwater Management Practice (SMP) Requirements

**Important:** Completion of Questions 27-39 is not required  
if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

**Total WQv Required**

0 .  1  8  4 acre-feet

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required (#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**Note:** Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

<u>RR Techniques (Area Reduction)</u>	<u>Total Contributing Area (acres)</u>		<u>Total Contributing Impervious Area (acres)</u>	
<input type="radio"/> Conservation of Natural Areas (RR-1) ...				
<input type="radio"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2) .....				
<input type="radio"/> Tree Planting/Tree Pit (RR-3) .....				
<input type="radio"/> Disconnection of Rooftop Runoff (RR-4) ..				
<u>RR Techniques (Volume Reduction)</u>				
<input type="radio"/> Vegetated Swale (RR-5) .....				
<input type="radio"/> Rain Garden (RR-6) .....				
<input type="radio"/> Stormwater Planter (RR-7) .....				
<input type="radio"/> Rain Barrel/Cistern (RR-8) .....				
<input type="radio"/> Porous Pavement (RR-9) .....				
<input type="radio"/> Green Roof (RR-10) .....				
<u>Standard SMPs with RRv Capacity</u>				
<input type="radio"/> Infiltration Trench (I-1) .....				
<input type="radio"/> Infiltration Basin (I-2) .....				
<input type="radio"/> Dry Well (I-3) .....				
<input checked="" type="radio"/> Underground Infiltration System (I-4) .....			0	9 9
<input type="radio"/> Bioretention (F-5) .....				
<input type="radio"/> Dry Swale (O-1) .....				
<u>Standard SMPs</u>				
<input type="radio"/> Micropool Extended Detention (P-1) .....				
<input type="radio"/> Wet Pond (P-2) .....				
<input type="radio"/> Wet Extended Detention (P-3) .....				
<input type="radio"/> Multiple Pond System (P-4) .....				
<input type="radio"/> Pocket Pond (P-5) .....				
<input type="radio"/> Surface Sand Filter (F-1) .....				
<input type="radio"/> Underground Sand Filter (F-2) .....				
<input type="radio"/> Perimeter Sand Filter (F-3) .....				
<input type="radio"/> Organic Filter (F-4) .....				
<input type="radio"/> Shallow Wetland (W-1) .....				
<input type="radio"/> Extended Detention Wetland (W-2) .....				
<input type="radio"/> Pond/Wetland System (W-3) .....				
<input type="radio"/> Pocket Wetland (W-4) .....				
<input type="radio"/> Wet Swale (O-2) .....				



33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

**Note:** Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

- 33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

**WQv Provided**  

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 acre-feet

**Note:** For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

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35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?  Yes  No

If Yes, go to question 36.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

**CPv Required**  

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 acre-feet

**CPv Provided**  

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 acre-feet

- 36a. The need to provide channel protection has been waived because:

Site discharges directly to tidal waters or a fifth order or larger stream.

Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

**Pre-Development**  

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 CFS

**Post-development**  

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 CFS

Total Extreme Flood Control Criteria (Qf)

**Pre-Development**  

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 CFS

**Post-development**  

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 CFS







PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

FILE

APPLICATION FOR A STEEP SLOPE PERMIT

Submit to: Bedford Planning Board, Town House, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: Joseph Pagni  
Address: 140 Brandhurst Ave. Valhalla NY 10595 Phone: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

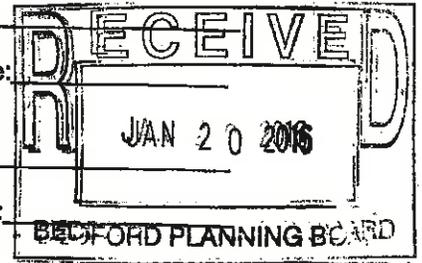
Name of applicant: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: Timothy S. Allen  
Address: 293 Route 100 Suite 203, Somers, NY 10589 Phone: 914-277-5205

4. IDENTIFICATION OF PROPERTY

Name or identifying title: Pagni  
Address: 3 Haines Rd  
Bedford tax map designation: Section 60.13 Block 1 Lot(s) 3  
Property lies in a (circle one)  2A  1A  1/2A  1/4A  TF  VA  NB  CE  PB-R  PB-O  LI  
Total area of property in acres 4.0  
Property abuts a State or County highway, thruway or park: Yes: \_\_\_\_\_ No:   
Property is within 500 feet of the boundary of Town of Bedford: Yes: \_\_\_\_\_ No:



5. SITE PLAN

Attach eleven (11) copies of a Site Plan complying with all requirements of Chapter 102-4B(1) of the Bedford Town Code. (See back of this sheet for details)

6. FEES

(Make checks payable to the Town of Bedford)  
\$100 plus \$250.00 for each 10,000 square feet of disturbed steep slope or portion thereof over 1,000 square feet.

7. REQUEST

The applicant requests that the Planning Board approve the issuance of a Steep Slope Permit under Chapter 102 of the Code of the Town of Bedford. The applicant proposes the following:  
The applicant is proposing to build a single family residence on the 4.0 acre lot involving the disturbance of steep slopes.

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

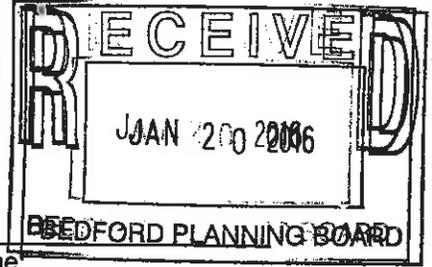
All applications shall be signed by the owner of the property affected by this application and by the applicant if other than the owner.

[Signature] 10/29/15  
Signature of Owner Date Signature of Applicant Date

Joseph R Pagni  
Name of Owner (please print) Name of Applicant (please print)  
3/05 (over)

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM  
(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: Mark Pugni  
Address: 140 Bradhurst Ave, Valhalla, NY Phone: \_\_\_\_\_

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site Pugni
- b. Roads which site abuts Haines Road
- c. Bedford tax map designation: Section: 60.13 Block 1 Lot(s) 3
- d. Total site area 4.0 acres
- e. Does the applicant have a whole or partial interest in lands adjoining this site? No

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action To build a single family residence w/ a new driveway coming off Haines Rd.
- b. Relationship to other actions:

- 1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: \_\_\_\_\_
- 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: \_\_\_\_\_
- 3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: \_\_\_\_\_

All such actions must be reviewed in conjunction with the action proposed.

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

[Signature]  
Signature of Applicant

11/12/15  
Date

**TOWN OF BEDFORD**  
**ENVIRONMENTAL CLEARANCE FORM**  
(This side only for Official Use Only)

**1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:**

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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Town Agency

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Agency Signature

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Date

# **BIBBO ASSOCIATES, L.L.P.**

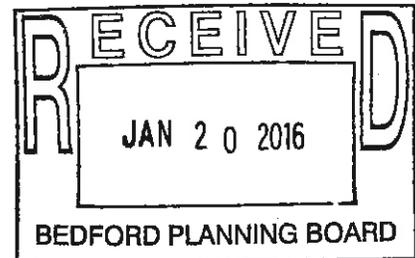
*Consulting Engineers*

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

January 20, 2016



Bedford Planning Board  
425 Cherry Street  
Bedford Hills, NY 10507

ATTN: Ms. Deirdre Courtney-Batson, Chair

RE: Mark Pagni (Formerly Joseph Pagni / Bradhurst Realty)  
Steep Slopes Application  
T.M. # 60.13 - 1 - 3

Dear Members of the Board:

This project has been in front of the Board in the past during 2007 and previously in 2003 and 2004. We offer the following for your review:

- 10 copies – Plan Set, last revised 11-30-2015
  - Existing Conditions
  - Site Plan
  - Driveway Plan
  - Steep Slopes Plan
  - Details
- 10 copies – Steep Slope Permit Application, dated 10-28-2015
- 10 copies – Steep Slopes Narrative, dated 1-20-2016
- 10 copies – Environmental Clearance Form, dated 11-13-2015
- 3 copies – Stormwater Pollution Prevention Plan, dated 11-11-2015
- NYSDEC Notice of Intent and MS4 Acceptance Form
- Steep Slope Permit fee of \$350

The current owner, Mark Pagni, is proposing to construct a single family residence on the 4.0 acre lot located off of Haines Road. The property consists of forest on steep slopes throughout much of the lot. The driveway and residence construction will disturb approximately 9,224 square feet of steep slopes. The proposed steep slopes disturbance will be mitigated by a proposed stormwater control system designed to lower the runoff from all design storms.

We respectfully request that this matter be placed on your next available agenda for consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy S. Allen".

Timothy S. Allen, P.E.

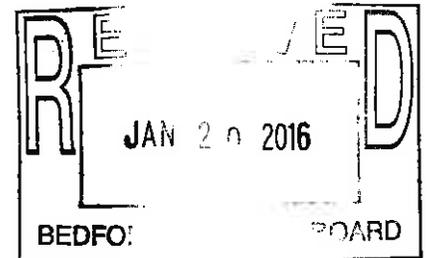
TSA/nh  
Enclosures

*Site Design ♦ Environmental*



**Steep Slopes Narrative**

Prepared for  
Mark Pagni  
Haines Road  
Town of Bedford, NY



*Timoth S. Allen, PE*  
N.Y.S. License #: 073434



The applicant is proposing to build a new single family residence on the existing 4.0 acre lot.

The land where the proposed residence will be constructed is fairly uniformly sloping land. The ascent to the residence is mostly steep slopes greater than 25% grade where the driveway is proposed. Most of the steep slopes to be disturbed drain towards a small wetland where the entrance of the driveway is proposed. The proposed construction will disturb approximately 38,000 SF, which includes about 9,800 SF disturbance to steep slopes (land with slopes > 25%) or approximately 25 % of the area being disturbed. Cut and Fill in the steep slopes consists of approximately 4,991 SF.

There are no alternative locations which could be used on this property for access to the proposed residence. Most of the property contains steep slopes and the disturbance in the steep slopes has been minimized to the greatest extent.





3. Select the predominant land use for both pre and post development conditions.  
**SELECT ONLY ONE CHOICE FOR EACH**

**Pre-Development  
Existing Land Use**

- FOREST
- PASTURE/OPEN LAND
- CULTIVATED LAND
- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY
- PARKING LOT
- OTHER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**Post-Development  
Future Land Use**

- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- MUNICIPAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY (water, sewer, gas, etc.)
- PARKING LOT
- CLEARING/GRADING ONLY
- DEMOLITION, NO REDEVELOPMENT
- WELL DRILLING ACTIVITY \*(Oil, Gas, etc.)
- OTHER

Number of Lots

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\*Note: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 4.0	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 0.9	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 0.0	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 0.2

5. Do you plan to disturb more than 5 acres of soil at any one time?  Yes  No

6. Indicate the percentage of each Hydrologic Soil Group (HSG) at the site.

A	B	C	D
<input type="text"/> <input type="text"/> <input type="text"/> %	<input type="text"/> <input type="text"/> <input type="text"/> 100 %	<input type="text"/> <input type="text"/> <input type="text"/> %	<input type="text"/> <input type="text"/> <input type="text"/> %

7. Is this a phased project?  Yes  No

8. Enter the planned start and end dates of the disturbance activities.

<b>Start Date</b>	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<b>End Date</b>	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
	3 / 1 / 2016		3 / 1 / 2017



15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?  Yes  No  Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

Two rows of empty grid boxes for entering the name of the municipality/entity.

17. Does any runoff from the site enter a sewer classified as a Combined Sewer?  Yes  No  Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?  Yes  No

19. Is this property owned by a state authority, state agency, federal government or local government?  Yes  No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)  Yes  No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?  Yes  No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?  Yes  No  
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?  Yes  No





Post-construction Stormwater Management Practice (SMP) Requirements

**Important: Completion of Questions 27-39 is not required if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

**Total WQv Required**

.    acre-feet

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RR Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**Note:** Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

<u>RR Techniques (Area Reduction)</u>	<u>Total Contributing Area (acres)</u>		<u>Total Contributing Impervious Area (acres)</u>	
<input type="radio"/> Conservation of Natural Areas (RR-1) ...				
<input type="radio"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2) .....				
<input type="radio"/> Tree Planting/Tree Pit (RR-3) .....				
<input type="radio"/> Disconnection of Rooftop Runoff (RR-4) ..				
<u>RR Techniques (Volume Reduction)</u>				
<input type="radio"/> Vegetated Swale (RR-5) .....				
<input type="radio"/> Rain Garden (RR-6) .....				
<input type="radio"/> Stormwater Planter (RR-7) .....				
<input type="radio"/> Rain Barrel/Cistern (RR-8) .....				
<input type="radio"/> Porous Pavement (RR-9) .....				
<input type="radio"/> Green Roof (RR-10) .....				
<u>Standard SMPs with RRv Capacity</u>				
<input type="radio"/> Infiltration Trench (I-1) .....				
<input type="radio"/> Infiltration Basin (I-2) .....				
<input type="radio"/> Dry Well (I-3) .....				
<input checked="" type="radio"/> Underground Infiltration System (I-4) .....			0	1 7 4
<input type="radio"/> Bioretention (F-5) .....				
<input type="radio"/> Dry Swale (O-1) .....				
<u>Standard SMPs</u>				
<input type="radio"/> Micropool Extended Detention (P-1) .....				
<input type="radio"/> Wet Pond (P-2) .....				
<input type="radio"/> Wet Extended Detention (P-3) .....				
<input type="radio"/> Multiple Pond System (P-4) .....				
<input type="radio"/> Pocket Pond (P-5) .....				
<input type="radio"/> Surface Sand Filter (F-1) .....				
<input type="radio"/> Underground Sand Filter (F-2) .....				
<input type="radio"/> Perimeter Sand Filter (F-3) .....				
<input type="radio"/> Organic Filter (F-4) .....				
<input type="radio"/> Shallow Wetland (W-1) .....				
<input type="radio"/> Extended Detention Wetland (W-2) .....				
<input type="radio"/> Pond/Wetland System (W-3) .....				
<input type="radio"/> Pocket Wetland (W-4) .....				
<input type="radio"/> Wet Swale (O-2) .....				



33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

**Note:** Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0 .   2  2 acre-feet

**Note:** For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

0 .   5  6

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?  Yes  No

If Yes, go to question 36.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

.    acre-feet

CPv Provided

.    acre-feet

36a. The need to provide channel protection has been waived because:

- Site discharges directly to tidal waters or a fifth order or larger stream.
- Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

1 .   3  0 CFS

Post-development

0 .   9  9 CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development

4 .   5  8 CFS

Post-development

4 .   4  5 CFS









**Department of  
Environmental  
Conservation**

**NYS Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505**

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance  
Form**

**for  
Construction Activities Seeking Authorization Under SPDES General Permit  
\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)**

**I. Project Owner/Operator Information**

1. Owner/Operator Name: Mark Pugni

2. Contact Person: Mark Pugni

3. Street Address: 140 Brandhurst Ave.

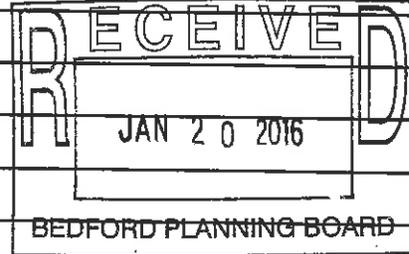
4. City/State/Zip: Valhalla, NY 10595

**II. Project Site Information**

5. Project/Site Name: Pugni

6. Street Address: Haines Road

7. City/State/Zip: Bedford, NY 10507



**III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information**

8. SWPPP Reviewed by:

9. Title/Position:

10. Date Final SWPPP Reviewed and Accepted:

**IV. Regulated MS4 Information**

11. Name of MS4:

12. MS4 SPDES Permit Identification Number: NYR20A

13. Contact Person:

14. Street Address:

15. City/State/Zip:

16. Telephone Number:

**MS4 SWPPP Acceptance Form - continued**

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

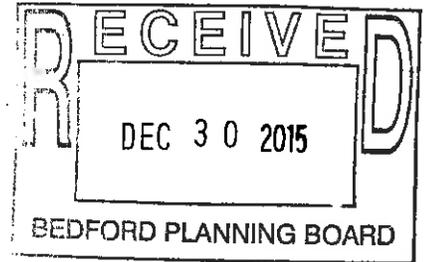
Title/Position:

Signature:

Date:

**VI. Additional Information**

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK



APPLICATION FOR A STEEP SLOPE PERMIT

Submit to: Bedford Planning Board, Town House, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: Broad Brook Realty, LLC

Address: 44 Broad Brook Road, Bedford, NY 10507 Phone: 914-241-2281

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same as above.

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: N/A

Address \_\_\_\_\_ Phone: \_\_\_\_\_

4. IDENTIFICATION OF PROPERTY

Name or identifying title: 44 Broad Brook Road

Address: 44 Broad Brook Road, Bedford, New York 10507

Bedford tax map designation: Section 72.10 Block 1 Lot(s) 4

Property lies in a (circle one) 4A ~~2A 3A 4A 5A 6A 7A 8A 9A 10A 11A 12A 13A 14A 15A 16A 17A 18A 19A 20A 21A 22A 23A 24A 25A 26A 27A 28A 29A 30A 31A 32A 33A 34A 35A 36A 37A 38A 39A 40A 41A 42A 43A 44A 45A 46A 47A 48A 49A 50A 51A 52A 53A 54A 55A 56A 57A 58A 59A 60A 61A 62A 63A 64A 65A 66A 67A 68A 69A 70A 71A 72A 73A 74A 75A 76A 77A 78A 79A 80A 81A 82A 83A 84A 85A 86A 87A 88A 89A 90A 91A 92A 93A 94A 95A 96A 97A 98A 99A 100A~~

Total area of property in acres ±19.977

Property abuts a State or County highway, thruway or park: Yes: \_\_\_\_\_ No: X

Property is within 500 feet of the boundary of Town of Bedford: Yes: \_\_\_\_\_ No: X

5. SITE PLAN

Attach eleven (11) copies of a Site Plan complying with all requirements of Chapter 102-4B(1) of the Bedford Town Code. (See back of this sheet for details)

6. FEES (Make checks payable to the Town of Bedford)

\$100 plus \$250.00 for each 10,000 square feet of disturbed steep slope or portion thereof over 1,000 square feet.

7. REQUEST

The applicant requests that the Planning Board approve the issuance of a Steep Slope Permit under Chapter 102 of the Code of the Town of Bedford. The applicant proposes the following:

The construction of a proposed in-ground pool and associated retaining wall system.

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

All applications shall be signed by the owner of the property affected by this application and by the applicant if other than the owner.

[Signature] 12/16/15 \_\_\_\_\_  
Signature of Owner Date Signature of Applicant Date

Name of Owner  
3/15

(please print)

Name of Applicant

(please print)

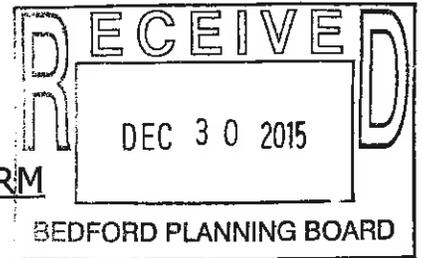
## DATA REQUIRED WITH THIS APPLICATION

This application shall include the following:

1. Eleven copies of a site plan drawn at a scale of not less than one (1) inch equals thirty (30) feet, prepared by an engineer, licensed by the State of New York, showing within the lot or lots containing steep slopes, the following:
  - (a) Proposed location of major buildings, septic systems, wells and driveways.
  - (b) The location of the proposed area of disturbance and its relation to neighboring properties, together with buildings, roads, affected trees as defined in Chapter 112 of the Town Code, and affected wetlands as defined in Chapter 122 of the Town Code, if any, within one hundred (100) feet of the boundaries of the said area. An inset map at a reduced scale may be used if requested by the Town Engineer.
  - (c) Existing topography of the proposed area of disturbance at a contour interval of not more than two feet. Contours shall be shown for a distance of fifty (50) feet or greater beyond the limits of the proposed area of disturbance, if determined necessary by the Town Engineer in order to fully evaluate the application.
  - (d) Proposed final contours and proposed surface materials or treatment at the maximum contour interval of two feet.
  - (e) Existing topography of the area proposed to be disturbed and the entire watershed tributary to said area presented at a scale of not more than one hundred (100) feet per inch. This map shall show existing and, if required by the Town Engineer, proposed controls and diversions of upland water.
  - (f) Existing soils on the property, taken from field investigations by a soils scientist and and classified into Hydrologic Soil Groups, The depth to bedrock and depth to water table, K-factor and soil and rock strata in all areas of disturbance shall be identified.
  - (g) The details of any surface or subsurface drainage system proposed to be installed, including special erosion control measures, designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.
  - (h) Cut/Fill Map delineating proposed areas of disturbance at affected depths in feet of 0-3, 3-6, 6-10, and 10 and over.
  - (i) Slope Map showing existing and proposed slopes for each of the soil types described in paragraph (f) above.
  - (j) Any special reports deemed necessary by the Town Engineer to evaluate the application, including but not limited to geologic or hydrogeologic studies.
2. A written narrative explaining the nature of the proposal, including any future development proposals for the property and whether alternative locations exist for the proposed activity.



**TOWN OF BEDFORD  
ENVIRONMENTAL CLEARANCE FORM**  
(This Side to be completed by Applicant)



Identification of Applicant

Name Broad Brook Realty, LLC Address 44 Broad Brook Road, Bedford, NY 10507  
Phone 914-241-2281

Identification of Property Owner, if Other than Applicant

Name Same as above. Address \_\_\_\_\_  
Phone \_\_\_\_\_

Identification of Site Involved, if any

- a) Name or other identification of site 44 Broad Brook Road
- b) Street which site abuts Broad Brook Road
- c) Tax Map Section 72.10/1/4
- d) Total site area ±19.977
- e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

a) Description of Proposed Action Removal of existing pool and construction of new pool.

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: None
2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: None
3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: None

All such actions must be reviewed in conjunction with the action proposed.

Classification of Proposed Action (see lists of Type I, II, Exempt, Excluded Actions)

- Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: [Signature] Date: 12/16/15

# TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM

(This Side for Official Use Only)

Classification Approved; Further Action Required:

- Type I Action. The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt or Excluded Action. No Environmental Impact Statement is needed. No further action required.
- Unlisted Action. The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Comments:

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Town Agency

Agency Signature

Date

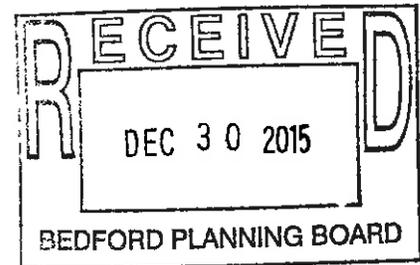
**VIA HAND DELIVERED**

December 29, 2015

Town of Bedford  
Planning Board  
425 Cherry Street  
Bedford Hills, New York 10507

Attn: Ms. Deirdre Courtney-Batson,  
Planning Board Chair

RE: ***Broad Brook Realty, LLC***  
***44 Broad Brook Road***  
***Section 72.10, Block 1, Lot 4***



Dear Chair Courtney-Batson:

On behalf of our client (and project applicant) Broad Brook Realty, LLC, Kellard Sessions Consulting, P.C. is pleased to provide three (3) full sets and five (5) half-size sets of the following plans and eight (8) sets, unless otherwise noted, of the following materials in support of the applicant's request for the Planning Board's approval of a steep slope permit for the above-captioned project. One (1) full-size plan set, Stormwater Pollution Prevention Plan Report, and one (1) copy of the accompanying materials have been submitted directly to Hahn Engineering.

Application Forms

- "Application for a Steep Slope Permit", dated December 16, 2015
- "Environmental Clearance Form", dated December 16, 2015

Application Fees (one check for each application is being submitted)

- Steep Slope Application fee in the amount of \$100.00 (Check #3175, dated December 14, 2015)
- Planning Board Escrow fee in the amount of \$1,500.00 (Check #3177, dated December 14, 2015)

- Steep Slope Permit Plans prepared by Kellard Sessions Consulting, P.C. dated December 21, 2015
  - Sheet 1/5 - "Existing Conditions & Demolition Plan"
  - Sheet 2/5 - "Overall Plan"
  - Sheet 3/5 - "Site and Erosion Control Plan"
  - Sheet 4/5 - "Steep Slope Analysis Plan"
  - Sheet 5/5 - "Erosion Control Details & Notes"
  
- Supporting Architectural Drawings (prepared by Maurice Saragoussi Architects) dated December 21, 2015
  - Sheet T.1 - Title Sheet, General Notes, Symbols, List of Drawings
  - Sheet A.1 - Utility (Partial) Site Plan
  - Sheet A.2 - Demolition Plan
  - Sheet A.3 - Foundation Plan
  - Sheet A.4 - Ground Floor Plan
  - Sheet A.5 - Plan of Proposed Pool - Longitudinal Pool Section
  - Sheet A.6 - Shade Structure - Plan, Elevations & Details
  - Sheet A.7 - Cross Section Thru Pool - Details Thru Pool
  
- Supporting Structural Drawings (prepared by Grossfield Macri Consulting Engineers, PC) dated December 16, 2015
  - Sheet S-1 - Retaining Wall Plan
  - Sheet S-2 - Sections and Typical Details
  
- Stormwater Pollution Prevention Plan Report for 44 Broad Brook Road, prepared by Kellard Sessions Consulting, P.C. dated December, 2015 (1 copy)

The applicant is proposing to remove an existing in-ground swimming pool located at the rear of the property and replace it with a new, larger in-ground swimming pool. The proposed earthwork and retaining wall installation associated with the new pool will disturb a relatively small (703 square feet) area of Town-regulated steep slopes.

Ms. Deirdre Courtney-Batson  
December 29, 2015  
Page 3

It is our understanding that the proposed action is a Type II Action under SEQRA and an Environmental Assessment Form is not required to be submitted.

By cover of this letter, we are respectfully requesting that this item be placed on your January 12, 2016 meeting agenda for discussion.

We thank you for your consideration in this matter. If you should have any questions or require additional copies of the submitted materials, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "David Sessions / P.E.".

David Sessions, RLA, AICP  
Kellard Sessions Consulting, P.C.

DS/pg

Enclosures

cc: Matthew Van Houten w/Enc.  
Frank Annunziata, P.E. w/Enc.

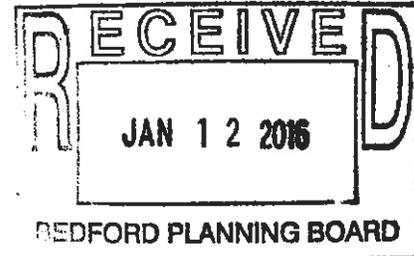
**MEMORANDUM**

**To** : Bedford Planning Board

**From** : James J. Hahn, P.E.  
Town Consulting Engineer

**Dated** : January 11, 2016

**Subject** : Steep Slopes and Stormwater Management Approval  
Broad Brook Realty LLC  
44 Broad Brook Road  
Tax Map Designation 72.10-1-4



**Drawings Reviewed** : “Existing Conditions and Demolition Plan”, Dated 12/21/15, Sheet 1 of 5.  
“Overall Plan”, Dated 12/21/15, Sheet 2 of 5.  
“Site and Erosion Control Plan”, Dated 12/21/15, Sheet 3 of 5.  
“Steep Slope Analysis Plan”, Dated 12/21/15, Sheet 4 of 5.  
“Erosion Control Details & Notes”, Dated 12/21/15, Sheet 5 of 5.  
“Architectural Drawings”, Dated 12/21/15, 8 Sheets.  
“Retaining Wall Plans”, Dated 12/21/15, 2 Sheets.

**Documents Reviewed** : Letter dated December 29, 2015 from David Sessions, RLA, AICIP.  
Environmental Clearance Form, dated 12/16/15.  
Application for a Steep Slope Permit, dated 12/16/15.  
Stormwater Pollution Prevention Plan, dated December 2015.

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The referenced plans have been reviewed for compliance with Chapter 102 Steep Slopes and Ridgelines, Chapter 103 Stormwater Management, and general conformance with Town Code. The applicant proposes to construct a new swimming pool and retaining wall to replace an existing one. Pursuant to our review, we offer the following comments:

- 1) The steep slope submission is sufficiently complete for the Planning Board to perform a proper review.
- 2) An engineer’s estimate for the amount of a performance bond to be posted to guarantee completion of the work including stabilization or restoration of the site should be provided.

ENVIRONMENTAL AND CIVIL ENGINEERING  
STUDIES • REPORTS • DESIGN

- 3) The applicant is proposing to construct an infiltration system that will only serve as mitigation for the rare (possibly only once per year) occurrence when the pool is winterized. The project as currently designed does not provide inlets to collect runoff from the pool deck area. The architect's plan mentions that the deck area will be lawn. The engineer's plan do not indicate the proposed surface. Although runoff from a pool deck that is lawn may be minimal, if part or all of the deck were converted to an impervious surface, the stormwater runoff would increase significantly. Therefore, it is recommended that the plans include provisions to collect runoff from the deck and direct it to the mostly unused infiltration system. In regards to the pending steep slope application, if runoff from the deck is collected, it will be less likely to impact the remaining steep slope areas, i.e., below the retaining wall.
- 4) The "Site and Erosion Control Plan" shows silt fence downgrade of the proposed disturbance and within the wetlands regulated area, therefore a wetlands permit would be required for the project. In addition, silt fence is shown outside of the proposed limit of disturbance. Therefore, the disturbance limits should be expanded to include those areas.
- 5) The Legend on the plans is incorrect as it shows the existing trees to remain as to be removed.
- 6) The plans indicate that cut/fill material shall not be imported or exported from the site. A cut and fill analysis should be provided that demonstrates this.
- 7) The General Construction Sequence does not include steps for protecting the area of the infiltration system, installing the system, keeping the system off-line until upgrade areas are stabilized, and placing the system on-line.
- 8) The Project Description in the Narrative Report (SWPPP) should describe what the project is for.
- 9) Pursuant to Part III.A.6 of GP-0-15-002, the owner must identify contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control and post-construction stormwater management practices included in the SWPPP.

The owner shall identify the "trained contractor" from the contractor's company. The statement contained in Part III. A.6 must be provided as well as the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature, the trained contractor, the name address (and telephone number of the contracting firm, the address or other identifying description) of the site and the date the certification statement is signed.

- 10) The plans and SWPPP must indicate that in areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased, rather than the fourteen (14) days mentioned on the plans.

Please contact us if you have any questions in regards to the above.



Fred Aronson

FDA:ay

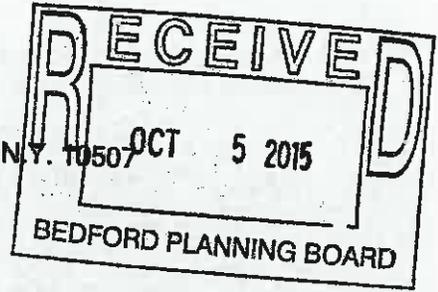
cc: David Sessions, Kellard Sessions (Fax: 914-273-2329)

p:\town of bedford\planning board\broad brook realty llc\steep slopes and stormwater mgmt approval-01-11-16.doc

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR A SPECIAL USE PERMIT

Submit to: Bedford Planning Board, Town House, Bedford Hills, N.Y. 10507



1. IDENTIFICATION OF OWNER

Name of owner: SANDY & AL LUPOSELLO

Address: 49 GIROLE RIDGE RD, KATONAH, NY 10536 Phone: 914-237-6796

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: BARRY G. NADELMAN, P.E. SITE PLAN

Address: 1 DEANS BRIDGE RD, SAMERS, N.Y. 10589 Phone: 914-760-6384

4. IDENTIFICATION OF PROPERTY

a. Subdivision name or identifying title: LUPOSELLO RESIDENCE / COTTAGE

b. Roads which property abuts: GIROLE RIDGE ROAD

c. Bedford tax map designation: Section 61-6 Block 1 Lot(s) 10

d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4A TF VA NB CE PB-R PB-O LI  
Zoning District.

e. Total area of property in acres: 4.9807

5. REQUEST

The applicant requests that the Planning Board approve the issuance of a Special Use Permit under the following section of the Code of the Town of Bedford:

Article: 5, Section: 125-79.1

The applicant proposes the following Special Permit Use:

AN 879 S.F. ACCESSORY COTTAGE WITHIN  
A PORTION OF AN EXISTING BARN.

6. PUBLIC NOTICE

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit mailing with the Board Secretary prior to the hearing.

7. SITE PLAN

Attach a Preliminary Site Plan Application Form, fee and eleven (11) copies of a Preliminary Site Plan complying with all requirements of Article IX, Section 125-88 of the Bedford Town Code.

8. FEES (make checks payable to the Town of Bedford)

Special Use Permit Application: \$ 200 \$ 200

Preliminary Site Plan:  
\$500 plus \$25 per parking space required by the Bedford Town Code. \$ \_\_\_\_\_

Total: \$ 200

Permission is hereby given to the Town of Bedford, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.

All applications shall be signed by the owner of the property affected by this application and by the applicant, if other than the owner.

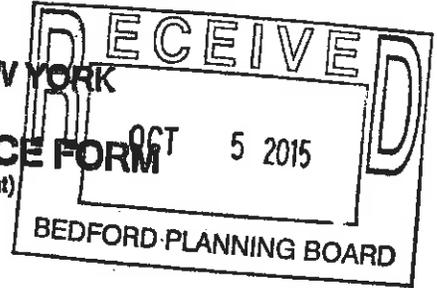
Alfred Luposello  
Signature of Owner Date  
Sandra Luposello 9/24/15

SAME  
Signature of Applicant Date

ALFRED LUPOSELLO 9-24-15 SAME  
Name of Owner (Please Print) Date Name of Applicant (Please Print) Date  
SANDRA LUPOSELLO 9-24-15

PLANNING BOARD  
TOWN OF BEDFORD  
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM  
(This Side to be Completed by Applicant)



1. IDENTIFICATION OF OWNER

Name of owner: SANDRA & AL LUPOSELLO  
Address: 49 GIROLE RIDGE RD. KATONAH, NY 10536 Phone: 914-232-6296

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site LUPOSELLO RESIDENCE/COYAGE
- b. Roads which site abuts GIROLE RIDGE ROAD
- c. Bedford tax map designation: Section: 616 Block 1 Lot (s) 10
- d. Total site area 4.9807
- e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action PROPOSED COYAGE WITHIN EXISTING BARN
- b. Relationship to other actions: \_\_\_\_\_

- 1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: NONE
  - 2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: NONE
  - 3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: ZOA VARIANCES FOR 879 S.F. AND 44% OF EXISTING RESIDENCE
- All such actions must be reviewed in conjunction with the action proposed.

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action. Pending Analysis of further Information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

Sandra Luposello  
Signature of Applicant

9/24/15  
Date

**TOWN OF BEDFORD**  
**ENVIRONMENTAL CLEARANCE FORM**  
*(This side only for Official Use Only)*

**1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:**

- Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
  
- Type II or Exempt or Excluded Action.** No Environmental Impact Statement is needed. No further action required.
  
- Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

**2. COMMENTS:**

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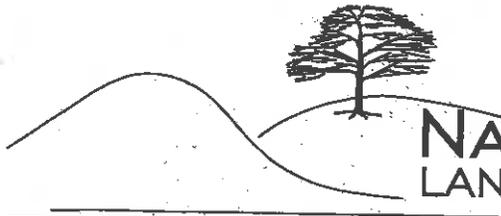
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\_\_\_\_\_  
Town Agency

\_\_\_\_\_  
Agency Signature

\_\_\_\_\_  
Date



**NADERMAN**  
**LAND**

PLANNING AND ENGINEERING, P.C.

BARRY G. NADERMAN, P.E.

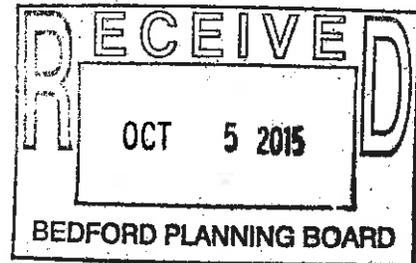
October 2, 2015

VIA HAND DELIVER

Bedford Planning Board  
Bedford Town house  
425 Cherry Street  
Bedford Hills, NY 10507

Att: Dierdre Courtney-Batson - Chair

Re: Proposed Cottage – Special Use Permit  
Luposello Residence  
49 Girdle Ridge Road  
Town of Bedford  
Sec. 61.6; Blk 1; Lot; 10



Dear Chair Courtney Batson and Board Members:

Enclosed please find eleven (11) sets of the following for the submission of an application for a Special Use Permit for the above referenced project:

- Completed Application for a Special Use Permit
- Completed Building Permit Application
- Completed Environmental Clearance Form
- Dwg SP-1 "Site Plan – Special Permit" dated 10/2/15
- Exhibit ADJ-1 "Adjoining Properties Exhibit" dated 10/2/15
- Dwg A101 Architectural Plan prepared by Gary Savitzky Architect dated 9/30/15

Also enclosed find a checks in the amount of \$200 for the Special Use Permit Application Fee.

The subject property is a 4.9807 acre parcel in an R4A zoning district located on the south side of Girdle Ridge Road. As shown on the site plan, the property currently consists of a single family residence and barn. At this time the Applicant is seeking the required approvals for the conversion of a portion of the existing barn to an 879sf one bedroom accessory cottage.

The Owner/Applicant does and will continue to reside on the property. The requested cottage will be the only cottage or accessory apartment on the property. The existing Barn was constructed in and around 2002 and is compliant with all required yard setbacks and the building coverage is approx. 3,100sf (1.43%) where 6,508sf (3%) is allowed. There is sufficient parking on the property to accommodate the existing residence and cottage.

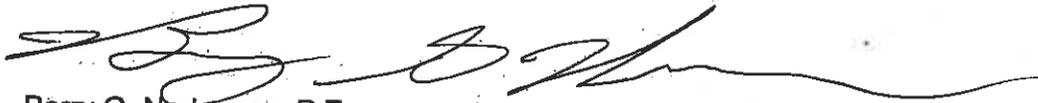
Bedford Planning Board  
October 2, 2015  
Page 2

It is acknowledged however, that the proposed cottage will exceed the allowable 800sf by 79 sf. As such we are requesting a variance for 879sf where the maximum allowed is 800sf. In addition, the existing residence is limited to 2001 gross square feet and therefore, we are requesting a variance for the proposed 879sf cottage which is 44% of the existing residence where 25% maximum is allowed.

We request we be placed on your October 27<sup>th</sup> agenda for consideration of the Special Use Permit. At which time we are hopeful the Board will deny the application with a favorable referral to the ZBA.

In the meanwhile, should you have any questions or require any additional information at this time, please feel free to contact me.

Respectfully,



Barry G. Naderman, P.E.  
Naderman Land Planning & Engineering, P.C.

Cc: Sandy and Al Luposello w/ enc.  
Gary Savitzky, AIA w/ enc.

5874PBsub

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 10/8/2015

Parcel ID: 61.6-1-10

## Owner Information

Luposello, Alfred & Sandra

## Applicant Information

Luposello, Alfred & Sandra  
49 Girdle Ridge Rd

Katonah NY 10536

**Location:** 49 Girdle Ridge Rd  
**Parcel ID:** 61.6-1-10  
**Permit Type:** Cottage/Accessory Apartment

**Work Description:** Conversion of a portion of an existing barn to create a 879 square foot, one bedroom accessory cottage.

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:

The proposal will require a Special Use Permit from the Planning Board in accordance with Article III Section 125-79.1 and will require variances from the Board of Appeals because the cottage will contain 879 square feet of gross floor area where 800 square feet is permitted and is 44% of the total floor area of the principal residence structure where 25% is permitted (Article III Section 125-79.1 (7)). A building permit to construct the barn was issued on 11/20/2003 and Certificate of Compliance 012028A was issued on December 8, 2005.

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

012028A

Issued

December 08, 2005

**TOWN OF BEDFORD**  
WESTCHESTER COUNTY, NY  
**CERTIFICATE OF COMPLIANCE**

**Building Permit No. 20217**

This is to certify that *Alfred Luposello*  
of *49 Girdle Ridge Road, Katonah, NY 10536*  
having filed on *December 08, 2005* Application No. *012028A*  
for a Certificate of Occupancy applying to premises located at *49 Girdle Ridge Rd*  
*Katonah, NY 10536* being Section, Block and Lot *61.6-1-10*,  
Town of Bedford Assessment Map in *R-4A* District  
as shown on the Town zoning 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:

*Barn*

Inspected on:

Under the following limitations:

*Inspected - March 18, 2004*

on and after this date until revoked, and subject to all the provisions of:

**THE TOWN ZONING ORDINANCE**

*Richard Ingers*  
Building Inspector

## **Town of Bedford Planning Board**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, New York 10507**

**Tuesday, August 25, 2015**

### **Minutes**

A meeting of the Planning Board was held on August 25, 2015, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman John Sullivan, Board Member William Colavito and Board Member Felix Cacciato, Planning Director Jeff Osterman, and Secretary Anne Paglia. Absent was Board Member Diane Lewis. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

#### **Public Hearing:**

**Preliminary Subdivision Approval – Two Lot Subdivision  
Section 94.9 Block 1 Lot 7, R-4A Zone  
385 Byram Lake Road, Bedford Corners  
Owners/Applicants: Timothy and Lisa Ghriskey  
(Consider Waiver of Subdivision Approval.)**

#### Present:

Peter Gregory, P.E., Keane Coppelman Gregory Engineers, P.C.

Mr. Gregory stated that the owners were not able to make the meeting tonight and have asked to have the public hearing adjourned to a later date.

Mrs. Courtney-Batson asked if there was anyone in the audience for this public hearing and no one answered.

Mrs. Courtney-Batson told Mr. Gregory that this would have to be re-noticed for the next public hearing. Mr. Osterman stated that the applicant was to provide a revised plan, therefore, after the revised plan is received, the public hearing will then be scheduled.

Mr. Sullivan made a motion to adjourn the public hearing. Mr. Colavito seconded the motion.

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

#### **Conference:**

**Sketch Plan Review – Two Lot Subdivision  
Section 84.8 Block 1 Lot 31, R-2A Zone  
9 Indian Hill Road, Bedford**

**Owner: Edward Musal**  
**Applicant: Kellard Sessions Consulting, P.C.**  
**(Review Field Trip notes.)**

**Present:**

Edward Musal, Owner

Mr. Colavito read the following notes which were taken on the August 21, 2015 Filed Trip into the record:

1. The small trees and shrubs at the entrance of the driveway shall be renewed.
2. The driveway should be widened at the garage location.
3. Relocate the drive within the grounds of lot 1.
4. A new driveway easement shall be created for access to lot 2.
5. The proposed new property line should be adjusted to the north, approximately fifteen (15) feet from the center line of the driveway.
6. The trees to remain and to be removed shall be shown on the plan.
7. The applicant shall consider planting some evergreen trees along the right-of-way.

Mrs. Courtney-Batson stated that a public hearing will be scheduled after the revised plan has been received.

Mr. Colavito suggested to the applicant that he consider revising the driveway easement when the lots are subdivided.

**Conference:**

**Steep Slopes Permit**

**Section 83.12 Block 1 Lot 9 R-4A Zone**

**701 South Bedford Road, Bedford Corners**

**Owner/Applicant: Andrew Roos**

**(Review request for time extension.)**

**Present:**

Taylor M. Palmer, Attorney at Law, Cuddy & Feder, LLP

Mr. Palmer told the Planning Board that the plantings are not as yet complete, as well as a little bit of grading, and the applicant will need more time to accomplish this.

Mr. Colavito was assured that the bond would remain in effect for the duration of the time extension.

**Motion:** A motion was made by Mr. Sullivan to grant a time extension for six months from September 29, 2015 to March 29, 2016. Motion seconded by Mr. Colavito.

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Conference:**

**Waiver of Site Plan Approval**

**Section 71.8 Block 2 Lot 21, RB Zone  
655-665 Bedford Road, Bedford Hills  
Owner: C.R. Wallauer & Co., Inc.  
Applicant: George Petre  
(Consider Waiver of Site Plan Approval)**

**Present:**

Susan Riordan, Architect  
Mark Peterson, C.R. Wallauer & Co., Inc.

Ms. Riordan described the latest plan to the Planning Board.

Mr. Colavito asked about the handicapped parking. Mr. Peterson said there was one handicapped parking space and showed the Planning Board its location.

**Motion:** A motion was made by Mr. Sullivan to approve this application for a Waiver of Site Plan Approval based upon the plan dated July 1, 2015 and received in this office on August 24, 2015.

Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR.

Mr. Colavito endorsed the Board’s determination on the ECF. Mr. Sullivan seconded.

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Conference:**

**Special Use Permit - Cottage  
Section 72.10 Block 1 Lot 11, R-4A Zone  
44 West Patent Road, Bedford Hills  
Owner – Casa Zeta, LLC  
Applicant – Phillip Ceradini, Architect  
(Consider Special Use Permit.)**

**Present:**

Phillip Ceradini, Architect, AIA  
John L. Arons, Attorney at Law, Arons & Neary LLP

Mr. Arons told the Planning Board that they have been to the Zoning Board of Appeals and the variance was approved with conditions. *[The Planning Board then took a moment to read the draft of the Zoning Board of Appeals’ Resolution #0815 Six, which they had just received.]*

Mrs. Courtney-Batson stated that the standard conditions of the Planning Board would apply to this approval, as well as those stated by the Zoning Board of Appeals.

Motion: A motion was made by Mr. Colavito to approve this application for a Special Use Permit for a cottage with the conditions specified.

Motion seconded by Mr. Cacciato.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR.

Mr. Sullivan endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Conference:**

**Waiver of Site Plan Approval –  
Section 71.12 Block 2 Lot 34, RB Zone  
789 Bedford Road, Bedford Hills  
Owner: 789 North Bedford Road Corp.  
Applicant: Mavis Tire Supply, LLC  
(Consider Waiver of Site Plan Approval.)**

Present:

Michael Manes, Director Real Estate Development, Weldon Tire

Mr. Manes described the plan to the Planning Board. Mrs. Courtney-Batson asked if there were to be any changes to the lighting. Mr. Manes said there would be no changes. Mrs. Courtney-Batson asked if the plants would be native plants. Mr. Manes said that he ‘googled’ native plants for the Southern Tier of New York, and would use those.

Mr. Sullivan suggested a condition of approval be that the applicant must immediately apply for building permits for the shed structures prior to any work.

Motion: A motion was made by Mr. Colavito to approve this application for a Waiver of Site Plan Approval with the condition stated. Motion seconded by Mr. Cacciato.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR.

Mr. Sullivan endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Conference:**

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

**Present:**

Daniel H. Ginnel, President, Ginnel Real Estate  
Thomas McCrossan  
Kevin P. Helmes, The Helmes Group, LLP

Mrs. Courtney-Batson said that the Planning Board has suggested that the applicant speak to the Town about the Town right-of-way, but they did not. She stated that the Planning board would like the opinion of the Highway Department as to the safety of the cars backing out of the parking spaces.

Mr. Sullivan stated that he thought the sidewalk shown was not wide enough. A discussion ensued about the possibility of a wider sidewalk and parallel parking in front.

Mrs. Courtney-Batson stated that since this involves backing into the public right-of-way, there must be a conversation with Kevin Winn, Commissioner of Public Works, before this can proceed.

Mrs. Courtney-Batson asked if this building was going to be demolished. Mr. Ginnel stated that since this building does not have any structural issues, it does not need to be demolished. Mrs. Courtney-Batson asked if he was stating this for the record and Mr. Ginnel stated that they would have no basis for that and have no intention of demolishing the building.

Mrs. Courtney-Batson asked that there be a meeting with Kevin Winn, Jeff Osterman, Kevin Helmes and Dan Ginnel to get Mr. Winn's analysis of what the issue would be, what the potential would be for the future and what change would be involved. She also stated that any approval the Planning Board would grant would involve an agreement form the applicant to make modifications to the site plan when changes to the road's approach to the town (Katonah) required.

Mrs. Courtney-Batson asked if the Planning Board members agreed upon the necessity for the meeting and everyone agreed. She also stated that the Planning Board is looking for an interim plan for this location that would not prohibit the bigger plan in the future.

**Conference:**

**Waiver of Site Plan Approval – Organic Hair Salon  
Section 60.11 Block 2 Lot 10.3, LI Zone  
180-224 Route 117 Bypass Road, Bedford Hills  
Owner: Northern Westchester Builders, Inc.  
Applicant: Maureen Toohey, Fresh Organic Salon Solutions  
(Consider Waiver of Site Plan Approval.)**

**Present:**

Maureen Toohey, Fresh Organic Salon Solutions  
Rose Goldfine, Coldwell Banker Real Estate  
Robert Bossi, President, Northern Westchester Builders, Inc.

Ms. Goldfine described the application to the Planning Board. She stated that although the present space has 3,060 square feet, the applicant would only be using 1,700 square feet.

Ms. Goldfine then posted the site plan on the board and described the salon location and the other stores and location.

Ms. Toohey described the operation of the salon to the Planning Board, as well as the products she uses.

Mrs. Courtney-Batson stated that the property is in the Aquifer Protection Zone, so water usage is an issue. She asked if the applicant had any problem with a condition of approval being that she be limited to six stations and three operators, which she had previously stated. Ms. Toohey said she had no problem with this.

Mrs. Courtney-Batson asked Mr. Osterman about the water usage. He stated that this building is currently under the water usage maximum and based upon the calculations Ms. Toohey made, it would still be under.

Mrs. Courtney-Batson suggested the following conditions of approval:

1. The applicant shall be limited to six salon stations.
2. The applicant shall supply documentation of the non-toxic nature of the chemicals that will be used.

**Motion:** A motion was made by Mr. Colavito to approve this application for a Waiver of Site Plan Approval for an organic hair salon with the conditions specified.

Motion seconded by Mr. Sullivan.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a “Type II or Exempt Action” under SEQR.

Mr. Cacciato endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

### **Approval of Minutes:**

**Motion:**

Mr. Colavito made a motion to approve the minutes of the January 29, 2015 and February 10, 2015 meetings. Mr. Cacciato seconded the motion.

**Vote:** Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato

Nays: None

The next meeting will be on Tuesday, September 8, 2015.

Mr. Sullivan moved to close the meeting. Mr. Colavito seconded the motion.

Mrs. Courtney-Batson acknowledged that this was Mr. Sullivan’s last meeting and thanked him for his service.

Vote: Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato  
Nays: None  
The meeting was adjourned at 9:40 PM.

Date these minutes were approved by the Planning Board: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Town of Bedford Planning Board

\_\_\_\_\_  
Date

## **Town of Bedford Planning Board**

**2<sup>nd</sup> Floor Conference Room  
425 Cherry Street  
Bedford Hills, New York 10507**

**Tuesday, September 8, 2015**

### **Minutes**

A meeting of the Planning Board was held on September 8, 2015, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Board Member William Colavito, Board Member Diane Lewis and Board Member Felix Cacciato and Secretary Anne Paglia. Absent was Planning Director Jeff Osterman. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

#### **Discussion:**

**Proposed Amendment to Light Industrial (LI) Zoning District  
(Consider memorandum from Keane & Beane, P.C. dated 8/26/15)  
(Prepare recommendation to Town Board.)**

Mrs. Courtney-Batson stated that the purpose of the meeting is to discuss the proposed amendment to the light industrial zoning district and that the board should consider the memorandum from Keane and Beane, the Town Attorneys dated August 26, 2015 and prepare a recommendation to the Town Board. She explained that when there is a proposed change to the zoning part of the Town Code, the Town Board is supposed to get input from the Planning Board.

Mrs. Courtney-Batson explained that the change is a fairly straight-forward one. She then read the memo from Mr. Sachs, Town Counsel: “The Town Board has before it a proposed Local Law which would amend the Table of Use Regulations in the Town Zoning Code to authorize single family, two family, townhouse and multifamily residential uses in the LI column which allows various residential uses in the LI Zone. A copy of Table 2 with the letter P added under the four residential uses is attached.”

Mrs. Courtney-Batson pointed out that, to date, the LI zone is the only zone in the Town of Bedford where we don't permit residential uses, residential uses are permitted in the rest of the business districts. She stated that not all towns do that but we always have and it has led to giving us more flexibility in siting affordable housing. She said that within the LI zones, there already are pre-existing non-conforming residential uses.

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT - DRAFT**

Mrs. Courtney-Batson stated that the Town Comprehensive Plan, in the section on affordable housing, stated the need to be creative, and it states that the Town should consider the following methods of serving multifamily housing needs:

1. Preserve the current 75 to 25 ratio of single family to multifamily as the town grows.
2. Study restricting the upper floors of commercial buildings to residential use.
3. Consider sites for new multifamily development, mainly in or near the existing higher density areas of the Town, on a case by case basis.
4. Consider permitting multifamily uses in the Light Industrial zoning districts.

So, therefore, this proposal is not in contradiction of the Town Comprehensive Plan.

*Mrs. Courtney-Batson asked if any member of the audience would like to say something.*

Don Coe, former Chairman of the Planning Board and a former member of the Blue Mountain Housing Corporation, stated that he supports this proposal and that it is a logical extension.

Patrick Brennan, a local architect and former president of A-Home stated that he supports this proposal, but had questions about whether changing the Town Code was the correct way to go about this. Mrs. Lewis asked Mr. Brennan what problems he sees with the adoption of this proposal. Mr. Brennan answered by saying that if the residential use is made allowable *[in the LI zone]* that over time there will be interspersing of residential and light industrial uses which, many times, are incompatible. He stated that this would potentially burden the light industrial users.

Mrs. Courtney-Batson said that this was a reasonable issue to raise. She said that she would not be surprised to see less light industrial users in twenty years, if, for no other reason, than the cost of land in Bedford.

Mr. Colavito made a motion to write a memorandum to the Town Board in support of the amendment to the light industrial zone in the Town Code. Mr. Cacciato seconded the motion. Mrs. Courtney-Batson also recommended that the memorandum should contain a reference to the Town Comprehensive Plan. The other member of the board agreed.

Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato  
Nays: None

**Discussion:**

**Antioch Baptist Church – Proposed Subdivision and Site Plan**  
**Section 60.14 Block 2 Lots 7, 8 & 9, LI Zone**  
**147, 165 & 175 Railroad Avenue, Bedford Hills**  
**Owner: Antioch Baptist Church**  
**Applicant: Town of Bedford**  
**(Consider sketch plan approval.)**

Present:

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

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT - DRAFT**

Mr. Helmes posted the plan and then reviewed it for the Planning Board and the audience. He described each unit of each of the three buildings. There will be six one-bedroom apartments and five two-bedroom apartments.

Mr. Colavito asked if the applicant was going to lease the land from the Town for the septic area. Mr. Blount stated that the plan was for that part of the Town's property to be made a part of the overall site. The non-profit organization that owned the property would be responsible for the maintenance of the septic.

Mr. Helmes then described the plans for parking. Mrs. Lewis asked if there was any way to take some of the parking from the front of the buildings and put them in the back. Mrs. Courtney-Batson said that the Planning Board would schedule a site visit and would review the parking areas.

Mr. Coe suggested that some use might be made of School Street for parking.

Ann Kronenberg, Town of Bedford Conservation Board, asked if it was possible to save the little house. Mrs. Courtney-Batson stated that it was the Historic Building Preservation Commission that would have the final say on this.

Mrs. Lewis expressed concern for the safety of the people, especially the children, living in the apartments and that this concern be taken into account when the fencing by the railroad tracks is proposed. Mrs. Courtney-Batson agreed that there should be substantial fencing of this area of the property. She also stated that the MTA would be involved in the construction of the fence, as well.

Mrs. Courtney-Batson suggested that the Planning Board give a Sketch Layout approval for this application as shown on the site plan titled "Preliminary Site Plan," prepared by The Helmes Group, 184 Katonah Avenue, Katonah, New York 10536, dated 8/31/15, revised 9/8/15 and received in the Planning Board office on 9/8/15.

A motion was made by Mrs. Lewis to approve the Sketch Layout. The motion was seconded by Mr. Colavito.

Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato  
Nays: None

It was decided to do a site visit of this site on Friday, September 18, 2015 at 8:30 AM.

**Approval of Minutes:**

Motion:

Mr. Colavito made a motion to approve the minutes, as amended, of the March 10, 2015 and the March 24, 2015 meetings. Mrs. Lewis seconded the motion.

Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato  
Nays: None

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT – DRAFT - DRAFT**

The next meeting will be on Tuesday, September 29, 2015.

Mr. Colavito moved to close the meeting. Mrs. Lewis seconded the motion.

Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato

Nays: None

The meeting was adjourned at 8:50 PM.

Date these minutes were approved by the Planning Board: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Town of Bedford Planning Board

\_\_\_\_\_  
Date