

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
November 18, 2015
7:00 P.M.**

Agenda

Public Hearing:

- I – Installation of Roof-Mounted Photovoltaic Solar System
Section 49.14 Block 1 Lot 12, R-½A Zone
100 Whitlockville Road, Katonah
Owners: **Michael Minard and Phyllis Ross**
Applicant: **Ross Solar Group, LLC**

Conference:

- I – Renovations to Existing Residence
Section 72.19 Block 2 Lot 11, R-4A
239 Succabone Road, Bedford Corners
Owner: **Two Corners, LLC**
Applicant: **Robert C. Torre**

Discussion:

HBPC 2016 Schedule

Approval of Minutes:

October 21, 2015

**Supporting documentation for all items on this agenda is available at the Town of Bedford website.
(www.bedfordny.gov)
Larger documents and plans are available at the office of the Historic Building Preservation Commission.
Agenda items subject to change.**

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Phyllis ^{Ross} and Mike Ross Michael Minard

Mailing Address: 100 Whitlockville Rd, Katonah, NY 10536

Phone: 914-539-0955 (home) 914-584-6815 (work); Fax: _____ E-Mail: _____

Identification of Applicant (if other than owner(s)): Phyllis greenfieldross@gmail.com

Name of applicant: Ross Solar Group / Larry Lipsner

Address: 38 Beaver Brook Rd, Danbury, CT 06810

Phone: _____ (home) 203-512-4500 (work); Fax: 866-271-3016 E-Mail: _____

Professional Preparing Site Plan: Larry@rosssolargroup.com

Name /Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Identification of Property:

Bedford Tax Map Designation: Section 49.14 Block 1 Lot 12 Area _____ Zoning District: R-42B

Project Address: 100 Whitlockville Rd, Katonah, NY 10536

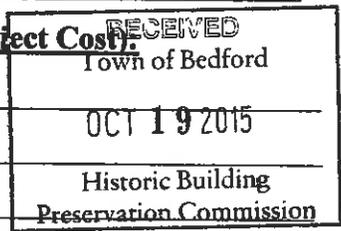
Approximate year of construction of structure(s): _____

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

Identify any other Town of Bedford approvals required: _____

Identify any other governmental approvals required: _____

Project cost (including professional fees): _____



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

Installation of roof mounted solar photovoltaic system.
(see attached pages)

Proposed Project Start Date: _____

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): [Signature]
All owners must sign Print name/title: Michael Minard

Date: 10/19/15

Phyllis Ross Phyllis Ross
Print name/title: Phyllis Ross

Date: 10/19/15

Signature of applicant (if different): [Signature]
Print name/title: Larry Lipsner

Date: 10/19/15

New York State Unified Solar Permit
Expedited Solar Permit Process for Small-Scale Photovoltaic Systems

Requirements for Application Submittal - STEP 1

For use in all New York State counties with the exception of Nassau County and Suffolk County.

The expedited solar permitting process uses a unified permit across municipalities in New York State. A combined building and electrical permit for a grid-tied photovoltaic (PV) system will be issued pending proper completion of forms, submission of approved plans and approval by the municipality. All applicants must submit:

1. Unified Solar Permit for Small-Scale Photovoltaic Systems Eligibility Checklist - STEP 2

2. Two sets of plans signed and sealed by a New York State design professional that include:

- **Site plan.** Show the location of major components of solar system and other equipment on roof or legal accessory structure. This plan should represent relative location of components at site, including, but not limited to, location of array, existing electrical service location, utility meter, inverter location, system orientation and tilt angle. This plan should show access and pathways that are compliant with New York State Fire Code, if applicable.
- **3 Line Electrical Diagram.** The electrical diagram required by NYSERDA for an incentive application and/or utility for an interconnection agreement can be used here.
- **Specification Sheets for all manufactured components.** If these sheets are available electronically, a web address will be accepted in place of an attachment, at the discretion of the municipality.

Note: All diagrams and plans must include the following: (a) Project address, section, block and lot number of the property; (b) Owner's name, address and phone number; (c) Name, address and phone number of the person preparing the plans; and (d) System capacity in kW-DC.

3. Unified Solar Permit for Small-Scale Photovoltaic Systems Application - STEP 3

4. Permit Fee Amount

\$300.00 for solar systems that are 12 kilowatts DC or smaller in size of generation capacity.

A check or payment of cash at the office is required to process the application. Fee covers building permit and certificate of conformity.

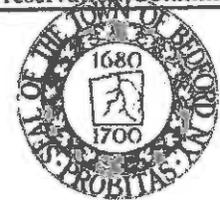
5. Insurance. Provide documentation per NYS Workers' Compensation Board for Workers Compensation and Disability Insurance, as well as general liability insurance with the Town of Bedford listed as an additional insured on each.

Permit Review and Inspection Timeline

Permit determinations will be issued within 14 days upon receipt of complete and accurate applications. The municipality will provide feedback within 7 days of receiving incomplete or inaccurate applications. If an inspection is required, a single inspection should be sufficient and will be provided within 7 days of inspection request.

The NY-Sun Initiative, a dynamic public-private partnership, will drive growth of the solar industry and make solar technology more affordable for all New Yorkers. Visit ny-sun.ny.gov for more information on the NY-Sun Initiative.

Town of Bedford
SEP 16 2015
Historic Building
Preservation Commission



Town of Bedford
Building Department
425 Cherry Street
Bedford Hills, NY 10507

914-666-6080 Tel
914-666-2026 Fax

buildinginsp@bedfordny.gov

RECEIVED
SEP 14 2015
Bedford Building Dept.

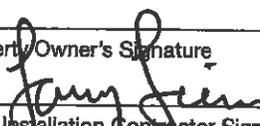


100 Whitlockville Rd. Katonah, NY

To determine if you are eligible for the expedited permitting process, answer the questions below.

- Yes No 1. Solar installation has a rated capacity of 12 kW or less.
- Yes No 2. Solar installation is not subject to review by an Architectural or Historical Review Board.
- Yes No 3. Solar installation does not need a zoning variance.
- Yes No 4. Solar installation is to be mounted on a permitted roof structure of a building, or on a legal accessory structure. If on a legal accessory structure, a diagram showing existing electrical connection to structure is attached.
- Yes No 5. Solar installation is compliant with all applicable electrical and building codes.
- Yes No 6. Solar installation is compliant with New York State Fire Code.
- Yes No 7. The Solar Installation Contractor complies with all licensing and other requirements of the jurisdiction and the state. [can be customized for jurisdictions]
- Yes No 8. The proposed equipment is permitted by code and equipment meets all relevant certification standards.
- Yes No 9. The PV system and all components will be installed per the manufacturer's specifications.
- Yes No 10. The project will comply with adopted National Electrical Code® requirements.
- Yes No 11. The roof has no more than a single layer of roof covering (in addition to the solar equipment).
- Yes No 12. The system is to be mounted parallel to the roof surface, or tilted with no more than an 18 inch gap between the module frame and the roof surface.
- Yes No 13. The system will have a distributed weight of less than 5 pounds per square foot and less than 45 pounds per attachment point to roof.

If you answered "No" to any of Questions 1-10, you are not eligible to participate in the expedited permitting process and must go through the standard permitting process dictated by the municipality. If you answered "No" to any of Questions 11-13, you must provide a letter from a Professional Engineer or Registered Architect certifying that the existing structure can support the additional weight and wind loads of the solar energy system. If you answered "Yes" to all of the above questions, please sign below to affirm that all answers are correct, and you have met all the conditions and requirements to participate in this expedited process.

Property Owner's Signature

 Solar Installation Contractor Signature

Date
 9/11/15
 Date

The NY-Sun Initiative, a dynamic public-private partnership, will drive growth of the solar industry and make solar technology more affordable for all New Yorkers.

Visit ny-sun.ny.gov for more information on the NY-Sun Initiative.



Application - STEP 3 (continued)

100 Whitlockville Rd, Katonah, NY

8. For manufactured mounting systems, provide the following information about the mounting system:

- a. Mounting System Manufacturer Unirac
- b. Product Name and Model Number Solar mount / 30168D www.unirac.com
Weblink
- c. Total Weight of PV Modules and Rails 1250 lbs.
- d. Total Number of Attachment Points 80
- e. Weight per Attachment Point (c ÷ d) 15.63 lbs.
- f. Maximum Spacing Between Attachment Points on a Rail 48 inches
(see product manual for maximum spacing allowed based on maximum design wind speed)
- g. Total Surface Area of PV Modules (square feet) 469 ft²
- h. Distributed Weight of PV Module on Roof (c ÷ g) 2.67 lbs./ft²

9. Indicate quantity, brand, make and model of the:

Inverter(s): 1 Solaredge SET600A-US www.solaredge.com
Quantity Make Model Weblink

Modules: 27 Sunpower SPR327NE-WHT-D www.sunpower.com
Quantity Make Model Weblink

Please sign below to affirm that all answers are correct and that you have met all the conditions and requirements to participate in this expedited process.

Property Owner's Signature [Signature]
Solar Installation Contractor Signature _____

Date 9/11/15
Date _____

Below for Town use only:

Fee: \$ 300.6 Fee Paid (date): 9-14-15 Received by: [Signature]

Account check: [Signature] Date: 9-14-15

Approved Disapproved _____ Permit# _____

Building inspector signature: _____ Date: _____

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Visit ny-sun.ny.gov for more information on the NY-Sun Initiative.



TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector: Solar

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

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

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot Katonah, NY 10536

Owner Phyllis Ross Address 100 Whitlockville Rd Tel.# 914-539-0955

Applicant Ross Solar Group Address 38 Beaver Brook Rd Tel.# 203-512-4500

Architect/Engineer Ross Solar Group Address Danbury, CT 06810 Tel.# _____

Builder Ross Solar Group Address _____

Building is located at 100 Whitlockville Rd

Section 49.14 Block 1 Lot 12 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: Installation of roof mounted solar photovoltaic system. 8.829 kw. (27) solar panels.

Estimated COST OF CONSTRUCTION: \$ 17,000

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

I _____ do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ _____ and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: _____

Date: _____

Sign and Affix Seal



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

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

Age of Building or year built _____

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

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

RO CB NB LI RB PBO PBR PBOK

Number of stories _____; Height _____ feet. Interior only _____

Front yard _____ feet. Rear yard _____ feet. Side yard _____ feet one side.

Side yard _____ feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief.

Property Owner shall sign application or file letter of approval to:

(Signed) Larry Ross

Telephone No. 203 644-2404 / Email larry@rosssolargroup.com

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

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

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta -- Building Inspector
CC: Jeff Osterman; Ross Solar Group; Michael Minard & Phyllis Ross
Date: September 17, 2015
Re: **MINARD, Michael & ROSS, Phyllis**
Solar Installation on Existing Residence, 100 Whitlockville Rd., Katonah, 49.14-1-12, R-1/2 Acre

With reference to the above, a Unified Solar Building Permit application has been submitted to permit a roof mounted solar installation to an existing residence.

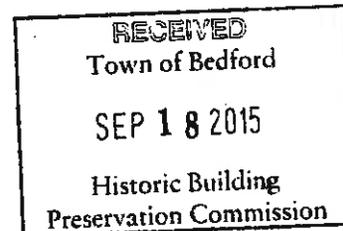
The parcel is located at 100 Whitlockville Road, Katonah and is listed on the HBPC Survey of Historic Buildings. The Assessor card indicates the house was built approximately 1790.

The Assessor's card, Certificates of Occupancy and Zoning Board resolutions are attached.

Please advise the outcome of the Commission's review.

Thank you.

Att.



- 97 West Patent
- 111 West Patent
- 200 West Patent
 - 201-205 West Patent: clipping with picture

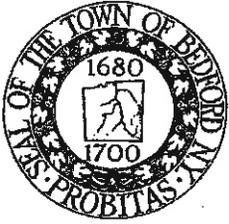
Whitlockville Road

- 15 Whitlockville Road, circa 1850: Report, deeds, maps, assessor information,
- 17 Whitlockville Road
- 34 Whitlockville Road
 - 100 Whitlockville, circa 1780: Assessor information
- 123 Whitlockville Road (remodeled)

Wood Road

- 11 Wood Road
- 44 Wood Road
 - 69 Wood Road: clipping
 - 93 Wood, circa 1901: notes
 - * 110 Wood, (also 2 Green Lane), circa 1851, Moseman/ Wood property: report, deeds back to 1852, assessors information, historic maps, genealogical information
- 184 Wood Road

PARCEL HISTORY



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

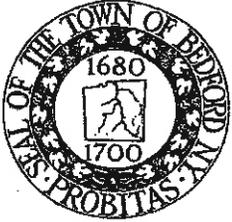
9/17/2015

Address: 100 Whitlockville Rd

Parcel ID: 49.14-1-12

Issued Date	Item	Status	CO/CC #	CO/CC Date
11/21/1990	PERMIT #:13549	APPROVED	5469A	1/29/1992
Owner: Renovation to convert garage to a private dance studio with bathroom 3/27/90 Variance Granted for bathroom Inspected 1/28/92				
5/9/1994	PERMIT #:772154	APPROVED	6822A	5/9/1994
Owner: One family residence Inspected 5/6/94				
Recommendations: 1. Railing on cellar stairs 2. Sheetrock over furnace 10 x 10 3. Extend relief valve on hot water 4. Tap screws in flue pipe (3 each joint)				
6/10/1994	PERMIT #:14758	APPROVED	8712A	7/15/1998
Owner: First floor powder room Inspected on 8/2/94				
7/18/1994	PERMIT #:14806	APPROVED	8713A	7/16/1998
Owner: Garage/Work Room/Storage Room Inspected on 8/2/94				

PARCEL HISTORY



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

9/17/2015

Address: 100 Whitlockville Rd

Parcel ID: 49.14-1-12

Issued Date	Item	Status	CO/CC #	CO/CC Date
5/20/1999	PERMIT #:18484	PENDING		

Owner: Minard, Michael

One story addition for den, study and bath

Certificate 005469

A

Issued Jan 29, 1992

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 13549

This is to certify that Jackie Shue
of 100 Whitlockville Rd having filed on January 29, 1992
Application No. 5469A for a Certificate of Occupancy applying to premises located
at 100 Whitlockville Road being Sec. 2, Lot 33A-1, Town of
Bedford Assessment Map at a R1/2A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Renovations to convert garage to a
private dance studio with bathroom

3/27/90 Variance Granted for bathroom

Inspected 1/28/92

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megna
Asst. Building Inspector

Certificate 006822 A

Issued May 9, 1994

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.
CERTIFICATE OF ^{Occupancy} COMPLIANCE

Building Permit No.

This is to certify that Jackie Shue
of 100 Whitlockville Road having filed on May 9, 1994
Application No. 6822A for a Certificate of Occupancy applying to premises located
at 100 Whitlockville Road
being Sec. 49.14, Block 1, Lot 12, Town of Bedford Assessment Map at a R 1/2 A
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

One family residence

Inspected 5/16/94

under the following ^{recommendations} ~~limitations~~

1. Railings on cellar stairs
2. Sheet rock over furnace 10x10
3. Extend relief valve to hot water
4. Tap screens in flue pipe (3 each part)

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

David J. Brown
Building Inspector

Certificate 008712 A

Issued July 15, 1978

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 14758

This is to certify that *Ralphie Ross and Michael Niess* of *100 Westchesterville Road* having filed on *July 15, 1978* Application No. *11017* for a Certificate of Occupancy applying to premises located at *100 Westchesterville Road, Bedford* being Sec. *47th*, Block *1*, Lot *12*, Town of Bedford Assessment Map at a *R-1A* zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

First floor of residential part

Inspected on 8/1/78

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Meyer

Building Inspector

Certificate 008713 A

Issued July 16, 1998

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 14806

This is to certify that Physics Ross and Michael Mirak of 100 Whitehall Road, Katonah, N.Y. 12548 having filed on July 15, 1998. Application No. 8113A for a Certificate of Occupancy applying to premises located at 100 Whitehall Road, Katonah, N.Y. 12548 being Sec. 49.14, Block 1, Lot 1.2, Town of Bedford Assessment Map at a R-12A zone as shown on the building zone map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

Studio / Work Room / Storage Room

Inspected on 8/2/98

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Meyer

Building Inspector

1884

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #2-99 Three
Michael Minard and Phyllis Ross

WHEREAS, application has been made pursuant to Article V Section 125-50 of the Code of the Town of Bedford for a variance to permit the construction of a one-story addition consisting of a den, study and bath. This construction will result in a rear yard setbacks of 38 feet where 50 feet is required. Premises located at 100 Whitlockville Road, Katonah, New York, being known and designated on the tax map of the Town of Bedford as Section 49.14 Block 1 Lot 12, R-1/2A Zone, and shown on the survey of property submitted on December 21, 1998, and

WHEREAS, a public hearing was held on February 3, 1999 on this application at which time all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, the Board of Appeals has received substantial evidence regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require a variance, and

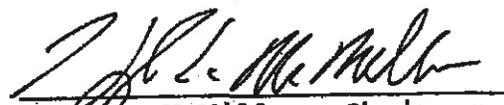
WHEREAS, the granting of this variance would not change the nature of the neighborhood and have no negative effect on the properties of the immediate neighbors,

NOW, THEREFORE, on a motion by Mr. McGovern, seconded by Mr. Ranscht,

RESOLVED, that the application for a variance to permit the construction of a one-story addition consisting of a den, study and bath resulting in a rear yard setback of 38 feet where 50 feet is required is required be approved subject to the plans entitled, "Addition to: Ross/Minard Residence," dated December 10, 1998, prepared by Robert S. Charney, R.A.

Vote taken on the foregoing motion was as follows:

- Ayes - Mr. McGovern, Mrs. Barton, Mr. Ranscht, Mrs. Nourse,
Mr. McMillan.
Nays - None.


Hugh C. McMillan, Chairman

BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #5-90 Seven

Jackie Shue Gray

WHEREAS, application has been made pursuant to Section 125-50 of the Code of the Town of Bedford, property located in an R-1/2A zone, on the east side of Whitlockville Road, application to permit the expansion and conversion of existing garage into a dance studio with lavatory, said premises being known as Section 2, Lot 33A-1, and as shown on the survey of property submitted on March 27, 1990, and

WHEREAS, a public hearing was held on May 2, 1990, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, the applicant stated that there is an existing two-car garage on the property, and

WHEREAS, applicant further stated that she is a professional dancer and would like to convert the garage into a studio for her own use, with a lavatory, and

WHEREAS, there is no bathroom on the first floor of the her home next door and all the bathrooms in the residence are upstairs, and

WHEREAS, the Board has received substantial evidence as to the practical difficulty involved in the failure to grant the variance,

NOW, THEREFORE, on a motion by Chairman Hollis, seconded by Mr. McMillan, BE IT

RESOLVED, that the application for a variance for a studio with lavatory be granted to the applicant, given the fact that the applicant could have this improvement to her property without a variance, but for the request for a lavatory.

~~_____~~
_____ lessons be conducted in this studio, absent further application to and approval by this Board for permission to do so. Vote taken on the foregoing motion was as follows:

Ayes - Mr. Ruger, Mrs. Deickler, Mr. McMillan, Mr. Hollis

P. Daniel Hollis, Chairman

1 CHAS F & CATHERINE MCCULLOUGH
 B 33A-1 6.8 1.8 RI

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED

LOCATION

1700 7000

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND	✓								
IMPROVEMENTS	800								
TOTAL	11,400								
	11,200								

VE 6.30

OWNERSHIP	DATE	PURCHASE PRICE	STREET				IMPROVEMENTS				PROPERTY FACTORS								
			PAVED	SEMI-IMPROVED	DIRT	SIDEWALK	WATER	SEWER	GAS	ELECTRICITY	SEPTIC TANK	LEVEL	HIGH	LOW	ROLLING	SWAMPY			
CHAS F & CATHERINE MCCULLOUGH	2-11-77	10,000																	
CHAS F & CATHERINE MCCULLOUGH	10-1-77	20,500																	
CHAS F & CATHERINE MCCULLOUGH	9-6-80	25,100																	
CHAS F & CATHERINE MCCULLOUGH	4/22/82	41,000																	

DATE	PERMITS	TYPE	COST	INSPECTED	FRONT	DEPTH	LAND VALUE COMPUTATIONS AND SUMMARY													
							UNIT PRICE	DEPTH FACTOR	ADJUSTMENT											
					0.8															

SOLD 5/15/83 2,500 COMMENTS										
TOTAL VALUE LAND										1600
TOTAL VALUE BUILDINGS										20000
TOTAL VALUE LAND & BUILDINGS										22500

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): TWO Corners, LLC

Mailing Address: 239 Succabone Road, Bedford, NY 10506

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

RECEIVED Town of Bedford OCT 19 2015 Historic Building Preservation Commission
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Identification of Applicant (if other than owner(s)):

Name of applicant: Robert C. Torre

Address: 215 Railroad Ave, Bedford Hills, NY 10507

Phone: (914)666-6993 (home) _____ (work); Fax: (914)666-840 E-Mail: bob.t@rc torre.com

Professional Preparing Site Plan:

Name /Address: Pete Dusenberry 215 Railroad Ave, Bedford Hills,

NY 10507 Phone: (914)666-6993 Fax: (914)666-8010 E-Mail: peteduse@gmail.com

Identification of Property:

Bedford Tax Map Designation: Section 72.19 Block 2 Lot 11 Area _____ Zoning District: A-4D

Project Address: 239 Succabone Road, Bedford, NY 10506

Approximate year of construction of structure(s): _____

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

Identify any other Town of Bedford approvals required: _____

Identify any other governmental approvals required: _____

Project cost (including professional fees): _____

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

REPLACING ROTTED PECKING COLUMNS FASCIA AND SOFFIT AT LIVING ROOM & KITCHEN PORCHES
REPLACING GLAZING WINDOWS IN SUNROOM WITH DOUBLE HUNG AND INSTALLING
NEW DOOR IN SUNROOM

Proposed Project Start Date:

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Historic Building Preservation Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Signature of owner(s): [Signature]
All owners must sign Print name/title: _____

Date: 10/19/15

Print name/title: _____

Date: _____

Signature of applicant (if different): [Signature]
Print name/title: _____

Date: 10/19/15

LETTER OF PERMIT DENIAL



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

Application #:

Date: 1/1/1900

Parcel ID: 72.19-2-11

Owner Information

Oleary, Richard & Oleary, Rita

Applicant Information

Oleary, Richard & Oleary, Rita
Guard Hill Rd

Mt Kisco NY 10549

Location: 239 Succabone Rd

Parcel ID: 72.19-2-11

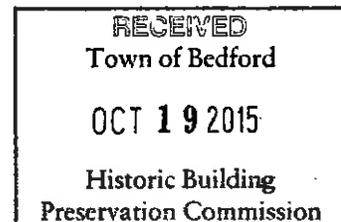
Permit Type: Alteration

Work Description: Replaced 2 rotted porches.

Dear Resident,

Regarding the application for a Historic 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:

An application was submitted to replace 2 rotted porches. This parcel is listed on the HBPC survey of Historic buildings. According to this list the house was built circa 1830 and remodeled in 1950. The Assessor's card and Certificate of Occupancy is attached.



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

TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

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

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

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

Owner Two Corners, LLC Address 340 Grand Mill Rd, Bedford Tel.# _____

Applicant Robert C Torre Address 215 Railroad Ave, Bedford Hills Tel.# (914) 666-6993

Architect/Engineer Pete Dusenberry Address 215 Railroad Ave Tel.# _____

Builder R.C. Torre Construction Address 215 Railroad Ave, Bedford Hills, NY 10507

Building is located at _____

Section 72.19 Block Z Lot 11 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: REPLACING ROTTED COLUMNS, FASCIA AND SOFFIT AT EATING ROOM & KITCHEN PORCHES.

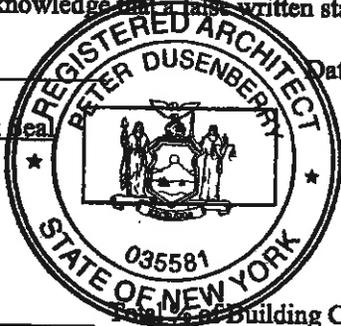
REPLACE GLIBER WINDOWS WITH DOUBLE HUNG AND INFILL WITH STUD WALLS
INSTALL NEW DOOR TO SUN ROOM

Estimated COST OF CONSTRUCTION: \$ 40,000

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

I Pete Dusenberry do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ _____ and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: [Handwritten Signature]



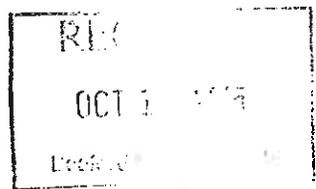
Date: 10/19/15

Sign and Affix Seal

Amount of square feet for new project _____ Total Building Coverage of property _____

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

Age of Building or year built _____



TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

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

RO CB NB LI RB PBO PBR PBOK

Number of stories _____; Height _____ feet. Interior only _____

Front yard _____ feet. Rear yard _____ feet. Side yard _____ feet one side.

Side yard _____ feet other side.

The above setbacks must be filled in.

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

(Signed) Bob Torre

Telephone No. 914 906-1132 / Email Bob.T@TORRECO.com

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

Board of Health Approval

Highway Approval

Town of Bedford

Westchester County

State of New York

Application Rejected

Application Granted

Referred to Board of Appeals

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

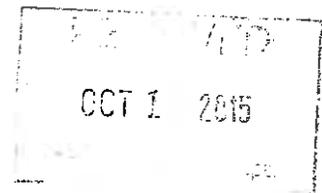
Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____



- 194 Succabone, **Glenn Close, Moses Fountain House**, circa 1750: notes, deeds back to 1842, abstracts back to 1741, historic maps assessors material, genealogical material, color images, clippings

- 234 Succabone
 - 236 Sucaabone (part of 340 Guard Hill Road)
 - 239 Succabone, **Aaron Sutton** house, circa 1830, remodeled 1950: notes, assessor information
 - 268 Succabone
 - 296 Succabone, circa 1830: assessor information
 - 309 Succabne
 - 356 Succabone
 - 380 Succabone
 - 384 Succabone
 - 401 Succabone (also known as 60-100 Baldwin Road)
 - 412 Succabone
 - 424 Succabone (remodeled barn)
- Sunset Drive*
- 16 Sunset Drive
 - 18 Sunset Drive
 - 20 Sunset Drive
 - 29 Sunset Drive

T

The Terrace Road

- 5 The Terrace
- 7 The Terrace
- 9 The Terrace
- 12 The Terrace
- 13 The Terrace
- 15 The Terrace
- 17 The Terrace
- 19 The Terrace
 - 22 The Terrace, moved 1898 by Dr. Chapman: Clipping with images
- 26 The Terrace
- 27 The Terrace (remodeled)
- 28 The Terrace
- 30 The Terrace
- 32 The Terrace
- 33 The Terrace
- 36 The Terrace
- 38 The Terrace
- 40 The Terrace (remodeled)
 - 59 The Terrace, 1923, **Fowler Peck House**: report, chronology, assessors information, historic maps
- 60 The Terrace

Certificate of Occupancy



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

6/11/2015

Certificate: 2015-2378

Issued: 6/11/2015

Building Permit No. 77-100-592

This is to certify that: **Oleary, Richard**

of **239 Succabone Rd., Mt Kisco, NY 10549**

having filed on **6/11/2015**

Application No. **2015-2378**

for a Certificate of Occupancy applying to premises located at **239 Succabone Rd**

Bedford Corners, NY 10549

being Section, Block and Lot **72.19-2-11**

Town of Bedford Assessment map in the **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:

Single family residence:

Basement: Unfinished;

1st Floor: Living room w/fireplace, dining room w/fireplace, kitchen, enclosed porch, screened porch, bedroom, full bathroom, powder room, Butler's pantry;

2nd Floor & Attic: 7 bedrooms, 4 full bathrooms.

Inspected - 6/10/2015 - visible only

Shere Prickett-Rand

Building Inspector

EDWARD A. HINN, JR. CILCARY ORV
 SUTTONS CORNER EST
 777 KISSO, N.E. 125th

301 1A 1B 8000 35800

72.19-2-11

DISTRICT	SECTION	LOT
EXEMPTION CODE	PROPERTY CLASS	ZONING
DATE	TYPE	SALE PRICE
AD	DATE	TYPE
AD	DATE	TYPE

PROPERTY CLASSIFICATION CODE		ASSESSMENT RECORD	
100-100-00	100-100-00	LAND	
100-100-00	100-100-00	BLDG	
100-100-00	100-100-00	EX	
100-100-00	100-100-00	TOTAL	

LAND DATA & COMPUTATIONS			
NAME LOT	ACRES	EFFECTIVE FRONTAGE	DEPT. FACTOR
1. FEDERAL LOT			
2. MINUS LOT			
3. APARTMENT SITE			

RECORD OF OWNERSHIP		RECORD OF OWNERSHIP	
DATE	TYPE	DATE	TYPE
AD	DATE	AD	DATE

INFLUENCE FACTORS		SUMMARY OF VALUES	
1. CORNER		TOTAL VALUE LAND	
2. TOPOGRAPHY		TOTAL VALUE BUILDINGS	
3. UNIMPROVED		TOTAL VALUE LAND & BLDGS	
4. EXCESSIVE FRONT			
5. SHAPE OR SIZE			
6. RESTRICTIONS			
7. DEMOGRAPHIC			
8. VIEW			

GENERAL PROPERTY FACTORS		RESIDENTIAL NEIGHBORHOOD & LOT FACTORS	
1. RELATIVE TOPOGRAPHY TO STREET ELEVATION		APPROXIMATE FEET	
2. LEVEL		LANDSCAPE ZONING	
3. TOPOGRAPHY RATING		EXCELLENT	
4. STREET IMPROVEMENT		IMPROVED	
5. STREET TYPE		UNIMPROVED	
6. STREET WIDTH		EXCESSIVE FRONT	
7. STREET CURB		VIEW	
8. STREET SIDEWALK		DEMOGRAPHIC	
9. STREET LIGHTING		RESTRICTIONS	
10. STREET UTILITIES		SHAPE OR SIZE	

BUILDING PERMIT RECORD	
DATE	TYPE
AD	DATE

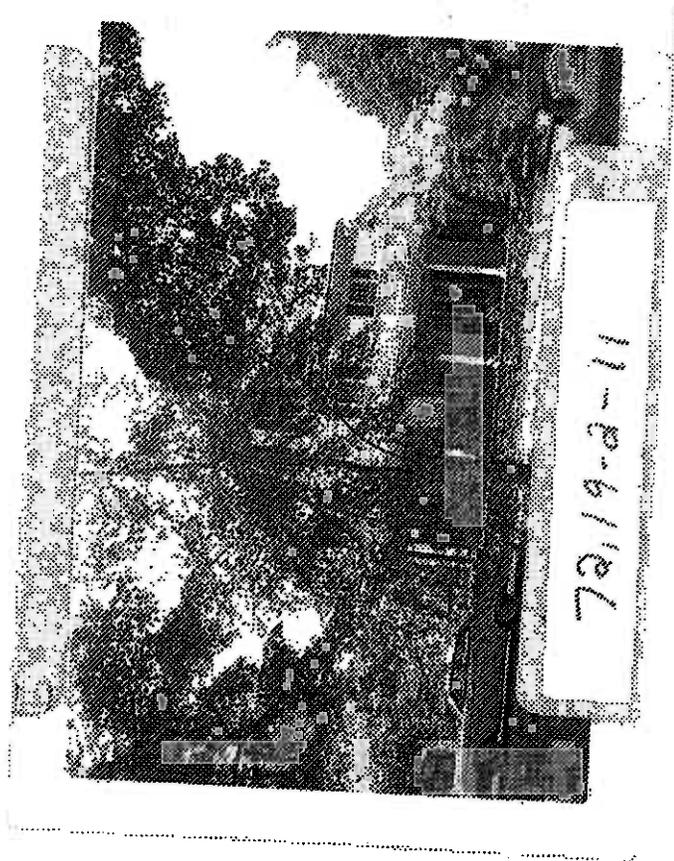
REPORT OF	OWNER	OTHER
1. WORK	2. FRAME	3. STUCCO
4. CONG. BLY	5. TILE	6. METAL
7. STUCCO	8. CONCRETE	9. OTHER
LIVING ACCOMMODATIONS		
TOTAL ROOMS	1. BED ROOMS	2. FAMILY ROOMS
BASEMENT		
1. ROOM	2. PART	3. BATH
HEATING		
1. FIRE	2. BOILER	3. RADIATOR
WATER		
1. HOT WATER	2. COLD WATER	3. SEWER
PLUMBING		
1. BASE	2. WALL	3. CEILING
ELECTRICAL		
1. WIRING	2. PANELS	3. FIXTURES
OTHER FEATURES		
1. MASONRY	2. STUCCO	3. CONCRETE
4. METAL	5. GLASS	6. CERAMIC
7. CARPET	8. FLOORING	9. PAINT
10. OTHER	11. ATTIC	12. PORCH
MASONRY		
1. BRICK	2. BLOCK	3. CONCRETE
4. METAL	5. GLASS	6. CERAMIC
7. CARPET	8. FLOORING	9. PAINT
10. OTHER	11. ATTIC	12. PORCH

OTHER BUILDINGS AND YARD										
NO.	TYPE	SIZE	AGE	REPL. COST	DEPR.	NO. OF BLD.	TYPE CODE	NO.	TYPE	SIZE
1	Garage	10' x 12'	1980	\$1,200	20%	1	01	2	Shed	8' x 10'
2	Shed	8' x 10'	1980	\$800	20%	1	02	3	Well House	8' x 8'
3	Well House	8' x 8'	1980	\$600	20%	1	03	4	Shed	6' x 8'
4	Shed	6' x 8'	1980	\$400	20%	1	04	5	Shed	6' x 8'
5	Shed	6' x 8'	1980	\$400	20%	1	05	6	Shed	6' x 8'
6	Shed	6' x 8'	1980	\$400	20%	1	06	7	Shed	6' x 8'
7	Shed	6' x 8'	1980	\$400	20%	1	07	8	Shed	6' x 8'
8	Shed	6' x 8'	1980	\$400	20%	1	08	9	Shed	6' x 8'
9	Shed	6' x 8'	1980	\$400	20%	1	09	10	Shed	6' x 8'
10	Shed	6' x 8'	1980	\$400	20%	1	10	11	Shed	6' x 8'
11	Shed	6' x 8'	1980	\$400	20%	1	11	12	Shed	6' x 8'
12	Shed	6' x 8'	1980	\$400	20%	1	12	13	Shed	6' x 8'
13	Shed	6' x 8'	1980	\$400	20%	1	13	14	Shed	6' x 8'
14	Shed	6' x 8'	1980	\$400	20%	1	14	15	Shed	6' x 8'
15	Shed	6' x 8'	1980	\$400	20%	1	15	16	Shed	6' x 8'
16	Shed	6' x 8'	1980	\$400	20%	1	16	17	Shed	6' x 8'
17	Shed	6' x 8'	1980	\$400	20%	1	17	18	Shed	6' x 8'
18	Shed	6' x 8'	1980	\$400	20%	1	18	19	Shed	6' x 8'
19	Shed	6' x 8'	1980	\$400	20%	1	19	20	Shed	6' x 8'
20	Shed	6' x 8'	1980	\$400	20%	1	20	21	Shed	6' x 8'
21	Shed	6' x 8'	1980	\$400	20%	1	21	22	Shed	6' x 8'
22	Shed	6' x 8'	1980	\$400	20%	1	22	23	Shed	6' x 8'
23	Shed	6' x 8'	1980	\$400	20%	1	23	24	Shed	6' x 8'
24	Shed	6' x 8'	1980	\$400	20%	1	24	25	Shed	6' x 8'
25	Shed	6' x 8'	1980	\$400	20%	1	25	26	Shed	6' x 8'
26	Shed	6' x 8'	1980	\$400	20%	1	26	27	Shed	6' x 8'
27	Shed	6' x 8'	1980	\$400	20%	1	27	28	Shed	6' x 8'
28	Shed	6' x 8'	1980	\$400	20%	1	28	29	Shed	6' x 8'
29	Shed	6' x 8'	1980	\$400	20%	1	29	30	Shed	6' x 8'
30	Shed	6' x 8'	1980	\$400	20%	1	30	31	Shed	6' x 8'
31	Shed	6' x 8'	1980	\$400	20%	1	31	32	Shed	6' x 8'
32	Shed	6' x 8'	1980	\$400	20%	1	32	33	Shed	6' x 8'
33	Shed	6' x 8'	1980	\$400	20%	1	33	34	Shed	6' x 8'
34	Shed	6' x 8'	1980	\$400	20%	1	34	35	Shed	6' x 8'
35	Shed	6' x 8'	1980	\$400	20%	1	35	36	Shed	6' x 8'
36	Shed	6' x 8'	1980	\$400	20%	1	36	37	Shed	6' x 8'
37	Shed	6' x 8'	1980	\$400	20%	1	37	38	Shed	6' x 8'
38	Shed	6' x 8'	1980	\$400	20%	1	38	39	Shed	6' x 8'
39	Shed	6' x 8'	1980	\$400	20%	1	39	40	Shed	6' x 8'
40	Shed	6' x 8'	1980	\$400	20%	1	40	41	Shed	6' x 8'
41	Shed	6' x 8'	1980	\$400	20%	1	41	42	Shed	6' x 8'
42	Shed	6' x 8'	1980	\$400	20%	1	42	43	Shed	6' x 8'
43	Shed	6' x 8'	1980	\$400	20%	1	43	44	Shed	6' x 8'
44	Shed	6' x 8'	1980	\$400	20%	1	44	45	Shed	6' x 8'
45	Shed	6' x 8'	1980	\$400	20%	1	45	46	Shed	6' x 8'
46	Shed	6' x 8'	1980	\$400	20%	1	46	47	Shed	6' x 8'
47	Shed	6' x 8'	1980	\$400	20%	1	47	48	Shed	6' x 8'
48	Shed	6' x 8'	1980	\$400	20%	1	48	49	Shed	6' x 8'
49	Shed	6' x 8'	1980	\$400	20%	1	49	50	Shed	6' x 8'
50	Shed	6' x 8'	1980	\$400	20%	1	50	51	Shed	6' x 8'
51	Shed	6' x 8'	1980	\$400	20%	1	51	52	Shed	6' x 8'
52	Shed	6' x 8'	1980	\$400	20%	1	52	53	Shed	6' x 8'
53	Shed	6' x 8'	1980	\$400	20%	1	53	54	Shed	6' x 8'
54	Shed	6' x 8'	1980	\$400	20%	1	54	55	Shed	6' x 8'
55	Shed	6' x 8'	1980	\$400	20%	1	55	56	Shed	6' x 8'
56	Shed	6' x 8'	1980	\$400	20%	1	56	57	Shed	6' x 8'
57	Shed	6' x 8'	1980	\$400	20%	1	57	58	Shed	6' x 8'
58	Shed	6' x 8'	1980	\$400	20%	1	58	59	Shed	6' x 8'
59	Shed	6' x 8'	1980	\$400	20%	1	59	60	Shed	6' x 8'
60	Shed	6' x 8'	1980	\$400	20%	1	60	61	Shed	6' x 8'
61	Shed	6' x 8'	1980	\$400	20%	1	61	62	Shed	6' x 8'
62	Shed	6' x 8'	1980	\$400	20%	1	62	63	Shed	6' x 8'
63	Shed	6' x 8'	1980	\$400	20%	1	63	64	Shed	6' x 8'
64	Shed	6' x 8'	1980	\$400	20%	1	64	65	Shed	6' x 8'
65	Shed	6' x 8'	1980	\$400	20%	1	65	66	Shed	6' x 8'
66	Shed	6' x 8'	1980	\$400	20%	1	66	67	Shed	6' x 8'
67	Shed	6' x 8'	1980	\$400	20%	1	67	68	Shed	6' x 8'
68	Shed	6' x 8'	1980	\$400	20%	1	68	69	Shed	6' x 8'
69	Shed	6' x 8'	1980	\$400	20%	1	69	70	Shed	6' x 8'
70	Shed	6' x 8'	1980	\$400	20%	1	70	71	Shed	6' x 8'
71	Shed	6' x 8'	1980	\$400	20%	1	71	72	Shed	6' x 8'
72	Shed	6' x 8'	1980	\$400	20%	1	72	73	Shed	6' x 8'
73	Shed	6' x 8'	1980	\$400	20%	1	73	74	Shed	6' x 8'
74	Shed	6' x 8'	1980	\$400	20%	1	74	75	Shed	6' x 8'
75	Shed	6' x 8'	1980	\$400	20%	1	75	76	Shed	6' x 8'
76	Shed	6' x 8'	1980	\$400	20%	1	76	77	Shed	6' x 8'
77	Shed	6' x 8'	1980	\$400	20%	1	77	78	Shed	6' x 8'
78	Shed	6' x 8'	1980	\$400	20%	1	78	79	Shed	6' x 8'
79	Shed	6' x 8'	1980	\$400	20%	1	79	80	Shed	6' x 8'
80	Shed	6' x 8'	1980	\$400	20%	1	80	81	Shed	6' x 8'
81	Shed	6' x 8'	1980	\$400	20%	1	81	82	Shed	6' x 8'
82	Shed	6' x 8'	1980	\$400	20%	1	82	83	Shed	6' x 8'
83	Shed	6' x 8'	1980	\$400	20%	1	83	84	Shed	6' x 8'
84	Shed	6' x 8'	1980	\$400	20%	1	84	85	Shed	6' x 8'
85	Shed	6' x 8'	1980	\$400	20%	1	85	86	Shed	6' x 8'
86	Shed	6' x 8'	1980	\$400	20%	1	86	87	Shed	6' x 8'
87	Shed	6' x 8'	1980	\$400	20%	1	87	88	Shed	6' x 8'
88	Shed	6' x 8'	1980	\$400	20%	1	88	89	Shed	6' x 8'
89	Shed	6' x 8'	1980	\$400	20%	1	89	90	Shed	6' x 8'
90	Shed	6' x 8'	1980	\$400	20%	1	90	91	Shed	6' x 8'
91	Shed	6' x 8'	1980	\$400	20%	1	91	92	Shed	6' x 8'
92	Shed	6' x 8'	1980	\$400	20%	1	92	93	Shed	6' x 8'
93	Shed	6' x 8'	1980	\$400	20%	1	93	94	Shed	6' x 8'
94	Shed	6' x 8'	1980	\$400	20%	1	94	95	Shed	6' x 8'
95	Shed	6' x 8'	1980	\$400	20%	1	95	96	Shed	6' x 8'
96	Shed	6' x 8'	1980	\$400	20%	1	96	97	Shed	6' x 8'
97	Shed	6' x 8'	1980	\$400	20%	1	97	98	Shed	6' x 8'
98	Shed	6' x 8'	1980	\$400	20%	1	98	99	Shed	6' x 8'
99	Shed	6' x 8'	1980	\$400	20%	1	99	100	Shed	6' x 8'
100	Shed	6' x 8'	1980	\$400	20%	1	100	101	Shed	6' x 8'
101	Shed	6' x 8'	1980	\$400	20%	1	101	102	Shed	6' x 8'
102	Shed	6' x 8'	1980	\$400	20%	1	102	103	Shed	6' x 8'
103	Shed	6' x 8'	1980	\$400	20%	1	103	104	Shed	6' x 8'
104	Shed	6' x 8'	1980	\$400	20%	1	104	105	Shed	6' x 8'
105	Shed	6' x 8'	1980	\$400	20%	1	105	106	Shed	6' x 8'
106	Shed	6' x 8'	1980	\$400	20%	1	106	107	Shed	6' x 8'
107	Shed	6' x 8'	1980	\$400	20%	1	107	108	Shed	6' x 8'
108	Shed	6' x 8'	1980	\$400	20%	1	108	109	Shed	6' x 8'
109	Shed	6' x 8'	1980	\$400	20%	1	109	110	Shed	6' x 8'
110	Shed	6' x 8'	1980	\$400	20%	1	110	111	Shed	6' x 8'
111										

WORKSHEET		CONSTRUCTION		ROOFING		CONSTRUCTION	
NO.	DESCRIPTION	QTY	UNIT	NO.	UNIT	NO.	UNIT
1	EXTERIOR WALLS	7	STONE	1	SHINGLE	1	STORY
2	CONC. BLK	8	METAL	2	UPPER	2	STORY
3	STUCCO	9	CONCRETE	3	FRAMING	3	FRAMING
4	CEMENT	10	CEMENT	4	ROOF JOIST	4	ROOF JOIST
5	ROOFING	11	ROOFING	5	TRUSS	5	TRUSS
6	ROOFING	12	ROOFING	6	TRUSS	6	TRUSS
7	ROOFING	13	ROOFING	7	TRUSS	7	TRUSS
8	ROOFING	14	ROOFING	8	TRUSS	8	TRUSS
9	ROOFING	15	ROOFING	9	TRUSS	9	TRUSS
10	ROOFING	16	ROOFING	10	TRUSS	10	TRUSS
11	ROOFING	17	ROOFING	11	TRUSS	11	TRUSS
12	ROOFING	18	ROOFING	12	TRUSS	12	TRUSS
13	ROOFING	19	ROOFING	13	TRUSS	13	TRUSS
14	ROOFING	20	ROOFING	14	TRUSS	14	TRUSS
15	ROOFING	21	ROOFING	15	TRUSS	15	TRUSS
16	ROOFING	22	ROOFING	16	TRUSS	16	TRUSS
17	ROOFING	23	ROOFING	17	TRUSS	17	TRUSS
18	ROOFING	24	ROOFING	18	TRUSS	18	TRUSS
19	ROOFING	25	ROOFING	19	TRUSS	19	TRUSS
20	ROOFING	26	ROOFING	20	TRUSS	20	TRUSS
21	ROOFING	27	ROOFING	21	TRUSS	21	TRUSS
22	ROOFING	28	ROOFING	22	TRUSS	22	TRUSS
23	ROOFING	29	ROOFING	23	TRUSS	23	TRUSS
24	ROOFING	30	ROOFING	24	TRUSS	24	TRUSS
25	ROOFING	31	ROOFING	25	TRUSS	25	TRUSS
26	ROOFING	32	ROOFING	26	TRUSS	26	TRUSS
27	ROOFING	33	ROOFING	27	TRUSS	27	TRUSS
28	ROOFING	34	ROOFING	28	TRUSS	28	TRUSS
29	ROOFING	35	ROOFING	29	TRUSS	29	TRUSS
30	ROOFING	36	ROOFING	30	TRUSS	30	TRUSS
31	ROOFING	37	ROOFING	31	TRUSS	31	TRUSS
32	ROOFING	38	ROOFING	32	TRUSS	32	TRUSS
33	ROOFING	39	ROOFING	33	TRUSS	33	TRUSS
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35	ROOFING	41	ROOFING	35	TRUSS	35	TRUSS
36	ROOFING	42	ROOFING	36	TRUSS	36	TRUSS
37	ROOFING	43	ROOFING	37	TRUSS	37	TRUSS
38	ROOFING	44	ROOFING	38	TRUSS	38	TRUSS
39	ROOFING	45	ROOFING	39	TRUSS	39	TRUSS
40	ROOFING	46	ROOFING	40	TRUSS	40	TRUSS
41	ROOFING	47	ROOFING	41	TRUSS	41	TRUSS
42	ROOFING	48	ROOFING	42	TRUSS	42	TRUSS
43	ROOFING	49	ROOFING	43	TRUSS	43	TRUSS
44	ROOFING	50	ROOFING	44	TRUSS	44	TRUSS
45	ROOFING	51	ROOFING	45	TRUSS	45	TRUSS
46	ROOFING	52	ROOFING	46	TRUSS	46	TRUSS
47	ROOFING	53	ROOFING	47	TRUSS	47	TRUSS
48	ROOFING	54	ROOFING	48	TRUSS	48	TRUSS
49	ROOFING	55	ROOFING	49	TRUSS	49	TRUSS
50	ROOFING	56	ROOFING	50	TRUSS	50	TRUSS
51	ROOFING	57	ROOFING	51	TRUSS	51	TRUSS
52	ROOFING	58	ROOFING	52	TRUSS	52	TRUSS
53	ROOFING	59	ROOFING	53	TRUSS	53	TRUSS
54	ROOFING	60	ROOFING	54	TRUSS	54	TRUSS
55	ROOFING	61	ROOFING	55	TRUSS	55	TRUSS
56	ROOFING	62	ROOFING	56	TRUSS	56	TRUSS
57	ROOFING	63	ROOFING	57	TRUSS	57	TRUSS
58	ROOFING	64	ROOFING	58	TRUSS	58	TRUSS
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64	ROOFING	70	ROOFING	64	TRUSS	64	TRUSS
65	ROOFING	71	ROOFING	65	TRUSS	65	TRUSS
66	ROOFING	72	ROOFING	66	TRUSS	66	TRUSS
67	ROOFING	73	ROOFING	67	TRUSS	67	TRUSS
68	ROOFING	74	ROOFING	68	TRUSS	68	TRUSS
69	ROOFING	75	ROOFING	69	TRUSS	69	TRUSS
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77	ROOFING	83	ROOFING	77	TRUSS	77	TRUSS
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87	ROOFING	93	ROOFING	87	TRUSS	87	TRUSS
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93	ROOFING	99	ROOFING	93	TRUSS	93	TRUSS
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97	ROOFING	103	ROOFING	97	TRUSS	97	TRUSS
98	ROOFING	104	ROOFING	98	TRUSS	98	TRUSS
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102	ROOFING	108	ROOFING	102	TRUSS	102	TRUSS
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106	ROOFING	112	ROOFING	106	TRUSS	106	TRUSS
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108	ROOFING	114	ROOFING	108	TRUSS	108	TRUSS
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111	ROOFING	117	ROOFING	111	TRUSS	111	TRUSS
112	ROOFING	118	ROOFING	112	TRUSS	112	TRUSS
113	ROOFING	119	ROOFING	113	TRUSS	113	TRUSS
114	ROOFING	120	ROOFING	114	TRUSS	114	TRUSS
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122	ROOFING	128	ROOFING	122	TRUSS	122	TRUSS
123	ROOFING	129	ROOFING	123	TRUSS	123	TRUSS
124	ROOFING	130	ROOFING	124	TRUSS	124	TRUSS
125	ROOFING	131	ROOFING	125	TRUSS	125	TRUSS
126	ROOFING	132	ROOFING	126	TRUSS	126	TRUSS
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141	ROOFING	147	ROOFING	141	TRUSS	141	TRUSS
142	ROOFING	148	ROOFING	142	TRUSS	142	TRUSS
143	ROOFING	149	ROOFING	143	TRUSS	143	TRUSS
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148	ROOFING	154	ROOFING	148	TRUSS	148	TRUSS
149	ROOFING	155	ROOFING	149	TRUSS	149	TRUSS
150	ROOFING	156	ROOFING	150	TRUSS	150	TRUSS
151	ROOFING	157	ROOFING	151	TRUSS	151	TRUSS
152	ROOFING	158	ROOFING	152	TRUSS	152	TRUSS
153	ROOFING	159	ROOFING	153	TRUSS	153	TRUSS
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156	ROOFING	162	ROOFING	156	TRUSS	156	TRUSS
157	ROOFING	163	ROOFING	157	TRUSS	157	TRUSS
158	ROOFING	164	ROOFING	158	TRUSS	158	TRUSS
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161	ROOFING	167	ROOFING	161	TRUSS	161	TRUSS
162	ROOFING	168	ROOFING	162	TRUSS	162	TRUSS
163	ROOFING	169	ROOFING	163	TRUSS	163	TRUSS
164	ROOFING	170	ROOFING	164	TRUSS	164	TRUSS
165							

PARCEL ID#: 72,19-a-11

PROPERTY LOCATION: 239 Succabone Rd



DATE	1965	1967	1968	1970
VALUATION				
IMPROVEMENTS				
TOTAL				

DATE	INSPECTED	COST	PROPERTY FEATURES			
			STREET	IMPROVEMENTS	TOPOGRAPHY	TOPOGRAPHY
			PAVED	WATER	LEVEL	HIGH
			UNPAVED	SEWER	LOW	LOW
			DIRT	GAS	ELECTRICITY	POLES
			SIDEWALK	ELECTRICITY	SEPTIC TANK	SWIMMING

DATE	INSPECTED	COST	LAND VALUE CONTRIBUTIONS AND SURVEY			
			FRONT	DEPT	DEPT	ADJUSTMENT

COMMENTS	
<p>TOTAL VALUE LAND</p> <p>TOTAL VALUE BUILDINGS</p> <p>TOTAL VALUE LAND & BUILDINGS</p>	

Historic Building Preservation Commission 2016 Schedule

DRAFT

Site Walks and Meetings Held Upon Receipt of Submissions

Cut Off Date	Site Walk	7:00 PM Meeting and/or Public Hearing	Record Review Submission	Record Review Edition
2015	2015	2016	2016	2016
Monday December 22	Wednesday December 30	Wednesday January 20	Tuesday January 5	Friday January 8
2016	2016			
Tuesday January 19	Wednesday January 27	Wednesday February 17	Tuesday February 2	Friday February 5
Tuesday February 16	Wednesday February 24	Wednesday March 16	Tuesday March 1	Friday March 4
Tuesday March 22	Wednesday March 30	Wednesday April 20	Tuesday April 5	Friday April 8
Tuesday April 19	Wednesday April 27	Wednesday May 18	Tuesday May 3	Friday May 6
Tuesday May 17	Wednesday May 25	Wednesday June 15	Tuesday May 31	Friday June 3
Tuesday June 21	Wednesday June 29	Wednesday July 20	Monday July 5	Thursday July 8
		NO MEETING		
Tuesday August 23	Wednesday August 31	Wednesday September 21	Tuesday September 5	Friday September 9
Tuesday September 20	Wednesday September 28	Wednesday October 19	Tuesday October 4	Friday October 7
Tuesday October 18	Wednesday October 26	Wednesday November 16	Monday November 1	Friday November 4
		NO MEETING		
2017	2017	2017	2017	2017
Tuesday December 20	Wednesday December 28	Wednesday January 18	Tuesday January 3	Friday January 6

All dates subject to revision.

**Town of Bedford
Historic Building Preservation Commission**

DRAFT

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

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

Minutes

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

The meeting was called to order by Chairman Stockbridge.

Mr. Stockbridge announced that the cutoff for new applications for the November 18, 2015 meeting was on October 20, 2015. The site walk for the three applications received and the America Capital Energy Corporation proposed ten lot subdivision will take place on October 28, 2015.

Public Hearing:

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

Present:

Kirtley Cameron, Architect, Kirtley Cameron, LLC
Erik A. Kaeyer, AIA, Vice President, KG&D Architects
Kevin Daley, Director of Facilities, Rippowam Cisqua School

Plans:

Eleven sheets prepared by KG&D Architects, PC, 285 Main Street, Mount Kisco, New York 10549, received in this office on 10/21/2015, dated 9/2/2015, revised 10/20/2015, titled:

Sheet No. T-1	“Planning Review 10/20/2015”
Sheet No. A1.1	“Existing Site Survey”
Sheet No. A1.2	“Proposed Site Plan”
Sheet No. A2-1	“Foundation Plan”
Sheet No. A2.2	“First Floor Demo Plan & Proposed Floor Plan”
Sheet No. A2.3	“Second Floor Demo Plan & Proposed Floor Plan”
Sheet No. A3.1	“Existing Elevations”

Sheet No. A3.2	“Proposed Exterior Elevations”
Sheet No. A3.3	“Proposed Exterior Elevations’
Sheet No. A8.1	“Proposed Sections”
Sheet No. A8.2	“Proposed Sections & Details;”

Discussion:

Mr. Kaeyer gave a detailed presentation for the demolition of the northern section and removal of the building envelope of the southern section. The Commission then discussed the plans with him.

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

Motion Seconded by: Shelley Smith

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

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

1. The vinyl and aluminum cladding shall be removed.
2. Following the removal of the existing vinyl and aluminum cladding and the examination of the existing conditions, all proposed repairs, removals and replacements of the exterior building elements shall be documented in revised detail drawings of the exterior and submitted to the Building Inspector for an amended filed approval of the application. There shall be no removal or demolition of original existing exterior building elements prior to approval of detailed drawings by the Historic Building Preservation Commission, inclusive of wood siding, trim, window and door casings and jambs, rakes, fascia, soffits, corner boards, skirt boards, front door and door surround.
3. Any proposed changes to the original building envelope or any external elements deemed necessary to be replaced must be accompanied with revised drawings submitted to the Building Inspector who will require an amended field approval of the application from the Commission.

It is the understanding of the Commission that it is the intent of the Applicant to preserve the existing structure and external elements and as much of the historic interior features as possible. Accordingly, the Commission stands ready for consultation on the project as it progresses.

In that regard, after several inspections, the Commission believes that most framing members are sound, serviceable or repairable. In accordance with sound preservation principles, economy, and the experience of Commission members with many years of practice in the preservation of wood-frame structures, the Commission highly recommends that existing floor and wall framing be retained, and that any structural upgrade to these surfaces (floor framing to achieve required live loads) be accomplished with additions to existing material rather than through demolition and replacement.

The Commission also urges care in retaining interior materials and elements such as the early fireplace surround, hand split lath, and wood-plank interior partitions, which are evidence of early 19th-century (or 18th-century) construction practices.

It is the intent of the Commission to expedite the process needed to obtain final approval of this project.

Motion Seconded by: Ben Branch

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

Approval of Minutes:

The Chairman made a motion to approve the following minutes:

September 16, 2015 – 5:00 PM Meeting

September 16, 2015 – 6:30 PM Meeting

September 30, 2015

Motion Seconded by: George Henschel

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

The Chairman made a motion to close the meeting.

Motion Seconded by: Amy Parsons

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

Date approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date