

**TOWN OF BEDFORD  
PLANNING BOARD MEETING**

**425 Cherry Street  
Bedford Hills, New York 10507**

**Wednesday  
November 9, 2016  
8:00 PM**

**Public Hearing:**

**8:00 PM** Special Use Permit – Barn  
– Accessory Structure Over 20 Feet in Height  
– Accessory Structure Greater Than 2,500 Square Feet in Ground Floor Area  
Section 83.13 Block 1 Lot 7, R-4A Zone  
326 South Bedford Road, Bedford Corners  
Owner: **326 South Bedford Road, LLC**  
Applicant: **Carol Kurth Architecture, P.C.**  
(Review field trip notes.)  
(Consider Special Use Permit Approval.)

**Conferences:**

- 1.** Special Use Permit – Cottage  
Section 73.14 Block 1 Lot 15, R-2A Zone  
33 Hook Road, Bedford  
Owner: **John Olds**  
Applicant: **Leonard Woods Architect**  
(Consider Special Use Permit Approval.)
- 2.** Waiver of Site Plan Approval – Installation of Generator  
Section 84.7 Block 2 Lot 5, NB Zone  
633-647 Old Post Road, Bedford  
Owner: **Alchemy Bedford, LLC**  
Applicant: **Lake Katonah Electric, Inc.**  
(Review field trip notes.)  
(Consider Waiver of Site Plan Approval.)

- 3. Waiver of Site Plan Approval – Hair Salon**  
Section 49.15 Block 4 Lot 55, CB Zone  
186-252 Katonah Avenue, Katonah  
Owner: **UB Katonah, LLC**  
Applicant: **Nicole DeMaria**  
(Consider Waiver of Site Plan Approval.)

### **Approval of Minutes:**

August 23, 2016

September 13, 2016

**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.**

X

**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. 10807

**1. IDENTIFICATION OF OWNER**

Name of owner: 326 South Bedford Rd. LLC

Address: 326 South Bedford Rd. Bedford Corners, NY Phone: 212-492-5661

**2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER**

Name of applicant: Carol Kurth Architecture P.C.

Address: 644 Old Post Rd. Bedford, NY 10506 Phone: 914-234-2595

**3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAN**

Name: N/A

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

**4. IDENTIFICATION OF PROPERTY**

a. Subdivision name or identifying title \_\_\_\_\_

b. Roads which property abuts Rte 172

c. Bedford tax map designation: Section 83.13 Block 1 Lot(s) 7

d. Property lies in a (circle one) 4A 2A 1A 12A 14A 1F VA NB OC PBL-1 PBL-2 LI  
Zoning District.

e. Total area of property in acres 10,395

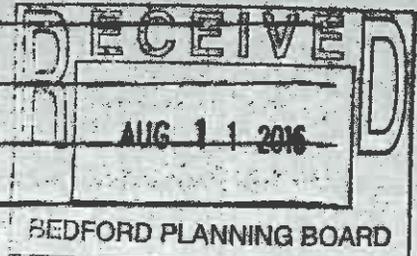
**5. REQUEST**

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: III Section: 125.27.D.3

The applicant proposes the following Special Permit Use:

Recreation 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 800 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 125-86 of the Bedford Town Code.

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

Special Use Permit Application: \$ \_\_\_\_\_ \$ \_\_\_\_\_

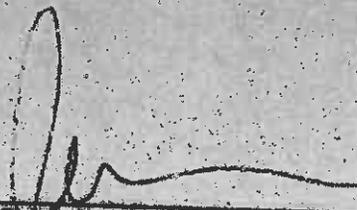
Preliminary Site Plan:  
\$500 plus \$25 per parking space required by  
the Bedford Town Code: \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

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 of Owner Date

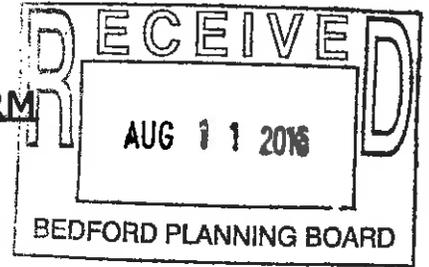
  
\_\_\_\_\_  
Signature of Applicant Date 8.2.16  
Carol Kurth  
ARCHITECTURE P.C.

\_\_\_\_\_  
Name of Owner (Please Print) Date

Carol Kurth Architecture, P.C. 8.2.2016  
\_\_\_\_\_  
Name of Applicant (Please Print) Date



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



Identification of Applicant

Name Carol Kurth Architecture, P.C. Address 644 Old Post Rd. Bedford, NY 10506  
 Phone 914-234-2595

Identification of Property Owner, if Other than Applicant

Name 326 South Bedford Rd. LLC Address 326 South Bedford Rd. Bedford Corners, NY 10549  
 Phone 212-492-5661

Identification of Site Involved, if any

- a) Name or other identification of site 326 South Bedford
- b) Street which site abuts Rte. 172
- c) Tax Map Section Section: 83.13 - Block: 1 - Lot: 7
- d) Total site area 10,395 acres
- e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

a) Description of Proposed Action Demolish existing barn structure and rebuild recreation barn.  
Demolish existing 1 story frame building, existing cottage and existing greenhouse.

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: \_\_\_\_\_
2. List any related actions which may be undertaken as a result of 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 a 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.

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: \_\_\_\_\_ Date: 8-2-16

*Carol Kurth Architecture PC*

# 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

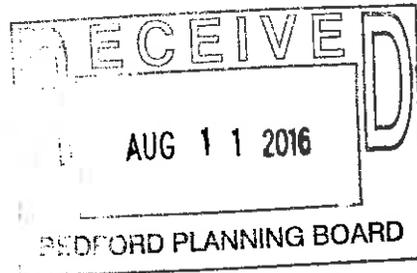


**CAROL KURTH**  
**ARCHITECTURE PC**

Architecture as a backdrop for living.

THE ARCADE BUILDING | 644 OLD POST ROAD | BEDFORD, NY 10506 | T. 914.234.2595 | F. 914.234.6552

August 9, 2016  
Town of Bedford  
Planning Board  
Building Department  
425 Cherry Street  
Bedford Hills, NY 10507



Re: Planning Board Application for:  
326 South Bedford Road LLC  
Bedford Corners, NY 10549  
Section 83.13 / Block 1/ Lot 7

Dear Members of the Planning Board,

On behalf of our clients we are returning to you and seeking Planning Board Approval for a revised site plan approval for previously approved Planning Approvals for the above referenced property.

We are proposing to tear down and replace the existing barn with a more functional recreational structure to meet the client's needs. We would then demolish the existing greenhouse and the remains of the existing 1story frame structure. Note that we had previously been granted a demo permit to demolish and rebuild the cottage. The Cottage has been demolished, and the client would then not proceed with the cottage construction and withdraw the building permit.

We are seeking approval of the following:

- A New Recreation Barn to replace the existing barn, including new plumbing for a bathroom and wet bar.
- We are seeking approval for the height of a studio/building over 2500 SF, per Article III Section 125.27.D.3. The proposed maximum building height of the barn is at 32'-6" above exposed face to ridge. Note that the building is into the hillside at its rear and side; thus, those facades have a lower profile, maximum of 22 ft to ridge
- Demolition of the existing greenhouse
- Demolition the remains of the existing 1story frame structure
- Withdrawal of Cottage Building Permit

We are seeking relief from Article III, Section 125.27.D.3 for the construction of an accessory building over 2,500 SF and greater than 20 feet in building height.

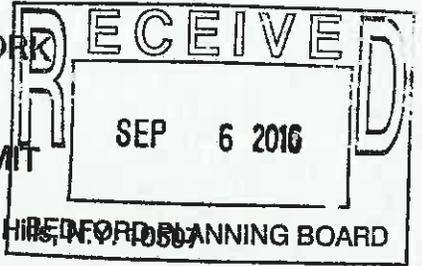
Thank you for your review and consideration. Please feel free to contact our office should you have any questions.

Respectfully,

Carol J.W. Kurth, FAIA  
Carol Kurth Architecture, P.C.



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: John Olds  
Address: 33 Hook Rd. Bedford Phone: 805-886-6888

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Leonard Woods Architect leonard@kwaarchitect.com  
Address: 290 West End Ave. NY, NY 10023 Phone: 212-873-7937

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: H. Stanley Johnson & Co.  
Address: 42 Smith Ave. Mt Kisco Phone: 914-241-3872

4. IDENTIFICATION OF PROPERTY

- a. Subdivision name or identifying title \_\_\_\_\_
- b. Roads which property abuts Hook Road
- c. Bedford tax map designation: Section 13.14 Block 1 Lot(s) 15
- 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 4.5

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: 125-79.1, Section: A

The applicant proposes the following Special Permit Use:

To convert an existing garage and wood shed into a cottage.

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: \$ \_\_\_\_\_ \$ \_\_\_\_\_

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

Total: \$ \_\_\_\_\_

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] 9.1.16  
Signature of Owner Date

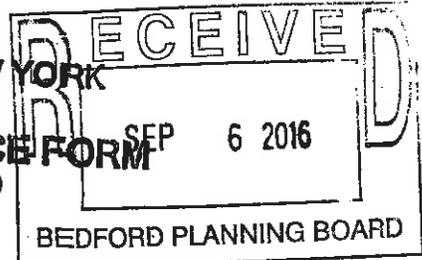
[Signature] 9.1.16  
Signature of Applicant Date

John Olds 9.1.16  
Name of Owner (Please Print) Date

Leonard Woods 9.1.16  
Name of Applicant (Please Print) Date

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: John Olds  
Address: 33 Hook Rd. Bedford NY Phone: 805-886-6888

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Leonard Woods Architect  
Address: 290 West End Ave NY NY Phone: 212-873-7937  
10023

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site \_\_\_\_\_
- b. Roads which site abuts Hook Road
- c. Bedford tax map designation: Section: 13.14 Block 1 Lot(s) 15
- d. Total site area 4.5 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 Conversion of an existing garage into a cottage.
- 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: None

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.

LP Woods  
Signature of Applicant

9.1.16  
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

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

\_\_\_\_\_  
Date

290 West End Avenue  
New York, NY 10023  
212.873.7937 phone  
212.580.0570 fax  
www.lwarchitect.com

**REVISED November 3, 2016**

Bedford Planning Board  
Town House  
Bedford Hills, NY 10507

RE: Olds Residence Cottage Conversion  
33 Hook Road Bedford, NY 10506

Dear Members of the Board,

Submitted herein is our application for a Special Use Permit for a pre-existing accessory structure on the above referenced property. In compliance with Article 125-79.1 of the Town Code, regarding separate cottages, please note the following conditions pertaining to paragraph A, sub-paragraphs 1 through 10, for this property, which is located in an R-4A zone.

1. The Certificate of Occupancy for the existing accessory structure is dated November 2, 1988. That structure, however, is not structurally sound for renovation purposes and must be torn down. The Zoning Board of Appeals has granted a variance for the "Five Year Rule".
2. The existing floor area, which pre-dated 7/25/89, was 434 square feet. The new cottage will be 696 square feet. The Zoning Board of Appeals has granted a variance for the increase in floor area.
3. The Owners occupy the sole additional residence on the property.
4. The cottage would be the sole additional residence on the property.
5. The entire property conforms to all zoning requirements, including all setbacks, lot size, lot coverage, building height, etc.
6. The number of off street parking spaces exceeds the two-car minimum and the property is currently well screened from the road and the adjoining properties.
7. The cottage contains 696 sq. ft. of space, within the 400 to 800 square foot requirement. The main house contains approximately 6,000 sq. ft. of space, so the space of the cottage is approximately 11% of the space of the main house.
8. Please refer to the attached architectural drawings and plot plan.

9. Jeremy Rainato of Rain Concepts Corp is preparing applications to the Westchester County Department of Health for a new septic system to serve this building. Planning Board issuance of a special use permit can be conditional upon final approvals by WCDH and installation of a septic system of the necessary capacity.
10. The Building Inspector will inspect the existing structure and report, in writing, any deficiencies to the Planning Board prior to the granting of the special use permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L Woods". The signature is written in a cursive, somewhat stylized font.

Leonard Woods

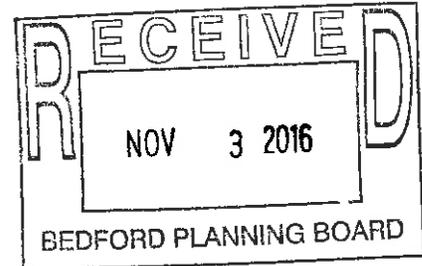
290 West End Avenue  
New York, NY 10023  
212.873.7937 phone  
212.580.0570 fax  
www.lwarchitect.com

October 20, 2016

Zoning Board of Appeals  
Town of Bedford  
425 Cherry Street  
Bedford Hills, NY 10507

Attn: Alex Costello

Re: Olds Cottage Conversion  
33 Hook Road  
Bedford, NY 10506



Dear Alex,

The proposed cottage conversion will increase the size of the existing building as follows:

Proposed Building: 696 sf

Existing Building: 434 sf

Total Addition: 262 sf

The lot coverage and set back dimensions for the proposed cottage conversion will be as follows:

Total Building Coverage: 4,955 sf      Percentage of Coverage: 2.45% < 3%

Total Impervious Surface: 7,162 sf      Percentage of Coverage: 3.60% < 8%

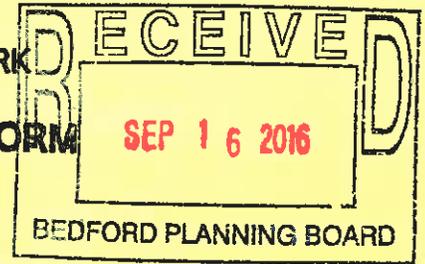
The new front yard set back dimension will be 104 feet.

Please contact me with any questions.

Leonard Woods

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: Alchemy Bedford, LLC  
Address: 641 Lexington Ave, Floor 32 Phone: 212-683-0044  
N.Y.N.Y. 10022

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Lake Katonah Electric  
Address: 595 Rt. 22 P.O. Box 606 Katonah Falls Phone: 914-617-8676  
N.Y. 10519

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site: Bedford Playhouse  
b. Roads which site abuts: 633 Old Post Rd, Bedford N.Y. 10506  
c. Bedford tax map designation: Section: 84.7 Block 2 Lot(s) 5  
d. Total site area: 3.14 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: INSTALL NEW 22-KW GENERATOR GENERAL ROR WITH 100 AMP TRANSFER SWITCH + PROPANE-1000 gal. TANK ABOVE GROUND  
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

C. [Signature]  
Signature of Applicant

9/16/16  
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

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

\_\_\_\_\_  
Date

Waiver of Site Plan Approval

LAKE KATONAH ELECTRIC

595 Rt. 22 P.O. Box 606

Applicant's Home Address

CROTON FALLS, N.Y. 10519  
City, Town, Village

Date: 9/16/16

Town of Bedford Planning Board  
Town House  
Bedford Hills, New York 10507



Sir or Madam:

I/We am/are the owner (s) of property located on 633 Old Post Rd, Bedford  
shown and designated on the Town Tax Maps as: N.Y. 10506

Section 84.7 Block 2 Lot(s) 5

It is my/our intention to INSTALL NEW 22-KW-GENERAL  
(Describe proposal)  
GENERATOR - 1190W COOL / PROTECTOR SERIES  
WITH 100 AMP TRANSFER SWITCH / PROPANE - 1000 GALLON  
TANK  
ABOVE GROUND

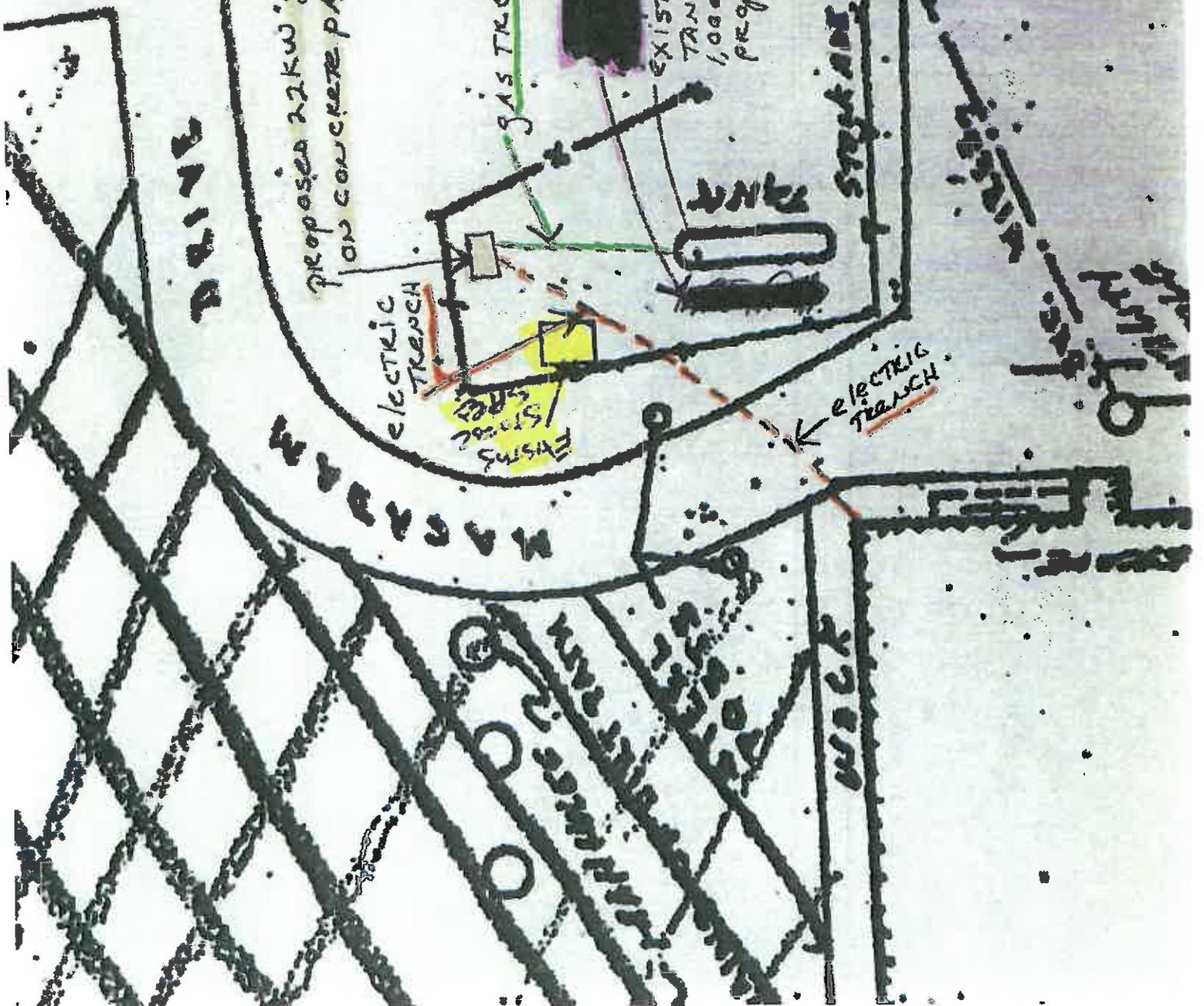
Because of the limited nature of the proposed development or change of use, or to special conditions peculiar to this site, I/we am/are requesting a waiver of the requirement of site plan approval pursuant to Article IX Section 125-93 of the Code of the Town of Bedford.

Very truly yours,

[Signature]  
Signature of Owner and/or Applicant

633 Old Post Rd.  
Beafore, N.Y. 10506

A. J. ...  
...



DRIVE

PARKING STALLS

RECEIVED  
OCT 3 1 2016  
WEDFORD PLANNING BOARD

PROPOSED 22KW GENERATOR  
ON CONCRETE PAD

ELECTRIC TRENCH

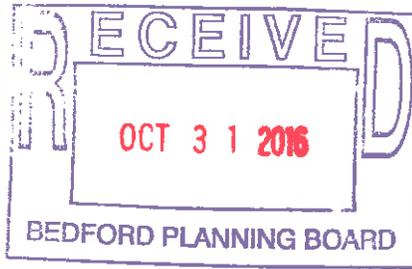
GAS TRENCH

EXISTING TANK  
1,000 GALLON  
PROPANE

ELECTRIC TRENCH

LASE EDITION ELECINC.  
PO BOX 686  
CROTON HILLS NY 10511

## Protector® QS Series



# GENERAC®

## PROTECTOR® QS SERIES Standby Generators Liquid-Cooled Gaseous Engine

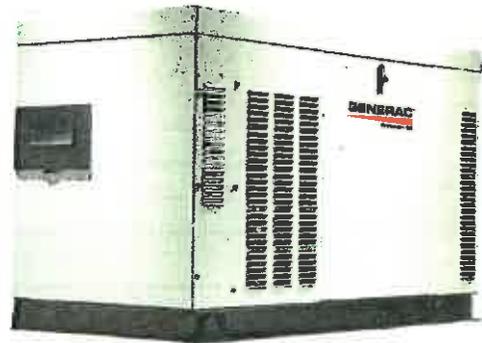
Protector® QS Series

### INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed

### Standby Power Rating

- Model RG022 (Aluminum - Gray) - 22 kW 60 Hz
- Model RG027 (Aluminum - Gray) - 27 kW 60 Hz
- Model RG032 (Aluminum - Gray) - 32 kW 60 Hz
- Model RG038 (Aluminum - Gray) - 38 kW 60 Hz
- Model RG048 (Aluminum - Gray) - 48 kW 60 Hz



**QUIET-TEST**

Meets EPA Emission Regulations  
22 & 27 kW are CA/MA emissions compliant  
32 & 38 kW not for sale in CA / MA

## FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
  - ◀ **PROTOTYPE TESTED**
  - ◀ **SYSTEM TORSIONAL TESTED**
  - ◀ **NEMA MG1-22 EVALUATION**
  - ◀ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

# GENERAC®



**22 • 27 • 32 • 38 • 48 kW**
**GENERAC**
**application & engineering data**
**GENERATOR SPECIFICATIONS**

Type	Synchronous
Rotor Insulation Class	H (22 & 27 kW) or F (32, 38 & 48 kW)
Stator Insulation Class	H
Telephone Interference Factor (TIF)	<50
Alternator Output Leads 1-Phase	4 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Sealed Ball
Coupling	Flexible Disc
Excitation System	Direct

**VOLTAGE REGULATION**

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

**GOVERNOR SPECIFICATIONS**

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

**ELECTRICAL SYSTEM**

Battery Charge Alternator	12 Volt 30 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 26 (22, 27, 32 & 38 kW) or Group 24F (48 kW), 525CCA
System Voltage	12 Volts

**GENERATOR FEATURES**

Revolving field heavy duty generator Directly connected to the engine Operating temperature rise 120 °C above a 40 °C ambient Class H insulation is NEMA rated Class F insulation is NEMA rated All models fully prototyped tested
---

**ENCLOSURE FEATURES**

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

(All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271)

**ENGINE SPECIFICATIONS: 22, 27, 32 & 38 kW**

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in/mm)	3.41/86.5
Stroke (in/mm)	3.94/100
Compression Ratio	9.5:1
Intake Air System	Naturally Aspirated (22 & 27 kW) or Turbocharged/Aftercooled (32 & 38 kW)
Lifter Type	Hydraulic

**ENGINE SPECIFICATIONS: 48 kW**

Make	Generac
Model	V-Type
Cylinders	8
Displacement (Liters)	5.4
Bore (in/mm)	3.55/90.2
Stroke (in/mm)	4.17/105.9
Compression Ratio	9:1
Intake Air System	Naturally Aspirated
Lifter Type	Hydraulic

**ENGINE LUBRICATION SYSTEM**

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on cartridge
Crankcase Capacity (qt/l)	4/3.8 (22, 27, 32 & 38 kW) or 6/5.7 (48 kW)

**ENGINE COOLING SYSTEM**

Type	Closed
Water Pump	Belt driven
Fan Speed (rpm)	1980 - 22 & 27 kW 1500 - 32 & 38 kW 1954 - 48 kW
Fan Diameter (in/mm)	18.1/459.7 (22 & 27 kW) or 22/558.8 (32, 38 & 48 kW)
Fan Mode	Pusher (22 & 27 kW) or Puller (32, 38 & 48 kW)

**FUEL SYSTEM**

Fuel Type	Natural gas, propane vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	5-14" water column/9-26 mm HG
LP Fuel Pressure	11 - 14" Water Column
NG Fuel Pressure	5 - 14" Water Column

22 • 27 • 32 • 38 • 48 kW

operating data

**GENERATOR OUTPUT VOLTAGE/kW - 60 Hz**

		KW LPG	Amp LPG	KW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG022	120/240 V, 1Ø, 1.0 pf	22	92	22	92	100
	120/208 V, 3Ø, 0.8 pf	22	76	22	76	80
	120/240 V, 3Ø, 0.8 pf	22	66	22	66	80
RG027	120/240 V, 1Ø, 1.0 pf	27	113	25	104	125
	120/208 V, 3Ø, 0.8 pf	27	94	25	87	100
	120/240 V, 3Ø, 0.8 pf	27	81	25	75	90
RG032	120/240 V, 1Ø, 1.0 pf	32	133	32	133	150
	120/208 V, 3Ø, 0.8 pf	32	111	32	111	125
	120/240 V, 3Ø, 0.8 pf	32	96	32	96	100
	277/480 V, 3Ø, 0.8 pf	32	48	32	48	60
RG038	120/240 V, 1Ø, 1.0 pf	38	158	38	158	175
	120/208 V, 3Ø, 0.8 pf	38	132	38	132	150
	120/240 V, 3Ø, 0.8 pf	38	114	38	114	125
	277/480 V, 3Ø, 0.8 pf	38	57	38	57	60
RG048	120/240 V, 1Ø, 1.0 pf	48	200	48	200	200
	120/208 V, 3Ø, 0.8 pf	48	167	48	167	175
	120/240 V, 3Ø, 0.8 pf	48	144	48	144	150
	277/480 V, 3Ø, 0.8 pf	48	72	48	72	80

**SURGE CAPACITY IN AMPS**

		Voltage Dip @ < 4 pf	
		15%	30%
		RG022	120/240 V, 1Ø
	120/208 V, 3Ø	40	92
	120/240 V, 3Ø	35	80
RG027	120/240 V, 1Ø	62	170
	120/208 V, 3Ø	70	120
	120/240 V, 3Ø	61	103
RG032	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG038	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG048	120/240 V, 1Ø	85	195
	120/208 V, 3Ø	90	218
	120/240 V, 3Ø	78	189
	277/480 V, 3Ø	36	87

**ENGINE FUEL CONSUMPTION**

		Natural Gas		Propane		
		(ft <sup>3</sup> /hr)	(m <sup>3</sup> /hr)	(gal/hr)	(l/hr)	(ft <sup>3</sup> /hr)
		RG022	Exercise cycle	34	1.0	0.4
	25% of rated load	142	4.0	1.4	8.2	52.5
	50% of rated load	207	5.9	2.1	7.8	78.6
	75% of rated load	274.6	7.8	2.9	10.9	104
	100% of rated load	342	9.7	3.6	13.7	129.7
RG027	Exercise cycle	40	1.1	0.4	1.7	15
	25% of rated load	155	4.4	1.6	6.2	58.7
	50% of rated load	233	6.6	2.6	9.5	90.4
	75% of rated load	314	8.9	3.3	12.7	121
	100% of rated load	396	11.2	4.1	15.7	149
RG032	Exercise cycle	44	1.3	0.5	2	19
	25% of rated load	138.8	3.9	1.5	5.7	53
	50% of rated load	218.8	6.2	2.6	10.2	94.9
	75% of rated load	301	8.5	3.7	14.2	132
	100% of rated load	380.6	10.8	4.6	17.6	166
RG038	Exercise cycle	44	1.3	0.5	2	19
	25% of rated load	156	4.4	1.7	6.4	60
	50% of rated load	260	7.4	3	11.4	107.8
	75% of rated load	361.7	10.2	4.2	16.2	153
	100% of rated load	444	12.6	5.4	20.4	192
RG048	Exercise cycle	63	2.0	0.9	3.3	31
	25% of rated load	270.6	7.7	3.1	11.7	110.9
	50% of rated load	425	12.0	5.0	19	151
	75% of rated load	557.7	15.8	6.8	25.8	244.5
	100% of rated load	638	18.5	8.7	33	312

Note: Fuel pipe must be sized for full load.

For Btu content, multiply ft<sup>3</sup>/hr x 2520 (LP) or ft<sup>3</sup>/hr x 1000 (NG)

For megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG)

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

**22 • 27 • 32 • 38 • 48 kW**
**operating data**
**ENGINE COOLING**

	22 kW	27 kW	32 & 38 kW	48 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2400/68	2400/68	2200/62.3	4350/123.2
System coolant capacity (gal/liters)	2.5/9.5	2.5/9.5	2.5/9.5	3/11.4
Heat rejection to coolant (BTU per hr/MJ per hr)	99,000/104.5	105,000/110.8	145,000/153	186,000/196.2
Maximum operation air temperature on radiator (°C/°F)	60/150			
Maximum ambient temperature (°C/°F)	50/140			

**COMBUSTION REQUIREMENTS**

	22 kW	27 kW	32 & 38 kW	48 kW
Flow at rated power (cfm/cmm)	68/1.9	68/1.9	106/3	163/4.6

**SOUND EMISSIONS**

	22 kW	27 kW	32 & 38 kW	48 kW
Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	61	61	58	63
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70	70	64	68

\*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

**EXHAUST**

	22 kW	27 kW	32 & 38 kW	48 kW
Exhaust flow at rated output (cfm/cmm)	165/4.7	180/5.1	300/8.5	414/11.7
Exhaust temperature at muffler outlet (°C/°F)	482/900	538/1000	579/1075	552/1025

**ENGINE PARAMETERS**

	22 kW	27 kW	32 & 38 kW	48 kW
Rated Synchronous rpm	1800			

**POWER ADJUSTMENT FOR AMBIENT CONDITIONS**

Temperature Deration .....	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (22, 27 & 48 kW) .....	1% for every 100 m above 183 m or 3% for every 1000 ft above 600 ft
Altitude Deration (32 & 38 kW) .....	1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft

**CONTROLLER FEATURES**

2-Line Plain Text LCD Display .....	Simple user interface for ease of operation.
Mode Switch: Auto .....	Automatic Start on Utility failure. 7 day exerciser
Off .....	Stops unit. Power is removed. Control and charger still operate.
Manual .....	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds .....	Standard
Engine Start Sequence .....	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up .....	5 sec
Engine Cool-Down .....	1 min
Starter Lock-out .....	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger .....	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection .....	Standard
Automatic Low Oil Pressure Shutdown .....	Standard
Overspeed Shutdown .....	Standard, 72 Hz
High Temperature Shutdown .....	Standard
Overcrank Protection .....	Standard
Safety Fused .....	Standard
Failure to Transfer Protection .....	Standard
Low Battery Protection .....	Standard
50 Event Run Log .....	Standard
Future Set Capable Exerciser .....	Standard
Incorrect Wiring Protection .....	Standard
Internal Fault Protection .....	Standard
Common External Fault Capability .....	Standard
Governor Failure Protection .....	Standard

**22 • 27 • 32 • 38 • 48 kW****available accessories**

<b>Model #</b>	<b>Product</b>	<b>Description</b>
G006463-4	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Harness Adapter Kit	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link™.
G005630-1 - 22, 27, 32 & 38 kW G005632-1 - 48 kW	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G005616-0 - 22, 27, 32 & 38 kW G007088-0 - 48 kW	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005704-0	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G005656-0 - 22 & 27 kW G005984-0 - 32 & 38 kW G006205-0 - 48 kW	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.
G006510-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.

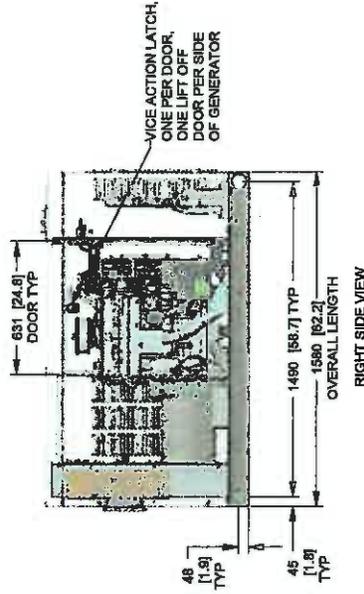
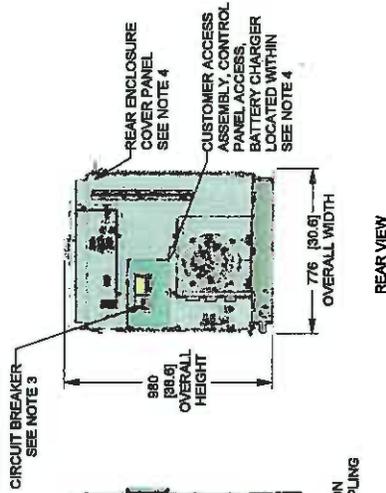
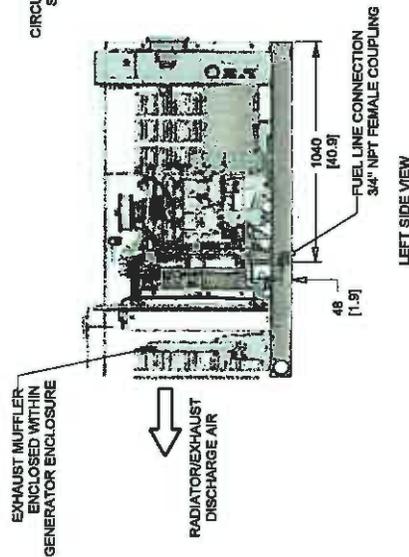
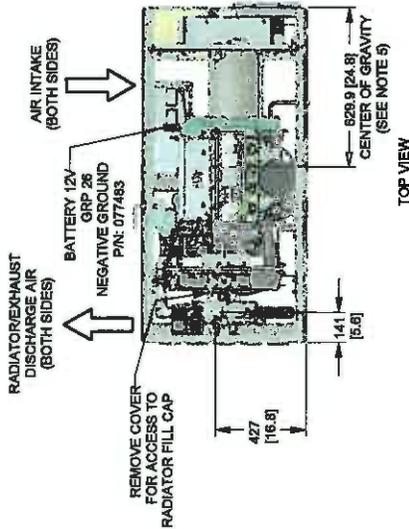
# 22 & 27 kW

Drawing #0K8624-B (1 of 2)

- NOTES:**
- MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1092 (43") WIDE X 1885 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
  - ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
  - CONTROL PANEL / CIRCUIT BREAKER INFORMATION:  
- SEE SPECIFICATION SHEET OR OWNERS MANUAL  
- REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:  
- HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.  
- LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.  
- CENTER OF GRAVITY AND HEIGHT MAY CHANGE DUE TO UNIT OPTIONS.  
- BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
  - REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
  - MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
  - MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
  - GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
  - EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

SERVICE ITEM	2.4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
PAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



DIMENSIONS: MM [INCH]

ENGINEKW	ENCLOSURE MATERIAL	WEIGHT DATA		
		WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKD KG [LBS]	SHIPPING WEIGHT KG [LBS]
2.4L 22KW	AL	410.3 [905]	30 [66]	440 [971]
2.4L 27KW	AL	442 [974]	30 [66]	472 [1050]

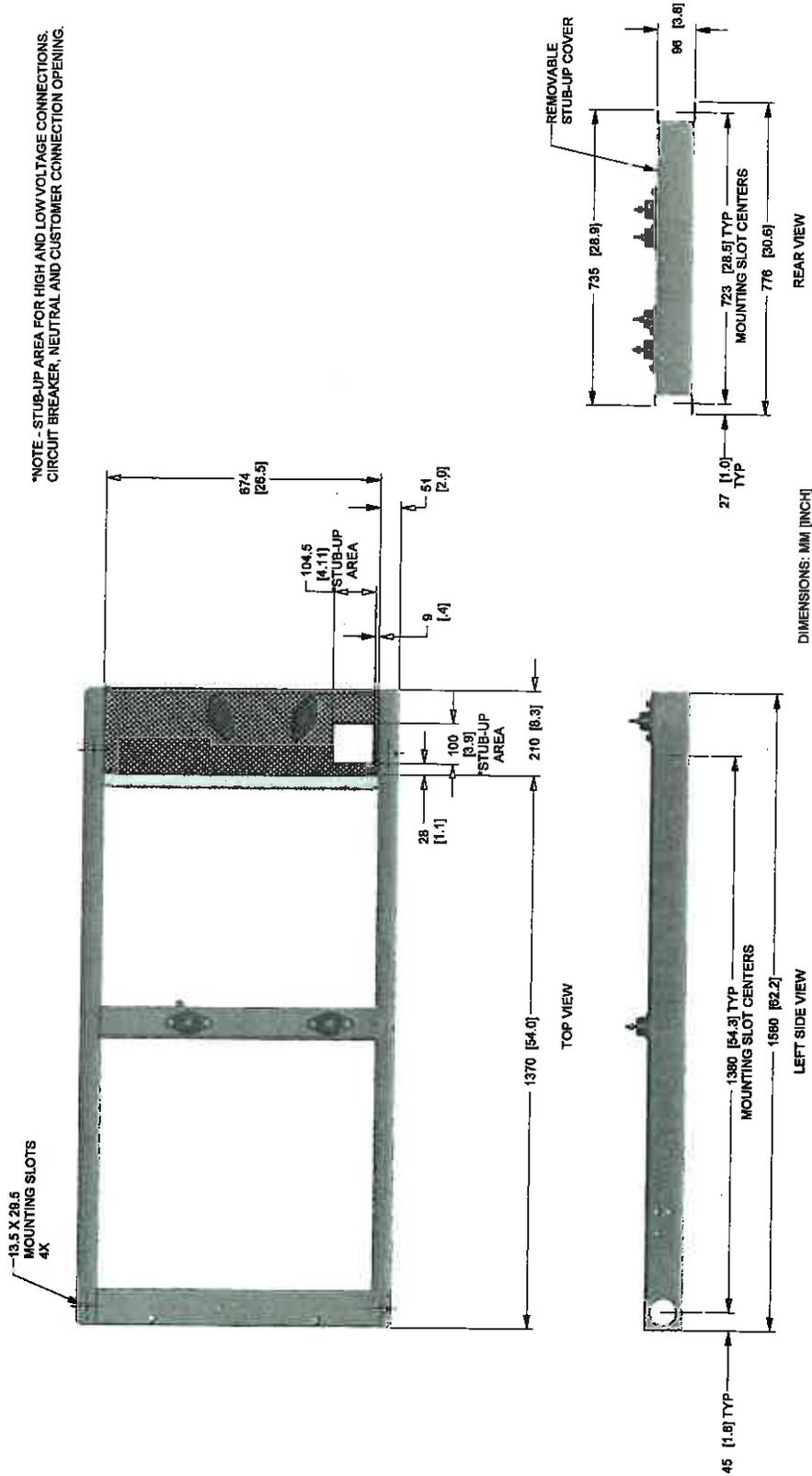
# 22 & 27 kW

# GENERAC

## installation layout

Drawing #0K8624-B (2 of 2)

\*NOTE - STUB-UP AREA FOR HIGH AND LOW VOLTAGE CONNECTIONS, CIRCUIT BREAKER, NEUTRAL AND CUSTOMER CONNECTION OPENING.



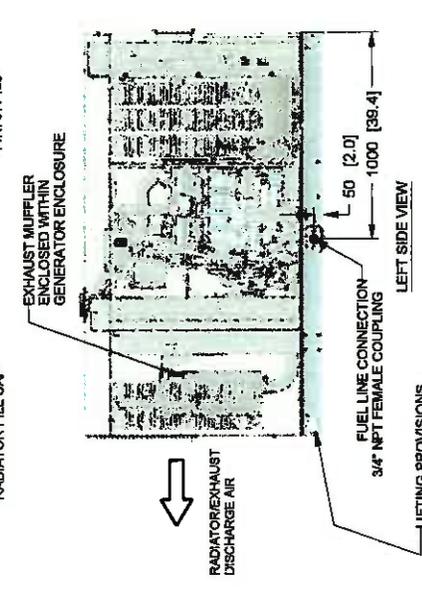
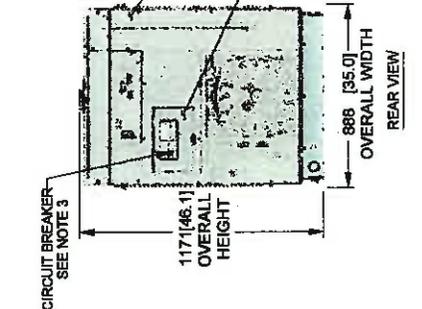
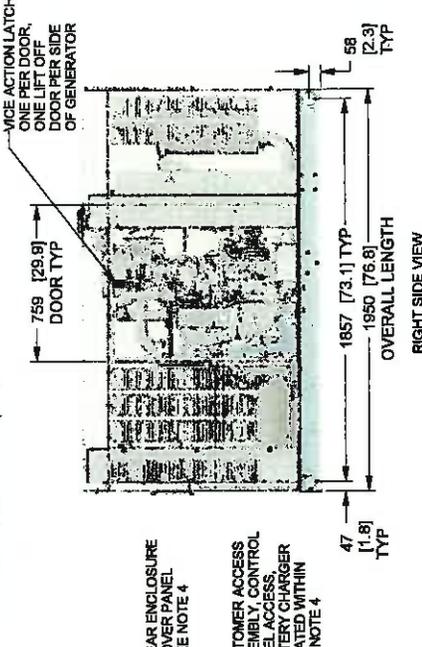
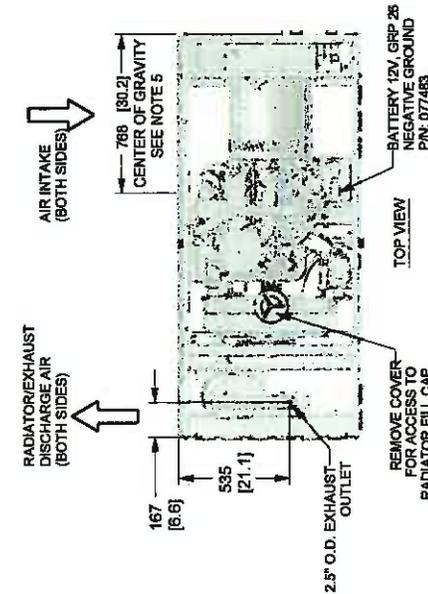
**32 & 38 kW**

Drawing #0K9268-B (1 of 2)

- NOTES:**
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1194 (67") WIDE X 2255 (89.87") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
  2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
  3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:  
- SEE SPECIFICATION SHEET OR OWNERS MANUAL  
- ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.  
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:  
- HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER (20 VOLT AC (0.5 AMP MAX) CONNECTION).  
- LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.  
5. CENTER OF GRAVITY SEE NOTE 5.  
6. CENTER OF GRAVITY SEE NOTE 5.  
7. RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.  
8. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS (USE STANDARD SAE TORQUE SPECS)  
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.  
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.  
11. EXHAUST MUFFLER AND FAN BELT ARE ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

SERVICE ITEM	2.4L
OIL FILL CAP	ETHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP ACCESS	ROOF TOP
AIR CLEANER ELEMENT	RIGHT SIDE
MUFFLER	LEFT SIDE
DRIVE BELT	SEE NOTE 11
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



ENGINE/GENERATOR	ENCLOSURE MATERIAL	WEIGHT DATA	
		WEIGHT GENSET ONLY KG (LBS)	WEIGHT SHIPPING SKID KG (LBS)
2.4L 32KW	AL	556 [1225]	600 [1323]
2.4L 38KW	AL	560 [1235]	605 [1333]

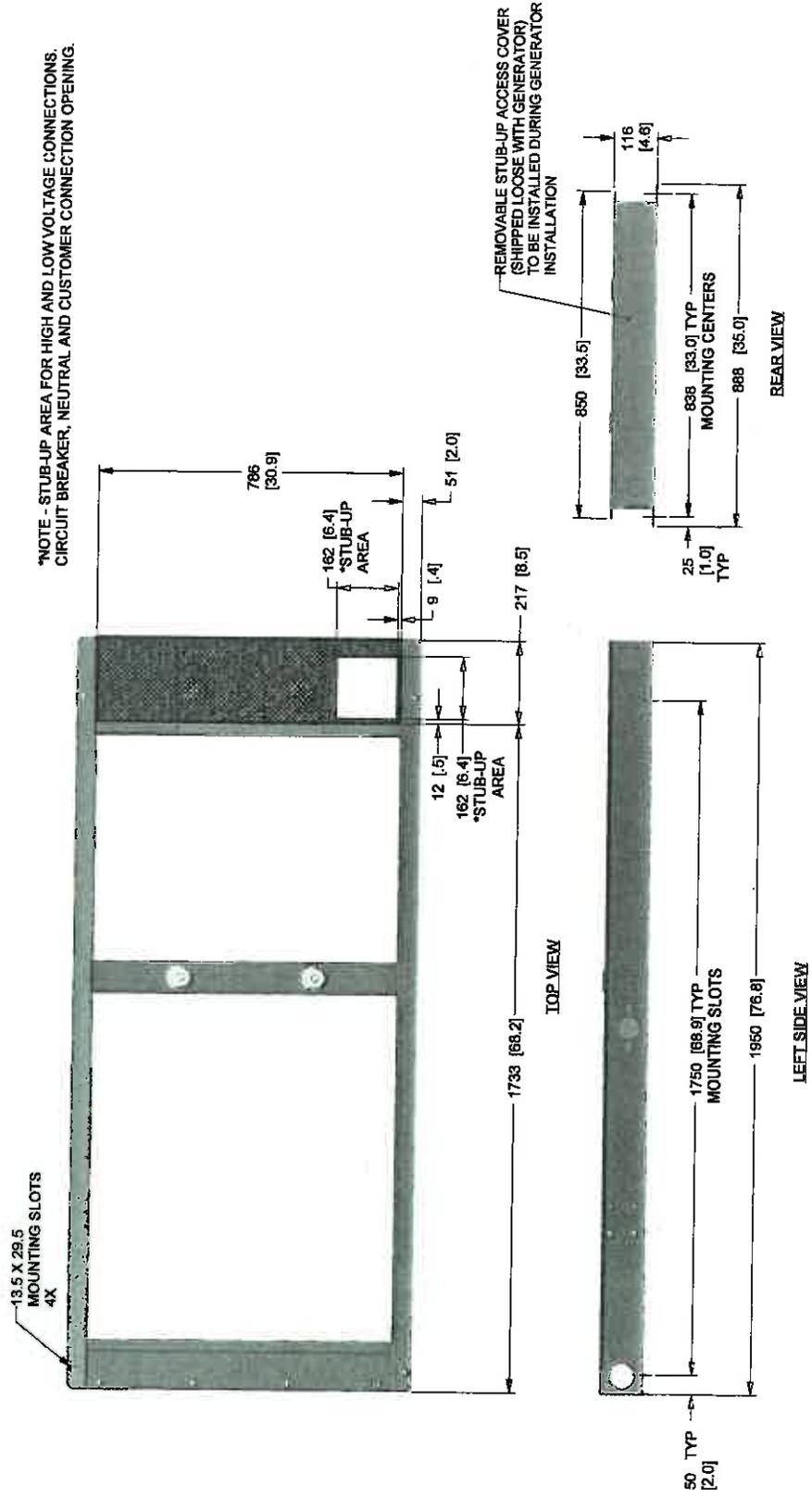
DIMENSIONS: MM [INCH]

# 32 & 38 kW



## installation layout

Drawing #0K9268-B (2 of 2)



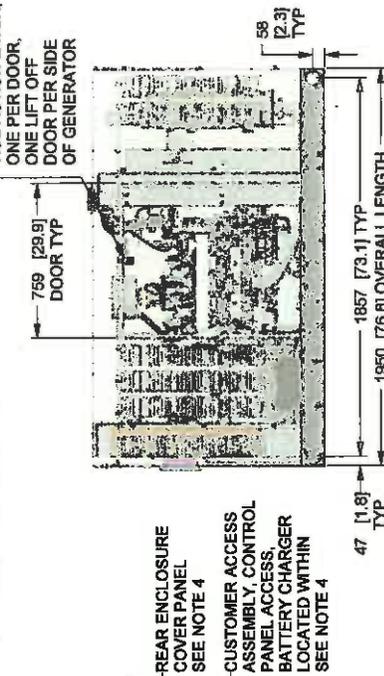
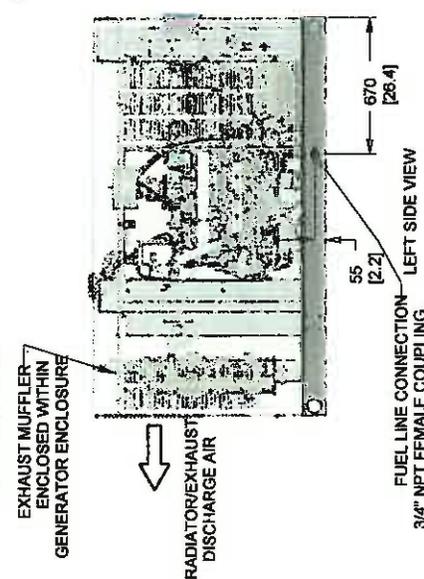
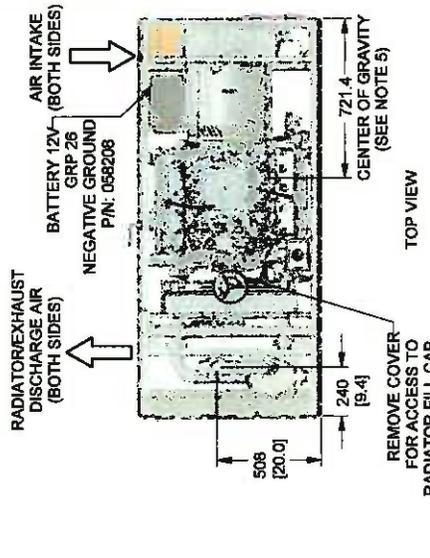
48 kW

Drawing #0K9243-B (1 of 2)

- NOTES:**
- MINIMUM RECOMMENDED CONCRETE PAD SIZE: 184 (477) WIDE X 2256 (88.87) LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
  - ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
  - CONTROL PANEL / CIRCUIT BREAKER INFORMATION:  
- SEE SPECIFICATION SHEET OR OWNERS MANUAL  
- ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.  
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:  
- HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.  
- LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.  
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.  
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.  
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.  
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)  
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.  
10. EXHAUST MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING AIR IS AVAILABLE FROM EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE.  
11. EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

SERVICE ITEM	5.4L
OIL FILL CAP	RIGHT SIDE
OIL DIP STICK	LEFT SIDE
OIL FILTER	LEFT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	ETHER SIDE
SPARK PLUGS	ETHER SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	ETHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	RIGHT SIDE

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



REAR VIEW

ENGINE/AV MATERIAL	WEIGHT DATA	
	WEIGHT GENSET ONLY KG (LBS)	WEIGHT SHIPPING SKID KG (LBS)
5.4L/4800W	708 (1565)	44 (98)
AL		750 (1653)

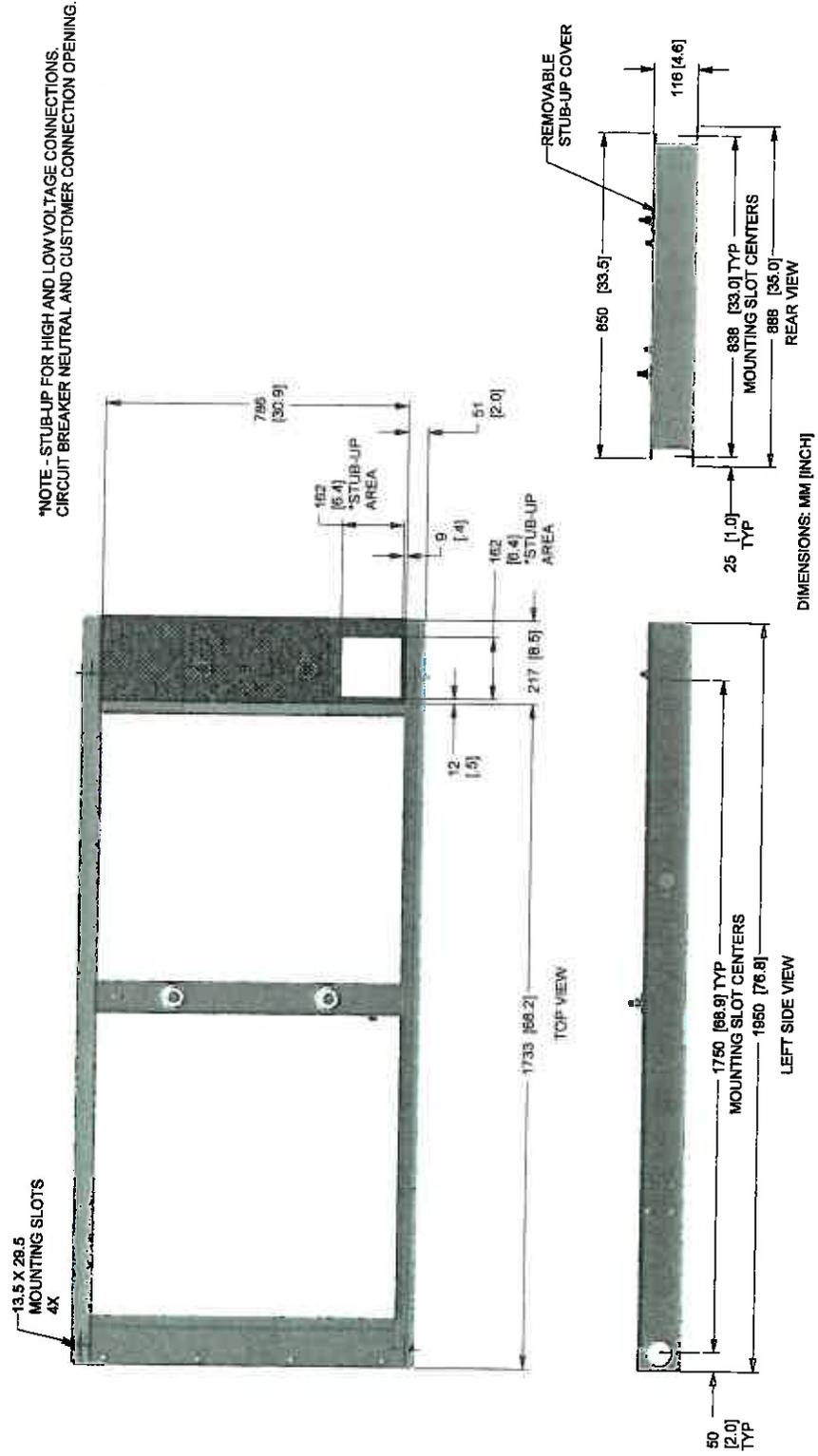
48 kW

**GENERAC**

installation layout

Drawing #0K9243-B (2 of 2)

Protector QS Series



**GENERAC**

## Warranty

### EMISSION WARRANTY FOR GENERATORS 12KW AND ABOVE

#### United States Environmental Protection Agency Warranty Statement (Stationary Emergency Spark-Ignited Generators)

##### Warranty Rights, Obligations and Coverage

The United States Environmental Protection Agency (EPA) and Generac Power Systems, Inc. (Generac) are pleased to explain the Emission Control System Warranty on your new stationary emergency engine. If during the warranty period, any emission control system or component on your engine is found defective in materials or workmanship, Generac will repair your engine at no cost to you for diagnosis, replacement parts and labor provided it be done by a Generac Authorized Warranty Service Facility. Your emission control system may include parts such as the fuel metering, ignition, and exhaust systems and other related emission related components listed below. Generac will warrant the emissions control systems on your 2009 and later model year engines provided there has been no abuse, neglect, unapproved modification or improper maintenance of your engine. For engines less than 130 HP the warranty period is two years from the date of sale to the ultimate purchaser. For engines greater than or equal to 130 HP the warranty period is three years from the date of the engine being placed into service.

##### Purchaser's/Owner's Warranty Responsibilities

As the engine purchaser/owner you are responsible for the following. 1.) The engine must be installed and configured in accordance to the Generac's installation specifications. 2.) The completion of all maintenance requirements listed in your Owner's Manual. 3.) Any engine setting adjustment must be done in accordance and consistent with the instructions in the Owner's Manual. 4.) Any emission control system or component must be maintained and operated appropriately in order to ensure proper operation of the engine and control system to minimize emissions at all times. These responsibilities and the coverage provided by this warranty apply to all subsequent purchasers/owners of the engine.

Generac may deny any/or all Emission Control System Warranty coverage or responsibility of the engine, or an emission control system or component on your engine thereof, if it has failed due to abuse, neglect, unapproved modification or improper maintenance, or the use of counterfeit and/or 'gray market' parts not made, supplied or approved by Generac. Warranty service can be arranged by contacting either your selling dealer or a Generac Authorized Warranty Service dealer, 1-800-333-1322 or [emissions@generac.com](mailto:emissions@generac.com), for the dealer nearest you. The purchaser/owner shall be responsible for any expenses or other charges incurred for service calls and/or transportation of the product to/from the inspection or repair facilities. The purchaser/owner shall be responsible for any and/or all damages or losses incurred while the engine is being transported/shipped for inspection or warranty repairs. Contact Generac Power Systems Inc. for additional Emission Control System Warranty related information, Generac Power Systems, Inc. P.O. Box 8, Waukesha, WI 53187, or call 1-800-333-1322 or [www.generac.com](http://www.generac.com).

**Important Note:** This warranty statement explains your rights and obligations under the Emission Control System Warranty, which is provided to you by Generac pursuant to federal law. Note that this warranty shall not apply to any incidental, consequential or indirect damages caused by defects in materials or workmanship or any delay in repair or replacement of the defective part(s). This warranty is in place of all other warranties, expressed or implied. Specifically, Generac makes no other warranties as to the merchantability or fitness for a particular purpose. Any implied warranties which are allowed by law, shall be limited in duration to the terms of the express warranty provided herein. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

##### Emission Related Parts Include the Following (if so equipped)

- |   |  |
|---|--|
| 1) Fuel Metering System                                   | 3) Ignition System Including                   |
| 1.1) Gasoline Carburetor Assembly And Internal Components | A) Spark Plug, B) Ignition Module,             |
| A) Fuel Filter, B) Carburetor, C) Fuel Pump               | C) Ignition Coil, D) Spark Plug Wires          |
| 1.2) Carburetion Assembly And its Components              | 4) Exhaust System                              |
| A) Fuel Controller, B) Carburetor And Its Gaskets, C)     | A) Catalyst Assembly, B) Exhaust Manifold,     |
| Mixer And It Gaskets, D) Primary Gas Regulator E)         | C) Muffler, D) Exhaust Pipe, E) Muffler Gasket |
| Liquid Vaporizer  | 5) Crankcase Breather Assembly Including       |
| 1.3) Fuel Regulator                                       | A) Breather Connection Tube, B) Pcv Valve      |
| 2) Air Induction System Including                         | 6) Oxygen Sensor                               |
| A) Intake Pipe/Manifold,                                  | 7) Diagnostic Emission-Control System          |
| B) Air Cleaner  |  |

## Warranty

### **EMISSION WARRANTY FOR GENERATORS 12KW AND ABOVE**

#### **United States Environmental Protection Agency Compliance Requirements (Stationary Emergency Spark-Ignited Generators)**

##### **Purchaser's/Owner's Recordkeeping Responsibilities**

The United States Environmental Protection Agency (EPA) and Generac Power Systems, Inc. (Generac) are pleased to explain your recordkeeping requirements for compliance with Subpart JJJJ- Standards of Performance for Stationary Spark Ignition Internal Combustion Engines as listed in the Electronic Code of Federal Regulations Title 40 Part 60. As the engine purchaser/owner who operates and maintains their certified emergency stationary engine and emission control system according to applicable emission related guidelines as specified in this Owner's Manual, you are required to meet the following notification and recordkeeping requirements to demonstrate compliance. 1.) Maintain documentation that the engine is certified to meet emission standards. 2.) Recordkeeping of maintenance conducted. 3.) Recordkeeping of the provision allowing natural gas engines to operate using propane for a maximum of 100 hours per year as an alternate fuel solely during emergency operations provided the engine is not certified to operate on propane. 4.) Meet all compliance notifications submitted to the purchaser/owner and maintain all supporting documentation. 5.) Recordkeeping of hours of operation, including what classified the operation as emergency and how many hours are spent for non-emergency operation. For emergency engines greater than or equal to 130 HP, recordkeeping of hours of operation begins January 1, 2011. For emergency engines less than 130 HP, recordkeeping of hours of operation begins January 1, 2009; Engines are equipped with non-resettable hour meters to facilitate recordkeeping.

Specific Air Quality Management or Air Pollution Control Districts may have different and additional record keeping/reporting requirements. Your permit to construct and/or operate the engine may be contingent upon compliance with those requirements. Check with your local Air Quality Management or Air Pollution Control District for specific requirements.

Emergency stationary internal combustion engines (ICE) may be operated for the purpose of maintenance checks and readiness testing, provided that the tests are recommended by Federal, State or local government, Generac, or the insurance company associated with the engine. Maintenance checks and readiness testing of such units is limited to 100 hours per year. There is no time limit on the use of emergency stationary ICE in emergency situations. The purchaser/owner may petition the Administrator for approval of additional hours to be used for maintenance checks and readiness testing, but a petition is not required if the owner maintains records indicating that Federal, State, or local standards require maintenance and testing of emergency ICE beyond 100 hours per year. Emergency stationary ICE may operate up to 50 hours per year in non emergency situations, but those 50 hours are counted towards the 100 hours per year provided for maintenance and testing.

The 50 hours per year for non-emergency situations cannot be used for peak shaving or to generate income for a facility to supply power to an electric grid or otherwise supply power as part of a financial arrangement with another entity. For purchaser/owner of emergency engines, any operation other than emergency operation, maintenance and testing, and operation in non-emergency situations for 50 hours per year, as permitted in this section is prohibited.

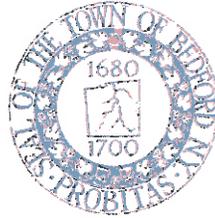
If you operate and maintain your certified emergency stationary SI internal combustion engine and emissions control systems in accordance to the specifications and guidelines in this Owner's Manual EPA will not require engine performance testing. If not, your engine will be considered non-certified and you must demonstrate compliance according to Subpart JJJJ - Standards of Performance for Stationary Spark Ignition Internal Combustion Engines as listed in the Electronic Code of Federal Regulations Title 40 Part 60.

##### **Emission-Related Installation Instructions**

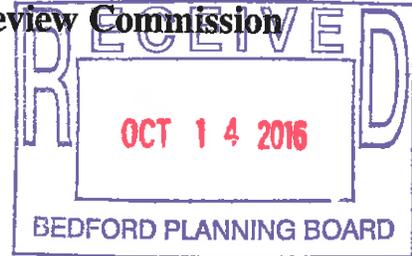
Your certified emergency stationary engine has pre-set emission control systems or components that require no adjustment. Inspection and replacement of an emissions related component is required to be done so in accordance with the requirements cited in the United States Environmental Protection Agency Warranty Statement or can be arranged by contacting either your selling dealer or a Generac Authorized Warranty Service dealer, 1-800-333-1322 for the dealer nearest you. Failing to follow these instructions when installing a certified engine in a piece of nonroad equipment violates federal law 40 CFR 1068.105 (b), subject to fines or penalties as described in the Clean Air Act.



# TOWN OF BEDFORD



## Bedford Village Historic District Review Commission



CERTIFICATE OF APPROVAL NO. 2016/03

Property: 633 Old Post Rd.

Owner: ALCHEMY BEDFORD LLC

Agent: ELORED CAKU

Issued: Sept. 12, 2016

WHERE AS, the Bedford Village Historic District Review Commission met at a regular scheduled meeting on Sept. 7, 2016 and discussed an application to INSTALL 22 KW Generator.

NOW THEREFORE BE IT RESOLVED, that pursuant to Article 1, Section 71 of the Code of the Town of Bedford, the Commission reviewed the application, dated 8/3/16 and hereby unanimously approved as submitted with conditions as set forth: TO INSTALL 22 KW Generac Generator IN REAR OF BUILDING LOCATION (AS PER ATTACHED)

If the Work is not commenced within twelve (12) months, this Certificate of Approval becomes void and filing of a new application will be required. Please contact the Commission if there are any questions regarding approval.

James B. Renwick  
Chairman  
(914) 234-9261

[Jim.renwick@renwicksothebysrealty.com](mailto:Jim.renwick@renwicksothebysrealty.com)

Attach: Drawings, Description, Application.

CC: (via email) Applicant:  
(Hard copy): Building Dept.

Town Clerk: L. Fumagalli, Code Enforcer: W. O'Keefe Original

*Scanned to P.D. 10/20/16*

TOWN OF BEDFORD



Jim Rencick  
234-9261

Bedford Village (Historic District Review Commission)

APPLICATION FOR CERTIFICATE OF APPROVAL

**APPLICABILITY**

A Certificate of Approval is required for any action that alters the site or the exterior signals of a building within the Historic District including but not limited to: new construction; additions to existing buildings; relocation of exterior materials; changes in windows or doors; changes in paint color; significant landscape changes; lighting; signage; and walls or fences.

A Certificate of Approval must be obtained prior to applying for a Town of Bedford building permit.

Applications must be received two (2) weeks prior to a regularly scheduled meeting of the Commission.

Submit six (6) copies of the completed application, drawings and supporting material to:

the Building Department  
425 Cherry Street  
Bedford Hills, NY 10503  
914-666-6040

**IDENTIFICATION OF PROPERTY:**

ADDRESS 633 Old Post Rd, Bedford, NY 10506  
SECTION 84.7 BLOCK 2 LOTS 5 ON TOWN ASSESSMENT MAP

**APPLICANT INFORMATION:**

OWNER SILVANO, Deborah L. AGENT Carolanne E. ...  
ADDRESS 641 Washington St ADDRESS 585 Rt 72, ...  
CONTACT 212-225-0044 CONTACT 914-666-6040

**DESCRIPTION OF PROPOSED CHANGES:**

Install 23 new ...  
6 new ...  
with ...

**Required information to be included with all applications:**

- Site plan of property showing existing and proposed buildings and exterior site features including significant landscaping (include topographic information for landscape changes. Minimum scale 1" = 20')
- Sealed drawings showing plans and elevations of proposed construction, including photographs of the existing building features. Minimum scale 1" = 10'
- Color photographs showing exterior elevations of changes and significant lighting. Color photographs should be submitted in color. Minimum scale 1" = 20'

## APPENDIX C - Guidelines

### Use Landscape Elements & Accessories, including Signage, Lighting, Fences and Planting

- See plan showing proposed placement of the Accession Sign (1' x 20")
  - Scale of drawings of landscape use - control for details: Metric Scale 1" = 1' 0"
- Signs and other lighting etc. (if) placement and use: Metric Scale 1" = 1' 0"
- Plans shown on white background with Color CMYK or original colors preferred
- Weight - clear of ground and distribution of ground materials and water

By submitting an application for a Certificate of Approval for Approval with these guidelines, the Applicant hereby certifies that the subject property is located within the boundaries of the Bedford Village Historic District as shown on the map described above for purposes related to the above and that the same are in compliance with all applicable laws, codes and orders in force at the time of submission.

Signature of Applicant \_\_\_\_\_

Date: 11/2/10

The Commission meets on the second Wednesday of every month at the Bedford Free Library at 7:00 PM



Bedford Village Historic District Map

Please attach the subject property on the District Map

Project No.	
Date	
Drawn by	
Checked by	
Approved by	
Scale	
Sheet No.	
Total Sheets	

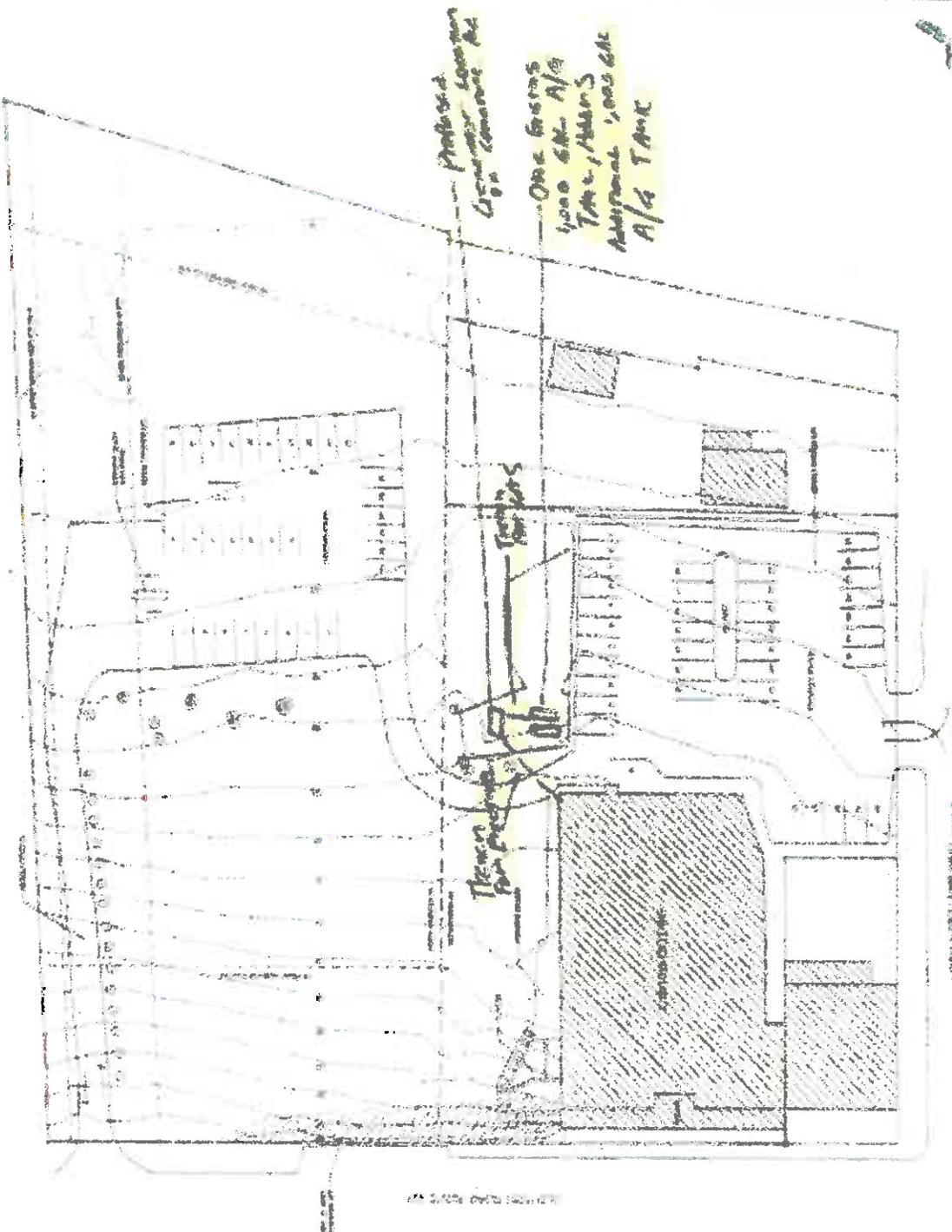


FIG. 1. SITE PLAN (NOT TO SCALE)

# GENERAC®

## PROTECTOR® QS SERIES Standby Generators Liquid-Cooled Gaseous Engine

### Protector™ QS Series

#### INCLUDES:

- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed

#### Standby Power Rating

- Model RG022 (Aluminum - Gray) - 22 kW 60 Hz
- Model RG027 (Aluminum - Gray) - 27 kW 60 Hz
- Model RG032 (Aluminum - Gray) - 32 kW 60 Hz
- Model RG038 (Aluminum - Gray) - 38 kW 60 Hz
- Model RG048 (Aluminum - Gray) - 48 kW 60 Hz



**QUIET-TEST™**

Meets EPA Emission Regulations  
22 & 27 kW are CA/MMA emissions compliant  
48 kW meets CA/MMA emissions requirements with optional catalyst  
32 & 38 kW not for sale in CA/MMA

## FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

**GENERAC®**

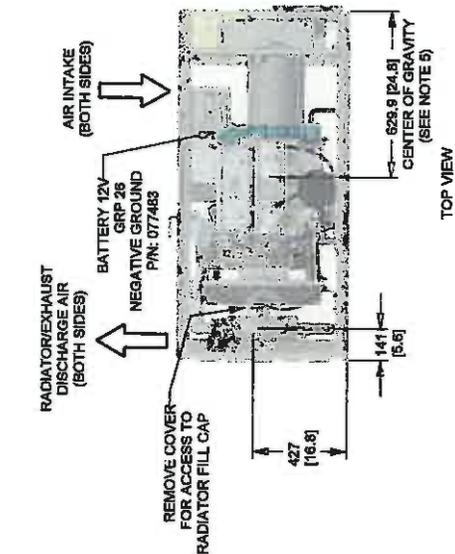


22 & 27 kW

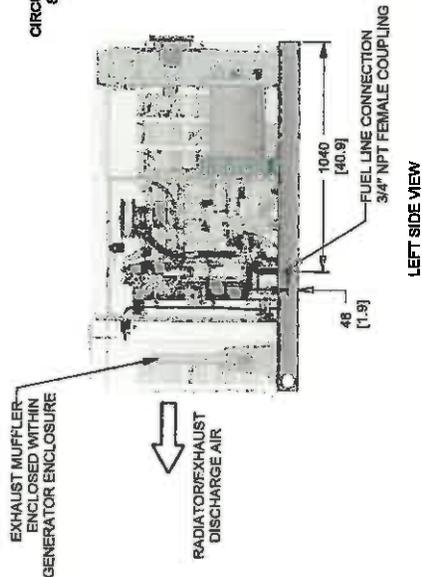
Drawing #0K8624-A (1 of 2)

SERVICE ITEM	2-4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

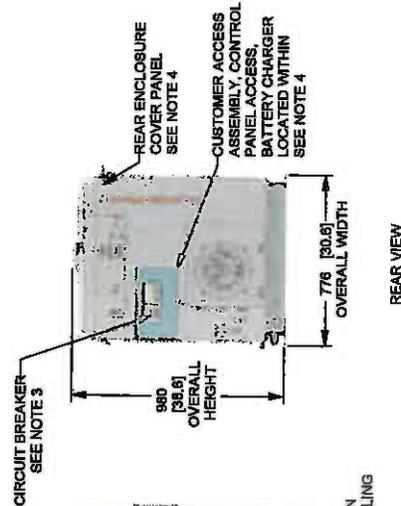
REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.



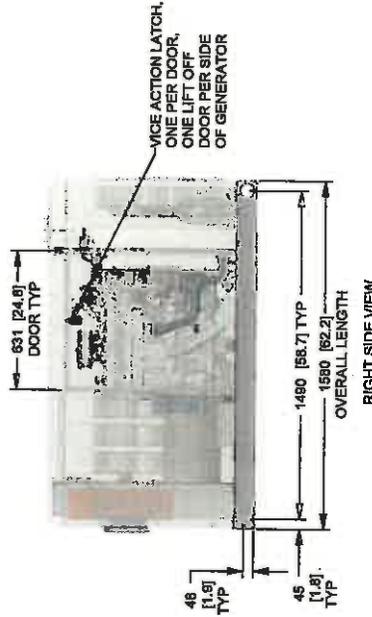
TOP VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

NOTES:

- MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1082 (42") WIDE X 1885 (74.2") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
- ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
- CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
  - SEE SPECIFICATION SHEET OR OWNERS MANUAL
  - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS
- THE STUB-UP AREAS AS FOLLOWS:
  - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION
  - NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
  - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
- CENTER OF GRAVITY AND WEIGHT MAY BE ENCLOSED DUE TO UNIT OPTIONS.
- BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
- REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS
- MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
- MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
- EXHAUST MUFFLER AND FAN BELT ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.

ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT DATA	
		WEIGHT GENSET ONLY KG (LBS)	WEIGHT SHIPPING SKID KG (LBS)
2-4L 22KW	AL	410.2 [905]	30 [66]
2-4L 27KW	AL	428 [944]	30 [66]
			440 [971]
			458 [1009]

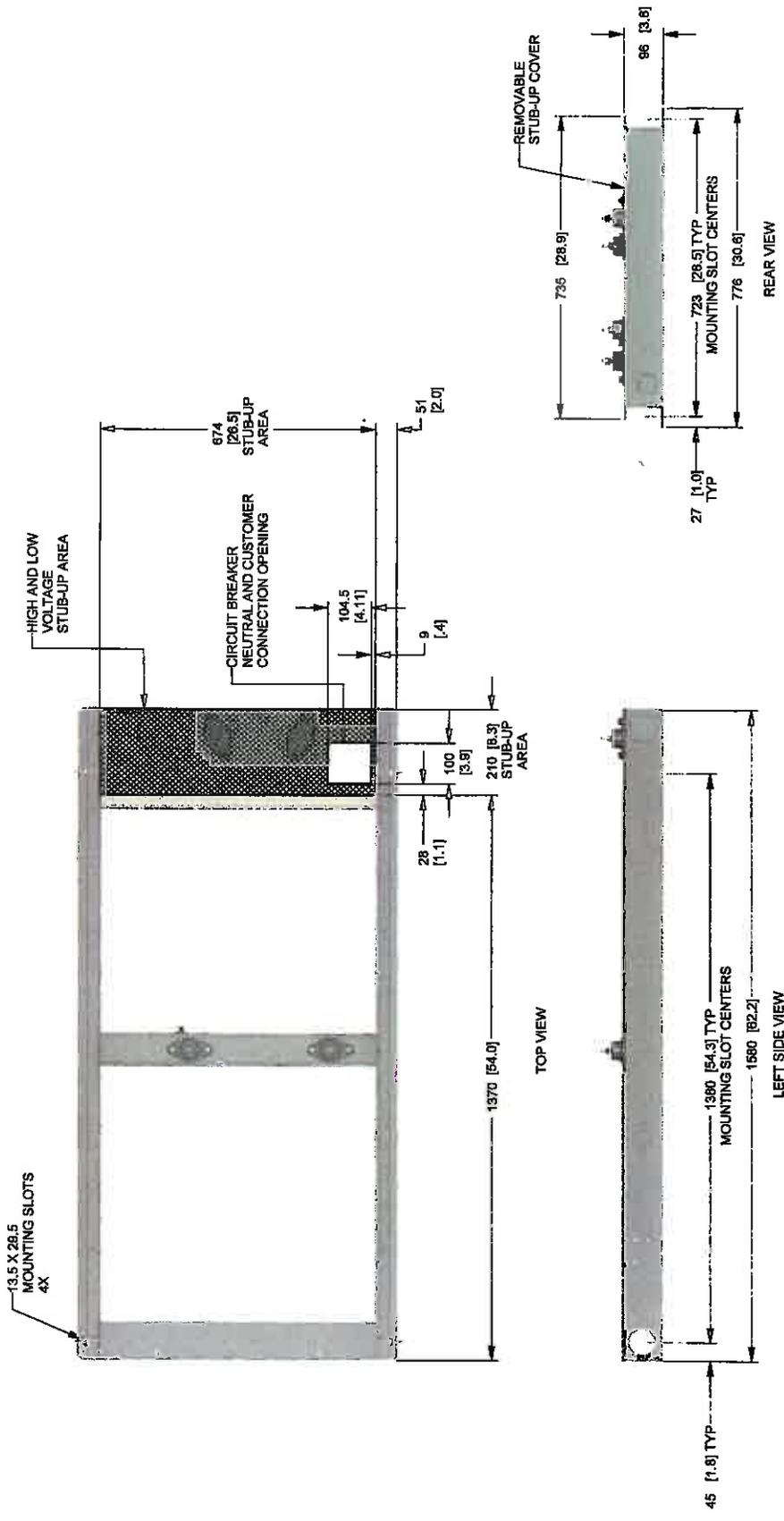
DIMENSIONS: MM [INCH]

# 22 & 27 kW



## installation layout

Drawing #0K8624-A (2 of 2)



DIMENSIONS: MM [INCH]

## PROPANE TANK SIZES



120-Gallon Tank

- 54.4" in Height and 30" in Diameter
- Holds approximately 100 gallons.
- Commonly installed for residential hot water or space heating, also used for pool heat.
- Sufficient storage to add a stove, fireplace or dryer.



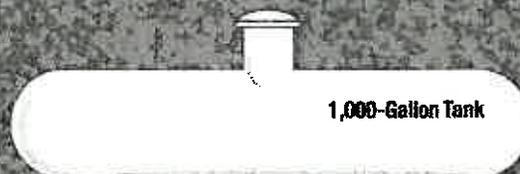
250-Gallon Tank

- 7'10" Long and 30" in Diameter.
- Holds approximately 200 gallons.
- Commonly installed for generators, pool heat and various combinations of appliances.



500-Gallon Tank

- 9'11" Long and 37.5" in Diameter.
- Holds approximately 400 gallons.
- Commonly installed for central heating and small commercial appliances; also used for pool heat.



1,000-Gallon Tank

- 16'2" Long and 41" in Diameter.
- Holds approximately 850 gallons.
- Commonly installed for commercial and industrial applications.

Note: The most commonly used tank sizes range from 120 to 1,000 gallons.

## PERMITTING AND TANK INSTALLATION\*

Propane tank installation permits, if required, may be a part of the project permit process or may be required to be handled separately. Paraco Gas can advise you and perform the tank installation. In the case of new construction and underground tank placement, it's not uncommon for Paraco Gas to have the septic company or other excavation contractor already on site dig the hole for the underground tank.

\*Permit requirements vary by location.

## REGULATOR PLACEMENT

Regulators come with pipe size and distance requirements, just like tanks. Regulators cannot be placed closer than three feet horizontally from any building opening, such as a window well, nor can they be placed closer than five feet from any source of ignition, such as an AC compressor or pool heater and equipment. Check with Paraco Gas to ensure you're in compliance.

## TIME LINE

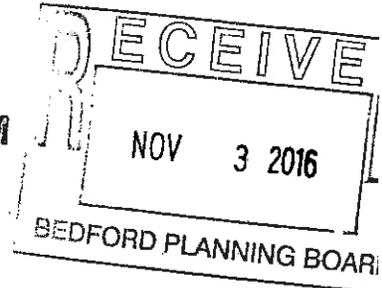
While the timing on projects is never exactly the same, here is where propane would typically fit into your overall build schedule.



For more information call 800.647.4427 or visit [www.paracogas.com](http://www.paracogas.com).

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: LB Katonah, LLC  
Address: 321 Railroad Ave Phone: \_\_\_\_\_  
Greenwich CT 06830

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Nicole Demaria NCDEMARIA@GMAIL.COM  
Address: 3063 Radcliffe dr Yorktown heights Phone: (914) 276-0937  
NY, 10598

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site: The Village Commons 196 Katonah Ave
- b. Roads which site abuts: Katonah Ave Katonah NY 10526
- c. Bedford tax map designation: Section: 49.15 Block 4 Lot(s) 55
- d. Total site area: \_\_\_\_\_
- e. Does the applicant have a whole or partial interest in lands adjoining this site? \_\_\_\_\_

4. IDENTIFICATION OF PROPOSED ACTION

- a. Description of Proposed Action: Hair Salon build out
- 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

11/2/16  
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

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

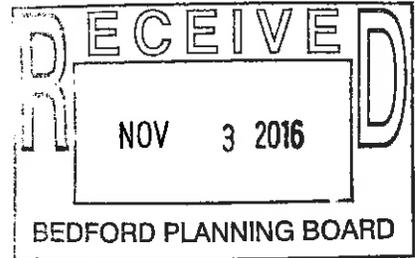
\_\_\_\_\_  
Date

Waiver of Subdivision Approval

Date: Nov. 3, 2016

UB KATONAH, LLC  
Applicant's Home Address  
331 RAILROAD AVE.  
GREENWICH, CT. 06830  
City, Town, Village

Town of Bedford Planning Board  
Town House  
Bedford Hills, New York 10507



Sir or Madam:

I/We am/are the owner (s) of property located on \_\_\_\_\_

\_\_\_\_\_ shown and designated on the Town Tax Maps as:

Section 49.15 Block 4 Lot(s) 55

It is my/our intention to open a Hair Salon at 196 Katonah Ave.  
(Describe proposal)

I/we am/are hereby requesting a waiver of the requirement of formal subdivision approval procedures pursuant to Article IV Section 107-48 of the Code of the Town of Bedford.

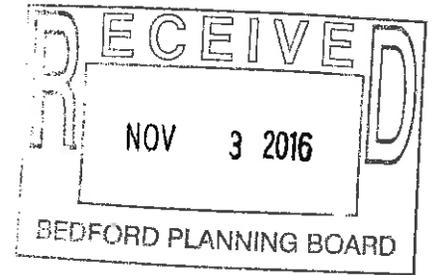
Very truly yours,

\_\_\_\_\_  
Signature of Owner and/or Applicant

  
\_\_\_\_\_  
Signature of Owner and/or Applicant



**Tease Salon**  
196 Katonah Ave  
Katonah, NY 10536



Owner/Proprietor: Nicole DeMaria

Proposal: To open a full service hair salon in Katonah, NY.

Services will include: Haircuts, Hair color, Hair extensions, Hair conditioning treatments, Blowouts, Hair styling, Make up, Waxing, Eyelash extensions.

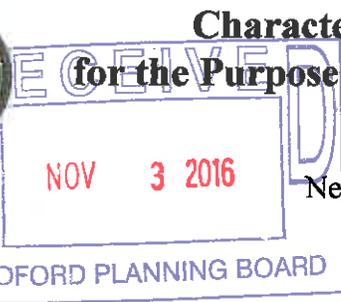
Tease Hair Salon will have two cutting stations and two shampoo sinks in the salon. We have calculated the water usage, for the purpose of shampooing client's hair before and or after hair services, to be 32 gallons per day.

We have come up with this calculation as follows;

- Two Stylists employed
- Each working on 1 client per hour
- Equals 8 clients per day, per stylist
- Total clients in salon per day equals 16 clients
- 2 gallons of water used, per client
- 16 clients x 2 gallons of water each equals 32 gallons of water a day

In my personal experience as a hairstylist at my current employer for 11 years, the amount of water used at the shampoo sink is minimal. First the client's hair is wet, with water running for approximately 15-30 seconds. Then the water is shut off while the hair is shampooed for approximately 3 minutes. The water is turned back on to rinse the shampoo out for approximately 45 seconds-1 minute. It is then turned off again while the conditioner is worked into the hair. Finally, water is turned back on for the last rinse, which will last about 45 seconds-1 minute. Add 1 minute to total time when washing out hair color.

Conclusion: The total amount of time water is running at the shampoo sink in a hair salon is approximately 2 minutes and 30 seconds for a regular wash, and 3 minutes and 30 seconds for a color wash out. The amount of water used is approximately 32 gallons per day, which equals 160 gallons per week and 640 gallons per month.



# Characterizing Beauty Salon Wastewater for the Purpose of Regulating Onsite Disposal Systems



Fred Bowers<sup>1,2</sup>, Ph.D.

New Jersey Department of Environmental Protection  
Division of Water Quality

August 14, 2002

## INTRODUCTION

There are many beauty salons in New Jersey located in areas not served by sanitary sewers. Salons in these areas discharge their liquid wastes into septic systems and/or other types of subsurface disposal systems. Prior to 1992, little information existed regarding the potential risk associated with the wastewater these salons generate. In 1992, New Jersey Department of Environmental Protection (Department) enforcement personnel initiated a program to sample eight beauty salons, for the purpose of determining the characteristics of the liquid wastes generated by those facilities and to provide a basis for regulating them appropriately. This document presents the findings from that study, and concludes with a summary of the policy for regulating beauty salons in New Jersey. It is reasonable to believe that the results of this study could apply to beauty salons in other States.

## METHODS

Wastewater and sludge samples were collected from the septic tanks at beauty salons around the state of New Jersey. The samples from eight salons were analyzed for a suite of chemical parameters of concern. Samples were collected in accordance with the New Jersey Department of Environmental Protection Field Sampling Procedures Manual. Wastewater and sludge samples were analyzed by New Jersey Certified Laboratories using standard EPA methods applicable to the characteristics of the samples.

## REVIEW OF DATA

Review of the data indicates that sludge and wastewater effluent do not generally contain contaminants (Table 1) that exceed the New Jersey ground water quality standards (GWQS). Only a few parameters of concern did exceed the GWQS in the wastewater or sludge, and this did not occur on average. The parameters where the maximum value did exceed the GWQS included cadmium, lead, sodium, chloroform, dimethyl phthalate, bis(2-ethylhexyl) phthalate, and ammonia-nitrogen. The exceedances represent the highest levels recorded for the 8 facilities and should not be construed to be an average value. The highest levels are reported simply because they represent the most conservative consideration of the data with respect to its maximum potential to impact the environment. Final treatment in the soil after the effluent leaves the septic tank is expected to be sufficient to attenuate the parameters of concern prior to entering the groundwater.

Review of Material Safety Data Sheets (M.S.D.S.) from various beauty salon supply companies determine that most constituents of beauty salon supplies are non-hazardous, non-toxic and biodegradable. Of those materials which identified hazardous materials, most included hair dyes, bleaches, and permanent hair treatment products.

## DISCUSSION

In order to provide a basis for determining the optimum way to regulate beauty salons, the Department considered the potential impacts of the discharges on the environment and on ground water quality. Because actual research data concerning the effects of beauty salon wastewater on ground water quality is limited,

<sup>1</sup> The author can be contacted at 609-292-0407 or by email at [fred.bowers@dep.state.nj.us](mailto:fred.bowers@dep.state.nj.us)

<sup>2</sup> NJDEP employees Karen Cole (NJDEP Division of Water Quality) and Jeff Hoffman (NJDEP enforcement) assisted with this research.

the Department researched relevant EPA studies to determine potential ground water quality impacts. The following sections discuss the types and relevance of the possible pollutants.

**Cadmium and lead** are heavy metals. These metals are a health and an environmental concern due to their potential to accumulate in the food chain and enter ground water. However, according to the referenced EPA Process Design Manual, Land Treatment of Municipal Wastewater, these metals accumulate near the soil surface and decrease with depth due to adsorption to soil particles. Adsorption occurs on surfaces of clay minerals, hydrous oxides or iron and aluminum, and organic matter. The wastewater cadmium levels described in the EPA reports were four times the concentrations found in the beauty salon waste. EPA reported that 91.2% of the cadmium concentrations were adsorbed in the soil. The research data was generated from slow rate (SR) wastewater disposal sites. Soil absorption systems are characteristic of a slow rate wastewater disposal design process. According to EPA, cadmium and lead were absent in the percolate at five of the six SR sites and concentrations of the metals have not approached toxic levels in any of the sites studied after fifty years of operation. In addition, based upon sludge analysis of the beauty salon waste, it is evident that these metals are most concentrated in residual materials rather than the wastewater. Therefore, it is not likely that high levels of heavy metals will occur at all, and when they do, they are not likely to enter the ground water, since they will be attenuated by the soil.

Beauty salons which discharge to sandy soils may be a concern for potential impacts of heavy metal concentrations on ground water quality because sandy soils have less adsorption capacity than fine textured and organic soils. However, even data derived from a Rapid Infiltration wastewater disposal systems studied by EPA which was located in permeable sandy soils showed that very little leaching of trace elements occurred in the system they studied during its thirty-three years of operation.

**Sodium** is characterized as a secondary parameter and usually is a concern for crop growth or for its ability to effect potable water. Because the beauty salon wastewater sodium concentrations are characteristic of septic effluent and pose no threat to human health or the environment, sodium from beauty salons is not a parameter of concern.

**Chloroform** is a volatile organic compound. EPA has shown through an overland flow pilot system that chloroform, when land applied as high as 17.8 ug/l, had a 98.3 % removal due to volatilization and sorption near the soil surface followed by biodegradation or volatilization in the soil medium. Overall, volatile organic compounds have an average removal of 96% as demonstrated by the two other EPA research sites. EPA states "Based upon the results of these studies, it does not appear that normal concentrations of trace organics in applied wastewaters would cause problem levels in ground waters underlying slow rate or rapid infiltration sites". Considering the results of the EPA studies, the low levels of chloroform and other VOCs in the salon wastewater are not considered to be a threat to ground water quality.

**Dimethyl phthalates and bis(2-ethylhexyl)phthalate** are classified as base neutral compounds. According to EPA, Water-Related Environmental Fate of 129 Priority Pollutants, research has shown that phthalate esters are biodegraded in soil. Degradation was due to enzymatic action of microorganisms and optimal degradation rates were based on aerobic conditions as well as optimal soil temperatures and pH levels. The Department believes that the aerobic zone of four feet that exists beneath a septic system leachfield will provide adequate degradation of these pollutants.

**Ammonia-nitrogen** is a nutrient. The levels found in the beauty salon waste are similar to the characteristics of domestic septic system wastewater and, therefore, ammonia is not considered a parameter of concern for human health or the environment when systems are sized and situated properly.

## CONCLUSIONS

Review of the data from the beauty salon facilities in the study group indicates that the liquid waste can be characterized as only slightly more “industrial strength” than typical domestic waste. Beauty salon owners should be encouraged to use only non-hazardous, non-toxic substances, and to avoid the use of hair dyes, bleaches, and perms when the discharge enters an onsite disposal system such as a septic system. The product industries should strive to produce products that are not considered hazardous, since salon owners will then be able to gain approvals for septic systems with much less difficulty. The analyses suggest that individual state or general permits with quarterly or semi-annual sampling for VOC's would be unduly burdensome for the operators considering the relatively innocuous characteristics of the waste. Therefore, the Department modified its onsite sewage disposal regulations to authorize beauty salons as standard septic systems approved by local health department authorities. To effectuate this approach, flow criteria were provided in the New Jersey Onsite Wastewater Treatment Regulations (N.J.A.C. 7:9A-7.4) for 120 gallons per day per sink. Using this criteria, saloons with more than 15 sinks will exceed the flow volume threshold that requires them to obtain a New Jersey state discharge to ground water permit with monitoring requirements. Therefore, small facilities will be approved by local health departments, and large systems will need to obtain state permits.

Beauty salon owners should be encouraged to use only non-hazardous, non-toxic substances, and to avoid the use of hair dyes, bleaches, and perms when the discharge enters an onsite disposal system such as a septic system. The product industries should strive to produce products that are not considered hazardous, since salon owners will then be able to gain approvals for septic systems with much less difficulty.

On a cautionary note, engineers who design onsite disposal systems for beauty salons should be aware that the solids and carbon content of the wastewater may be quite different from that of typical domestic septic system waste. Typically, the wastewater is low in solids and carbon content, and standard expectations for septic tank treatment may be inappropriate. Consequently, the system designs may need to be modified accordingly.

## REFERENCES

EPA, Process Design Manual, Land Treatment of Municipal Waste, EPA 625/1-81-013.

EPA, Design Manual, Onsite Wastewater Treatment and Disposal Systems, EPA 625/1-80-012

EPA, Water-Related Environmental Fate of 129 Priority Pollutants. Volume I: Introduction and Technical Background, Metals and Inorganics, Pesticides and PCBs. EPA 440/4-79-029a

EPA, Water-Related Environmental Fate of 129 Priority Pollutants. Volume II. EPA 440/4-79-029b.

Table 1. Summary results of wastewater<sup>3</sup> and sludge<sup>4</sup> from New Jersey beauty salons.

PARAMETER	HIGHEST VALUE (8 facilities) µg/L	New Jersey GWQS N.J.A.C. 7:9-6 µg/L
Aluminum	133	200
Antimony		6
Arsenic	5	8
Barium	38	6000
Calcium	3800	NA
Cadmium	10	4
Chromium	10	100
Copper	854	1300
Iron	204	300
Lead	29	5
Magnesium	1200	NA
Manganese	10	50
Nickel	100	100
Potassium	9900	NA
Selenium		40
Silver	723	40
Sodium	75000	50000
Tin		NA
Zinc	632	2000
Chloroform	36	70
Toluene	110	600
Antracene	6	2000
PHENOL	57	2000
Dimethyl Phtalate	11	10
Fluoranthene	20	300
Pyrene	15	200
Benzylbutylphthalate	140	
DI-N-Octyl Phthalate	17	NA
DIETHYL PHTHALATE	287	5000
BIS(2-ETHYLHEXYL)PHTHALATE	330	30
NITROPHENOL-4	37	NA
Phenanthrene	34	NA
AMMONIA-N	29000	3000
NITRATE/NITRITE N	400	10000
TOTAL ORGANIC CARBON	58300	NA
CHLORIDE	100000	250000
OIL AND GREASE	60000	NONE
Sulphate	33000	250000

<sup>3</sup> Data collected by NJDEP Enforcement, as indicated in Table 2.

<sup>4</sup> Sludges tend to have much higher concentrations of many of the pollutants

Table 2. Site and Sample Data Associated with the New Jersey Beauty Salon Study

Sample Date	Facility Type	Sample Type:
NA	Strip Mall	Salon waste plus strip mall wastewater
8/26/92	Strip Mall	Salon waste plus mall wastewater; Wastewater and sludge were analyzed
9/17/92	Individual Unit	Wastewater from holding tank
NA	Individual Unit	Wastewater from holding tank
8/18/92	Individual Unit	Segregated Salon & Toilet Waste
8/11/92	Individual Unit	Segregated Salon Waste & Toilet Wastewater and sludge analyzed
8/24/92	Individual Unit	Segregated Salon & Toilet Waste
8/25/92	Individual Unit	Segregated Salon & Toilet Waste



## Town of Bedford Planning Board

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

Tuesday, August 23, 2016

### Minutes

A meeting of the Planning Board was held on August 23, 2016, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice-Chairman William Colavito, Board Member Diane Lewis, Board Member Michael Tierney, Board Member Thomas Catoliato, Planning Director Jeff Osterman, and Secretary Anne Paglia. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

#### 1. Conference:

**Waiver of Site Plan Approval – Request for Sign Permit in CB Zone  
Section 49.15 Block 4 Lot 14, CB Zone  
33 Katonah Avenue, Katonah  
Owner: 33 Katonah Avenue  
Applicant: Old New House, LLC (Melissa Dilmaghani)  
(Consider Waiver of Site Plan Approval.)**

#### Present:

Melissa Dilmaghani, Applicant

Mrs. Courtney-Batson explained that this is the first time that the Planning Board has reviewed a sign under the new amendment to the sign ordinance, which gives the Planning Board authority over signs in the CB District. She then quoted from the Town Code Article XI-125-117: “The Planning Board shall consider the relationship of each sign to the safety and convenience of the public. In considering a sign application, the Planning Board shall consider design criteria relating to sign location, size, proportions, scale, materials, texture, color, lettering and illumination in addition to the purposes and other criteria of this article.”

Ms. Dilmaghani described the proposed sign to the Planning Board.

Mr. Osterman then quoted from the Town Code Article XI-125-120.B(2): “Type B: projecting signs (signs hung from a bracket attached to a wall of a building). A projecting sign shall not extend beyond the curblin nor more than 50 inches, exclusive of any supporting structure, from the wall of a building.” He stated that this may be over, but it depends upon where the wall of the building is and that the first floor extends farther out than the second floor, where the pole supporting the sign is attached to the building. Mrs. Courtney-Batson determined that the pole is an existing pole which had previously supported a sign. The board discussed the sign material and color of the sign and expressed an opinion that the sign would ‘blow’ with wind.

Mrs. Courtney-Batson stated that the board believes that the sign is safe, the location is appropriate, it matches kind and location of other signs in size, proportion, scale, materials, texture, color and lettering and it seems to fit with the basic spirit of the village and there is no illumination.

Motion: A motion was made by Mrs. Lewis for a Waiver of Site Plan Approval for a sign permit in the CB zone, without conditions.

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.

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

Vote: Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliatto

Nays: None

Vote: Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliatto

Nays: None

## **2. Conference:**

**Waiver of Site Plan Approval – Fence  
Section 84.14 Block 2 Lot 45, R-¼A Zone  
391 Old Post Road, Bedford  
Owner: 391 Old Post Road, LLC  
Applicants: Richard and Nancy Roper  
(Consider Waiver of Site Plan Approval.)**

### Present:

Richard Roper, Owner

Nancy Roper, Owner

Gregory A. Monteleone, Attorney at Law, Monteleone and Monteleone

Mr. Monteleone stated that they were before the Zoning Board of Appeals and have been granted a variance for the fence. He then described the fence to the board. He stated that it would be a six foot high, cedar fence. He said that it would either be Essex green or white. Mr. Monteleone stated that the Zoning Board of Appeals did not have any conditions of approval and left the color of the fence to be determined by the Planning Board. A discussion of the color ensued, with an opinion expressed by a neighbor of the restaurant that he would like it to be white. He stated that other neighbors would also prefer white. After polling the board, Mrs. Courtney-Batson stated that a condition of approval would be that the fence be painted white.

Mrs. Courtney-Batson stated that on the original survey it was clear that the current line of the driveway actually extends past the property line. After discussion, it was decided that another condition of approval would be that the property line for the fence be re-surveyed.

Mrs. Courtney Batson stated that if approved, conditions would include:

1. The fence shall be made of wood and shall be painted white.
2. The property line by the fence shall be re-surveyed and the fence shall be erected along the property line.
3. The applicant shall be allowed to install tire guards in the parking lot to protect the fence.

**Motion:** A motion was made by Mr. Colavito for a Waiver of Site Plan Approval for a fence with the conditions specified.

Motion seconded by Mr. Tierney.

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

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

**Vote:** Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato

Nays: None

**Vote:** Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato

Nays: None

**Discussion:**

**Town Comprehensive Plan of 2003**

**(Review Chapter 6 and discussion of procedures going forward.)**

The Planning Board and Director of Planning reviewed Chapter 6 of the Town Comprehensive Plan, page by page, and then discussed procedures going forward.

**Approval of Minutes:**

Mr. Colavito made a motion to approve the minutes of January 12, 2016 and January 26, 2016 (as amended). Mr. Tierney seconded the motion.

**Vote:** Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato

Nays: None

The next meeting will be on Tuesday, September 13, 2016.

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

**Vote:** Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato

Nays: None

The meeting was adjourned at 10:00 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 13, 2016**

### **Minutes**

A meeting of the Planning Board was held on September 13, 2016, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman William A. Colavito, Board Member Diane Lewis, Board Member William Colavito, Board Member Michael Tierney, and Board Member Thomas Catoliatto, Town Counsel Joel Sachs, 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.]*

#### **8:00 Public Hearing:**

##### **Special Use Permit – Barn**

**-Accessory Structure Over 20 Feet in Height**

**-Accessory Structure Greater Than 2,500 Square Feet in Ground Floor Area**

**Section 83.13 Block 1 Lot 7, R-4A Zone**

**326 South Bedford Road, Bedford Corners**

**Owner: 326 South Bedford Road, LLC**

**Applicant: Carol Kurth Architecture, P.C.**

**(Consider Special Use Permit Approval.)**

#### Present:

Carol J.W. Kurth, FAIA, Carol Kurth Architecture, P.C.

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

Ms. Kurth described the three prior Planning Board approvals. They were for the replacement of the barn for a recreational structure, replacement of the greenhouse as a studio and a rebuild of the cottage. She stated that when they appeared before the Zoning Board of Appeals and gotten approval, one of the comments was a question of has the applicant considered doing one building instead of three. After the demolition of the cottage, when planning the barn and studio, the client decided that they would rather build just one building, as the Zoning Board of Appeals suggested. Ms. Kurth said that when they revised the plans, they stayed within the approved square footage, but since the building would now be greater than the allowable square footage, and higher than the allowable height, they are returning to the Planning Board. The previously approved height of the building was 23 feet and they are now asking for a height of 30 feet. She also stated that the building would be tucked into the hill.

Ms. Kurth stated that at the Zoning Board of Appeals meeting the previous week, there was a neighbor who had some concerns because her driveway runs along the ridge. She said that she,

Mr. Naderman and Michael Olivieri, landscaper, made a visit to the neighbor's property to determine where screening would be to her advantage. Ms. Kurth also said that they might shift the building 15 feet. Ms. Kurth said that they have renderings of the proposed concept for the board to see. *[She then spread the plans on the table for the board to review. The plans were then displayed for the audience.]*

Mrs. Courtney-Batson asked if there were any comments or questions from members of the audience.

Elyse Kroll of 332 South Bedford Road said that she shares a driveway with 326 South Bedford Road. She described the impact of the tennis court which has already been built at 326 South Bedford Road.

Mr. Naderman then described the screening opportunities they [Ms. Kurth, Mr. Olivieri and Mr. Naderman] found when visiting the site. He suggested that the Planning Board and the Zoning Board of Appeals do a joint site visit. Mr. Naderman said that he would float balloons to show the exact height of the building. He described the landscape design which would take advantage of the topography, where possible, to screen the building from the neighbor's view.

Mr. Colavito asked what the building would be used for. Ms. Kurth said it would be used for basketball, a lounge area, ballet bar, sauna, bathroom and a kitchenette/bar.

Mrs. Courtney-Batson said that the Zoning Board of Appeals did suggest that there be a joint site visit and that the corners of the building (both sites) be staked. She also asked that balloons be in place to show the height of the building.

Ms. Kurth asked Ms. Kroll for permission for the Planning Board and The Zoning board of Appeals members to walk on her property when they do the site walk. Ms. Kroll consented. Ms. Courtney-Batson said that they would have to coordinate with the Zoning Board and Appeals and the Director of Planning about the date for the site visit.

Ms. Kurth said the as-built has been done and they have received a Certificate of compliance for it. Mrs. Courtney-Batson requested a copy of the as-built survey of the tennis court for the Planning Board.

Mrs. Courtney-Batson asked if there were any further comments or questions from members of the audience. *[No one replied.]*

Mrs. Courtney-Batson asked if there were any further questions from members of the board. *[No one replied.]*

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

Vote: Ayes: Courtney-Batson, Lewis, Colavito, Tierney, Catoliato

Nays: None

**8:05 Public Hearing:**

**Renewal – Special Use Permit**

**-Public Utility Wireless Communications Facility  
Section 60.8 Block 1 Lot 3, R-½A Zone  
281 Route 117 ByPass Road, Bedford Hills  
Owner: Peckham Materials Corp.  
Applicant: Crown Atlantic Company, LLC  
(Consider Renewal of Special Use Permit.)**

**Present:**

**Edward Teyber, Esq., Snyder and Snyder, LLP**

Mrs. Courtney-Batson stated that this application is for a renewal of an existing facility which has been at this location since prior to 2001.

Mr. Teyber stated that the original approval was in 1991 and, pursuant to the Town's wireless law, needs to be renewed every five years. This was last renewed in August, 2011.

Mrs. Courtney-Batson asked Mr. Teyber if there were any changes proposed. Mr. Teyber said that there were no changes proposed.

Mrs. Courtney-Batson asked if there were any questions or comments from the audience.

Peter Hull [5 Dogwood Road] asked Mr. Teyber if there was any technology in the works that would make towers obsolete in the future. Mr. Teyber responded that there was not any such technology that he was aware of.

Mr. Colavito asked if there were any other utilities using the site. Mr. Teyber answered that there was one wireless carrier on the tower and he was not aware of any new carriers coming onto the tower. Mr. Teyber also stated that he believes that Verizon is the only carrier on this tower.

Mrs. Courtney-Batson asked if there had been any requests for collocations on this tower. Mr. Teyber said there were none. Mrs. Courtney-Batson said that one of the conditions of approval for the renewal would be that there shall be a report from the company to the Planning Board about any requests for collocations and if any requests for collocations have been turned down.

Mrs. Courtney-Batson asked again if there were any questions or comments from the audience. *[There was no response.]*

Mrs. Courtney-Batson suggested the following conditions of approval for the renewal of the Special Use Permit:

1. The applicant shall provide proof that the tower is still operating.
2. The applicant shall provide a detailed report including the physical inspection of the current site facility and its structural integrity.
3. The tower shall not exceed 150 feet in height.
4. The applicant shall agree to locate a maximum of four carrier arrays on the pole, with the consent of Peckham Materials Corp.
5. The applicant shall remove the arrays and pole within one year if the site is abandoned.

6. No dish antennas shall be installed.
7. No lights, barbed wire or ribbon wire shall be installed.
8. Radio Frequency emission power levels shall not be increased without returning to the Bedford Planning Board.
9. Any collocation on this pole will require Planning Board approval.
10. The applicant shall be responsible for and promptly correct any interference to any radio station or television transmission in the area caused by this installation.
11. The company shall provide a report to the Planning Board of any requests for collocations and if any requests for collocations have been turned down.

**Motion:** A motion was made by Mr. Colavito for the renewal of the Special Use Permit for a Public Utility Wireless Communications Facility, with the conditions specified.

Motion seconded by Mrs. Lewis.

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

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

**Vote:** Ayes: Courtney-Batson, Lewis, Colavito, Tierney, Catoliato

Nays: None

**Vote:** Ayes: Courtney-Batson, Lewis, Colavito, Tierney, Catoliato

Nays: None

Mrs. Lewis made a motion to close the public hearing. Mr. Colavito seconded.

**Vote:** Ayes: Courtney-Batson, Lewis, Colavito, Tierney, Catoliato

Nays: None

**8:10 Public Hearing:**

**Special Use Permit Approval**

**-Public Utility Wireless Communications Facility**

**Section 85.13 Block 1 Lot 13, R-1A Zone**

**91 Hickory Lane, Bedford**

**Owners: Angelo and Yvonne Mazzella, Brooke Mazzella Mueller,  
Kelly Milne and Angelo J. Mazzella, Jr.**

**Applicant: New York SMSA Limited Partnership, d/b/a Verizon Wireless  
(Consider Special Use Permit Approval.)**

**Present:**

Leslie J. Snyder, Esq., Snyder and Snyder, LLP

Mrs. Courtney-Batson stated that this is the first time that the Planning Board has reviewed this application. She said that this will not be decided tonight and that this is only the beginning of the information gathering process and that the board is going to want to do a site visit. She stated that the Town has hired a radio frequency consultant to go over the application. She then read excerpts from the September 7, 2016 report from Ronald E. Graiff, E.E., Radio Frequency Consultant. In his letter, Mr. Graiff concluded that the application is not complete.

Mrs. Courtney-Batson also stated that the applicant did not provide the Visual EAF Addendum required by Section 125.85.2 N(1) of the Town Code. Ms. Snyder responded that the applicant

would like to do a balloon test to show what the visual impact would be and then they would provide a visual analysis from the various locations. Ms. Snyder suggested the balloon test be done on Saturday, September 24, 2016 with a rain date of Saturday, October 1, 2016. Members of the audience asked that the balloon test be done when there are no leaves on the trees. Mrs. Courtney-Batson agreed that this is a reasonable request. She suggested the balloon test not be done until mid to late October.

Andrew Campanelli, Attorney-at-Law, introduced himself and stated that he has been retained by a number of homeowners. He stated that he would be representing about 39 of the homeowners. He stated that he has dealt with Verizon on many occasions and has handled this type of case all over the United States. He requested that the board require the applicant to take photos [*during the balloon test*] from the homeowners' actual properties. He also asked the board require Verizon to produce actual evidence of the gap [*in service*].

Mr. Sachs stated that the first issue is that Mr. Graiff, the Town's consultant, has indicated that the application is incomplete. He stated that the 'clock' of 150 days will not start until the application is considered complete by our consultant and the board. He also stated that any arguments to be made by either attorney [*Ms. Snyder and/or Mr. Campanelli*] should be set forth in writing.

Ms. Snyder requested that if anyone has a better location that should be considered, she would like to hear from them. Ms. Courtney-Batson stated that according to Town code, wherever possible, non-residential areas are preferred locations for these facilities, though they are allowed to be located in residential areas

Tina Master [*64 Hickory Lane*] drew the board's attention to the fact that the area the applicant is trying to cover is the area that the audience lives and that none of us are complaining about our coverage. She stated that we [*the audience*] have no gaps. [*The audience clapped.*]

Mr. Sachs then asked to make a procedural suggestion. He stated the application, as indicated, is incomplete. The applicant has indicated that they will do what they can to supplement what they gave us to make it a complete application. In the meantime, we can open this up as a public hearing but first the applicant should make a presentation of the application. Mrs. Courtney-Batson then asked if the audience would hold their questions until the applicant has presented the application.

Ms. Snyder then stated that Verizon Wireless is seeking to enhance its wireless services to the Town. She then described the site and the location of the proposed facility. [*The map was displayed to the Planning Board and then to the audience.*]

John O'Shea [*82 Hickory Lane*] stated that he was against the application.

Mrs. Courtney-Batson asked that the applicant be allowed to speak and then the audience will have their opportunity.

Ms. Snyder proceeded to present the application to the board.

Mrs. Courtney-Batson asked if there were any questions or comments from the audience.

Cynthia Sadrakula [77 Hickory Lane] expressed her concern that many people could not attend tonight's meeting because Bedford Village Elementary School has Back-to-School Parents' Night tonight. Mrs. Courtney-Batson responded that the public hearing would be adjourned, not closed, and that there will be other opportunities for them to attend.

Gabrielle Goodman [120 Long Ridge Road] stated that she had been approached by other carriers to put this type of facility on her property. She reminded the board that this was brought up about 15 years ago and requested that there be a decision on this property once and for all. Mrs. Courtney-Batson said that she believes that that application was withdrawn so the Town never reached a conclusion on it. *[The audience seemed to agree that it was withdrawn.]*

Mr. Campanelli stated that he would like to reserve any objections until he has had time to meet with his clients, make a complete analysis of the file and obtain the evidence he needs to show that there are at least a dozen reasons under the Town Code to show why the application can't be granted.

Mr. Sachs asked Mr. Campanelli about a petition the Planning Board received. Mr. Campanelli said he knew nothing about a petition. Mr. Sachs read from the petition: "We have been legally advised that while cellular towers are public utilities, it is within the town's right to impose a moratorium on further considerations of cell tower construction until an overlay is established determining where cellular towers may be built in Bedford." Mr. Sachs said that that is evidently the position of some other people here based upon consultations with other attorneys. Katie Sweeney [49 Hickory Lane] acknowledged that she put the petition together after speaking with an attorney family member. Mr. Sachs asked if there was legal authority for the position set forth in the petition. Ms. Sweeney stated that there was not and that it was she, after speaking with many lawyers, who worded the petition.

Mr. Campanelli stated that he has already advised all of his clients that they are not allowed to discuss possible health concerns because the Telecommunications Act of 1996 stated that, to the extent that a facility is FCC compliant, this board cannot deny the application based upon concerns over possible adverse health impacts.

Jesse Randol [15 Dogwood Road] expressed concern that everyone affected by this was not notified. Mrs. Courtney-Batson explained what the notification process was for this meeting and encouraged people to add their e-mail addresses to the lists which were being circulated in the room. She also told the audience that if there was anyone else they knew who wanted to be contacted when this was on the agenda again, they should contact the Planning Board Secretary.

Mr. Sachs made a recommendation that this public hearing be adjourned until a complete application has been submitted and the town's consultant deems it to be complete. At that time, Mr. Sachs suggested that the Planning Board Secretary notify people when it is next on the agenda.

Katie Sweeney [49 Hickory Lane] asked what members of the audience could do to find an alternate site, not in a residential area, for the tower. Mrs. Courtney-Batson said this would be a good question for the town consultant.

Nina Primer [25 Hickory Lane] asked if the audience would have access to topographical maps as well as street maps. Mrs. Courtney-Batson assured her that the public has access to the maps in the town office.

Melissa Kirshenbuam [44 Hickory Lane] said that first they should establish whether or not there is a gap in coverage before looking for alternative sites.

Ken Krasnow [12 Dogwood Road] said that it would be disingenuous for the members of the audience to believe that Verizon has the community's interests at heart. He stated that they have already told Verizon that they have no gap in service. He said that this is about greed and self-interest.

Mrs. Courtney-Batson asked again if there were any further questions or comments from the audience. *[There was no response.]*

Mrs. Lewis read from the memorandum in support of the application dated July 18, 2016, Exhibit 2, item 10: "It should be noted that even at a centerline height of +/- 147' on the proposed 150' monopole, certain portions of the surrounding area are still not adequately covered. However, Verizon Wireless is proposing a 150' monopole in order to comply with the Town's zoning code." She said that it is a huge issue if they are not actually filling a significant gap and still having inadequate coverage. She also asked if they will be coming back asking for a change in height or change in radio frequency because of this. Ms. Snyder responded saying that the statement means that they could not supply the coverage below 150'.

Mr. Colavito said that they are proposing collocation and how would the other carriers function at a lower level if Verizon cannot. Ms. Snyder said they could because other carriers have different frequencies. Ms. Lewis asked how long the lease was for. Ms. Snyder was not sure but said it would be for at least 20 years.

Kate Evans [251 Pound Ridge Road] asked what the balloon height would be. Mrs. Courtney-Batson said that the height of the tower which is being applied for is 150', so that would be the height of the balloon. Mrs. Courtney-Batson said that 150' is the maximum height that the Town of Bedford would approve.

Mr. Campanelli stated that under the Job Creation and Tax Relief Act of 2012, signed into law by President Obama, if you grant approval for this facility, the federal provides that if they want to extend the height of the tower or increase power output, they are exempt from local zoning code, so long as it does not significantly increase the size of the facility. The general rule of thumb is that they can increase the height of the tower by 20% with no application before the Planning Board. This means that a 150' tower can be extended to 180' and the Planning Board will have no say. Mrs. Courtney-Batson said the board would investigate that further.

Mr. O’Shea said that Westchester County Airport has a flight pattern over his house. Mrs. Courtney-Batson asked the applicant if Verizon has investigated this. Ms. Snyder said that this would be part of their regulatory approvals. Mrs. Courtney-Batson requested that the applicant provide the board with the location of the flight path. Her concern is that the tower might have to be lit. Ms. Snyder said that they are not applying for a lighted tower.

Ms. Master stated that she is an electrical engineer said that she thought a 20 year lease was an extraordinary amount of time. She expressed her concern about them changing their power output and that there is no requirement, from anybody, to test that power output. This means that they can change that output and put out as many watts they want at any time, and the board would never know that. They are not required by the FCC to measure the power output.

Mrs. Courtney-Batson said she believed that the Planning Board could require this be measured on a regular basis. She also stated that the length of the lease is outside the purview of the Town and the maximum Special Permit the Planning Board gives is five years.

Carol Kurth [51 Upland Road North] requested that Verizon identify all the homes in the area on a map so that the proximity of the houses to the tower could be seen.

Mr. Colavito said that he noticed they would have to utilize an easement to get to the site. He said he would like to see a copy of the easement to see whether or not there were any limitations or restrictions, can it be used for commercial purposes, and does this constitute a possible overburdening of the use of the easement. In addition, Mr. Colavito said he would like to see a copy of the title report to see whether or not there are any recorded agreements of record that might impact upon the use of this particular property. He also questioned the location of the site in relation to the sidelines of the property is not shown. He would like the applicant to provide distances from the actual tower to the sidelines.

Mr. Campanelli requested that when asking to produce the easement, the Planning Board should ask them to produce the original easement which dates back to 1950.

Mrs. Courtney-Batson asked Mr. Sachs about it being an “L-shaped” property and which would be the front yard. Mr. Sachs said that this is really the Building Inspector’s interpretation. He suggested that the Planning Board ask for this in writing.

Mrs. Courtney-Batson said that from the drawing, it looks like work is going to be done on the existing driveway. She requested the applicant clarify the drawing and specify what kind of work is going to be done to the driveway. She said she did not believe they could use the driveway as it is. She also stated that there is no topography shown on the drawings so that the board could not determine if there would be any slope issues. She would also like to know what trees, if any, would be removed.

A member of the audience stated that she and her neighbors had to bury their utility wires and there is no reason why Verizon should not have to do the same.

Tony Freund [375 Pound Ridge Road] requested that the balloon test be for 180’ and that the test be done when all the leaves are down. Mrs. Courtney-Batson said that the intention is to do the

test when enough of the leaves are down to make it quite reasonable to do it. Mrs. Courtney-Batson said it would be done in October or November.

Peter Hull [5 Dogwood Road] asked if Verizon would be taking pictures of the balloon from the Bedford Village area. Mrs. Courtney-Batson said they would. She also said that if members of the public have suggestions about where the photos should be taken from, important places or private property, they should send an e-mail to the Planning Board.

Mrs. Courtney-Batson asked again if there were any questions or comments from the audience. *[There was no response.]*

Mr. Tierney requested a narrative of the impact of future expansion. Mrs. Courtney-Batson wanted to know if Verizon could commit to one 150' tower.

A member of the audience asked if the board would require the weather be clear on balloon testing day. Mrs. Courtney-Batson said that it would require a clear day and that is why a date would be set with an additional rain date.

Mrs. Lewis asked what the recourse would be if the radio frequency exposure exceeds what they said it would be. Ms. Snyder said that all the carriers have to submit certification that they meet FCC standard and that this is an annual certification.

Mr. Campanelli said that what the Planning Board consultant is telling them that, at the time it is constructed, the tower will comply with FCC regulations. He said that, however, what is custom in the industry is that after it is built, they will power it up, and that the FCC never tests these facilities. He related that in California they impose a random testing requirement. The town hires its own engineer and they randomly test, without telling them in advance. He said that this is the best way he has seen it done.

Another member of the audience brought up the concern about catastrophic fire. Mrs. Courtney-Batson said that there needs to be a discussion with the Bedford Village Fire Department about the ability to fight fire – in writing. She would like to know what the problems of fighting a fire on the property would be and what the dangers are. Mrs. Lewis would also like to know what toxins could potentially be released in a fire.

A member of the audience asked what the impact of the materials used to build this would be on the wetlands, water sources and environment. Mrs. Courtney-Batson asked if there were mapped wetlands on this property. She stated that if they see what appears to be wetlands on the property when doing the site walk, the Planning Board will consult with the Town Environmental Consultant.

Abbott Fleur [100 Hickory Lane] said that he gets a lot of run-off from that property onto his property. Mrs. Courtney-Batson said that this is one of the things that the Town Engineer would be studying.

Mr. Sachs reminded Mrs. Courtney-Batson of the requirement of the applicant to post an escrow as required by the Town Code – Section 125-85.2 K, [which she then read to the audience.] She

then requested the applicant consult with the Town Attorney and the Town Director of Planning about this requirement.

Mrs. Lewis made a motion to adjourn the Public Hearing until such time as the Planning Board has received a completed application or a new version of the application. Mr. Colavito seconded.

Vote: Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato  
Nays: None

**Approval of Minutes:**

Motion:

Mr. Tierney made a motion to approve, as amended, the minutes of the February 9, 2016 and February 23, 2016 meetings. Mr. Colavito seconded the motion.

Vote: Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato  
Nays: None

The next meeting will be on Tuesday, September 27, 2016.

Motion:

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

Vote: Ayes: Courtney-Batson, Colavito, Lewis, Tierney, Catoliato  
Nays: None

The meeting was adjourned at 10:05 PM.

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

Respectfully submitted,

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

\_\_\_\_\_  
Date