TOWN OF BEDFORD
PLANNING BOARD MEETING

425 Cherry Street
Bedford Hills, New York 10507
Tuesday
May 10, 2016
8:00 PM

Public Hearings:

8:00 PM Special Use Permit – Cottage
Section 51.9 Block 1 Lot 2, R-4A Zone
712 Cross River Road, Katonah
Owner: **Clifford A. Diamond**
Applicant: **Patrick M. Croke, Architect**
(Consider Special Use Permit.)

8:05 PM Special Use Permit – Cottage
Section 74.6 Block 1 Lot 5, R-4A Zone
33 Saddle Ridge Road, Bedford
Owner: **Fussbudget II, LLC**
Applicant: **Patrick M. Croke, Architect**
(Consider Special Use Permit.)

Conferences:

1. Waiver of Site Plan Approval
– Additions and Alterations to Commercial Building
Section 60.14 Block 5 Lot 6, LI Zone
25-27 Adams Street, Bedford Hills
Owner/Applicant: **Fedele Realty, LLC**
(Consider Waiver of Site Plan Approval.)

2. Preliminary Site Plan Approval
   - Conversion of Service and Gas Station to Convenience Store and Gas Station

   Section 84.12 Block 2 Lot 8, R-1A Zone
   193 Pound Ridge Road, Bedford
   Owner: **Clifford W. Sloat Trust**
   Applicant: **Apache Oil Company/Faisal Akram**
   (Consider Preliminary Site Plan Approval.)

3. Four Lot Subdivision
- Preliminary Subdivision Approval
- Steep Slopes Permit

Section 49.19 Block 2 Lots 31, 32, 33, 41 & 42, R-¼A Zone
36 Hillside Avenue, Katonah
Owner/Applicant: **KED Partners**
(Review latest submission.)

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

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
MAR 29 2016
BEDFORD PLANNING BOARD

APPLICATION FOR A SPECIAL USE PERMIT

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

1. INDENTIFICATION OF OWNER
   Name of owner: Cliff Diamond
   Address: 712 Cross River Rd, Katonah, NY Phone: 212-729-6865
2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER
   Name of applicant: Patrick M. Croke, Architect.
   Address: P.O. Box 758, Bed Ford, NY 10506 Phone: 234-6093
3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT
   Name: Patrick M. Croke, Architect
   Address P.O. Box 758, Bed Ford, NY 10506 Phone: 234-6093
4. INDENTIFICATION OF PROPERTY
   a. Subdivision name or identifying title
   b. Roads which property abuts Cross River Rd (Rt. 35)
   c. Bedford tax map designation: Section ~~59.1~~ 51.9 Block 1 Lot(s) 2
   d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI Zoning District.
   e. Total area of property in acres 4.948 AC.
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: _____, Section: 125-79.1

The applicant proposes the following Special Permit Use:

Cottage in Existing accessory structure.

3/05

(over)

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MAR 29 2016
PLANNING BOARD

6. PUBLIC NOTICE

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

7. SITE PLAN

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

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

Special Use Permit Application: $ 200 $ 200

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

Total: $ 200

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

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

Signature of Owner Date

Signature of Applicant 3/29/16
Date

Name of Owner (Please Print) Date

Patrick Cordes 3/29/16
Name of Applicant (Please Print) Date

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

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MAR 29 2016
BEDFORD PLANNING BOARD

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

1. **INDENTIFICATION OF OWNER**

Name of owner: Cliff Diamond
Address: 712 Cross River Rd, Katonah Phone: 203 729-6865

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

Name of applicant: Patrick M. Croke, Architect
Address: P.O. Box 758, Bed Ford, NY 10506 Phone: 234-6093

3. **INDENTIFICATION OF SITE INVOLVED, if any**

a. Name or other identification of site 712 Cross River Rd.
b. Roads which site abuts Cross River Rd. (Rt. 35)
c. Bedford tax map designation: Section: 99.11 Block 1 Lot (s) 2
d. Total site area 4.948 ac. 11.9
e. Does the applicant have a whole or partial interest in lands adjoining this site? yes.

4. **INDENTIFICATION OF PROPOSED ACTION**

a. Description of Proposed Action Special permit for 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.

04/05

Signature of Applicant

3/29/16
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:

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

Patrick M. Croke
Architect

12 April 2016

RECEIVED
APR 27 2016
BEDFORD PLANNING BOARD

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

RE: Diamond residence
712 Cross River Road, Katonah, NY 10536
Tax map designation: 51-09-1-2

Dear Members of the Planning Board:

I respectfully submit the following which addresses the 10 points of the Bedford Town Code, section 125-79.1 as it pertains to Cottages. The answers are noted in the bullet points below each of the 10 code points.

A. In the R-2A and R-4A Districts, the Planning Board may grant a special permit to create a cottage in an existing accessory building, provided that:

(1) The accessory building in which the cottage is to be located shall have been in existence prior to the adoption of this chapter. No permit for a cottage shall be granted until five years after the construction of the accessory building, including all additions.
- *The garage structure has been in existence since 1960 (Permit #4934, issued 9-8-1960). Howard Diamond purchased the property in 1967 and in 1972 a fire damaged the structure. A building permit was issued for the reconstruction.*

(2) The total floor area to be occupied by the cottage within the accessory building must have been in existence prior to the adoption of this chapter.
- *The total area of the Cottage portion of the structure is 650 SF.*

(3) The owner of the lot on which the cottage is to be located shall occupy at least one of the dwelling units on the premises.
- *Mr. Diamond occupies the main residence on the property.*

(4) There shall be no more than one cottage or accessory apartment per lot.
- *There is one main residence and one accessory apartment on the property.*

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Bedford Village, New York 10506

(5) The lot must meet the lot area, yard and coverage requirements for the zoning district in which it is located. The Planning Board may reduce these requirements by not more than one-third (1/3) where it determines that this reduction will conform to the spirit of the regulations and will enable the proper development of the property, including adequate parking areas and accessibility and compliance with health and safety requirements. In the case where the accessory structure does not meet yard requirements, the Planning Board may require that no windows shall face the adjacent owner's property and may require the installation of screening and/or planting to buffer the accessory structure from adjoining residences.

- *The lot meets the zoning criteria as listed above, with the exception of the Building Coverage. The existing building coverage is 4.04%+/- and after the removal of the car port, the Building Coverage will be 3.43%+/-. Please refer to the Zoning analysis on Drawing A01 for the specific details.*

(6) A minimum of two off-street parking spaces suitable for year-round use shall be provided on the lot. The Board may require the installation of screening and/or planting to buffer parking areas from the street or adjoining residences. A single driveway shall be used for access to both the main residence and cottage.

- *The property currently has 4 exterior parking spaces on the driveway, one car port space and two garaged spaces for a total of 7 parking spaces.*

(7) The cottage shall contain at least 400 square feet and not more than 800 square feet of gross floor area, but shall not exceed 25% of the total floor area of the principal residence structure unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.

- *The area of the Cottage living space is 650 SF.*
- *The main house contains approximately 3,200 SF of living space.*
- *The Cottage floor area (650 SF) as a percentage of the main house area (3200 SF) is 20.3%.*

(8) In lieu of the requirements of Article VII, § 125-58, of this chapter requiring the submission of a preliminary site plan, an applicant under this section shall furnish sufficient data to indicate existing building and lot conditions to enable the Planning Board and Building Inspector to review the application and the Building Inspector to inspect the premises. This information shall include an informal, dimensional floor plan of the proposed cottage. No preliminary site plan fee is required. An application fee shall be paid as listed in the fee schedule adopted by the Town Board.

- *Existing conditions drawings of the structure containing the Cottage have been submitted including floor plans, exterior elevations and a site plan. These were reviewed with the Building Inspector, Steven Fraietta.*

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Patrick M. Croke
Architect

(9) The approval of the Westchester County Department of Health must be obtained for water supply and sewage disposal systems prior to the approval of the special use permit.
- *The existing septic and water supply system were approved by the Westchester County Department of Health as a condition of the 1995 property line change.*

(10) The Building Inspector shall inspect the proposed cottage and report, in writing, any deficiencies to the Planning Board prior to the granting of the special use permit.
- *The Bedford Building Inspector, Steven Fraietta, inspected the structure on 11/25/2015, and he had the following comments at that time. I have not seen his written report.*
  - *He will accept the septic as is because it was on the site plan that was used for the original permit.*
  - *He felt that the addition was done at the same time as the main reconstruction.*
  - *Since the addition does not show in the records, he will need a permit to legalize it, but will ask that it meet the older code.*
  - *We will need to provide him with as-built plans and elevations for the permit application.*
  - *The plumbing will need to be certified by a licensed plumber stating that it is in good working order and meets the old code requirements.*
  - *Some repairs may be needed to the finishes in the garage to make the fire separation between the garage and the house continuous.*

I trust that I have addressed each point to your satisfaction. I look forward to answering any questions that you may have at the upcoming Planning Board meeting. In the meantime, please don't hesitate to contact me with any immediate questions you may have.

Sincerely,

Patrick M. Croke
LEED AP, BD+C

REGISTERED ARCHITECT
PATRICK MICHAEL CROKE
17551
STATE OF NEW YORK

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www.pmcarchitect.com
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Bedford Village, New York 10506

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
APR 21 2016
BEDFORD PLANNING BOARD

APPLICATION FOR A SPECIAL USE PERMIT

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

1. INDENTIFICATION OF OWNER
   Name of owner: Rusebudget II, LLC
   Address: 8 Colz Drive, Armonk, NY 10504 Phone: 914-273-1041
2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER
   Name of applicant: Patrick Croke
   Address: P.O. Box 758, Bedford, NY 10506 Phone: 914-234-6093
3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT
   Name: Patrick M. Croke, Architect
   Address P.O. Box 758, Bed Ford, NY 10506 Phone: 914-234-6093
4. INDENTIFICATION OF PROPERTY
   a. Subdivision name or identifying title 33 Saddle Ridge Rd.
   b. Roads which property abuts
   c. Bedford tax map designation: Section 74.6 Block 1 Lot(s) 5
   d. Property lies in a (circle one) (4A) 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI Zoning District.
   e. Total area of property in acres 5.508 ACRES.
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: _____, Section: 125-79.1

The applicant proposes the following Special Permit Use:

Creation of a Cottage in an Existing Accessory building.

3/05

(over)

6. PUBLIC NOTICE

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

7. SITE PLAN

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

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

Special Use Permit Application: $ 200 $ 200

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

Total: $ 200

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

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

Signature of Owner — Date: April 15, 2016

Signature of Applicant — Date: 4/15/16

NAZAR MASSOUH
Name of Owner (Please Print) — Date

Patrick Croke
Name of Applicant (Please Print) — Date

Fussbudget II LLC

mboylecroke@pmcarchitect.com

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

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APR 21 2016
BEDFORD PLANNING BOARD

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

1. INDENTIFICATION OF OWNER

Name of owner: Fussbudget II LLC
Address: 8 Colz Drive, Armonk, NY 10504 Phone: 914-273-1041

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: _____
Address: _____ Phone: _____

3. INDENTIFICATION OF SITE INVOLVED, if any

a. Name or other identification of site 33 Saddle Ridge Rd.
b. Roads which site abuts _____
c. Bedford tax map designation: Section: 74.6 Block 1 Lot (s) 5
d. Total site area 5.508 acres
e. Does the applicant have a whole or partial interest in lands adjoining this site? No

4. INDENTIFICATION OF PROPOSED ACTION

a. Description of Proposed Action Creation of a Cottage in an existing building
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: Building Permit

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 of Applicant

4/15/16
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:**

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

Patrick M. Croke
Architect

18 April 2016

RECEIVED
APR 21 2016
BEDFORD PLANNING BOARD

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

RE: 33 Saddle Ridge Road, Bedford, NY
Tax map designation: 74.6-1-5

Dear Members of the Planning Board:

I respectfully submit the following which addresses the 10 points of the Bedford Town Code, section 125-79.1 as it pertains to Cottages. The answers are noted in the bullet points below each of the 10 code points.

A. In the R-2A and R-4A Districts, the Planning Board may grant a special permit to create a cottage in an existing accessory building, provided that:

(1) The accessory building in which the cottage is to be located shall have been in existence prior to the adoption of this chapter. No permit for a cottage shall be granted until five years after the construction of the accessory building, including all additions.
- *The garage structure has been in existence since 1981 (Permit #10299).*

(2) The total floor area to be occupied by the cottage within the accessory building must have been in existence prior to the adoption of this chapter.
- *The total area of the Cottage portion of the structure has been in existence prior to the adoption of this chapter.*

(3) The owner of the lot on which the cottage is to be located shall occupy at least one of the dwelling units on the premises.
- *The owner of the lot will occupy the main residence on the property.*

(4) There shall be no more than one cottage or accessory apartment per lot.
- *There will be one main residence and one accessory apartment on the property.*

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11 Court Road
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(5) The lot must meet the lot area, yard and coverage requirements for the zoning district in which it is located. The Planning Board may reduce these requirements by not more than one-third (1/3) where it determines that this reduction will conform to the spirit of the regulations and will enable the proper development of the property, including adequate parking areas and accessibility and compliance with health and safety requirements. In the case where the accessory structure does not meet yard requirements, the Planning Board may require that no windows shall face the adjacent owner's property and may require the installation of screening and/or planting to buffer the accessory structure from adjoining residences.

- *The lot meets the zoning criteria as listed above. Please refer to the Zoning analysis on Drawing A0-1 for the specific details.*

(6) A minimum of two off-street parking spaces suitable for year-round use shall be provided on the lot. The Board may require the installation of screening and/or planting to buffer parking areas from the street or adjoining residences. A single driveway shall be used for access to both the main residence and cottage.

- *The property will have 4 interior parking spaces plus space on the driveway for multiple additional vehicles.*

(7) The cottage shall contain at least 400 square feet and not more than 800 square feet of gross floor area, but shall not exceed 25% of the total floor area of the principal residence structure unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.

- *The area of the Cottage living space is 615 SF.*
- *The main house contains approximately 6,068 SF of living space.*
- *The Cottage floor area (615 SF) as a percentage of the main house area (6,068 SF) is 10.1%.*

(8) In lieu of the requirements of Article VII, § 125-58, of this chapter requiring the submission of a preliminary site plan, an applicant under this section shall furnish sufficient data to indicate existing building and lot conditions to enable the Planning Board and Building Inspector to review the application and the Building Inspector to inspect the premises. This information shall include an informal, dimensional floor plan of the proposed cottage. No preliminary site plan fee is required. An application fee shall be paid as listed in the fee schedule adopted by the Town Board.

- *Drawings depicting the existing conditions and the proposed renovation of the structure containing the Cottage have been submitted including floor plans, exterior elevations and a site plan.*

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Bedford Village, New York 10506

(9) The approval of the Westchester County Department of Health must be obtained for water supply and sewage disposal systems prior to the approval of the special use permit.

- *New septic and water supply (well) systems were submitted by Peter Gregory, PE of Keane Coppelman Gregory Engineers, P.C. approved by the Westchester County Department of Health on 2/1/16. A copy of the approval have been submitted with this application.*

(10) The Building Inspector shall inspect the proposed cottage and report, in writing, any deficiencies to the Planning Board prior to the granting of the special use permit.

- *The Bedford Building Inspector, Steven Fraietta, inspected the structure in February of 2016. I have not seen his written report.*

I trust that I have addressed each point to your satisfaction. I look forward to answering any questions that you may have at the upcoming Planning Board meeting. In the meantime, please don't hesitate to contact me with any immediate questions you may have.

Sincerely,

Patrick M. Croke
LEED AP, BD+C

REGISTERED ARCHITECT
PATRICK MICHAEL CROKE
17551
STATE OF NEW YORK

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www.pmcarchitect.com
Box 758
11 Court Road
Bedford Village, New York 10506

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

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FEB 5 2016
BEDFORD PLANNING BOARD

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

1. **INDENTIFICATION OF OWNER**

Name of owner: Dominick Fedele - Fedele Realty LLC
Address: 26 Primrose St KATONAH Phone: 914-424-3522

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

Name of applicant: _____
Address: _____ Phone: _____

3. **INDENTIFICATION OF SITE INVOLVED, if any**

a. Name or other identification of site 25-27 Adams St
b. Roads which site abuts BABBIT
c. Bedford tax map designation: Section 60.14 Block 5 Lot (s) 6 CB
d. Total site area 2,123.5
e. Does the applicant have a whole or partial interest in lands adjoining this site? whole

4. **INDENTIFICATION OF PROPOSED ACTION**

a. Description of Proposed Action Rear Addition, Marquis Overhang
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: ZBA
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: ZBA

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 of Applicant

2/5/16
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:**

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

Waiver of Site Plan Approval

26 Primrose St.
KATONAH NY 10536
Applicant's Home Address

Date: 2/6/16

City, Town, Village

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

RECEIVED
FEB 5 2016
BEDFORD PLANNING BOARD

Sir or Madam:

I/We am/are the owner (s) of property located on 25-27 Adams Street Bedford Hills ny 10507 shown and designated on the Town Tax Maps as: Section 60.14 Block 5 Lot(s) 6.

It is my/our intention to Update Siding, Add Small 300 sqft Addition at Rear Flat Roof (2nd Floor) Marquis Overhang (NO CHANGE IN FOOTPRINT)
(Describe proposal)

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 of Owner and/or Applicant

3/05

Signature of Owner and/or Applicant

FEB 3 2006

675.

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
APR 28 2016
BEDFORD PLANNING BOARD

PRELIMINARY SITE PLAN APPLICATION

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

1. INDENTIFICATION OF OWNER

Name of owner: APACHE OIL CO - FAISAL AKRAM Phone: 860-437-6200

Address: 261 LEDYARD ST NEW LONDON CT 06320

SIGNATURE OF OWNER: [signature] Date: 4/28/16

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: LEWIS C ROANE Phone: 914-330-1802

Address: 3 WINDSOR RD CROTON NY 10520 - LEWISROANEDESIGN@GMAIL.COM

Interest of applicant: ARCHITECT FOR PROJECT

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: LEWIS C ROANE Phone: 914-330-1802

Address: 3 WINDSOR RD, CROTON NY 10520 - LEWISROANEDESIGN@GMAIL.COM

4. INDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 84.12 Block: 2 Lot(s): 8 Area: 46,765

Zoning District: R-1A Proposed Use: CONVIENCE STORE & GAS STATION

Number of parking spaces required by the Bedford Town Code: 7

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

a. Ten (10) copies each of _____ sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.

b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.

c. Fee in amount of $500, plus $25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

(See reverse side of this form for information required with this application)

DATA REQUIRED WITH THIS APPLICATION

RECEIVED
APR 2 8 2016

All of the following information shall be indicated shall be indicated on the preliminary site plan drawn at a scale of not less than one (1) inch equals 30 feet:

a. Title of development, date, north point, scale, name and address of owner of record and applicant, if other than owner; and of engineer, architect, landscape architect or surveyor preparing the plan.

b. Area and boundaries of the subject property, section and lot numbers of the subject property, adjacent and existing zoning and special district boundaries, building or setback lines as required by the Code, lines of existing streets and adjoining lots as shown on the Town's Official Tax Maps, and reservations, easements, and other areas dedicated to public or special use.

c. Existing and proposed contours at a maximum vertical interval of two (2) feet.

d. Outline and elevations of the pavement of abutting streets, and of proposed means of vehicular access to and from the site.

e. Locations of existing wetlands, watercourse, storm drains, and utility facilities, and proposed modifications or additions thereto.

f. The proposed use or uses of land and buildings, existing and proposed, and location and finished floor levels of all buildings.

g. Number of proposed parking and loading spaces, and location and elevation of these areas. (See Article X, Section 125-102)

h. Location and layout of proposed recreation areas, where proposed.

i. General plan for buffer screening and other site landscaping.

j. General plan showing staged development, if intended.

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BEDFORD PLANNING BOARD

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

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

1. **INDENTIFICATION OF OWNER**

Name of owner: APACHE OIL CO. - FAISAL AKRAM
Address: ~~261 LEDYARD ST. NEW LONDON~~ CT 06320 Phone: 860-437-6200

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

Name of applicant: LEWIS C ROANE
Address: ~~3 WINDSOR RD CROTON NY 10520~~ Phone: ~~914-330-1802~~ LEWISROANEDESIGN@GMAIL.COM

3. **INDENTIFICATION OF SITE INVOLVED, if any**

a. Name or other identification of site 193 POUND RIDGE ROAD
b. Roads which site abuts LONG RIDGE Rd, POUND RIDGE Rd
c. Bedford tax map designation: Section: 84.12 Block 2 Lot (s) 8
d. Total site area 46 795 SQF
e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. **INDENTIFICATION OF PROPOSED ACTION**

a. Description of Proposed Action CONVERT SERVICE & GAS STATION to CONVENIENCE STORE & GAS STATION
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 of Applicant

4/28/16
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:

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

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SEP 15 2015
BEDFORD PLANNING BOARD

APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

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

1. **INDENTIFICATION OF OWNER**
   Name of owner: KED PARTNERS
   Address: 87 BEDFORD RD., KATONAH, NY Phone: 232-3191
2. **INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER**
   Name of applicant: SAME
   Address: _____ Phone: _____
3. **PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT**
   Name: TIM ALLEN P.E. – BIBBO ASSOCIATES
   Address 293 RT 100, SOMERS, N.Y., 10589 Phone: 277-5805
4. **INDENTIFICATION OF PROPERTY**
   a. Subdivision name or identifying title KED PARTNERS
   b. Roads which property abuts HILLSIDE AVE, HUNTVILLE RD, BEDFORD RD. (RT 117)
   c. Bedford tax map designation: Section 49.19 Block 2 Lot(s) 31, 32, 33, 41, 42
   d. Property lies in a (circle one) 4A 2A 1A 1/2A (1/4 A) TF (VA) NB CE PB-R PB-O LI
   e. Total area of property in acres 5.75
5. **REQUIRED INFORMATION**
   a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and , if necessary, submit a statement explaining the absence of any items.
   b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land Chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
   c. Fees: An application fee of $500 plus $150 for each new lot or dwelling unit. Lots or Units 4. Fee $ 1100.00.
   d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization _____.

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.

9/9/15

Signature of Owner Date Signature of Applicant Date

EDWARD KELLY

Name of Owner (please print) Name of Applicant (please print)

(over)

10/09

ITEMS TO ACCOMPANY APPLICATION

(1) Eleven (11) copies each of the preliminary subdivision plat___, final construction plans___, topographic map_____, and map of contiguous holdings____.

(2) Copy of deed or deeds to the subject property as well as copies of easement agreements affecting said property_____.

(3) The engineer's or surveyor's certification of the total area of the subdivision shown on the on the plat____, the length of all proposed roads shown on the plat____, and the staking of the subdivision as required under Section 107-31 of the Town Code.

(4) Proof of approval by the Wetlands Control Commission of any alterations to existing terrain conditions which are subject to the issuance of a permit by such Commission. (See Wetlands Chapter of the Town Code)

(5) Such additional information, maps or studies, including but not limited to soils studies, hydrographic studies, as the Planning Board my deem necessary to study and determine the capacity of the land in relation to the proposed subdivision and any required assessment and/or impact statements.

(6) Any required assessment and/or impact statements required pursuant to the New York State Environmental Quality Review Act (SEQRA)

CONSERVATION SUBDIVISIONS ONLY

(7) Approval by resolution of the Town Board authorizing the Planning Board to consider a conservation subdivision of the subject property.

(8) Statement requesting application of the conservation subdivision procedure, stating the purpose of the plan and listing proposed Town Code modifications_____ ___.

(9) Four copies each of a sketch layout and preliminary construction plans for a conventional subdivision, in accordance with Section 107-31 of the Town Code.

(10) Site development plan where authorization to construct attached buildings is requested___.

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
SEP 15 2015
BEDFORD PLANNING BOARD

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

1. INDENTIFICATION OF OWNER

Name of owner: KED Partners
Address: 87 Bedford Rd., Katonah Phone: 232-3191

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Same
Address: Phone:

3. INDENTIFICATION OF SITE INVOLVED, if any

a. Name or other identification of site KED Partners - Oak Hill
b. Roads which site abuts Hillside Ave, Huntville Rd, Bedford Rd (117)
c. Bedford tax map designation: Section: 49.19 Block 2 Lot (s) 31, 32, 33, 41, 42
d. Total site area 5.75 Acres
e. Does the applicant have a whole or partial interest in lands adjoining this site? YES

4. INDENTIFICATION OF PROPOSED ACTION

a. Description of Proposed Action Consolidation of 5 Tax Parcels & 2 Existing Houses into 4 Single Family Lots
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 Reconstruction of Existing Driveways and Utilities
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: 2 New Houses

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 of Applicant

9/9/15
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

☐ **Type I Action.** The proposed action will have a significant effect on the environment. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☐ **Type II** or **Exempt** or **Excluded Action.** No Environmental Impact Statement is needed. No further action required.

☑ **Unlisted Action.** The proposed project may have a significant effect on the environment. Pending analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

2. COMMENTS:

_____

_____

_____

_____

_____

_____	Deirdre Country-Balsam	3/29/16
Town Agency	Agency Signature	Date

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
SEP 15 2015
BEDFORD PLANNING BOARD

APPLICATION FOR A STEEP SLOPE PERMIT

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

1. **INDENTIFICATION OF OWNER**
   Name of owner: KED PARTNERS
   Address: 87 BEDFORD RD., KATONAH N.Y. Phone: 232-3191

2. **INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER**
   Name of applicant: SAME
   Address: _____ Phone: _____

3. **PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT**
   Name: JIM PARKER P.E., BIBBO ASSOC.
   Address R-100, SOMERS, N.Y. 10589 Phone: 277-5805

4. **INDENTIFICATION OF PROPERTY**
   Name or identifying title: K.E.D PARTNERS PROPERTY
   Address: HILLSIDE AVE, ~~[illegible]~~, BEDFORD RD, HUNTING
   Bedford tax map designation: Section 49.19 Block 2 Lot(s) 31, 32, 33, 41, 42
   Property lies in a (circle one) 4A 2A 1A 1/2A (1/4 A) TF (VA) NB CE PB-R PB-O LI
   Total area of property in acres 5.75
   Property abuts a State or County highway, thruway or park: Yes: ✓ No: _____
   Property is within 500 feet of the boundary of Town of Bedford: Yes: _____ No: ✓

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

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

7. **REQUEST**
   The applicant requests that the Planning Board approve the issuance of a Steep Slope Permit under Chapter 102 of the Code of the Town of Bedford. The applicant proposes the following: CONSOLIDATION OF 5 TAX PARCELS INTO 4 SINGLE FAMILY RESIDENTIAL LOTS

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 9/9/15 Signature of Applicant _____ Date

EDWARD KELLY
Name of Owner (please print) Name of Applicant (please print)

3/05 (over)

DATA REQUIRED WITH THIS APPLICATION

This application shall include the following:

1. Eleven copies of a site plan drawn at a scale of not less than one (1) inch equals thirty (30) feet, prepared by an engineer, licensed by the State of New York, showing within the lot or lots containing steep slopes, the following:

   (a) Proposed location of major buildings, septic systems, wells and driveways.

   (b) The location of the proposed area of disturbance and its relation to neighboring properties, together with buildings, roads, affected trees as defined in Chapter 112 of the Town Code, and affected wetlands as defined I Chapter 122 of the Town Code, if any, within one hundred (100) feet of the boundaries of the said area. An inset map at a reduced scale may be used if requested by the Town Engineer.

   (c) Existing topography of the proposed area of disturbance at a contour interval of not more than two feet. Contours shall be shown for a distance of fifty (50) feet or greater beyond the limits of the proposed area of disturbance, if determined necessary by the Town Engineer in order to fully evaluate the application.

   (d) Proposed final contours and proposed surface materials or treatment at the maximum contour interval of two feet.

   (e) Existing topography of the area proposed to be disturbed and the entire watershed tributary to said area presented at a scale of not more than one hundred (100) feet per inch. This map shall show existing and, if required by the Town Engineer, proposed controls and diversions of upland water.

   (f) Existing soils on the property, taken from field investigations by a soils scientist and and classified into Hydrologic Soil Groups, The depth to bedrock and depth to water table, K-factor and soil and rock strata in all areas of disturbance shall be identified.

   (g) The details of any surface or subsurface drainage system proposed to be installed, including special erosion control measures, designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.

   (h) Cut/Fill Map delineating proposed areas of disturbance at affected depths in feet of 0-3, 3-6, 6-10, and 10 and over.

   (i) Slope Map showing existing and proposed slopes for each of the soil types described in paragraph (f) above.

   (j) Any special reports deemed necessary by the Town Engineer to evaluate the application, including but not limited to geologic or hydrogeologic studies.

2. A written narrative explaining the nature of the proposal, including any future development proposals for the property and whether alternative locations exist for the proposed activity.