

TOWN OF BEDFORD PLANNING BOARD MEETING

425 Cherry Street
Bedford Hills, New York 10507

Tuesday
September 27, 2016
8:00 PM

Public Hearings:

- 8:00** Special Use Permit – Cottage
Section 59.14 Block 2 Lot 7, R-4A Zone
91 Meeting House Road, Bedford Corners
Owners/Applicants: **Marc and Willoughby Levesque**
(Consider Special Use Permit Approval.)
- 8:05** 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.)

Conferences:

- 1.** Waiver of Site Plan Approval – Signs
Section 72.5 Block 1 Lots 33, 39 and 39.1, RB Zone
570 Bedford Road, Bedford Hills
Owner: **Onab Corp. – 570 Bedford Road, LLC – Valerio Court LLC**
Applicant – **Splash Car Wash**
(Consider Waiver of Site Plan Approval.)
- 2.** Time Extension – Final Subdivision Approval – Four Lot Subdivision
Section 82.12 Block 1 Lot 3, R-2A zone
28 McLain Street, Bedford Corners
Owner: **Northern Westchester Professional Park**
Applicant: **Merv Blank**
(Consider Time Extension of Final Subdivision Approval.)
- 3.** 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.)

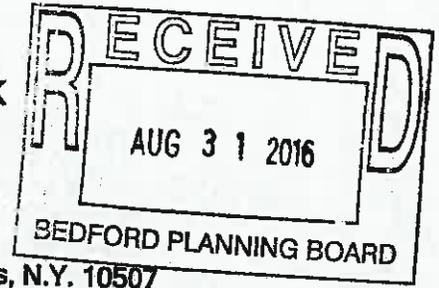
Approval of Minutes:

March 8, 2016
March 29, 2016

**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



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: MARC VILLOUGHBY LEVESQUE
Address: 91 MEETING HOUSE ROAD Phone: 666-2884

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: N/A MARGG LEVESQUE @ CU
Address: _____ Phone: cell 917-969-1938

3. PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT

Name: N/A
Address _____ Phone: _____

4. IDENTIFICATION OF PROPERTY

- a. Subdivision name or identifying title _____
- b. Roads which property abuts MEETING HOUSE ROAD
- c. Bedford tax map designation: Section 59.14 Block 2 Lot(s) 7
- 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 5.9 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: 125, Section: 79.1

The applicant proposes the following Special Permit Use.

COTTAGE IN AN EXISTING ACCESSORY BUILDING

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: \$ X

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.

Marc Levesque
Signature of Owner _____ Date _____

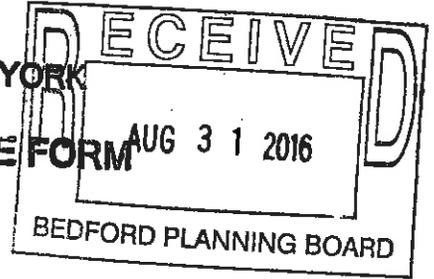
Willoughby B. Levesque
Signature of Applicant _____ Date _____

MARC LEVESQUE
Name of Owner (Please Print) _____ Date _____

WILLOUGHBY LEVESQUE
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: MARC LEVESQUE
Address: 91 MEETING HOUSE ROAD Phone: 606-2884

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: N/A
Address: _____ Phone: _____

3. IDENTIFICATION OF SITE INVOLVED, if any

- a. Name or other identification of site BARN
- b. Roads which site abuts MEETING HOUSE
- c. Bedford tax map designation: Section: 59 Block 14 Lot(s) 2-7
- d. Total site area 5.9 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 COTTAGE IN EXISTING ACCESSORY 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: _____
 - 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

Marc Levesque
Signature of Applicant

August 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:

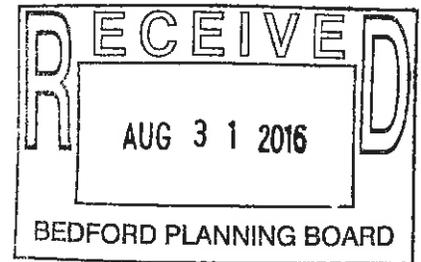
Town Agency

Agency Signature

Date

August 31, 2016

Marc Levesque
91 Meeting House Road
Bedford Corners
New York 10549



To whom it may concern,

With respect to the above referenced property, submitted herein is my application for a Special Use Permit for a cottage in a pre-existing building on the above referenced property. In compliance with Article 125-79.1 of the Town Code, regarding separate cottage, please note the following conditions pertaining to Paragraph A, sub-paragraphs 1 through 10 for this property, which is located in an 4A zone.

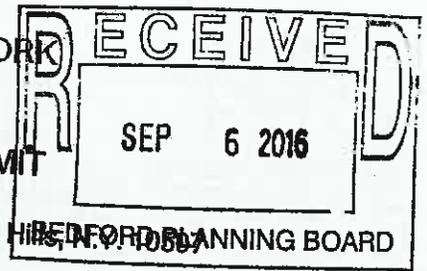
- 1) This pre-existing structure dates back to 2001, when the original barn/garage was taken down and a new structure was built. Construction was completed in spring of 2002 with inspection completed, for electrical, insulation and sheetrock. The owner was not aware that five year rule on a separate pre-existing structure was from date of the Certificate of Occupancy, and not the completion of construction. The owner would have filed for Certificate of Occupancy back in 2002. Certificate of Occupancy was obtained August 3, 2016. The tax assessment record indicates that a full assessment for the structure was in affect May 2003.
- 2) The existing cottage floor area pre-dates spring 2002
- 3) The owner occupy the principal residence on this property.
- 4) The cottage is the sole additional residence on this property.
- 5) The entire property conforms to all zoning requirements, including all setbacks, and lot size, lot coverage.
- 6) The number off street parking spaces on this property exceeds the two car minimum, and the property currently is well screened from both the road and neighboring properties.
- 7) The cottage comprises 765 sq. ft. of space comfortably within the 400 to 880 square foot criteria. The main house is approximately 3,400 sq.ft. of habitable space.

8) We enclose survey and a copy of a preliminary dimensional floor plan of the proposed cottage.

9) We anticipate a new septic system will be installed to service this building. Planning Board issuance of a special use permit can be conditional upon final approvals by WCDH and installation of a new system.

10) The building inspector to inspect the proposed cottage has not been scheduled at time of this application.

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. 10511

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 Sm. Flg. 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 73.14 Block 1 Lot(s) 15
- 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 4.5

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)

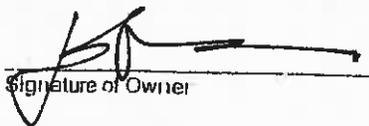
Special Use Permit Application: \$ _____ \$ _____

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.

 9.1.16
Signature of Owner Date

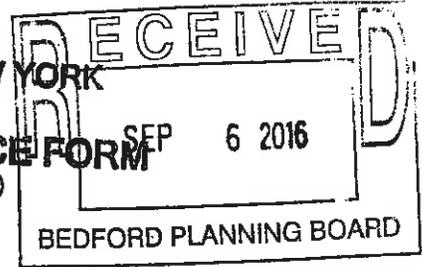
 9.1.16
Signature of Applicant Date

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.

04/05

[Signature]
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:

Town Agency

Agency Signature

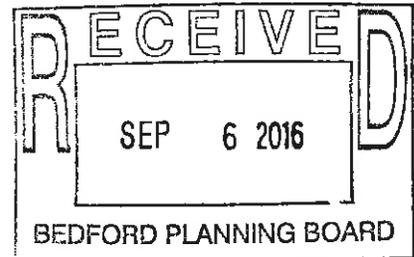
Date

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

September 6, 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.
2. The existing floor area pre-dates 7/25/89.
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 existing garage contains 410 sq. ft. of space and the attached woodshed contains 18 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 7% of the space of the main house.
8. Please refer to the attached architectural drawings and plot plan.

9. Cronin Engineering will prepare applications to the Westchester County Department of Health for the septic system. The existing septic system is being investigated and documented to determine its capacity. 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.

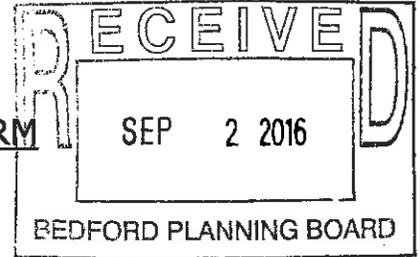
Respectfully submitted,

A handwritten signature in black ink, appearing to read "L Woods", written in a cursive style.

Leonard Woods



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



Identification of Applicant

Name SPLASH CAR WASH Address 570 BEDFORD ROAD
BEDFORD HILLS, NY Phone 203-324-5400

Identification of Property Owner, if Other than Applicant

Name 570 NORTH BEDFORD RD, LLC. Address c/o K. MARTABANO, 4006 PLEASURE AVE
SEA ISLE CITY, NJ 08243 Phone _____

Identification of Site Involved, if any

- a) Name or other identification of site _____
- b) Street which site abuts VALERIO COURT
- c) Tax Map Section 72.05 BLOCK 1 LOT 39, 39.1423
- d) Total site area 1.672 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 ERECTION OF ROAD SIGN IN NEW LOCATION AND ADDITION OF A DIRECTIONAL SIGN
- b) Relationship to other actions:
 - 1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: NONE
 - 2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: NONE
 - 3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: NONE

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

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

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

Signature of Applicant: Date: 8/31/16
 MARK CURTIS
 MANAGING PARTNER

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:

Town Agency

Agency Signature

Date

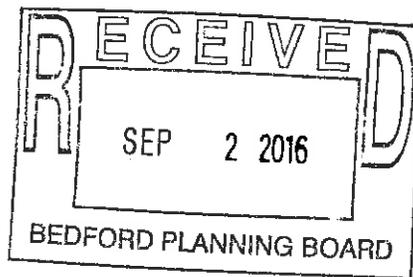
Waiver of Site Plan Approval

Date: 8/31/16

570 BEDFORD ROAD
Applicant's Home Address

BEDFORD HILLS
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 570 BEDFORD ROAD
BEDFORD HILL NY shown and designated on the Town Tax Maps as:
Section 72.05 Block 1 Lot(s) 39, 39.1 & 33

It is my/our intention to ERECT A ROAD SIGN AND DIRECTIONAL
(Describe proposal)
ARROW ON THE FRONT OF THE PROPERTY NEAR BEDFORD ROAD.

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 MARK CURTIS

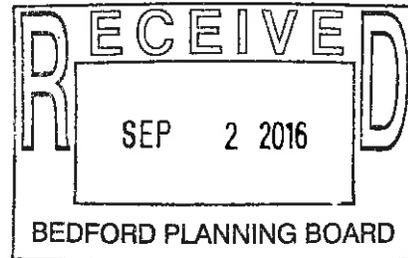
Bedford Hills Planning Board Meeting – September 13, 2016

Splash Car Wash, located at 570 Bedford Road, Bedford Hills, New York, is seeking approval to erect two signs along Bedford Road on the front of its property.

The first would be a relocation of the existing sign closer to the road and more towards the center of the property. It would be the exact same sign that currently exists on the property. The second sign would be a directional arrow sign that would be placed closer to the corner of Bedford Road and Valerio Court.

The second sign is in response to the comments of several customers who have stated that they have driven by the property uncertain of where to turn in. We believe that the arrow will clearly delineate where they should turn to access the carwash.

Secondly, Splash seeks approval of a modified landscape plan for the area adjacent to the building covering the raingarden. Improper installation of the raingarden required us to excavate the entire bed and reinstall the drainage system properly. We thought that there would be a more attractive landscape design than the grasses that had been planted there originally ("Carex" Ice Dance).

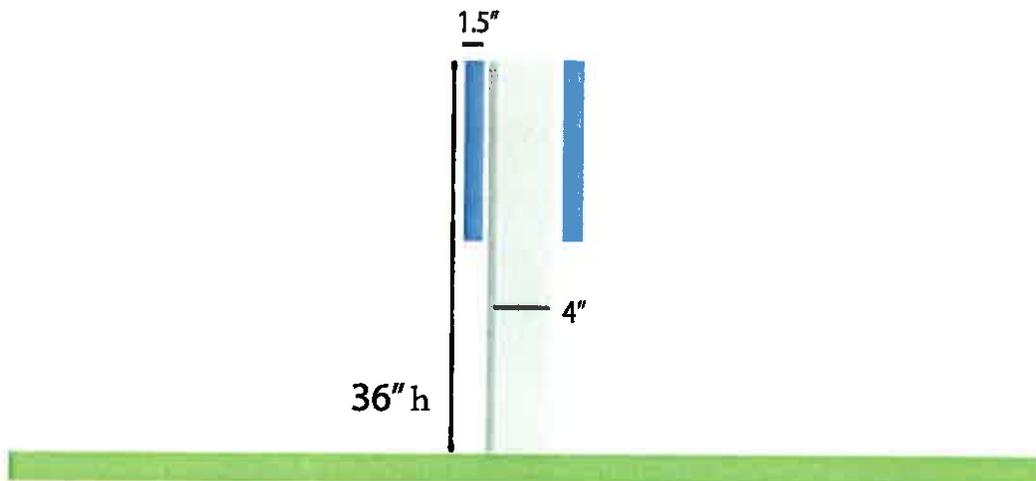
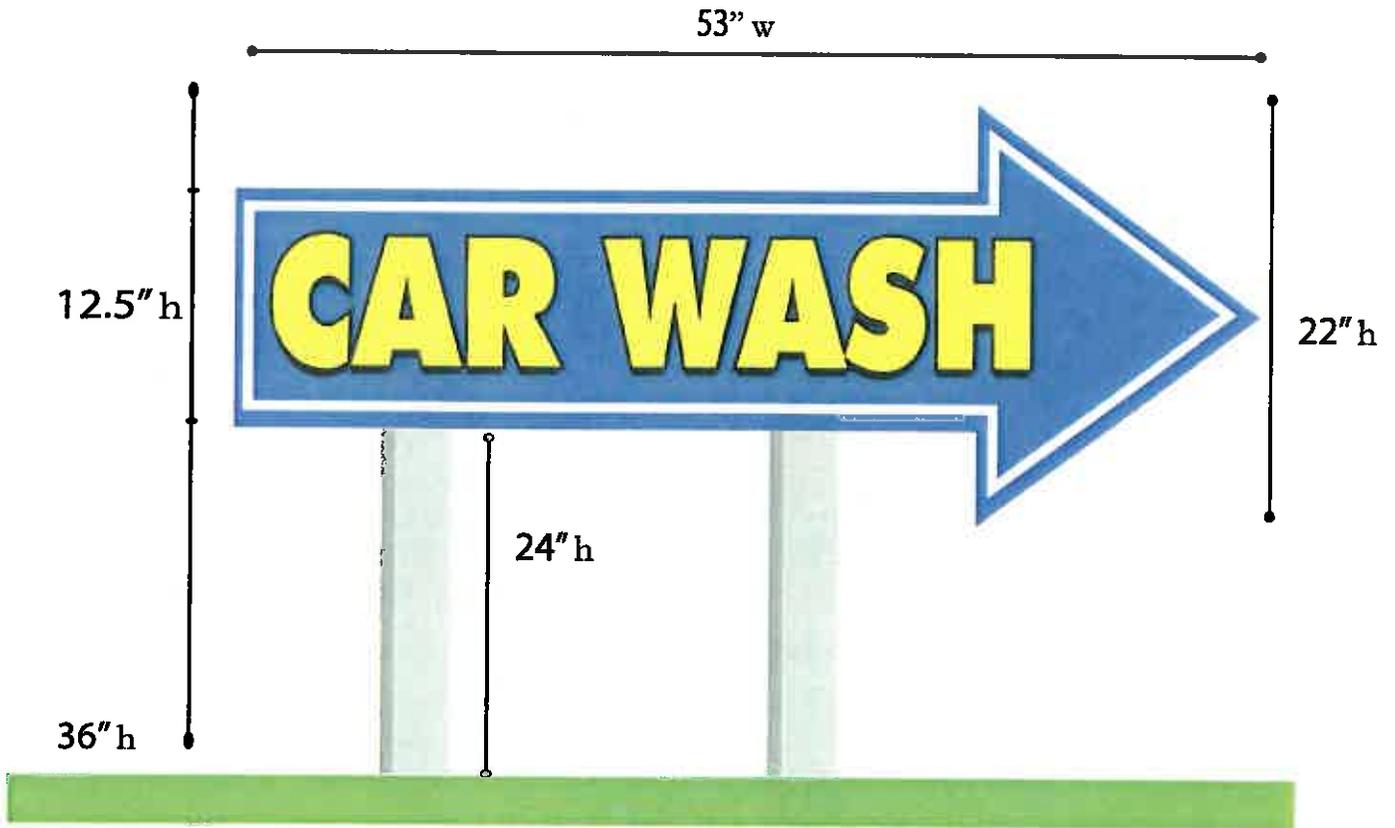






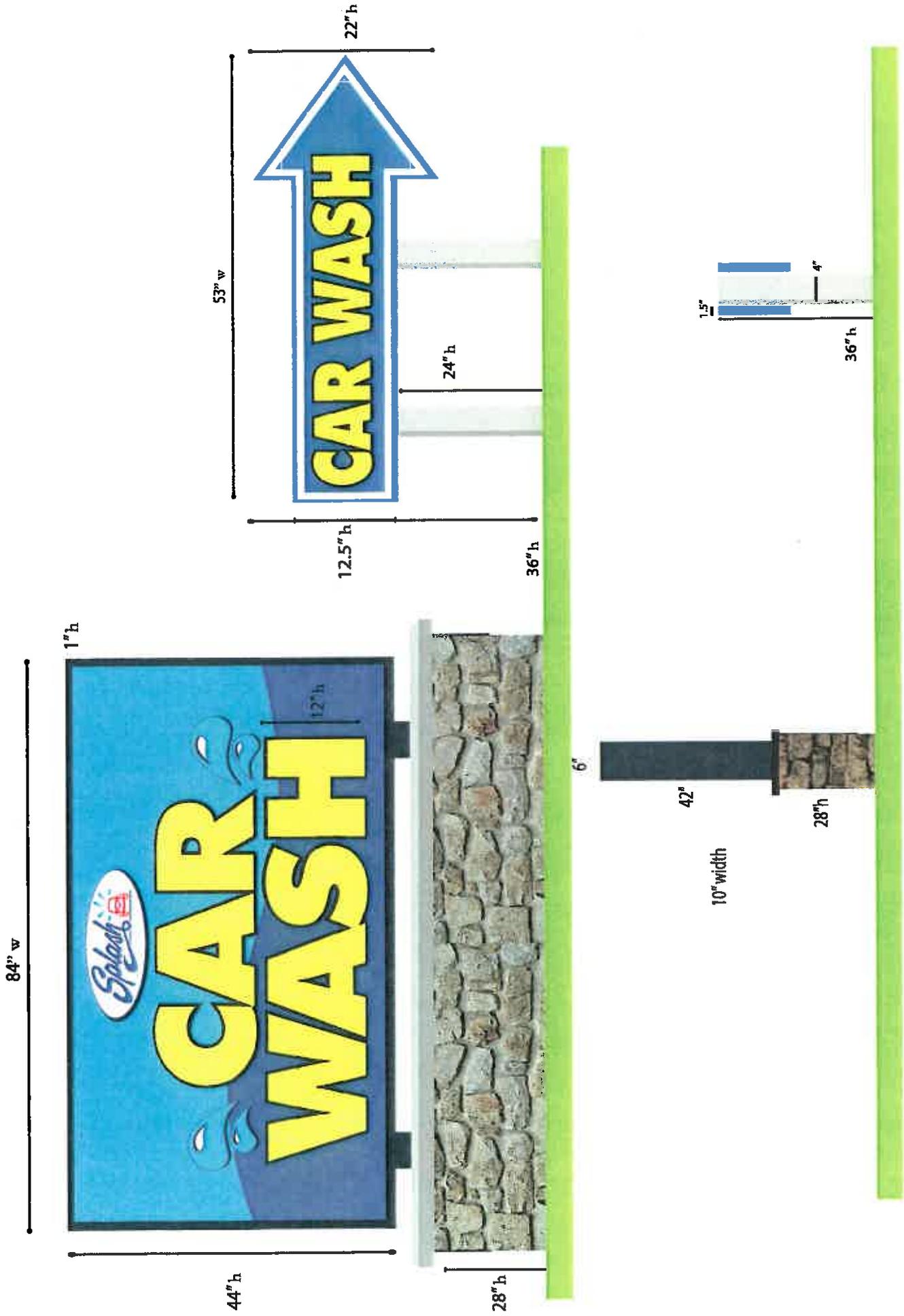
Sign Schedule: Bedford Hills, NY

Road Sign





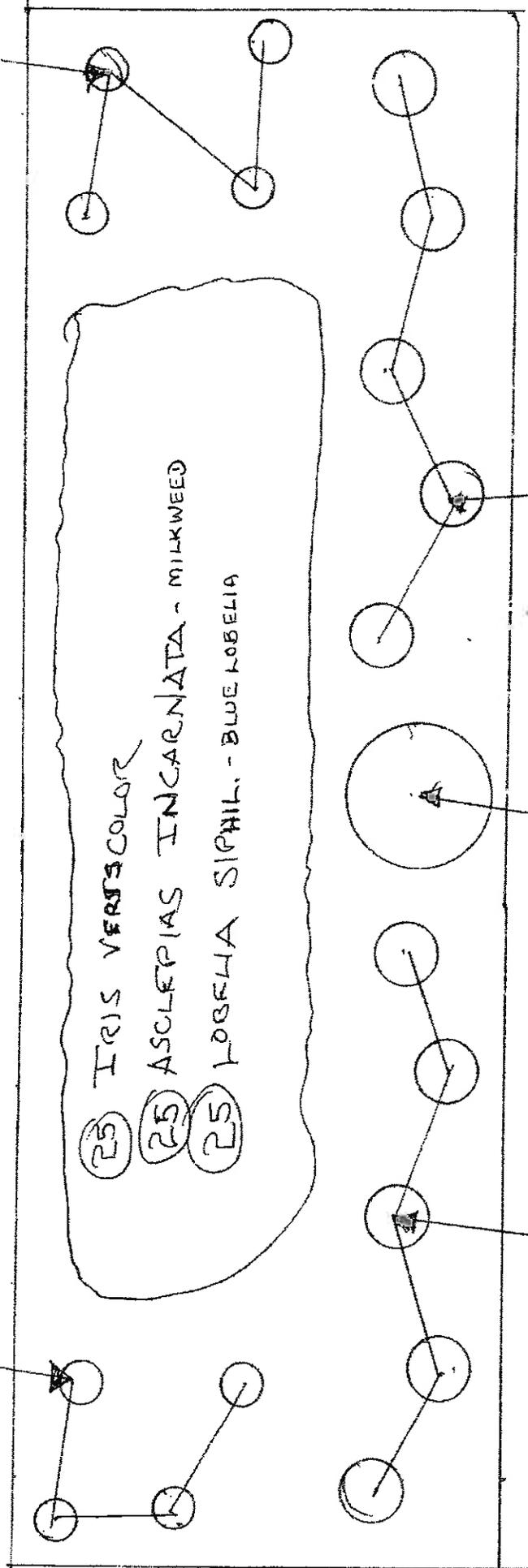
Sign Schedule: Bedford Hills, NY
Board Sign



RAIN GARDEN

④ ILEX GLABRA
"APPALACHIAN TEA
EVERGREEN"

④ ILEX GLABRA
"APPALACHIAN TEA
EVERGREEN"



② IRIS VERSICOLOR
② ASCLEPIAS INCARNATA - MILKWEED
② LOBELIA SIPHIL. - BLUE LOBELIA

⑤ COENUS 'IMROY HALO'
"HALO DOGWOOD"

① ILEX OPACA
"AMERICAN HOLLY"

⑤ COENUS 'IMROY HALO'
"HALO DOGWOOD"



PLANTING AND MAINTENANCE SCHEDULE

PLANTING TO BE COMPLETED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 360 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 720 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 1440 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 2880 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 5760 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 11520 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 23040 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 46080 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 92160 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 184320 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 368640 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 737280 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 1474560 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 2949120 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 5898240 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 11796480 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 23592960 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 47185920 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 94371840 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 188743680 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 377487360 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 754974720 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 1509949440 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 3019898880 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 6039797760 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 12079595520 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 24159191040 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 48318382080 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 96636764160 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 193273528320 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 386547056640 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 773094113280 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 1546188226560 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 3092376453120 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 6184752906240 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 12369505812480 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 24739011624960 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 49478023249920 DAYS OF COMMENCEMENT OF CONSTRUCTION.

PLANTING TO BE COMPLETED WITHIN 98956046499840 DAYS OF COMMENCEMENT OF CONSTRUCTION.

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BIBBO ASSOCIATES, L.L.P.

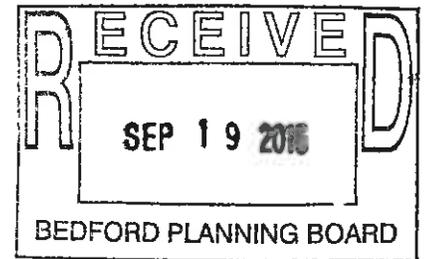
Consulting Engineers

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

September 15, 2016



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

Attn: Ms. Deidre Courtney-Batson, Chair

Re: Northern Westchester Professional Park
Associates II
McLain Street
Sec 82.12, Blk. 1, Lot 3
Subdivision Approval

Dear Chairman and Members of the Board:

On behalf of our client we are requesting that a 180 day extension be granted for Resolution #16/10 that will be expiring on September 29, 2016 for the above referenced project.

Final plans for signature have been submitted and we are awaiting the Town Engineer's approval.

We respectfully request to be placed on your next available agenda for consideration. As always, if you have any questions or concerns regarding this matter please contact me directly at (914) 277-5805, ext. 333.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward J. Delaney, Jr.".

Edward J. Delaney, Jr.

EJD/mme
Enclosures

cc: M. Blank
D. Feureisen, Esq.
J. Osterman
File

Site Design ♦ Environmental

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

**PLANNING BOARD
Town of Bedford
Westchester County, New York**

RECEIVED

MAY - 4 2016

**Resolution No. 16/10
Final Subdivision Approval**

**LISBETH FUMAGALLI, TOWN CLERK
TOWN OF BEDFORD, NEW YORK**

Four-Lot Subdivision

Northern Westchester Professional Park II

WHEREAS, a formal application was received by the Planning Department for approval of a final subdivision plat, affecting property located at 28 Mclain Street, Bedford Corners, shown and designated on Town Tax Maps as Section 82.12 Block 1 Lot 3 in the Residence Two Acre District. The plans consist of twelve (12) sheets, prepared by Bibbo Associates, LLP, 293 Route 100, Suite 203, Somers, New York 10589, as follows:

Dwg.	Title	Dated	Last revised
EX-1	Existing Conditions	8/3/12	2/22/16
PP-1	Preliminary Plan	8/3/12	2/22/16
GP-1	Grading & Drainage	8/3/12	2/22/16
SS-1	Steep Slopes Cut/Fill Plan	8/3/12	2/22/16
TP-1	Tree & Planting Plan	8/3/12	2/22/16
EC-1	Erosion Control Plan	8/3/12	2/22/16
EC-2	Erosion Control Details	8/3/12	2/22/16
EP-1	Easement Plan	7/2/14	2/22/16
PD-1	Profile & Details	8/3/12	2/22/16
SW-1	Stormwater Details	8/3/12	2/22/16
SB-1	Stormwater Basin Details	8/3/12	2/22/16
MD-1	Miscellaneous Details	8/3/12	2/22/16, and

WHEREAS, a duly advertised public hearing was held on said application and plat on March 29, 2016, at approximately 8:15 PM at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at which time all interested parties present were given an opportunity to be heard, and

WHEREAS, the requirements of the Code of the Town of Bedford have been met by said final plat, except as noted below, and

NOW THEREFORE BE IT RESOLVED, that said final subdivision plat is approved subject to the following conditions and that the Chairman of the Planning Board, or in her absence, the Vice Chairman, is hereby authorized to endorse such approval on said plat upon compliance with the conditions listed below. This conditional

approval shall expire 180 days after the date of this resolution if the applicant has not complied with these conditions.

1. The applicant shall comply with the conditions specified by the Town Engineer in the memorandum of 3/10/16.
2. The applicant shall provide evidence of approval by the Department of Public Works for the portion of the right-of-way within the proposed new road.
3. Evidence of final approval by the Bedford Hills Fire Department for the final subdivision shall be submitted to the Planning Board.
4. Invasive species shall be removed from within the disturbance areas.
5. Evidence of the endorsement of the plan by the Village of Mount Kisco Planning Board shall be submitted to the Planning Board.
6. Modification of Final Subdivision Plat – The following modifications to the final subdivision plat shall be required:
 - (a) The endorsement of the owner of the property and the Westchester County Department of Health shall be shown.
 - (b) Permanent surveyor’s monuments shall be shown as required in Section 107-42D(6) of the Town Code.
 - (c) The following notes shall be shown on the deeds and the plat:
 - (1) “All disturbance, including construction of any structure, grading, filling or removal of vegetation shall be located within the Limits of Disturbance as shown on this plat. A Declaration of Covenants describing this restriction shall be recorded in the Westchester County Clerk’s Office, Division of Land Records.
 - (2) “All new utility service connections, including lines and equipment for providing power and/or communications, including cable television, shall be installed underground.”
 - (3) “The proposed road is a private road to be owned and maintained by a Homeowners’ Association as described in an agreement filed in the Office of the Westchester County Clerk, Division of Land Records, Liber _____ Page_____.”
 - (d) Access easements necessary to maintain the private road and stormwater facilities shall be shown.
7. Required Improvements – The applicant shall construct, install and provide for the maintenance of the private road and associated drainage improvements in accordance with the approved subdivision plat and construction plans, and

in accordance with the code of the Town of Bedford, except as may be modified below. Said improvements are to be completed to the satisfaction of the Town Engineering Consultant.

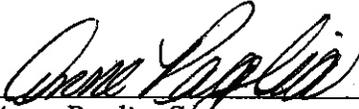
8. Construction Supervision – A New York State registered professional engineer shall provide regular inspections during the construction process of the required improvements.
9. Construction – Hours of construction shall be in compliance with the Town Code and shall be strictly followed. All construction vehicles over 10,000 pounds gross vehicle weight must enter and exit the property via Route 172.
10. Waivers – The Planning Board hereby waives the following requirements of the Code of the Town of Bedford:
 - (a) The requirement of a public hearing, pursuant to Section 107-50 of the Town Code.
 - (b) The provision of “internal “ sanitary sewer facilities and fire alarm signal devices due to the lack of connecting facilities adjacent to or in proximity of the subdivision.
 - (c) The provision of street lighting.
11. Recreation Fee – Pursuant to Section 107-44 of the Town Code, a recreation fee of \$10,000.00 for each newly created lot shall be paid, for a total of \$30,000.00.
12. Housing Fee – In accordance with the requirements of Section 125-29 of the Zoning Law, a payment in lieu of the provision of affordable housing units or the donation of land therefore, a fee of \$11,000.00 per lot shall be paid, for a total of \$33,000.00.
13. Professional Consulting Services – All fees for engineering services pursuant to Section 125-99.1 of the Town Code shall be paid.
14. Additional Documents Required – The applicant shall submit the following legal documents to the Planning Board:
 - (a) A Homeowners’ Association Agreement for the construction, use and maintenance of the proposed private road shown on the final subdivision plat shall be prepared to the satisfaction of the Bedford Town Attorney and shall be recorded in the Westchester County Clerk’s Office Division of Land Records. The Homeowners’ Association Agreement shall provide access to the Town for inspections and maintenance of drainage structures and shall specify that a lien shall be placed on the properties, if necessary, and shall include Schedules A and B.
 - (b) A Homeowners’ Association Agreement describing the requirements for limits of disturbance as shown on the plat shall be prepared.

15. Cost Estimate - An engineer's estimate of the cost of the proposed improvements, as shown on the final plans, shall be provided for use in determining the amount of the performance bond for the project, pursuant to Section 107-33.A of the Town Code.
16. Performance Bond- Pursuant to Section 107-23A of the Town Code of the Town of Bedford, a performance bond, to be determined by the Town Engineering Consultant based on an estimate of construction costs, shall be posted by the applicant with the Town of Bedford to ensure completion of work, including stabilization or restoration of the site. The form, sufficiency and manner of execution of such performance bond shall be approved by the Town Attorney.
17. Inspections - The Town Engineer shall inspect any individual lot improvements for compliance with the approved construction plan prior to issuance of a Certificate of Compliance. The costs of this inspection shall be paid by the individual lot owner/applicant.
18. Special Conditions - If the applicants, during the course of construction, encounter such conditions as floor areas, underground water springs, intermittent streams, humus bed, unsuitable slopes, soft and silty areas or other unusual circumstances which were not foreseen in the original planning, they shall report such conditions to the Planning Board immediately, in accordance with Section 107-4 "special conditions" of the Code of the Town of Bedford. They may submit, if they so desire, their recommendations as to the special treatment to be given to such areas as to secure adequate and permanent construction. The Planning Board shall, without unnecessary delay, investigate the condition or conditions and either approve the applicants' recommendations to correct same, or a modification thereof, or issue its own specifications for the correction of the condition or conditions. Unusual circumstances or detrimental conditions observed by the Planning Board or its agents shall be similarly treated.
19. Building Permits - No building permits shall be issued for any lot in this subdivision unless the Town Engineer determines that the private road to access that lot is installed in accordance with the approved construction plan, except for the top course, and is in all-weather passable condition.

BE IT FURTHER RESOLVED that, in accordance with Town Law, the plat shall be filed with the Westchester County Clerk, Division of Land Records, within sixty days of the date of signing. The applicant shall submit six copies of the subdivision plat showing the endorsement of the County Clerk, to the Planning Board within thirty days of the date of filing.

APPROVED: March 29, 2016
DATED: May 4, 2016

The foregoing resolution is certified to be a true copy of the resolution, which was approved on March 29, 2016 by the Planning Board of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on May 4, 2016.



*Anne Paglia, Secretary
Town of Bedford Planning Board*

20 SEPT. 2016

x



ANNE PAGLIA, PLN'G BPD SCOTTY
4125 CHERRY ST.

BEDFORD HILLS, NY 10507

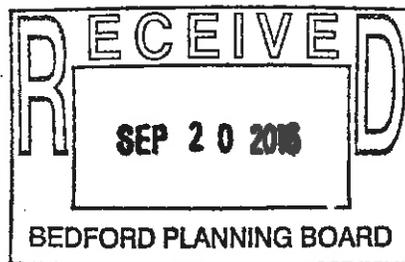
RE: FEDELE REALTY LLC / 25-27 ADAMS ST.

ANNE,

PLEASE FIND ATTACHED 8 COPIES OF:

- PLANTING PLAN
- PARKING DELINEATION
- EXTERIOR LIGHTING PLAN
W/ FIXTURES & LUMENS

THANK YOU,



PHILLIP CERADINI ARCHITECT AIA

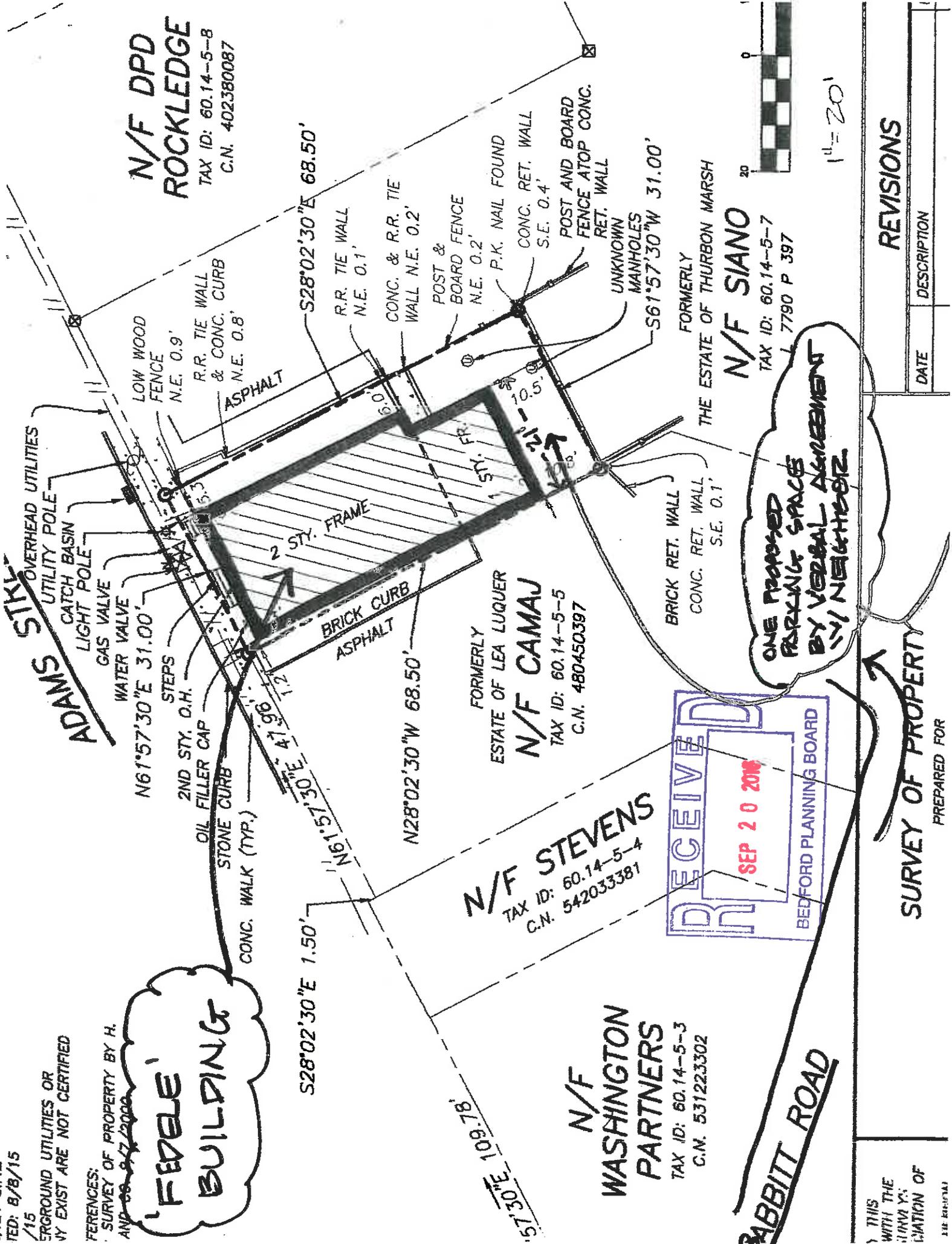
105 KISCO AVE.
MT. KISCO NEW YORK 10549
914 - 666 - 0547 FAX: 914 - 666 - 2386

www.phillipceradini.com

DATE: 8/8/15
 ALL UNDERGROUND UTILITIES OR ANY EXIST ARE NOT CERTIFIED

REFERENCES:
 SURVEY OF PROPERTY BY H. AND ~~66-97-2000~~

'FEDELE' BUILDING



ONE PROPOSED PARKING SPACES BY VERBAL AGREEMENT W/ NEIGHBOR

RECEIVED
 SEP 20 2016
 BEDFORD PLANNING BOARD



1" = 20'

REVISIONS	
DATE	DESCRIPTION

SURVEY OF PROPERTY
 PREPARED FOR

THIS WITH THE SURVEY'S LOCATION OF

Step Baffle

Step Baffle

Step Baffle

Step Baffle

066-28 White
066-31 Black
 Lamp: 75w PAR 30,
 w BR30
 Non-IC Lamp: 150w PAR
 38, 120w BR40, 40w A19



P8066-09 Brushed Nickel
P8066-14 Brushed Copper
 Unpainted flange
 IC Lamp: 75w PAR 30,
 65w BR30
 Non-IC Lamp: 150w PAR
 38, 120w BR40, 40w A19

P8066-20 Antique Bronze
 IC Lamp: 75w PAR 30,
 65w BR30
 Non-IC Lamp: 150w PAR
 38, 120w BR40, 40w A19

P8066-36 Chestnut
 IC Lamp: 75w PAR 30,
 65w BR30
 Non-IC Lamp: 150w PAR
 38, 120w BR40, 40w A19

Step Baffle
 Rotates 358°, tilts 30° max.

AS MANUFACTURED BY 'PROGRESS LIGHTING'
Baffled Mini Eyeball Rotates 358°, tilts 30° max.
Regressed Mini Eyeball Rotates 358°, tilts 30° max.
Regressed Baffled Eyeball Rotates 358°, tilts 30° max.

076-09 Brushed Nickel
076-10 Polished Brass
076-20 Antique Bronze
076-28 White
076-36 Chestnut
 Non-IC Lamp:
 w PAR 30, 65w BR30

P8077-28 White Baffle
 Black Eyeball
 IC/Non-IC Lamp:
 PAR 20

P8078-28 White
 IC/Non-IC Lamp:
 75w PAR 20, PAR 30

P8079-28 White Baffle
P8079-31 Black Baffle
 IC Lamp: 65w PAR 30

RECESSED LIGHTS @ NEW FRONT OVERHANG

P87-18 PAR-38
60 WATT BULB W/ 800 LUMENS

Step Opal Shower
 Wet location listed

Dome Shower
 Wet location listed

Open Shower
 Wet location listed

Open Shower
 Wet location listed

P809-60 White Glass
 Non-metallic flange
 Lamp: 40w A19,
 w PAR 30
 Non-IC Lamp: 75w A19,
 R30

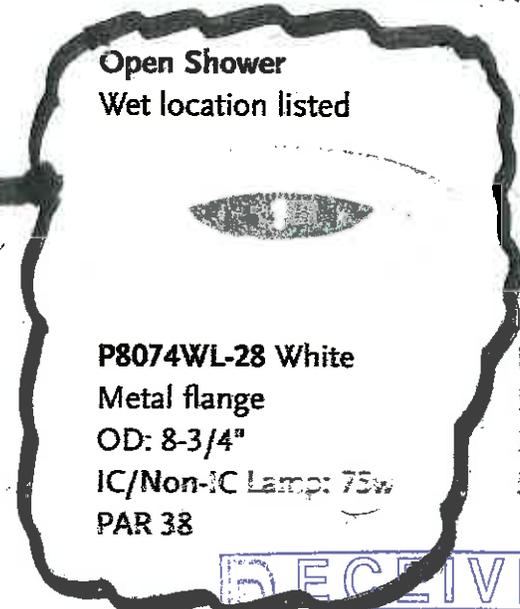
P8025-60 White
 Polycarbonate
 OD: 8-1/4"
 IC Lamp: 40w A 19
 Non-IC Lamp: 75w A19

P8074WL-28 White
 Metal flange
 OD: 8-3/4"
 IC/Non-IC Lamp: 75w
 PAR 38

P8072WL-28 White
 Metal flange
 IC/Non-IC Lamp:
 50w PAR 30 Long Neck

QNTY 4
 Long Neck Baffle

RECEIVED
SEP 20 2016
 BEDFORD PLANNING



COACH LIGHT AT LOWER SIDE DOOR AND UPPER SIDE DOOR

AS MFR'D BY 'SEAGULL LIGHTING'



SMOKE PARCHMENT GLASS



MEDIUM ONE LIGHT
OUTDOOR WALL LANTERN

D: 7" H: 9.5" E: 8.75"
Height from center of outlet box up: 4.5"

8611701-746
(1) Medium Base 75w max.



75 WT. A-LAMP @ 670 LUMENS

QNTY 2



SECURITY LIGHT
AT REAR PARKING
AREA OUTDOOR



OUTDOOR COLLECTIONS

BLACK FINISH ALUMINUM

TWO LIGHT ADJUSTABLE
SWIVEL FLOOD LIGHT

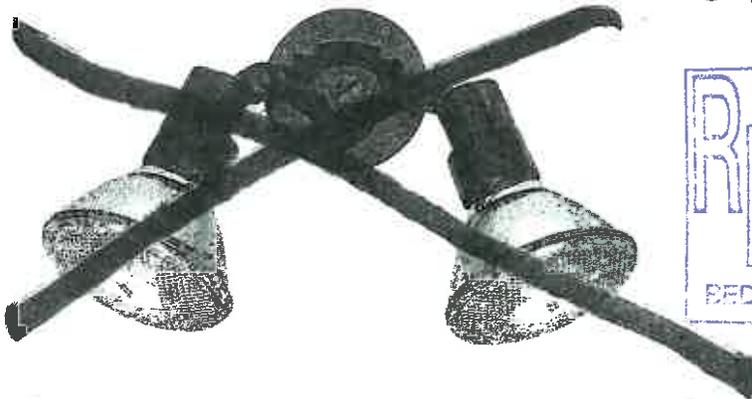
W: 22" H: 12.5" E: 11.25"

8607-12

(2) Medium Base BR40 120w max

90 WATT PAR-38 FLOOD @ 850 LUMENS PER BULB

AS MFR'D BY 'SEAGULL LIGHTING'



RECEIVED
SEP 20 2016
BEDFORD PLANNING BOARD

QNTY 1

TWO LIGHT ADJUSTABLE

Town of Bedford Planning Board

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

Tuesday, March 8, 2016

Minutes

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

1. Conference:

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.)

Present:

Timothy S. Allen, P.E., Bibbo Associates, L.L.P., Consulting Engineers-Planners

Mr. Allen presented the revised plans to the Planning Board. He stated that the revised plan shows the barn as being preserved. He described the plan as a “family compound” on 5.7 acres in Katonah. He pointed out the two alternative plans which the Planning Board had requested.

The Planning Board discussed the issues noted in the Katonah Fire District letter to Edward J. Delaney, Jr., dated February 9, 2016.

Mr. Colavito asked if there would be an Easement Agreement for the driveway which crosses over to lot 4. Mrs. Courtney-Batson said the board would like to see the Easement Agreement before the public hearing. Mr. Osterman stated that there would also need to be an easement agreement for the Stormwater Management Plan. Mr. Osterman also confirmed that the Town Engineer has reviewed the Stormwater Management Plan.

Mrs. Courtney-Batson stated that although this is not a public hearing, it is the practice of the Planning Board to take questions and comments from the public who are attending.

Tim Goodall [22 Hillside Avenue], stated that he has been maintaining a small portion of the property. Mr. Colavito stated that since Mr. Kelly had given Mr. Goodall permission to use the property, he could revoke the permission at any time, or an easement could be granted. Mr. Colavito stated that Mr. Goodall could not apply for Adverse Possession.

Jane Schewior [26 Hillside Avenue], had questions about the access to lot 4. Ms. Schewior expressed concern about damage to tree root systems during construction and how realistic it is to save all of those shown on the plan. She requested that many of the trees be taken down because extremely tall, destabilized trees would be left [after construction] which, in time, would come down, probably on her property, as well as others. She was also concerned about how much wetter the ground will then be without the trees that are taken down.

Roberta Stanton [29 Hillside Avenue], asked about the number of residences which would be on the subdivision. She asked how wide the existing driveway is and what width would be required by the Fire Department. Mr. Allen said that the existing driveway is about 12 feet wide and the new driveway would be 16 feet wide. Mr. Osterman confirmed for Ms. Stanton that this would be a driveway and not a road. Mrs. Courtney-Batson also stated that the Planning Board would specify that this driveway not become a Town road.

Gretchen Goodall [22 Hillside Avenue], asked how she would be notified of the public hearing. Mrs. Courtney-Batson explained the procedure for neighbor notification for public hearings. Ms. Goodall then asked if these would be single-family homes, not multi-family. Mrs. Courtney-Batson confirmed that they would be single-family homes.

Ms. Schewior had some questions about the location of the stormwater detention basin. Mr. Allen and Mr. Osterman discussed the location shown on the plan and the possible movement of the basin.

The Planning Board decided to hold the public hearing for KED Partners on March 29, 2016.

Mr. Osterman said that SEQR has not, as yet, been done and that the board would need Part I for the Public Hearing.

2. Conference:

Preliminary and Final Site Plan Approval –

Renovation from Tractor Showroom and Repair to Retail and Office Space

Section 60.7 Block 2 Lot 40, CB Zone

152 Bedford Road, Katonah

Owner/Applicant: Old Stone Hill LLC

(Consider Preliminary and Final Site Plan Approval.)

Present:

Thomas McCrossan

Daniel H. Ginnel, President, Ginnel Real Estate

Kevin P. Helmes, The Helmes Group, LLP

Mrs. Courtney-Batson asked Mr. Osterman if the Town Board put any conditions on their approval. Mr. Osterman said there were no conditions.

Mr. Ginnel presented the lighting plan to the board. Mrs. Courtney-Batson asked what the timing of the lights would be. Mr. Ginnel stated that the lights would probably be off by 9:00 PM, unless the building was still in use. Mrs. Courtney-Batson stated that the board has no objection to the lights being on motion detectors for security reasons.

Mrs. Courtney-Batson listed the following conditions for approval:

1. The light intensity of the exterior pole lamps, which shall comply with the Town Code, shall be provided by the Applicant. All lights shall be turned off by 10:00 PM, unless the building is still in use. Motion activation is permitted.
2. The two trees on the island shall be replaced with one larger native species tree. The choice of tree shall be approved by the Director of Planning in consultation with Mrs. Lewis.
3. The basement shall be used as an entryway, storage and garage only.
4. The attic shall be used for storage only.
5. If, for any reason, the building needs to be torn down, the Applicant must return to the Planning Board for reconsideration of this approval.
6. The Applicant shall comply with the conditions specified in the Westchester County Department of Health letter dated May 28, 2015.

Motion: A motion was made by Mr. Tierney for Preliminary and Final Site Plan Approval for the renovation from tractor showroom and repair to retail and office space, with the conditions specified.

Motion seconded by Mr. Colavito.

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

Schedule Field Trips:

The board agreed to hold the following site walks on Friday, March 18, 2016 at 8:00 AM.

- A. Owner: Northern Westchester Professional Park
Applicant: Merv Blank
28 McLain Street, Bedford Corners
- B. Owner: Bradhurst Realty Corp.
Applicant: Joseph Pugni
Haines Road, Bedford

The next meeting will be on Tuesday, March 29, 2016.

Motion:

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

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

The meeting was adjourned at 9:30 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

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

Tuesday, March 29, 2016

Minutes

A meeting of the Planning Board was held on March 29, 2016, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Board Member Diane Lewis, Board Member William Colavito and Board Member Michael Tierney, Planning Director Jeff Osterman, and Secretary Anne Paglia. Absent was Board Member Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

8:00 PM Public Hearing:

**Special Use Permit – Day Care Center
Section 60.7 Block 1 Lot 83.1, PB-O (K) Zone
131 Bedford Road, Katonah
Owner: Bedford Road Realty, LLC
Applicant: Little Feet Childcare Center, LCC
(Consider Special Use Permit.)**

Present:

Scott Roveto, Proprietor, Little Feet Childcare Center, LCC
Gus Boniello

Mr. Boniello reviewed the history of the building and the proposed plans for the change of use. He described the playground to be added to the site and the turn-around for cars.

Mr. Boniello advised the board that there is a slight modification of the application which was for two-thirds of the building, which was the part that the Katonah Art Center was renting. He stated that there is also a 2,000 square-foot dance studio, which will be going out of business at the end of the month and that Mr. Roveto would like to use this space, as well. This would allow them to have a capacity of 12 infants – instead of the 8 noted on the application and to have 16 toddlers - instead of the 8 noted on the application. This will change the total capacity to 72. Mr. Roveto stated that these are the maximum numbers and that the final determination of these numbers is made by the New York State Office of Children and Family Services. He also estimates that they would now need 12 employees – instead of the 10 noted on the application. Mr. Roveto stated that there would be sufficient parking in the back of the building for all of these employees. Mr. Roveto then described the Katonah-Lewisboro school bus drop-off and pick-up routines.

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

Christina Ordaloni brought up the fact that some families might be dropping off more than one child, so it would not be a car for each child dropped off.

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

Mr. Colavito asked about the fencing around the play area. Mr. Roveto asked him what kind of fence he would prefer. Mr. Colavito said that he would prefer a solid wood type of fence. Mr. Roveto said that the state code requires a four-foot high fence with a self-locking gate. Mr. Boniello stated that they did not put the type of fence on the plan because they were looking for input from the Planning Board.

Mrs. Courtney-Batson asked about plantings. She asked the applicant if he would agree to a condition of no trees being removed. Mr. Roveto agreed.

A member of the public, Jane Jeviard, requested that the large white oak tree be pruned and that the Norway maple which is leaning over should be removed. Mrs. Courtney-Batson stated that the pruning of the white oak and the replacement of the Norway maple with a native tree be a condition of approval.

Another member of the public expressed concerns about the noise and asked what the hours of operation of the day care center will be. Mr. Roveto said the hours would be from 7:00 AM to 6:00 PM.

Mrs. Courtney-Batson stated that the Planning Board generally approves the Special Permit for a child care application, either new or revised, for one year. This gives the board and the applicant the opportunity to revisit the plan if there are any issues.

Mrs. Lewis requested that there be a planting plan to mitigate the fence. She suggested some large, deciduous trees. Mrs. Courtney-Batson suggested that the planting plan be approved by a sub-committee of the Planning Board, consisting of Michael Tierney, Diane Lewis and Jeff Osterman.

Mrs. Courtney-Batson restated the conditions of approval:

1. The permit shall be valid for one year after which the applicant shall return to the Planning Board for a renewal of the permit.
2. No trees shall be removed to install the play area.
3. The Norway maple at the southeastern corner of the property shall be replaced with a native species tree.
4. A planting plan shall be submitted and must be approved by a sub-committee of the Planning Board.
5. The dead branches of the white oak tree shall be pruned.
6. The fence for the play area shall be a four-foot wood fence on the front and south sides of the play area and a panel fence on the northern side. The final approval of the fence plan shall be made by the Director of Planning.

Motion: A motion was made by Mrs. Lewis for Approval of a Special Use Permit for a Day-Care Center with the conditions specified.

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 SEQ. R.

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

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

Nays: None

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

Nays: None

8:05 PM Public Hearing:

Renewal of Special Use Permit – Preschool Program and Daycare Center

Proposed Amendment No. 2 to PB Res. No. 12/20

Section 83.9 Block 1 Lot 17, R-4A Zone

236 South Bedford Road, Bedford

Owner: Unitarian Fellowship of Northern Westchester

Applicant: Aleida Vitolo/A Kid’s World – Bilingual Preschool and Daycare Center

(Consider Renewal of Special Use Permit.)

Present:

Aleida Vitolo, Owner, A Kid’s World

Mrs. Courtney-Batson asked Ms. Vitolo if there were any problems during the past year. Ms. Vitolo stated that there were not.

Mrs. Courtney-Batson listed the following conditions for renewal of the permit:

1. The permit shall be granted for a period of five years.
2. The number of children cannot exceed 36 and shall range in age from 3 months to 8 years.
3. The hours of operation shall remain as 7:30 Am to 5:30 PM.
4. The permit includes the provision that some students will be dropped off by bus.

Motion: A motion was made by Mr. Tierney for the renewal of the Special Use Permit for a Preschool Program and Daycare Center, 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 SEQ. R.

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

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

Nays: None

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

Nays: None

8:10 PM Public Hearing:

Four-Lot Subdivision

- Preliminary Subdivision Approval
- Steep Slopes Permit

Section 49.19 Block 2 Lots 31, 32, 33, 41 & 42, R-¼A and VA Zones

36 Hillside Avenue, Katonah

Owner/Applicant: KED Partners

(Public Hearing on Preliminary Subdivision Application.)

Present:

Edward J. Delaney, Jr., Project Manager, Bibbo Associates, L.L.P., Consulting Engineers

Timothy S. Allen, P.E., Bibbo Associates, L.L.P., Consulting Engineers-Planners

Mr. Delaney described the latest revisions to the site plan.

Tim Goodall [22 Hillside Avenue] asked Mr. Delaney about the amount of clearing to be done on the back lot. Mr. Allen suggested and Mrs. Courtney-Batson agreed that the applicant should meet with the neighbors about which trees should be taken down.

Robin Jones Tropiano [28 Hillside Avenue] questioned the location of the stormwater detention basin next to her property. Mr. Delaney explained why the location was chosen.

Gretchen Goodall [22 Hillside Avenue] questioned the size of the stormwater detention basin. Mr. Allen replied that the requirements of the code dictate the size. She also asked about the trees to be taken down and how they would be replaced. It was decided that the board and the neighbors would have input as to the replacement of the trees and understory.

Jane Schewior [26 Hillside Avenue] asked what constitutes a steep slope according to the Town of Bedford Code. Mr. Osterman said it was 25 per cent. She said that according to her calculations, over 50 per cent of this property is steep slope. She asked as what point a property is decided to be undevelopable. Mrs. Courtney-Batson then explained the subdivision code.

Mr. Tropiano asked if more homes could be added to these lots. Mr. Osterman said they could not because they are limited by the septic systems. Mrs. Courtney-Batson said that the board was considering making no further subdivision a condition of the subdivision approval.

Chris Stanton [29 Hillside Avenue] asked if the bonding put on the subdivision is binding. Mrs. Courtney-Batson said it was and the Planning board does it frequently.

Moira Thielking [38-40 Hillside Avenue] stated that she would have a problem with the barn, which is about three feet from her property line, being converted into a residence. There was then a discussion of the possibility of converting the barn, which is an historic building, into a residence. Ms. Thielking then stated that her family has approached Mr. Kelly several times about the possibility of purchasing the barn, which he has not responded to. There was then a discussion of revising the subdivision plan if the Thielkings bought the barn.

Mr. Osterman suggested the Planning Board do another site visit to inspect the tree issue before the applicant does another iteration of storm water plans.

Simon Skolnik, Chairman, Conservation Board, stated that the Conservation Board had not, as yet seen this. Mrs. Courtney-Batson asked if they could take a look at it.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is an “Unlisted Action” under SEQR.

Mrs. Courtney-Batson endorsed the Board’s determination on the ECF. Mr. Colavito seconded.

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

Nays: None

Mrs. Courtney-Batson explained the necessity of completing a “long” Environmental Assessment Form to the public.

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

[There were a few questions about the application process.]

Motion: A motion was made by Mrs. Courtney Batson to adjourn the public hearing.

Motion seconded by Mr. Colavito.

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

Nays: None

8:15 PM Public Hearing:

Final Subdivision Approval – Four-Lot Subdivision

Section 82.12 Block 1 Lot 3, R-2A Zone

28 Mclain Street, Bedford Corners

Owner: Northern Westchester Professional Park

Applicant: Merv Blank

(Consider Final Subdivision Approval.)

Present:

Edward J. Delaney, Jr., Project Manager, Bibbo Associates, L.L.P., Consulting Engineers

Timothy S. Allen, P.E., Bibbo Associates, L.L.P., Consulting Engineers-Planners

Mrs. Courtney-Batson began reading the March 11, 2016 Field Trip notes:

1. Consider more specific areas of disturbance.
2. Possibility of slip lane.

Larry Trainer, a resident of Penwood, expressed his concern about traffic on Mclain Street, especially people leaving the subdivision and making a left turn.

Carla Bird, owner of 35 Tucker Road, also expressed concern over the construction vehicle traffic.

Mrs. Courtney-Batson expressed her opinion that sufficient reasons have not been presented to require that traffic leaving the subdivision not be permitted to make a left-hand turn. However,

she did agree that large construction vehicles should be required to enter and exit the site via Route 172.

Mr. Colavito suggested a ‘slip lane’ to reduce the stacking that occurs near route 172. Mr. Delaney agreed it was a problem, but not a problem of this subdivision. Mrs. Courtney-Batson said that if a slip lane was installed, it might increase the speed of the traffic on Mclain Street. Mrs. Lewis agreed with Mrs. Courtney-Batson.

Mrs. Courtney-Batson referred back to the Field Trip Notes of March 11, 2016 stating that part of the project is in Mt. Kisco. Mr. Delaney stated that he has already contacted the Mount Kisco Village Attorney and the Chairman of the Planning Board and that the Village of Mount Kisco will be a co-signer of the plat. Mrs. Courtney-Batson and Mrs. Lewis wanted the note on the plat regarding the non-disturbance of the piece of property in Mt. Kisco to indicate that the homeowner would be permitted to remove invasive vines.

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

Ms. Bird asked about the property next to the subdivision and was told that it was a separate tax lot and not part of this application. She also asked about the time frame for construction of the buildings in the subdivision and was told there was none, but the applicant stated they would like it to be as soon as possible.

Mrs. Courtney-Batson then reviewed the list of conditions from the Preliminary Subdivision Approval of February 9, 2016, with her comment on each:

1. Approval of the Town Engineer prior to final subdivision approval. [Approval has been given as of the March 10, 2016 memorandum which has two comments which must be addressed by the Applicant.]
2. Approval by the Department of Public Works for the small portion of the right-of-way within the proposed new road. [The Department of Public Works has given its approval.]
3. Final approval by the Bedford Hills Fire Department for the final subdivision approval shall be received. [Mr. Osterman confirmed that final approval from the Bedford Hills Fire Department has been received.]
4. A final landscaping plan shall be submitted. [The board reviewed the current landscaping plan which was approved by all.]
5. Final disturbance envelopes shall be shown on the plan. [The applicant confirmed that they are satisfied with the disturbance envelopes on the plan.]
6. Invasive species shall be removed within the disturbance areas. [Mr. Delaney confirmed that this note is on the current plan.]
7. A note shall be added to the plan that no street lighting is being proposed. [Mr. Delaney confirmed that this note is on the current plan and agreed to the stipulation that there be no lit piers at the entrance.]
8. The plan must receive the endorsement of the Village of Mount Kisco Planning Board. [This will be a condition of Final Subdivision Approval.]
9. Copies of the drainage easement shall be provided to the Planning Board. [It was confirmed that they have been submitted.]
10. Information regarding the homeowners’ association and the relevant maintenance agreements shall be provided to the Planning Board. [Mr. Delaney stated that these have

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supplied to the Planning Board, the Town Engineer and the DEP. Mrs. Courtney-Batson stated that another condition of Final Subdivision Approval will be conformance with the Town Engineer’s memorandum of March 10, 2016.]

Mrs. Courtney-Batson stated that another condition of approval is that the homeowners’ association and the relevant maintenance agreements meet with the approval of the Town Attorney.

Another condition of approval is that construction vehicles shall enter and leave the site on Mclain Street via Route 172.

Motion: A motion was made by Mrs. Lewis for approval of Final Subdivision approval for a Four-Lot Subdivision, with the conditions specified.

Motion seconded by Mr. Tierney.

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

Nays: None

Motion: A motion was made by Mrs. Lewis to close the public hearing.

Motion seconded by Mr. Colavito.

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

Nays: None

1. Conference:

Antioch Baptist Church – Proposed Subdivision and Site Plan Approval

Section 60.14 Block 2 Lots 7, 8 & 9, LI Zone

147, 165 & 175 Railroad Avenue, Bedford Hills

Owner: Antioch Baptist Church

Applicant: Town of Bedford

(Review Preliminary Site Plan Application.)

Present:

Edward J. Delaney, Jr., Project Manager, Bibbo Associates, L.L.P., Consulting Engineers Marion Blount, Chairperson of the Trustee Ministry, Antioch Baptist Church

Mr. Osterman presented the project to the Planning Board.

Mr. Delaney then gave the board updates on what has been accomplished since the last meeting, regarding the Westchester Department of Health and the requirements for the septic systems.

The parking for the property was then discussed. Mr. Osterman suggested that the Planning Board do another site visit. Landscaping of the property was also discussed.

Mrs. Courtney-Batson said that a site visit by the Planning Board will be scheduled.

2. Conference:

Steep Slope Permit

Section 60.13 Block 1 Lot 3, EL Zone

3 Haines Road, Bedford
Owner: Bradhurst Realty Corp.
Applicant: Joseph Pugni
(Review Field Trip Notes.)

Present:

Edward J. Delaney, Jr., Project Manager, Bibbo Associates, L.L.P., Consulting Engineers Marion

Mr. Tierney read the Planning Board Field Trip Notes from the March 11, 2016 site visit into the record:

1. Consider alternate location for the house. The second flag may be a possibility – the second plateau or first curve. *[Mr. Delaney located the area on the displayed plan.]* Mr. Delaney pointed out where the original house location for the subdivision was and that the WC DOH insisted that there be a sewer easement for that. The Town denied access to that when they took over the Bedford Lake sewage treatment plant. John Meyer went back and located the septic where the house was going to be. Mr. Delaney suggested that someone should take another look at going into the sewage treatment plant. Mr. Osterman stated that the plant has always been under-utilized.
2. Research the site history for alternatives to the sewage/septic issue.

Mrs. Courtney-Batson stated that part of why the board wanted the house to move was to lessen the length of the driveway to lessen the slope disturbance.

Mr. Osterman said Mr. Delaney should look at the locations to decide which is less intrusive on the condos.

Mrs. Courtney-Batson stated that her impression was that the board had all agreed *[on the field trip]* that a house of lower elevation would have less of an impact on the condos. Mr. Tierney agreed. Mr. Osterman stated that he thought the lower elevation was more intrusive on the condos.

Mr. Delaney stated that they have gotten Wetlands approval on this project twice.

Mr. Delaney asked for the Planning Board's comments in writing. Mr. Osterman said that they wanted the applicant to explore the feasibility of getting into the sewage treatment plant again. This would need to be addressed to the Town Attorney.

The next meeting will be on Tuesday, April 12, 2016.

Motion:

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

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

Nays: None

The meeting was adjourned at 11:00 PM.

Date these minutes were approved by the Planning Board: _____

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Respectfully submitted,

Anne Paglia, Secretary
Town of Bedford Planning Board

Date