

**Town of Bedford
Historic Building Preservation Commission**

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

**Wednesday
March 16, 2016
6:30 P.M.
Agenda**

Conferences:

- I – Additions and Alterations to Existing Residence
Section 49.19 Block 4 Lot 3, R-1/4A Zone
60 The Terrace, Katonah
Owner/Applicant: **Charles Durr**

- II – Additions and Alterations to Existing Commercial Building
Section 60.14 Block 5 Lot 6, CB Zone
25-27 Adams Street, Bedford Hills
Owner/Applicant: **Fedele Realty, LLC**

- III – Addition of Covered Front Entry to Existing Residence
Section 84.7 Block 1 Lot 3, R-2A Zone
748 Guard Hill Road, Bedford
Owners: **David and Becky Gochman**
Applicant: **Brendan McKenney, Owners' Rep**

- IV – Additions and Alterations to Existing Residence
Section 60.18 Block 1 Lot 2, R-1/2A Zone
100 Main Street, Bedford Hills
Owners: **Seth and Elizabeth Squadron**
Applicant: **Patrick M. Croke, Architect**

Historic Resource Review Request:

- I – Historic Resource Review Request
Section 50.13 Block 1 Lot 7, R-4A Zone
300 Maple Avenue, Katonah
Owners: **Andrew and Denise Saul**

Approval of Minutes:

November 18, 2015

January 6, 2016

February 18, 2016

February 25, 2016

March 3, 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 Historic Building Preservation Commission.

Agenda items subject to change.

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Charles M Durr
Mailing Address: 60 The Terrace Katonah NY
Phone: 9149604684 (home) 9149604684 (work); Fax: _____ E-Mail: _____

Identification of Applicant (if other than owner(s)):

Name of applicant: _____
Address: _____
Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

RECEIVED
Town of Bedford
FEB 12 2016
Historic Building
Preservation Commission

Charles.Durr@gmail.com

313 Heritage Hills

Professional Preparing Site Plan:

Name /Address: Joe Pavia Architect PC Somers NY 10589
Phone: 845 890 8654 Fax: _____ E-Mail: Joe@joearchitect.net

Identification of Property:

Bedford Tax Map Designation: Section 49.19 Block 4 Lot 3 Area 13 666SF Zoning District: R 1/4

Project Address: 60 The Terrace Katonah NY

Approximate year of construction of structure(s): 1900

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

Identify any other Town of Bedford approvals required: 20 n. by

Identify any other governmental approvals required: -

Project cost (including professional fees): \$200,000

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

Additions of great room bathroom and Extending 2 Bed Rooms
front porch and Rear Deck, Re Siding of House
Removal of Allusion Siding and Sun Porch

Proposed Project Start Date: April 2016

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

Signature of owner(s): Charles Durr
All owners must sign Print name/title: Charles Durr

Date: 2/10/16

Print name/title: _____

Date: _____

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

Date: _____

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/10/2016

Parcel ID: 49.19-4-3

Owner Information

Durr, Charles

Applicant Information

Durr, Charles

60 The Terrace

Katonah NY 10536

Location: 60 The Terrace

Parcel ID: 49.19-4-3

Permit Type: Additions & Alterations

Work Description: Additions and alterations to existing 2 1/2-story single family residence

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-1/4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The front porch addition will result in a front yard setback of 15.41 feet where 35 feet is required in the R-1/4 Acre Zoning District and the rear yard wood deck and stair addition will result in a rear yard setback of 25.94 feet where 40 feet is required in the R-1/4 Acre Zoning District. Variances from the Board of Appeals will be required in accordance with Article V Section 125-50 and Article III Section 125-11 of the Town Code. The residence has an existing, non-conforming front yard setback of 14.08 feet and an existing, non-conforming rear yard setback of 25.94 feet. The parcel is listed on the HBPC's Survey of Historic Buildings.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraietta

Building Inspector



Town of Bedford
ZONING BOARD OF APPEALS
425 Cherry Street • Bedford Hills, New York 10507
Tel: (914) 666-4585 • Fax: (914) 666-2026
E-Mail: zoning@bedfordny.gov

Peter Michaelis, Chairman

Alexandra J. Costello, Secretary

Members:

*Lisa A. Spano
Andrea Schaefer
Meredith Black
Clark Petschek*

February 11, 2016

joe@joearchitect.net

Joseph P. Paiva
313A Heritage Hills
Somers, NY 10589

Re: Zoning Board of Appeals Application – Variance
Section 49.19 Block 4 Lot 3, R-1/4 Acre Zoning District
60 The Terrace, Katonah, NY 10536
Owner/Applicant – Charles Durr

Dear Mr. Paiva:

Enclosed is a Public Notices for the Application referenced above and the list of abutting owners within 500 feet of the perimeter of the tax parcel. The Public Notice is to be mailed by you no later than 10 days prior to the hearing scheduled for Wednesday, March 2, 2016 at 7:30 p.m.

Also enclosed is an Affidavit of Mailing. The Affidavit must be completed and notarized for the application (subsequent to the mailing) and returned to this office prior to the public hearing. Please make sure that you attach the list of the property owners with their names and addresses as well as section, block and lot number to the executed Affidavit.

Call me if you have any questions. Please remember, if you fail to mail the notice as described above, the public hearing will have to be cancelled. Thank you.

Very truly yours,


Alexandra J. Costello, Secretary
Zoning Board of Appeals

Encl.

cc: Tom Castelluccio tom.necc@gmail.com

Durr
60 THE TERRACE
10F3

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Town of Bedford
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Preservation Commission



RECEIVED
Town of Bedford
FEB 12 2016
Historic Building
Preservation Commission

DVAR
60 THE TERRACE
2 OF 3



RECORDED
Town of Bedford
FEB 12 2016
Historic Building
Preservation Commission

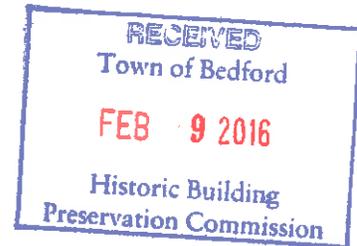
DURR
60 THE TERRACE
30F3



**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Joseph P. Paiva, RA
Date: February 8, 2016
Re: Charles Durr, 60 The Terrace, Katonah, NY
49.19-4-3, R-1/4 Acre Zoning District
Additions and Alterations to an Existing Single Family Residence



With reference to the above property, applications have been submitted for a building permit and zoning variance to permit additions and alterations to an existing single family residence.

The parcel is located at 60 The Terrace, Katonah and is listed on the HBPC's Survey of Historic Buildings. It should be noted that the owner of the property received correspondence from the HBPC that the subject property is under consideration for inclusion in the Survey as "**unregulated Other Historic Resources.**"

The age of the structure is listed on the Assessor's card as 1890. I have attached copies of the Assessor's card and the Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

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

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

Sunset Drive

- 16 Sunset Drive
- 18 Sunset Drive
- 20 Sunset Drive
- 29 Sunset Drive

T

The Terrace Road

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

- 61
Terrace
Heights
Terrace Heights
Ker Road 77



Town of Bedford
Historic Building Preservation Commission

John Stockbridge, Chairman

Anne Paglia, Secretary

Members:
Ben Branch
George Henschel
Amy Parsons
Shelley E. Smith

**Notice to owners of properties under consideration for inclusion in the
Survey of Historic Buildings in the Town of Bedford
as unregulated Other Historic Resources**

Bedford's Historic Building Preservation Commission (HBPC) invites you to an information session regarding: 1) the draft Survey of Historic Buildings, and 2) a proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings. The Town has retained a professional consultant, Steward Preservation Services, to work with the HBPC to conduct a thorough review of properties and prepare a revised Survey of Historic Buildings. A draft of the Survey is now complete and the HBPC seeks your input prior to making recommendations to the Town Board.

You are receiving this notice because your property is included in the draft Survey of Historic Buildings and is proposed for classification as an unregulated **Other Historic Resource**. Under the proposed system, you would be entitled to voluntary, no-charge consultations with the HBPC, but **not required** to obtain HBPC approval for any alteration, addition or demolition of your property. Further details may be found on the HBPC page on the Town of Bedford website. Bedfordny.gov → Government → Commissions → Historic Building Preservation Commission

Property owners are encouraged to attend the session in their respective hamlet, but are welcome to attend any session that is convenient:

Bedford Hills Community House
Bedford Village Historical Hall
Katonah Village Library

February 18 — 7:00-9:00 pm
February 25 — 7:00-9:00 pm
March 3 — 7:00-9:00 pm

For further information, please contact the Administrative Office of the HBPC at 914.666.4434. If you are unable to attend a session, please feel free to send comments to: planning@Bedfordny.gov.

425 Cherry Street • Bedford Hills, New York 10507
Tel: (914) 666-4434 • Fax: (914) 666-2026
www.bedfordny.gov

MARGARET MCGARRY
HELEN MCGARRY & MARION KELLER
60 THE TERRACE
KATONAH, N.Y. 10536

RECORD OF OWNERSHIP
WATER PARK LIGHT FIRE SCHOOL

879 Raymond W. Patricia M. Hinkley
Rm 44m s.r.

103X161 5A 91B 1400 9400 X

SECTION 51A
DISTRICT
EXEMPTION CODE
PROPERTY CLASS
ZONING
CARD NUMBER
ROUTING NUMBER

91.5
105

60 THE TERRACE
PROPERTY ADDRESS

DATE
TYPE
LAND
VALUITY

819 10 50 75,000 1 2 3 4 1 2

NO.	DATE	TYPE	LAND	VALUITY
1 BUYER	2 SELLER	3 FEE	4 AGENT	2 NO.
1	819	10	50	75,000
2		1	2	3
3		1	2	3
4		1	2	3

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
1974	LAND 14100
	BLDGS. 29600
	EX.
	TOTAL 43700
80	LAND 14100
	BLDGS. 32700
	EX.
	TOTAL 51800

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
MEMORANDA	
MARSH 101 - November 69	

LAND DATA & COMPUTATIONS	INFLUENCE FACTOR	ACTUAL PRICE	DEPTH FACTOR	UNIT PRICE	EFFECTIVE DEPTH	EFFECTIVE FRONTAGE	ACTUAL FRONTAGE	Gross	Net	LAND VALUE
1 REGULAR LOT		171.25	107	1600	136	1230	1230	1400	9400	15200
2 MISRS LOT										1493
3 APARTMENT SITE										14100

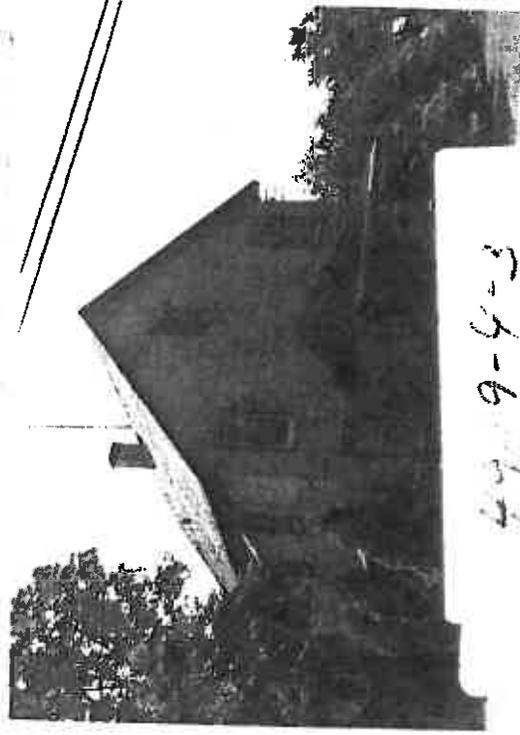
INFLUENCE FACTORS	RESIDENTIAL NEIGHBORHOOD & LOT FACTORS
1 CORNER	APPROXIMATELY 30 FEET
2 TOPOGRAPHY	LANDSCAPE RATING
3 UNIMPROVED	EXCELLENT GOOD FAIR POOR NONE
4 EXCESSIVE FRONT	IMPROVED UNIMPROVED NONE
5 SHAPE OR SIZE	PROFITING TRAFFIC
6 RESTRICTIONS	LIGHT MEDIUM HEAVY NONE
7 ECONOMIC	COMPARISON TO NEIGHBORING PROPERTIES
8 MISIMPROVEMENT	LOT 1 IMPROVEMENTS
VIEW	1. TYPICAL 2. POORER 3. BETTER 4. NONE

GENERAL PROPERTY FACTORS	RESIDENTIAL NEIGHBORHOOD I.D.
1 RELATIVE TOPOGRAPHY TO STREET ELEVATION	NEIGHBORHOOD I.D.
2 HIGHER LOWER	
3 TOPOGRAPHY RATING	
4 FAIR POOR VERY POOR	
5 STREET OR ROAD	
6 UNPAVED PROPOSED NONE	
7 SIDEWALK	
8 UTILITY	
9 WATER SEWER ELECTRICITY GAS	
10 PRIVATE	

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS	RESIDENTIAL NEIGHBORHOOD I.D.
APPROXIMATELY 30 FEET	NEIGHBORHOOD I.D.
LANDSCAPE RATING	
EXCELLENT GOOD FAIR POOR NONE	
IMPROVED UNIMPROVED NONE	
PROFITING TRAFFIC	
LIGHT MEDIUM HEAVY NONE	
COMPARISON TO NEIGHBORING PROPERTIES	
LOT 1 IMPROVEMENTS	
1. TYPICAL 2. POORER 3. BETTER 4. NONE	

PARCEL ID#: 4919-4-3

PROPERTY LOCATION: 607^{1/2} Terrace



49-9-4-3

1 HELEN MCGARRY & MARION KILLER
 5A 91B JOSKIN H. I
 900 5400

ASSESSMENT RECORD TOWN OF BEDFORD

LOCATION BRIMMO RD (THE TERRACE)

ZONED

147A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
	LAND	✓ 1400							
IMPROVEMENTS		8000							
TOTAL		9400							

OWNERSHIP	DATE	PURCHASE PRICE	STREET					IMPROVEMENTS					PROPERTY FACTORS							
			PAVED	SEMI-IMPROVED	DIRT	SIDEWALK		WATER	SEWER	GAS	ELECTRICITY	SEPTIC TANK	LEVEL	HIGH	LOW	ROLLING	SWAMPY			
MARION KILLER & HELEN MCGARRY MARSHALTON MCGARRY	7-70	NOTT																		

DATE	PERMITS	TYPE	COST	INSPECTED	FRONT & DEPTH	FRONT	DEPTH	UNIT PRICE	DRAIN FASHION	P.C. FT. PRICE	ADJUSTMENT	LAND VALUE COMPUTATIONS AND SUMMARY	
												TOTAL VALUE	ADJUSTMENT
7-51	# 2945	REAR GAR	\$1,500	205' H 20' H	90' x 181'	30	109	\$270					2900

COMMENTS	
103' F. 65' R	

TOTAL VALUE LAND	2200
TOTAL VALUE BUILDINGS	14100
TOTAL VALUE LAND & BUILDINGS	16300

BUILDING VALUE CALCULATION

ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL
Base	720	20	14400
1	597	14.55	8626
ADDITIONS AND DEDUCTIONS			
RP	78	6.00	468
OP	560	3.20	1792
8	1012	13.4	13556
			4528

TOTAL REPLACEMENT COST \$ 39288

Cost Conversion Factor 7.13
Replacement Cost 26920

DEPRECIATION AND OBSOLESCENCE

Depreciation	40%
Effective Age Depreciation	%
Observed Physical Condition	%
Total Depreciation (a+b)	60%
Net Condition (100-c)	40%
OBSOLESCENCE	
Overimprovement	%
Underimprovement	%
Other	5%
Net Condition (100-d+e)	35%

SUMMARY OF APPRAISED VALUE

Principal Building Appraisal	15300
Other Principal Building Appraisal	
Accessory Buildings Appraisal	800
Total Building Appraisal	16100

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS 2102

TYPE AND USE
 1 Family Dwelling
 2 Family Dwelling
 Other

FOUNDATION
 Concrete Walls
 Wood or Block Piers
 Block
 Stone

STORIES AND ROOMS
 Stories 1 2/2 3 4 5
 Split Level
 B. Rooms 3
 1s Rooms 3
 2s Rooms 3

EXT. WALL CONSTR.
 Shingles
 Tile
 Concrete Block or Tile
 Stucco on Block or Tile
 Brick Solid
 Brick, Veneer
 Stone Solid
 Stone Veneer
 Other

ROOF
 Type: Flat
 Hip
 Mansard
 Roofing: Preserved Roll
 Built-up Asphalt or L & G
 Wood or Comp. Shingles
 Metal

AIR CONDITIONING
 Washed
 Refrigerated
 Area Supplied

FLOORS
 Stories 1 2
 Softwood
 Hardwood
 Concrete
 Tile Flrs: Bath, Kitchen
 INTERIOR FINISH
 Walls Unfinished
 Wallboard
 Plaster
 Doors and Trim:
 Softwood
 Hardwood
 Tile Walls: Bath, Kitchen
 Fireplaces:
 Natural
 Artificial

PHYSICAL CONDITION
 Good
 Normal
 Fair
 Poor

PLUMBING
 None
 Water Only
 No. Bathrooms (3 Fix'rs)
 No. Toilet Rms. (2 Fix'rs)
 No. Single Fixtures
 Sepsic Tank

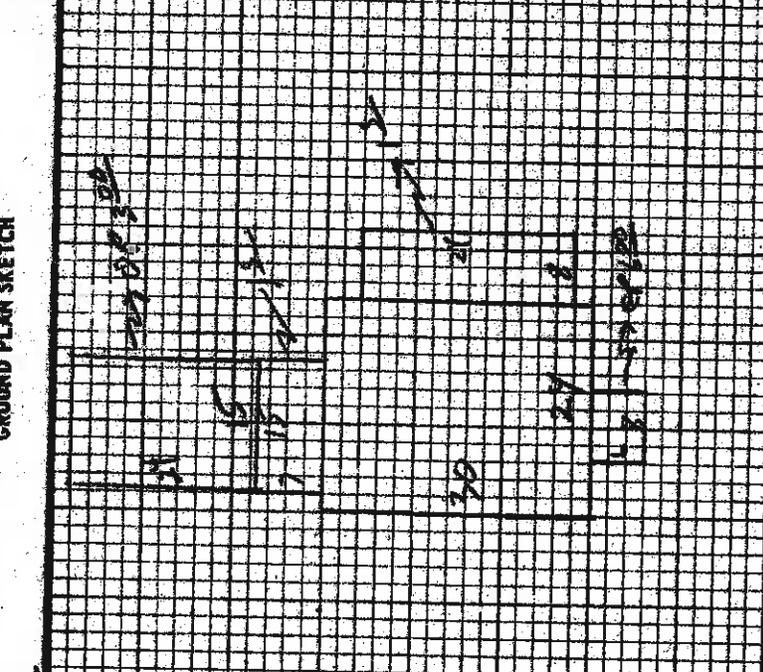
HEATING
 Storage Unit Heaters
 Hot Air
 Piped (Gravity)
 Forced Circulation
 Steam
 Hot Water or Vapor
 Radiant, Concealed
 Fuel: Coal
 Oil
 Oil Burner
 Coal Stoker

BASEMENT
 None
 Full
 Part

FINISHES
 Recreation %
 Apartment %
 Floor: Dirt
 Wood
 Cement
 Unfinished
 Finished %

10) HALF STORY, ATTIC
 Unfinished
 Finished %

GROUND PLAN SKETCH



DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

R.D.G. IDENT.	PASS	DIMENSIONS		FOUN. DAYTON	FLOOR	ROOF	WALLS	HEAT	LIGHT	PLBG.	AGE	AREA	UNIT COST	REPLACEMENT COST	NET COND. %	NET APPRAI. \$
		WIDTH	DEPTH													
0488		15	24	C	C	F	B					5203	1080	79		800

DATES OF INSPECTIONS

7/11 3 0

LAYOUT & REMARKS:

Issued August 14, 1999
Fee Paid 70.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No.

This is to certify that *Margaret M. McGary*
(Marianne Kelly, Helen M. McGary, Leonard)
of *Co. The Tenor* having filed on *Dec.*, 19*99*.
Application No. *267A* for a Certificate of Occupancy applying to premises located
at *Co. The Tenor, National St.* being Sec. *5A*, Lot *91B*, Town of
Bedford Assessment Map at a *HA* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

One Family Dwelling.

Inspected August 14, 1999.
Visible conditions found satisfactory.

under the following **RECOMMENDATIONS**

- 1. Install hand rail on outside entrance to cellar.*
- 2. Spentack over furnace.*
- 3. Relief valve on hot water heater to be brought down to 6" from floor.*
- 4. Install hand rail on stair case.*

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

Lloyd Barber
Building Inspector

Issued August 14, 1979
Per 1000 Laid

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. Margaret M. McGary

This is to certify that Marion Miller Helen McGary
of 60 The Terrace having filed on 8/10, 1979

Application No. 268A for a Certificate of Occupancy applying to premises located
at 60 The Terrace, National N.Y. being Sec. 5A, Lot 91B, Town of
Bedford Assessment Map at a 144A zone as shown on the building zone map, and the

application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Detached Garage

Inspected August 14, 1979
Charles J. Smith
under the following limitations

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

Thomas B. ...
Building Inspector

TOWN OF BEDFORD

\$75
on the
25th
receipt
2770

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

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

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

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

Owner CHARLES DUAR Address 60 The Terrace Katonah Tel.# 944 960 4684

Applicant _____ Address _____ Tel.# _____

Architect/Engineer Joseph P. Pavia Address 313 A Highway 845-590 Tel.# 8654



Builder Northeast Construction Concepts LLC Address 9 Drake Hill of Baldwin Pl. NY 10

Building is located at 60 The Terrace Katonah N.Y.

Section 4919 Block 4 Lot 3 Town of Bedford Assessment Map.

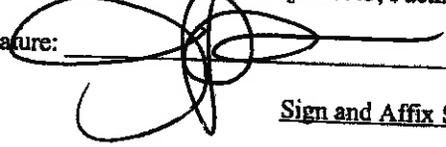
INFORMATION MUST BE PROVIDED:

Detail of proposed construction: 2 1/2 story addition and alterations to existing 2 1/2 story single family residence.

Estimated COST OF CONSTRUCTION: \$ 200,000.00

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

I Joseph P. Pavia do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 200,000.00 and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: 

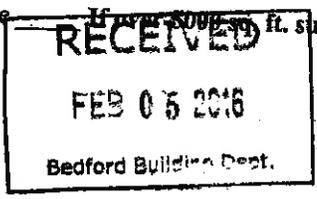
Date: _____

Sign and Affix Seal 

Amount of square feet for new project 956 Total % of Building Coverage of property 12.74%

Total % of Impervious Surface of property 29.95% Area of disturbance _____ If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built 116



TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

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

RO CB NB LI RB PBO PBR PBOK

Number of stories 2 1/2; Height 31 feet. Interior only _____

Front yard 15.41 feet. Rear yard 92.67 feet. Side yard 25.94' feet one side.

Side yard 59.28' feet other side.

The above setbacks must be filled in.

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

(Signed) [Signature]

Telephone No. 609-865-5908 /Email Joe@JoeGreen.net

Action By Building Inspector

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

- Board of Health Approval
- Highway Approval
- Town of Bedford
- Westchester County
- State of New York
- Application Rejected
- Application Granted
- Referred to Board of Appeals

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:
Building: _____
Certificate of Compliance _____
Total: _____

Permit No. _____

Date Approved _____

Date Notified _____



Tom Castelluccio
Tom.necc@gmail.com

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

RECEIVED
FEB 5 2016
BEDFORD ZONING
BOARD OF APPEALS

pa
all #
257
Receipt
2453

APPLICATION FOR A VARIANCE

1. Name of Owner: Charles Durr
Address: 60 The terrace Katonah Bedford Hills NY 10536
Telephone/Email: 914 960 4684 Charles.Durr@gmail.com

2. Name of Applicant, if other than Owner: N/A
Address: _____
Telephone/Email: _____

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
Joseph P. Paiva
Address: 313 A Heritage Hills Somers, NY 10589
Telephone/Email: 945 590 8654 joe@jpaarchitect.net

4. Identification Property:
Street Address: 60 The terrace
Tax ID: ~~90-19-147~~ Zoning District: R14 Total Land Area: 13,666 SF
Age of the Building 116 years built 1900

Is the property located in a designated Historic District? (SEE ATTACHED)

% of Building Coverage: 12.74 % % of Impervious Surface 29.95 %

Property Abuts a State or County highway, parkway, thruway or park: Yes _____ No

Property is within 500 feet of the boundary of the Town of Bedford: Yes: _____ No:

Property is on the South side of THE AVENUE within the unincorporated area of the Town of Bedford.

47-A-4-3

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: 125e Section: DIM REG RES
FRONT YARD

To Permit:

ADDITIONS and ALTERATIONS to Existing legal
non conforming 2 1/2 story single family residential
STRUCTURE

RECEIVED

FEB 5 2016

BEDFORD ZONING
BOARD OF APPEALS

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. 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 of mailing with the Board Secretary prior to the hearing.

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

Variance

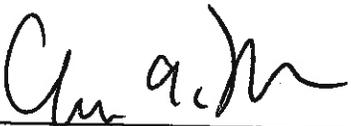
(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00



Signature of Owner

2/3/2016

Date

Signature of Applicant

Date

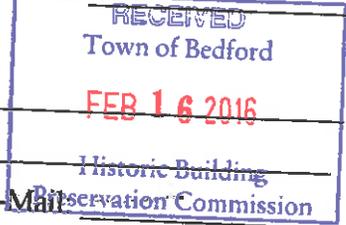
TOWN OF BEDFORD - Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): FIDRE REALTY, LLC
Mailing Address: 26 PROMROSE ST., KATONAH, N.Y. 10536
Phone: 914-424-3522 (home); Fax: _____ (work); E-Mail: _____

Identification of Applicant (if other than owner(s)):

Name of applicant: DOMINIC FIDRE
Address: SAME
Phone: _____ (home); Fax: _____ (work); E-Mail: _____



Professional Preparing Site Plan:

Name /Address: PHILIP CERADINI, ARCHITECT, 105 KISCO AVE. MT. KISCO, NY 10549
Phone: 914-666-0547 Fax: 914-666-2386 E-Mail: philipceradini@gmail.com

Identification of Property:

Bedford Tax Map Designation: Section 6014 Block 5 Lot 6 Area 2,123.53 SFT. Zoning District: CB
Project Address: 25-27 ADAMS ST., BEDFORD HILLS NY, 10507
Approximate year of construction of structure(s): 1910 ±

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

Identify any other Town of Bedford approvals required: Planning Bd, ZBA, Bldg. Dept.
Identify any other governmental approvals required: _____

Project cost (including professional fees): \$ 30,000.00

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

- TO CONSTRUCT A 338 SQ. FT. ADDITION AT 2ND FLR, DIRECTLY OVER EXISTING 1 STORY GARAGE AT REAR OF BLDG.
- CONSTRUCT A 5'-0" FRONT MARQUEE OVERHANG ON FRONT FACE OF BLDG.

Proposed Project Start Date: JUNE 2016

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

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

Date: 12 FEB. 2016

Print name/title: _____

Date: _____

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

Date: _____

TOWN OF BEDFORD - Historic Building Preservation Commission

Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Fedele Realty LLC - Joe + Dominick Fedele

Mailing Address: 26 Primrose Street - Katonah NY 10536

Phone: 914-424-3572 (home) 751-6190 (work); Fax: E-Mail: Mimmo424@aol.com

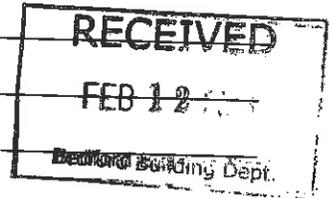
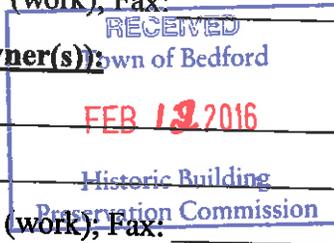
Identification of Applicant (if other than owner(s)):

Name of applicant:

Address:

Phone: (home) (work); Fax:

E-Mail:



Professional Preparing Site Plan:

Name /Address: Phillip Ceradini Architect

Phone: 960-0145 Fax:

E-Mail:

Identification of Property:

Bedford Tax Map Designation: Section 60.14 Block 5 Lot 6 Area 0 Zoning District: CB

Project Address: 25-27 Adams Street - Bedford Hills

Approximate year of construction of structure(s): 1908 circa (unsure)

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

Identify any other Town of Bedford approvals required:

Identify any other governmental approvals required:

Project cost (including professional fees): \$30,000.00

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

Install Marquis Awning at Front of Building with Lighting. Rear of Building Add additional office space at Rear of building. Not Changing footprint, only going above current space

Proposed Project Start Date: 5/1/16

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

Signature of owner(s):

All owners must sign

Print name/title: MANAGING MEMBER

Date: 2/12/16

Print name/title: MANAGING MEMBER

Date: 2/12/16

Signature of applicant (if different):

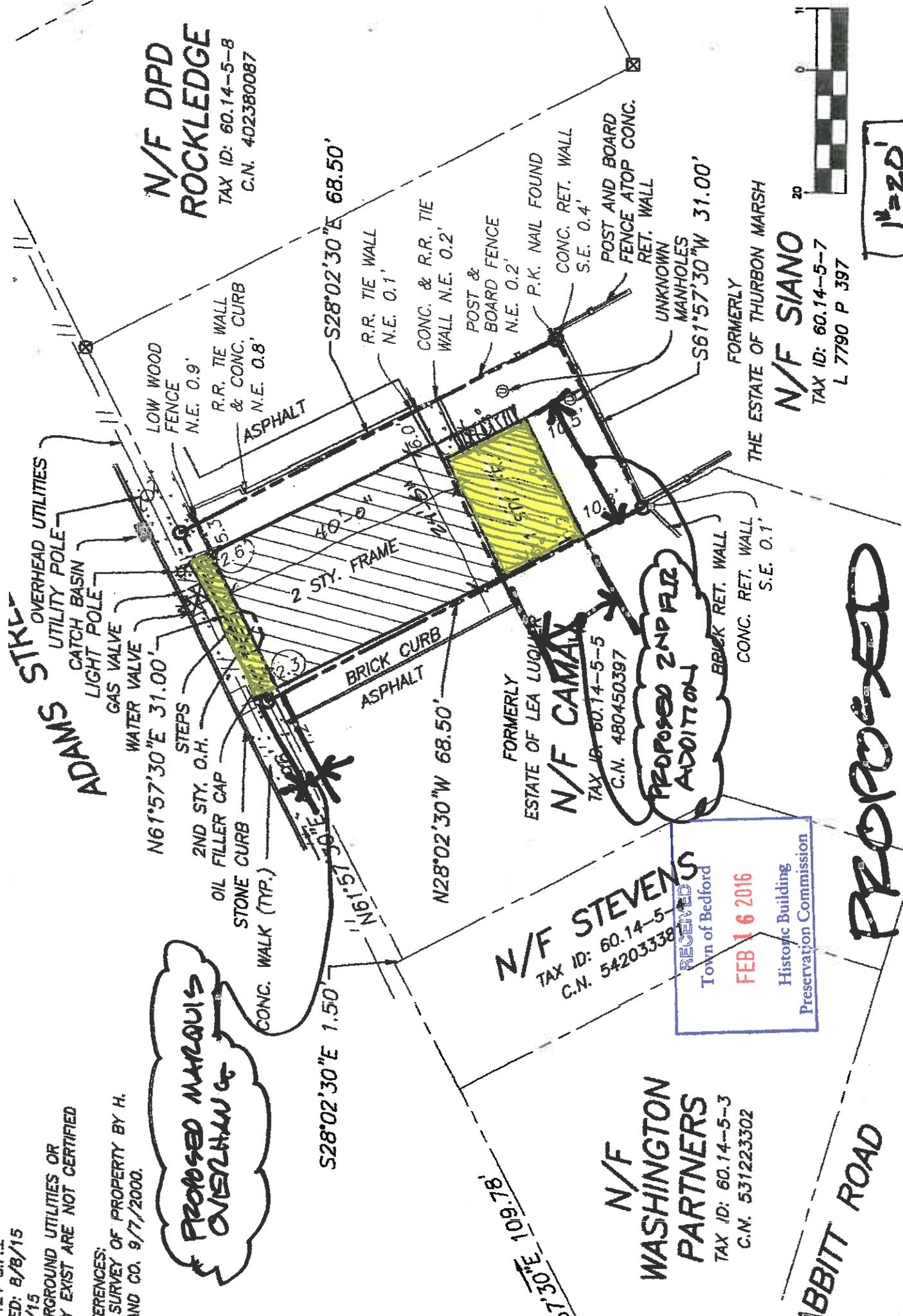
Print name/title:

Date:

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

REFERENCES:
 SURVEY OF PROPERTY BY H.
 AND CO. 9/7/2000.

PROPOSED MARQUIS OVERLAP



**N/F DPD
 ROCKLEDGE**
 TAX ID: 60.14-5-8
 C.N. 402380087

N/F CAMAX
 FORMERLY
 ESTATE OF LEA LUQUER
 TAX ID: 60.14-5-5
 C.N. 480450397

PROPOSED 2ND FLOOR ADDITION

N/F STEVENS
 TAX ID: 60.14-5-
 C.N. 54203338

RECEIVED
 Town of Bedford
FEB 16 2016
 Historic Building
 Preservation Commission

N/F WASHINGTON PARTNERS
 TAX ID: 60.14-5-3
 C.N. 531223302

N/F SIANO
 TAX ID: 60.14-5-7
 L 7790 P 397



1"=20'

ABBITT ROAD

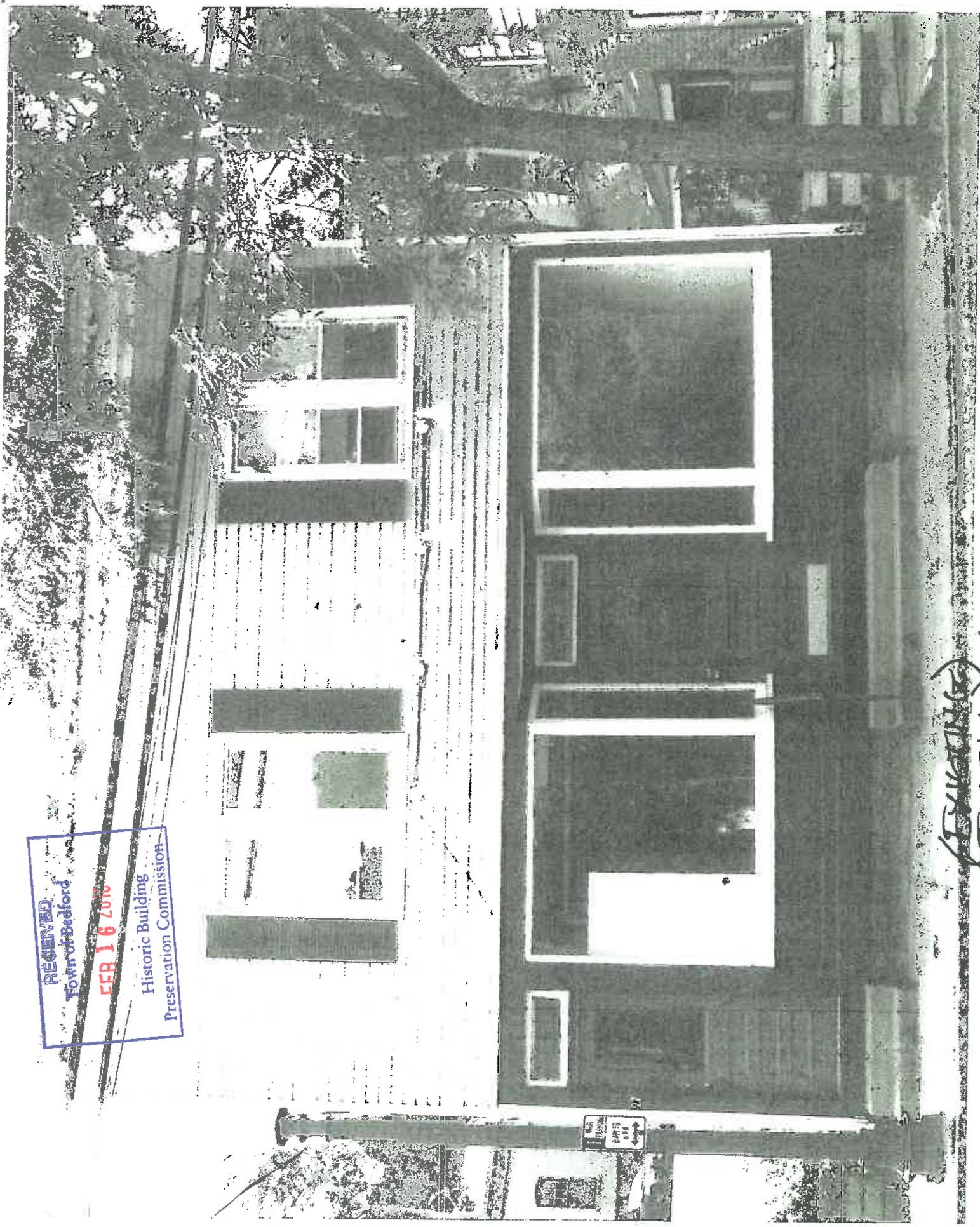
THIS SURVEY WITH THE PLANS AND SPECIFICATIONS IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

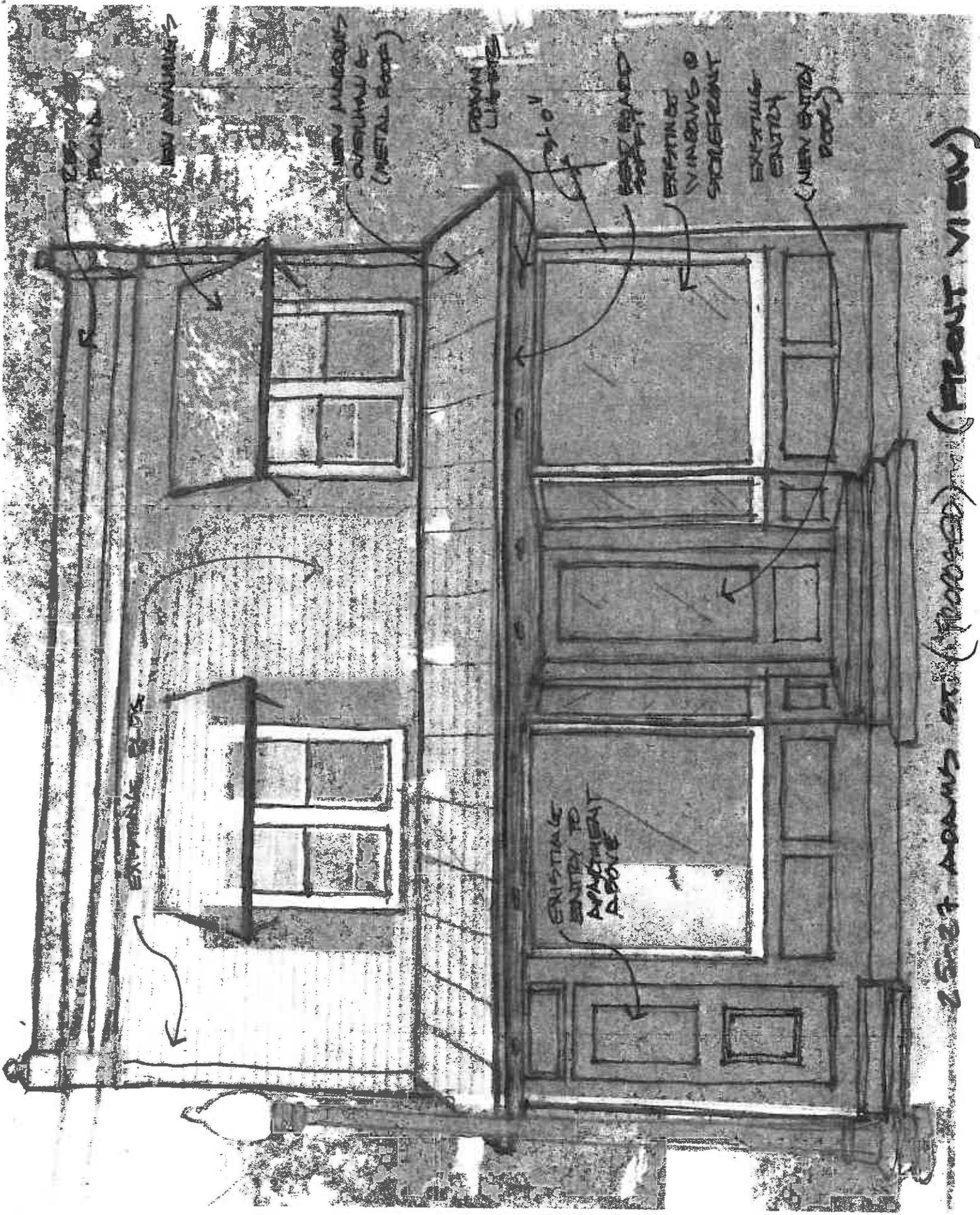
**SURVEY OF PROPERTY
 PREPARED FOR**

PROPOSED

RECEIVED
Town of Bedford
FEB 16 2010
Historic Building
Preservation Commission



RECEIVED
TOWN OF BEDFORD



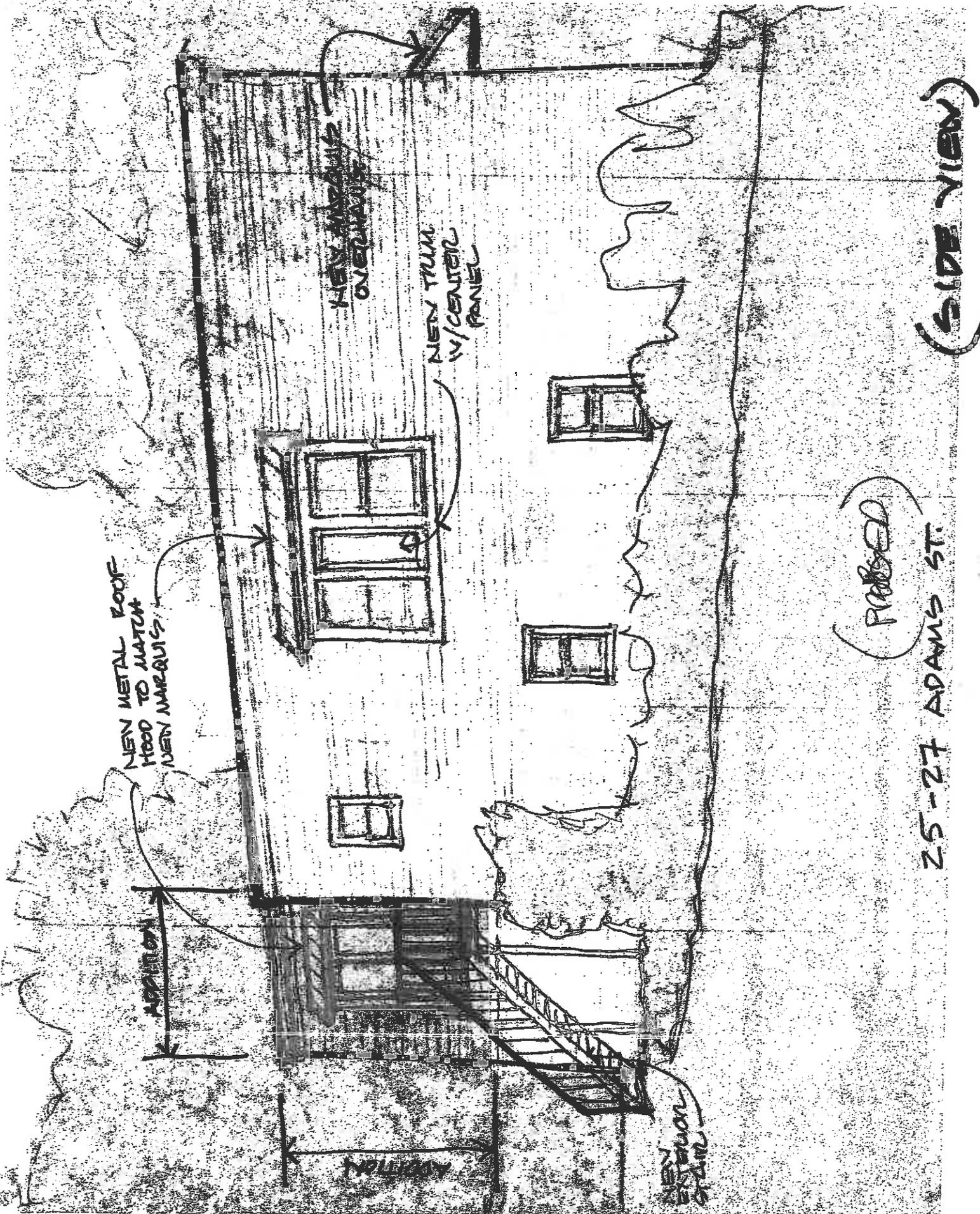
2527 ADAMS ST. (PROPOSED) (FRONT VIEW)

**PROPOSED
ADDITION**

**PROPOSED
MARGUI'S
OVERHANG**

**EXISTING
BUILDING**

26-27 ADAMS ST., BEDFORD HILLS, N.Y.



NEW METAL ROOF
HOOD TO MATCH
VERY MARQUIS

NEW MARQUIS
OVERHAULS

NEW TRIM
W/CENTRIC
PANEL

ADDITION

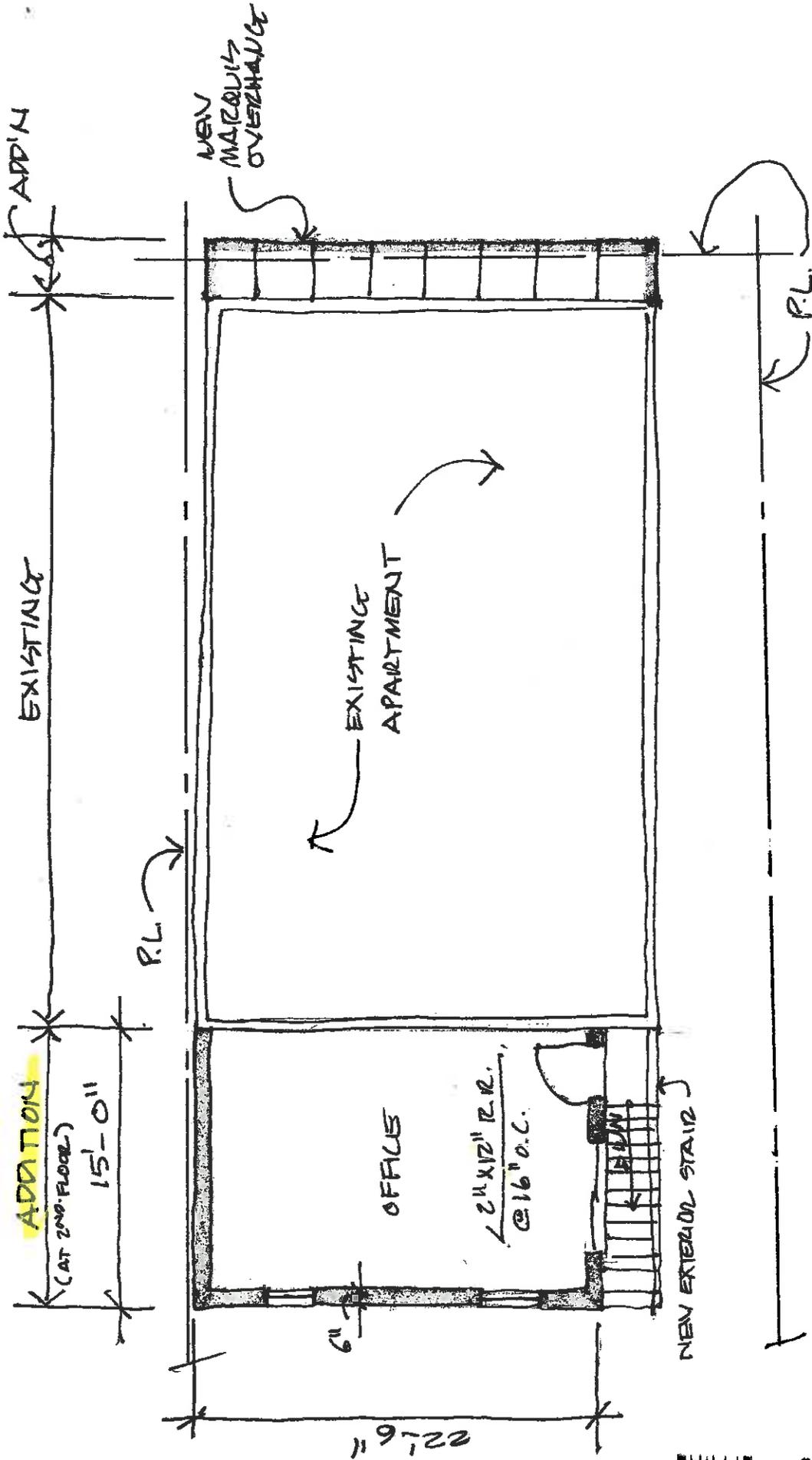
ADDITION

NEW
EXTENSION
STAIRS

(PROPOSED)

(SIDE VIEW)

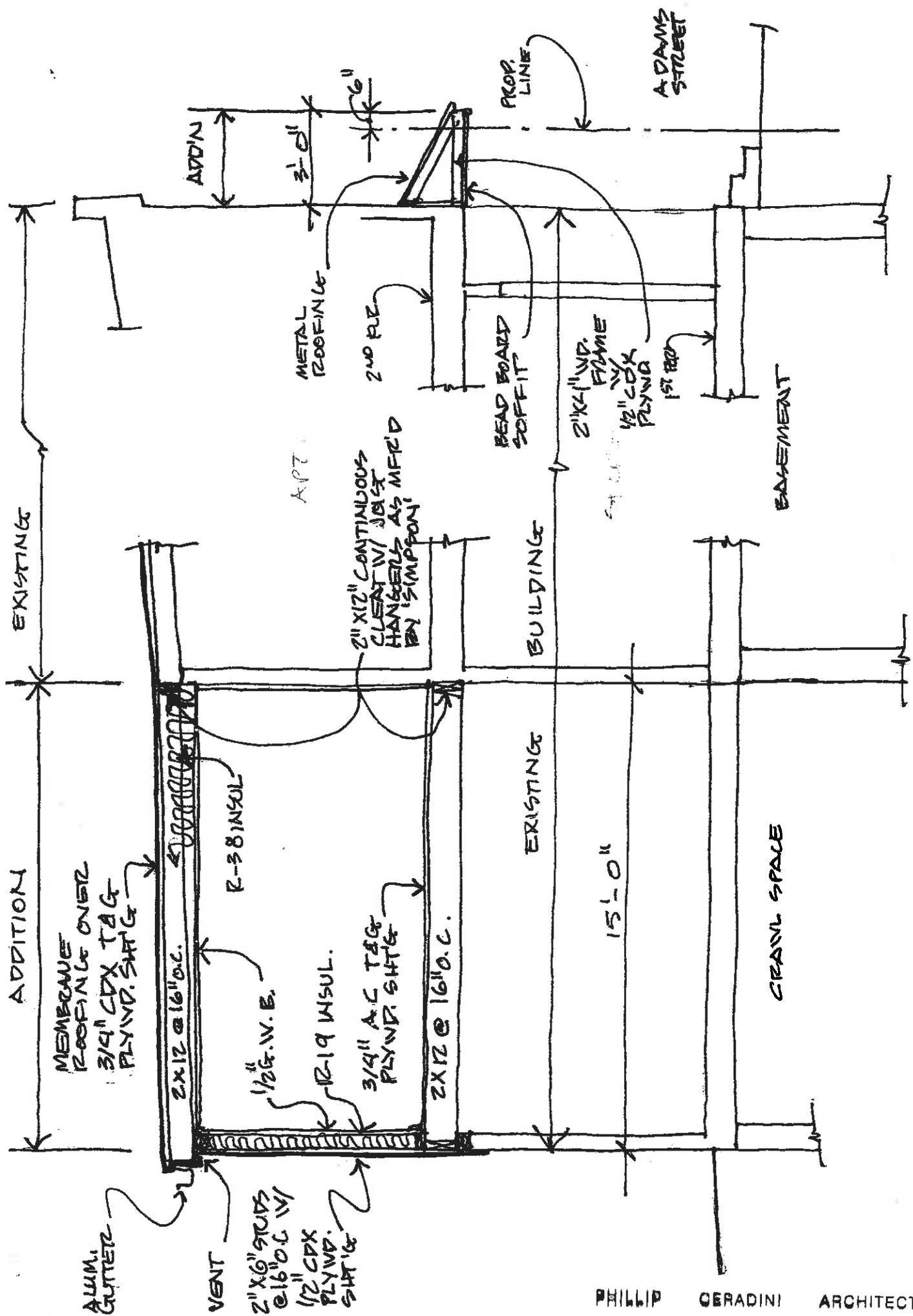
25-27 ADAMS ST.



2ND FLOOR PLAN

1/8"





EXISTING

ADDITION

ADDN

MEMBRANE ROOFING OVER 3/4" CDX TAG PLYND. SHTG

2x12 @ 16" O.C.

1/2" G.V.B.

R-19 INSUL.

3/4" A.C TAG PLYND. SHTG

2x12 @ 16" O.C.

R-38 INSUL

2" X 12" CONTINUOUS CLEAT W/ JOIST HANGERS AS MFD BY SIMPSON

METAL ROOFING

2ND FLE

HEAD BOARD SOFFIT

2" X 4" UP. FRAME 1/2" CDX PLYND

1ST FLD

BUILDING

EXISTING

15'-0"

CRANL SPACE

BASEMENT

PROP. LINE

A DAVIS STREET

ALUM. GUTTER

VENT

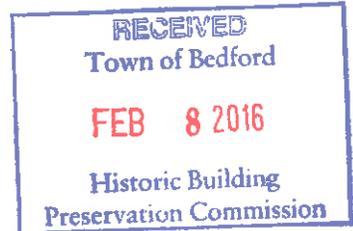
2" X 6" STUDS @ 16" O.C W/ 1/2" CDX PLYND. SHTG



**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Phillip Cerardini, AIA
Date: February 5, 2016
Re: Fedele Realty LLC, 25-27 Adams Street, Bedford Hills, NY
60.14-5-6, CB Zoning District
Additions and Alterations to an Existing Commercial Building



With reference to the above property applications have been submitted for a building permit, variance and site plan review to permit additions and alterations to an existing commercial building to include a second floor addition at the rear and a Marquis overhang at the front.

The parcel is located at 25-27 Adams Street, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings. It should be noted that the owner of the property received correspondence from the HBPC that the subject property is under consideration for inclusion in the Survey as "unregulated Other Historic Resources."

The age of the structure is NOT noted on the Assessor's card. I have attached copies of the Assessor's card and the Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

8/16

Historic Property Files

- Flush left = historic property to be done (not yet researched)
- Asterisk (*) = report on historic property
- Indented = report in files
- Bold = owner most associated with property

A

Adams Street

- 13 Adams Street
- 17-19 Adams Street
- 25-27 Adams Street
- 163 Adams Street
- 169 Adams Street
- 270 Adams Street, Clement Burbank property, circa 1925; included ice-house: notes, clippings, maps

Anderson Road

- 2 Anderson Road
- 6 Anderson Road
- 8 Anderson Road
- 16-18 Anderson Road
- 22 Anderson Road
- 36 Anderson Road
- 68 Anderson, circa 1925: notes

Alice Road, Catholic Cemetery

- 69 Anderson Road, 1900

Ashby Place

- 2 Ashby Place
- 4 Ashby Place
- 6 Ashby Place
- 10 Ashby Place

Aspetong Road

- 20 Aspetong Road
- 36 Aspetong Road
- 44-52 Aspetong Road
- 68 Aspetong Road

B

Babbitt Road

- 24 Babbitt Road
- 69 Babbitt Road
- 75 Babbitt Road
- 79 Babbitt Road
- 85 Babbitt Road
- 94 Babbitt Road
- 101 Babbitt Road
- 102 Babbitt Road
- 105 Babbitt Road

4
44
50
514
5191
531 Be



RECEIVED
FEB 5 2016

BEDFORD ZONING
BOARD OF APPEALS

Town of Bedford
Historic Building Preservation Commission

John Stockbridge, Chairman

Anne Paglia, Secretary

Members:
Ben Branch
George Henschel
Amy Parsons
Shelley E. Smith

**Notice to owners of properties under consideration for inclusion in the
Survey of Historic Buildings in the Town of Bedford
as unregulated Other Historic Resources**

Bedford's Historic Building Preservation Commission (HBPC) invites you to an information session regarding: 1) the draft Survey of Historic Buildings, and 2) a proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings. The Town has retained a professional consultant, Steward Preservation Services, to work with the HBPC to conduct a thorough review of properties and prepare a revised Survey of Historic Buildings. A draft of the Survey is now complete and the HBPC seeks your input prior to making recommendations to the Town Board.

You are receiving this notice because your property is included in the draft Survey of Historic Buildings and is proposed for classification as an unregulated **Other Historic Resource**. Under the proposed system, you would be entitled to voluntary, no-charge consultations with the HBPC, but ***not required*** to obtain HBPC approval for any alteration, addition or demolition of your property. Further details may be found on the HBPC page on the Town of Bedford website. Bedfordny.gov → Government → Commissions → Historic Building Preservation Commission

Property owners are encouraged to attend the session in their respective hamlet, but are welcome to attend any session that is convenient:

Bedford Hills Community House
Bedford Village Historical Hall
Katonah Village Library

February 18 — 7:00-9:00 pm
February 25 — 7:00-9:00 pm
March 3 — 7:00-9:00 pm

For further information, please contact the Administrative Office of the HBPC at 914.666.4434. If you are unable to attend a session, please feel free to send comments to: planning@Bedfordny.gov.

425 Cherry Street • Bedford Hills, New York 10507
Tel: (914) 666-4434 • Fax: (914) 666-2026
www.bedfordny.gov

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/4/2016

Parcel ID: 60.14-5-6

Owner Information

Fedele Realty LLC

Applicant Information

Fedele Realty LLC
25-27 Adams St

Bedford NY 10506

Location: 25-27 Adams St

Parcel ID: 60.14-5-6

Permit Type: Commercial Renovation

Work Description: Addition and alterations to an existing commercial building including a second floor addition at the rear and a Marquis overhang at the front

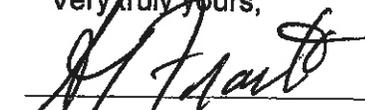
Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in CB Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Addition & alterations on the existing footprint of an existing commercial building including a 2nd floor addition at the rear & a Marquis overhang at the front will require Waiver of Site Plan approval from the Planning Board & variances from the Board of Appeals in accordance with the Article V Section 125-50 & Article III Section 125-11 to permit (1) existing, non-conforming building coverage of 62.0% where 20% is permitted; (2) existing, non-conforming maximum coverage of 89.3% where 80% is permitted; (3) existing, non-conforming side yard setback of 0.2 feet where 10 feet is required; (4) existing, non-conforming side yard setback of 5.3 feet where 10 feet is required. The parcel is landlocked and there is no existing parking on the site. The address is listed on the HBPC Survey.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,



Steven Fraietta
Building Inspector

Certificate of Occupancy



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

7/21/2015

Certificate: 2015-2423

Issued: 7/21/2015

Building Permit No. 77-100-602

This is to certify that: **Kennedy Jr, Laurence**
of **116 Driftwood Pl, St Simons Is, GA 31522**

having filed on **7/21/2015**

Application No. **2015-2423**

for a Certificate of Occupancy applying to premises located at **25-27 Adams St**
Bedford, NY 10506

being Section, Block and Lot **60.14-5-6**

Town of Bedford Assessment map in the **LI** district as shown on the Town zoning map,
and the application having been approved, authority is hereby given to occupy or use said
premises or building or part thereof for the following purposes:

Two-story commercial building:

Basement: Unfinished storage;

1st Floor: Retail space, half bathroom;

2nd Floor: One apartment unit: kitchen, full bathroom, living room, 2 bedrooms, office.

Inspected - July 17, 2015 - visible only.

Building Inspector

COMMERCIAL BUILDING DATA & COMPUTATIONS

CONSTRUCTION		SCHEDULE	
A. 2. STORY 2.4 - 2.4 - 2.4	B. 2. STORY 2.4 - 2.4 - 2.4	A. 4.6	B. 4.6
1 BRICK 3 B'LCS		5 STUCCO 7 SP. 9 CONC	
2 FRAME 4 CONC. B'LK		6 TILE 8 INTL. DOWNH. CIL	
NO. OF INTR.		AVG. UNIT SIZE	
200		12.9	
BY. PERMETER L.F.		FORM AREA (SQ. FT.)	
13		6.82	
BASEMENT		FIRST	
15.00		13.39	
SECOND		3.20	
BASE PRICE		8464.9	
B.P.A.		1.07	
SUB TOTAL		82.00	
LIGHTING		INTL. / AIR CON.	
SPRINKLER		PARTITIONS	
ANTENNAE / WIRE		EXTERIOR FINISH	
UNIT HEATERS		E.P.T. & P.T.	
7.20		87.20	
AREA / SQ. FT.		922	
SUB TOTAL		16,260	
SPECIAL FEATURES		ADDITIONS	
5,250		TOTAL BASE	
45,910		GRADE FACTOR	
1.1%		REPL. COST	
17,910		TOTAL SPECIAL FEATURES	
3,000		TOTAL GROSS VALUE	
56,910		TOTAL GROSS VALUE	

CONSTRUCTION	REPLACEMENT COST	NO. B'LK.	NO. B'LK.
1. 1.500	14,910	70	70
2. 1.500			
3. 1.500			
4. 1.500			
5. 1.500			
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NO.	TYPE	SIZE	REPL. COST	DETH.	R.A.L.D.	TYPE CODE
1	1					16 PLAT BARR
2	2					17 BANK BARR
3	3					18 PALE BARR
4	4					19 LEAN-TO
5	5					20 IMPURMENT
6	6					21 POLYTRY
7	7					22 WOOD
8	8					23 WOOD
9	9					24 WOOD
10	10					25 WOOD
11	11					26 WOOD
12	12					27 WOOD
13	13					28 WOOD
14	14					29 WOOD
15	15					30 WOOD
16	16					31 WOOD
17	17					32 WOOD
18	18					33 WOOD
19	19					34 WOOD
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21	21					36 WOOD
22	22					37 WOOD
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84	84					99 WOOD
85	85					100 WOOD

DATE: 11/21/53 BY: ST
 TOTAL GROSS VALUE: 56,910
 TOTAL SPECIAL FEATURES: 3,000
 TOTAL GROSS VALUE: 59,910

34 126 30X70 CUJ

LOCATION

3000 6500 1278

CE

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND									
IMPROVEMENTS	11500								
TOTAL	6900								
	8800								

PERMITS

DATE	TYPE	COST	INSPECTED

LAND VALUE COMPUTATIONS AND SUMMARY

FRONT & DEPTH	FRONT & DEPTH	FR. FT.	CORNER	ADJUSTMENT
PRICE	FACTOR	PRICE	FACTOR	
30 X 70	150	86	129	5900

OWNERSHIP

DATE	PURCHASE PRICE
CHRISTIN R GREEN & RICHARD J. GILFILLI	11-67 22500
CHRISTIN R GREEN & RICHARD J. GILFILLI	12-90 12000
CHRISTIN R GREEN	11-76 11000
WILLIAM J. RICHARDS COMPANY	11-76 11000
KEVIN J. RICHARDS & RICHARD J. GILFILLI	11-76 11000
CEA 15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	11-76 11000

TOTAL VALUE LAND

TOTAL VALUE BUILDINGS

TOTAL VALUE LAND & BUILDINGS

PERMITS

DATE	MONTHLY RATE	MONTHLY TOTAL	SERVICES INCL. IN RENT REMITTANCE

CAPITALIZATION - GROSS - NET

Cost or Percent	Gross Annual Income	% Taxes	% Depr.
Estimated Expenses			
Salaries & Wages			
Insurance			
Repairs & Maint			
Management			
Heating			
Electricity			
Other			
TOTAL			

Sales of this Property or Comparable Properties

Date	Bk. & Page	Ind. Esos	Income Ratio & Remarks

Comments/Remarks:

TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

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

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

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

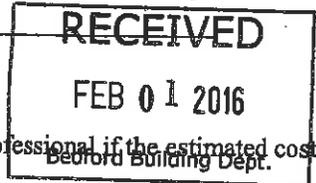
Owner FEDELE REALTY LLC Address 26 PRUDENCE ST. KATONAH, NY 10536 Tel. 914-424-3522
Applicant DAMIAN FEDELE Address SAME Tel. # 6445
Architect/Engineer PHILLIP CERADINI Address 105 KILCO AVE Tel. # 914-666-0547
Builder _____ Address _____

Building is located at 25-27 ADAMS ST., BEDFORD HILLS, NY

Section 60.14 Block 5 Lot 6 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: TO CONSTRUCT A 338 SQ. FT. ADDITION AT 2ND FLOOR, DIRECTLY OVER EXISTING 1 STORY SPACE AT REAR OF BLDG.
CONSTRUCT A 3'-0" FRONT MARQUIS OVERHAUNG ON FRONT FACE OF BUILDING



Estimated COST OF CONSTRUCTION: \$ 30,000.00

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

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

Signature: [Handwritten Signature]
Sign and Affix Seal



Date: _____

Amount of square feet for new project 338 Total % of Building Coverage of property 62%

Total % of Impervious Surface of property 89.3% Area of disturbance 200 If over 5000 sq. ft. submit erosion & sediment control plan. SQ. FT.

Age of Building or year built 1960 ±

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

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

RO **CB** NB LI RB PBO PBR PBOK

Number of stories 2; Height 22' feet. \pm

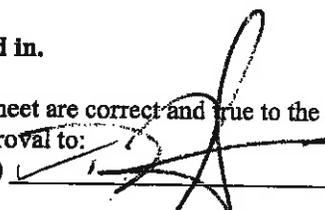
Interior only Bedford Building Dept.

Front yard 2.3 feet. Rear yard 10.5 feet. Side yard 5.3 feet one side.

Side yard 0.2 feet other side.

The above setbacks must be filled in.

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

(Signed)  Domine

Telephone No. _____ /Email _____

Action By Building Inspector

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

Board of Health Approval

Application Rejected

Highway Approval

Application Granted

Town of Bedford

Referred to Board of Appeals

Westchester County

• State of New York

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

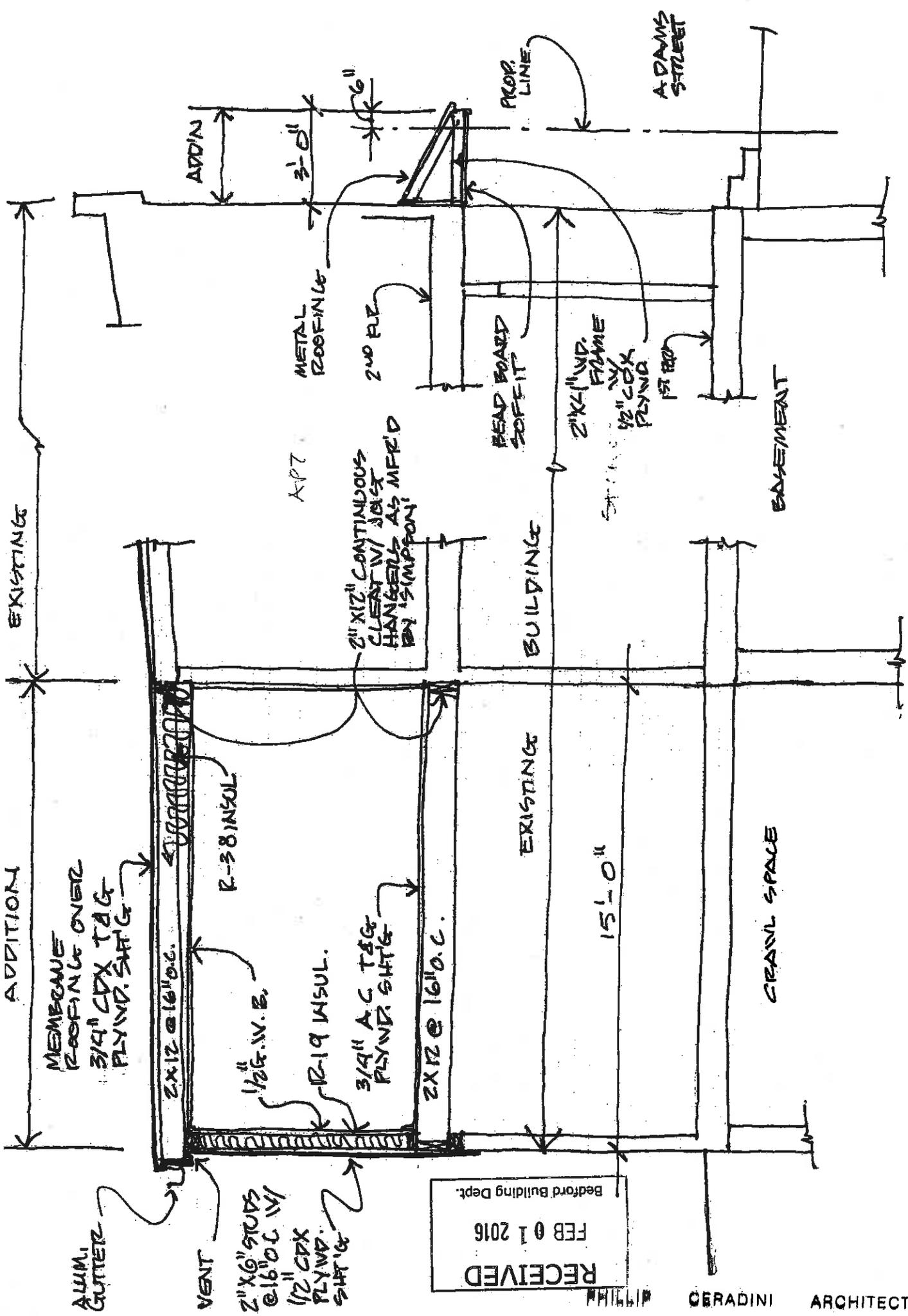
Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

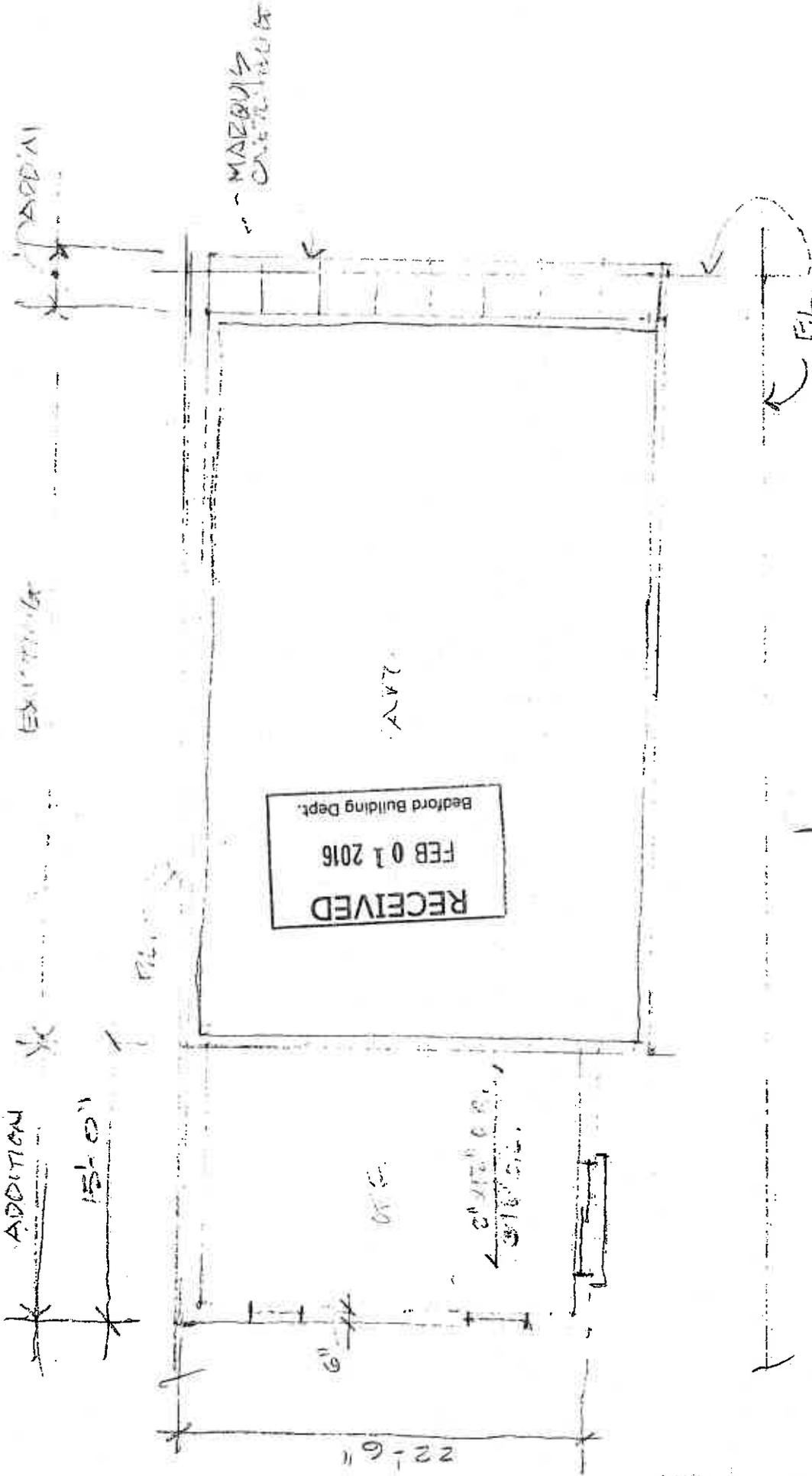


RECEIVED
 FEB 01 2016
 Bedford Building Dept.



CERADINI ARCHITECT AIA

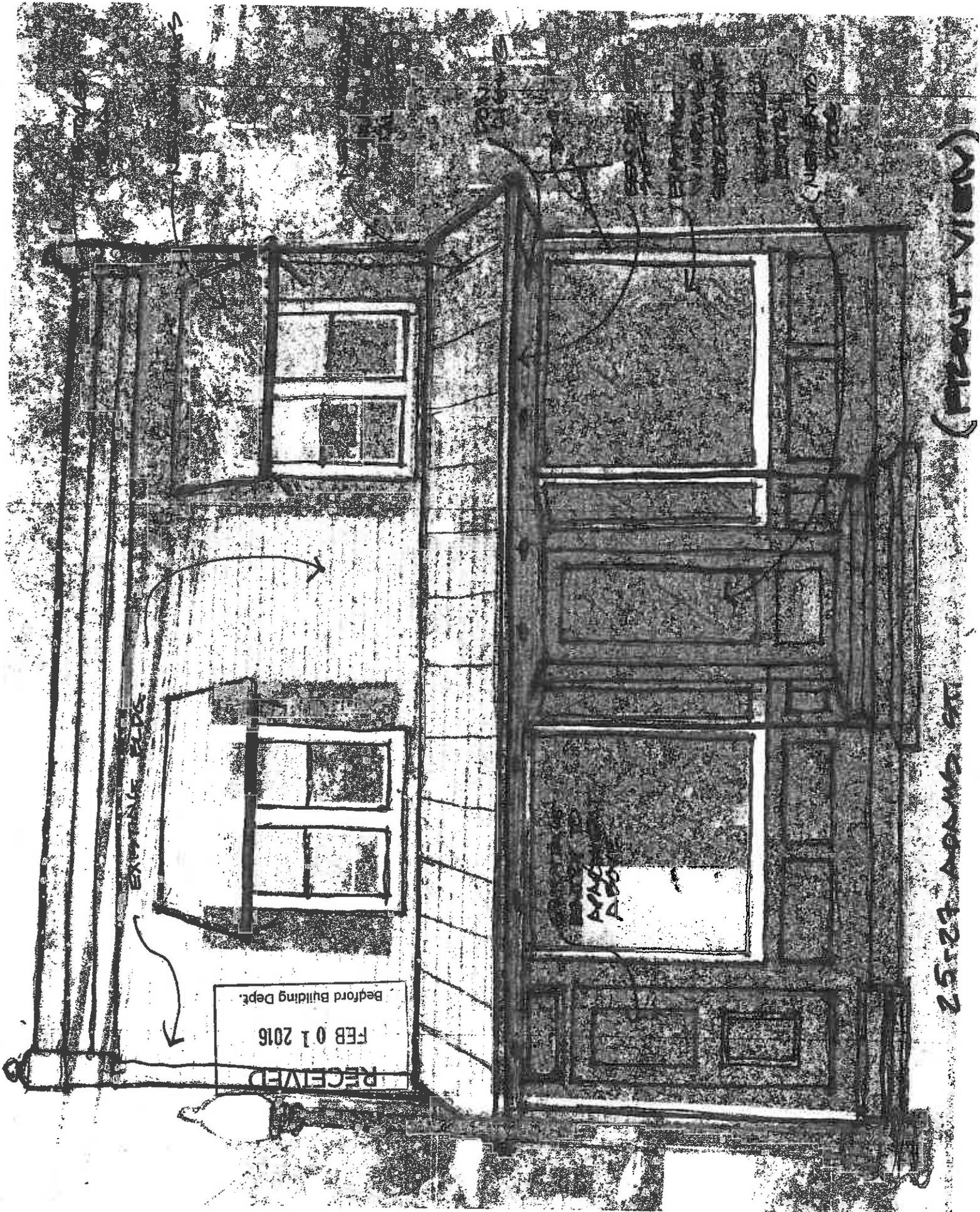
25-27 ADAMS ST., BEDFORD HILLS, NY / FEDELE REALTY LLC



ZAW FLOOR PLAN

1/4" = 1'-0"





Bedford Building Dept.

FEB 01 2016

RECEIVED

(MAIN LEVEL)

2522 ADAM ST

EXTERIOR WALL

CLOSET

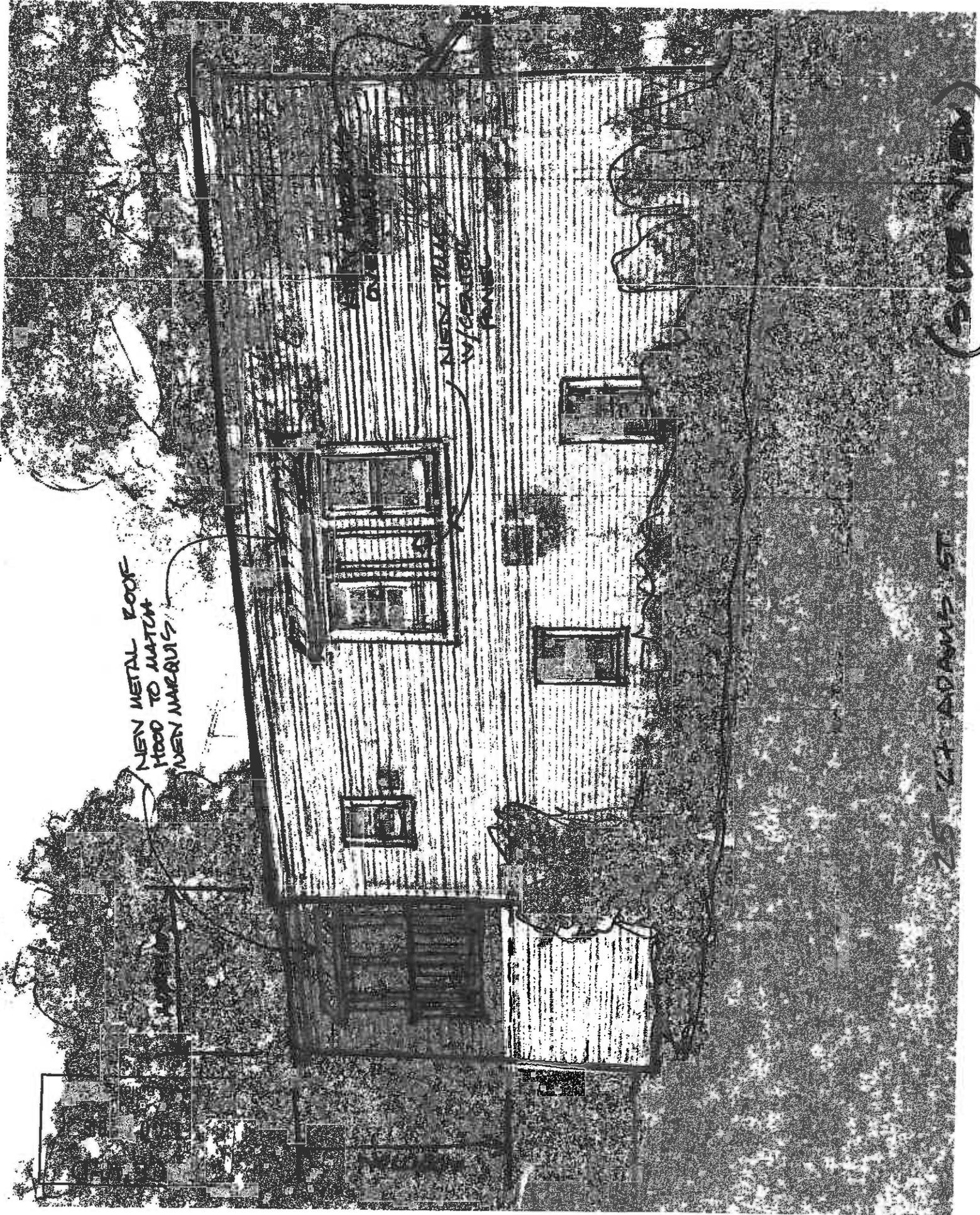
STAIRS

NEW METAL ROOF
HOOD TO MATCH
NEW MARQUIS?

NEW TRAILER
W/COVERED
PANELS

25 74 ADAMS ST

(SUNNY)



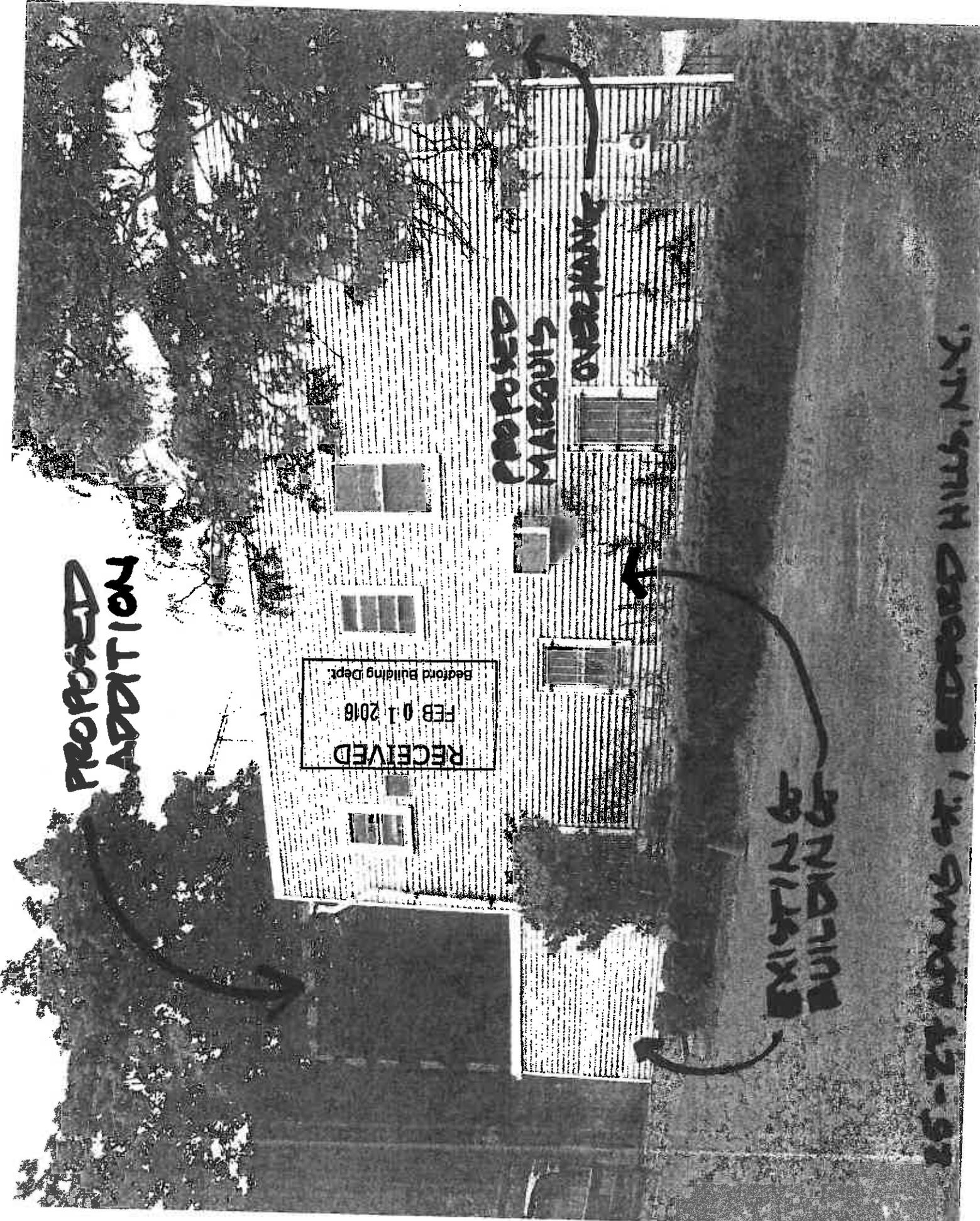
**PROPOSED
ADDITION**

RECEIVED
FEB 01 2016
Bedford Building Dept.

**PROPOSED
MARGUIS
OVERHANG**

**EXISTING
BUILDING**

214' 5" WIDE, 20' 0" HIGH, 12' 0" DEEP



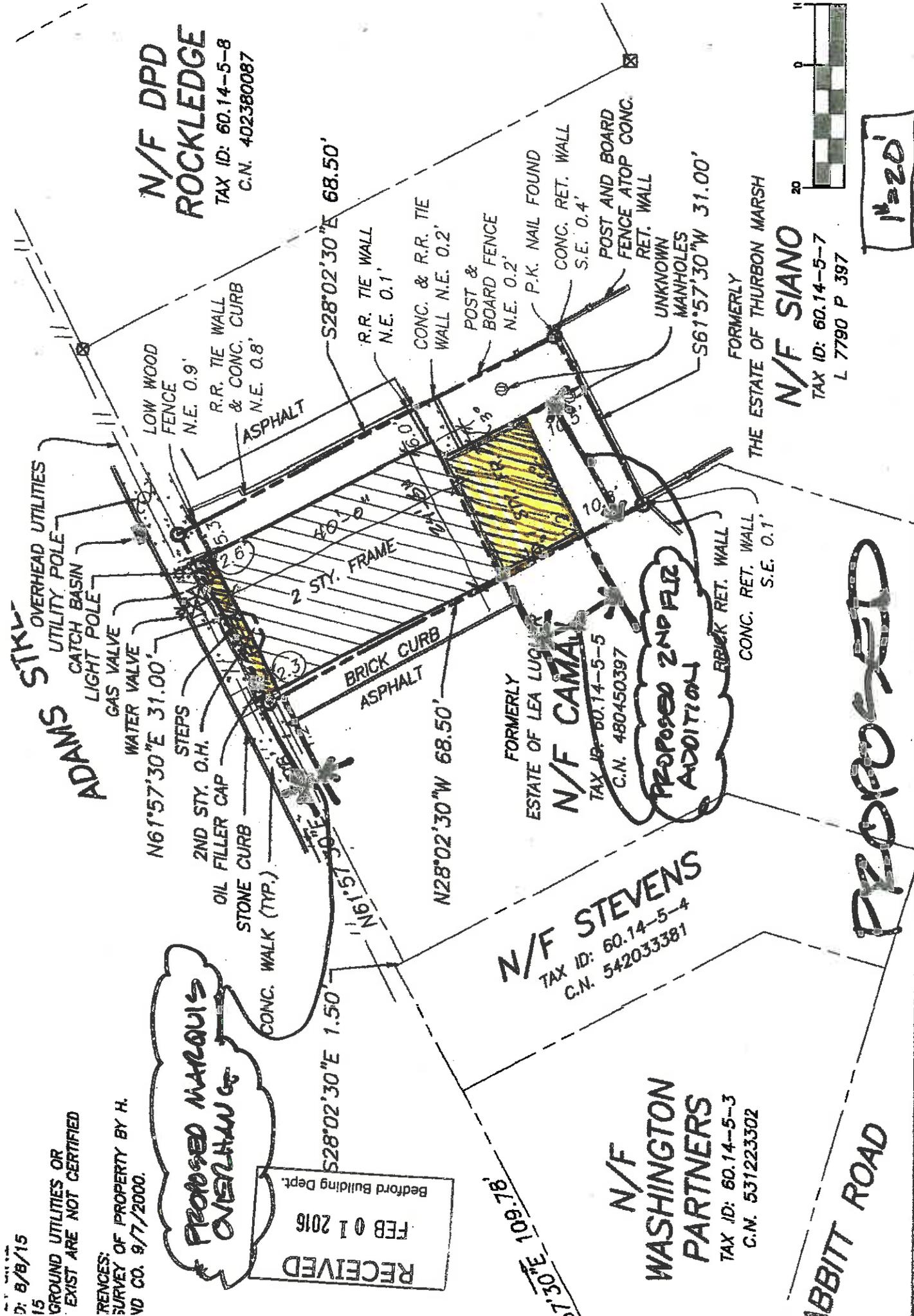
8/8/15

GROUND UTILITIES OR EXIST ARE NOT CERTIFIED

RENCES: SURVEY OF PROPERTY BY H. VD CO. 9/7/2000.

PROPOSED MARQUIS OVERLAP

RECEIVED FEB 01 2016 Bedford Building Dept.



N/F DPD ROCKLEDGE TAX ID: 60.14-5-8 C.N. 402380087

N/F SIANO TAX ID: 60.14-5-7 L 7790 P 397

N/F STEVENS TAX ID: 60.14-5-4 C.N. 542033381

N/F WASHINGTON PARTNERS TAX ID: 60.14-5-3 C.N. 531223302

N/F CAMAN TAX ID: 60.14-5-5 C.N. 480450397

PROPOSED

ABBITT ROAD



1"=20'

REVISIONS

DATE	DESCRIPTION

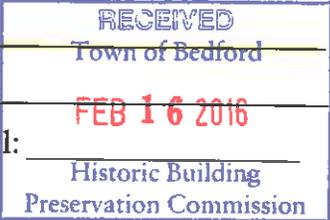
SURVEY OF PROPERTY PREPARED FOR

THIS WITH THE INFORMATION OF

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): DAVID & BECKY GOODMAN
Mailing Address: 748 GUARD HILL RD
Phone: 914-470-0235(home) _____ (work); Fax: _____ E-Mail: _____



Identification of Applicant (if other than owner(s)):

Name of applicant: BRENDAN MCKENNEY
Address: 37 BLAENBELLY DR, BREWSTER NY 10509
Phone: 914-470-0235(home) _____ (work); Fax: _____ E-Mail: FF8858@GMAIL.COM

Professional Preparing Site Plan:

Name /Address: PC STUDIO ARCHITECT, 1511 ROUTE 22 BREWSTER NY 10509
Phone: 845-278-0200 Fax: 845-278-4367 -Mail: FLOWERSJOSH@ATT.NET

Identification of Property:

Bedford Tax Map Designation: Section 84.7 Block 1 Lot 3 Area 0.53 Acre Zoning District: R-2A
Project Address: 748 GUARD HILL RD, BEDFORD NY
Approximate year of construction of structure(s): 1829

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

Identify any other Town of Bedford approvals required: ZONING BOARD OF APPEALS
Identify any other governmental approvals required: _____
Project cost (including professional fees): \$75,000

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

PLANS TO ADD A 5'-0" X 7'-6" OPEN COVERED ENTRY AT GRADE LEVEL AT THE EXISTING FRONT DOOR. TO ADD A 10' X 20' POOL WITH FENCE AND PATIO IN THE REAR YARD OF THE PROPERTY.

Proposed Project Start Date: 3/15/16

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

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

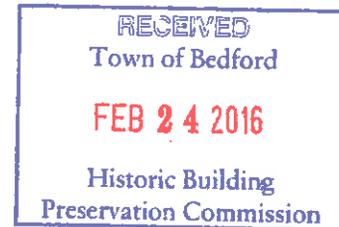
Print name/title: _____ Date: _____

Signature of applicant (if different): Brendan McKenney Date: 2-16-16
Print name/title: BRENDAN MCKENNEY - OWNERS REP

March 24, 2015

The Town of Bedford, New York
Bedford Offices - Building Department
425 Cherry Street
Bedford, NY 10506

RE: 748 Guard Hill Road, Bedford, NY 10506



To Whom It May Concern,

Concerning the Building Application for Alterations to 748 Guard Hill Road, Bedford, NY; we authorize Mr. Brendan McKenny to act as the Owner's Representative and Applicant on our behalf.

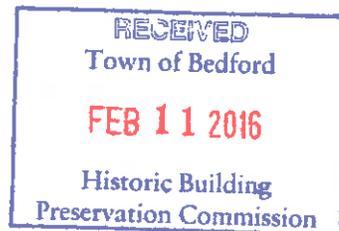
Sincerely,

DAVID GOCHMAN, OWNER

Anne
**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Joshua Flowers, RA
Date: February 11, 2016
Re: David and Becky Gochman, 748 Guard Hill Road, Bedford, NY
84.7-1-3, R-2 Acre Zoning District
Additions – Front Covered Entry to an Existing Single Family Residence



With reference to the above property, applications have been submitted for a building permit and zoning variance to permit the addition of a front covered entry to an existing single family residence.

The parcel is located at 748 Guard Hill Road, Bedford and is listed on the HBPC's Survey of Historic Buildings. It appears that the age of the structure is 1829 per the Assessor's card. I have attached copies of the Assessor's card, Zoning variance, and Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

Guard Hill

- *246 Guard Hill, **Nehemiah Lounsbury House**, circa 1750: **Aaron Sutton/Kirby/Waller**. Part of Tarrackin: picture, notes, historic maps, assessor information, clippings, excerpts, correspondence 1925 to 1966
- 337 Guard Hill Road, circa 1930, **Florence Sutton** property: report, chronology, notes and assessor information
- * 340 Guard Hill, 1879, **Sutton-Macy House**: report, chronology, deeds back to 1886, images, historic maps, assessor information, genealogical information including the recollections of Carlotta Washburn, niece of Florence Macy Sutton, regarding the house, clippings
- 391-399 Guard Hill, **Mott Schmidt's home**, 1924: report, assessors information
- 400 Guard Hill, "**Ensign Farm**", built circa 1929: notes, historic maps, assessor's information
- * 430-450 Guard Hill, **Raymond Farm**, circa 1835: report
- 462 Guard Hill Road
- 504 Guard Hill Road
 - * 521 Guard Hill Road **1st Clark Homestead** circa 1785: report, deeds, current photographs, maps, assessor's information
- 524 Guard Hill Road
 - 541 Guard Hill, **J. Willis Clark Farm** 1838: notes, assessor info
 - * 568 Guard Hill, **Alexander Denton House**, pre-revolutionary: report, deeds back to 1781, chronology, assessor information, clippings including article by Blaire Fuller who grew up there in the 1920's
 - 621 Guard Hill, "**Pooks Hill**" built by **Mott Schmidt** for Keith and Susan Kroeger; article in Bedford Historian
 - 640 Guard Hill "**Nestledown Farm**" circa 1830 with 1930's outbuildings: notes, maps
- 699 Guard Hill Road
- 701 Guard Hill Road
- 741 Guard Hill Road
- 748 Guard Hill Road
- 756 Guard Hill Road

H

Haines Road

- 29 Haines Road
- 43 Haines Road
- 47 Haines Road (remodeled).
 - 73 Haines Road, circa 1860's: notes
- 87 Haines Road
- 170 Haines Road
 - * 200 Haines Road, built circa 1909 for Montefiore Maintenance Engineer **Joseph Krebs**, on **Roughan Farm**: report, maps, clippings, assessor info
 - 235 Haines, news article
- 316 Haines Road
 - 323 Haines, circa 1935 "**Mandel House**": notes, maps, assessor info

PARCEL HISTORY



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

2/11/2016

Address: 748 Guard Hill Rd

Parcel ID: 84.7-1-3

Issued Date	Item	Status	CO/CC #	CO/CC Date
2/28/1994	PERMIT #:772122	APPROVED	6736A	2/28/1994
Owner: One family residence				
2/28/1994	PERMIT #:772123	APPROVED	6767A	2/28/1994
Owner: Garage				
4/20/1994	PERMIT #:14695	APPROVED	7396A	9/6/1995
Owner: Addition for kitchen, master bath dressing area, family room Inspected 8/9/94 Variance Granted 3/2/94				
4/1/2015	PERMIT #:23977	PENDING		
Owner: Gochman, David Powder room and Bathroom renovations				
9/9/2015	PERMIT #:24133	PENDING		
Owner: Gochman, David & Gochman, Becky Generator - 22 KW				

Certificate 006736 A

Issued Feb. 28, 1994

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.
CERTIFICATE OF COMPLIANCE

Building Permit No.

This is to certify that *Thomas and Lela Philip*
of *748 Beard Tree Road* having filed on *Feb. 28, 1994*
Application No. *6736A* for a Certificate of Occupancy applying to premises located
at *748 Beard Tree Road*
being Sec. *84.7*, Block *1*, Lot *3*, Town of Bedford Assessment Map at a *R2A*
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

One family residence

under the following limitations

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

Richard Megna
Asst Building Inspector

Certificate 007396

A

Issued Sept. 6, 1995

TOWN OF BEDFORD WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 14693

This is to certify that Thomas & Lela Philip
of 748 Guard Hill Road having filed on Sept. 6, 1995
Application No. 7396A for a Certificate of Occupancy applying to premises located
at 748 Guard Hill Road
being Sec. 84.7, Block 1, Lot 3, Town of Bedford Assessment Map at a R 2A
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Addition for kitchen, master bath,
dressing area, family room

Variance Granted
3/2/94

Inspected 8/4/94

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megna
Building Inspector

Certificate 006737 A

Issued Feb. 28, 19. 94

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No.

This is to certify that Lela and Thomas Philip
of 748 Board Tree Road having filed on Feb 28, 19. 94
Application No. 6737A for a Certificate of Occupancy applying to premises located
at 748 Board Tree Road
being Sec. 847, Block 1, Lot 3, Town of Bedford Assessment Map at a R2A
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

Garage

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megna
Asst. Building Inspector

RECORD OF OWNERSHIP

WATER PARK LIGHT FIRE SCHOOL

Henry & Charlotte Wood

0.154 *17* *AP 4114 1954*

05B-1

DISTRICT SECTION LOT

EXEMPTION CODE

PROPERTY CLASS ZONING

CARD NUMBER ROUTING NUMBER

GRID COORDINATE

LAND DATA & COMPUTATIONS

None	LOT	GROSS	ACTUAL FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1	REGULAR LOT								
2	IRREGULAR LOT								
3	APARTMENT SITE								
SO. FT.									
1	PRIMARY SITE			50 FT.					
2	SECONDARY SITE			50 FT.					
3	UNDEVELOPED			50 FT.					
4	RESIDUAL								
ACREAGE									
1	PRIMARY SITE		0.154 ACRES						
2	SECONDARY SITE								
3	UNDEVELOPED								
4	RESIDUAL								
5	PASTURE								
6	WOODLAND								
7	WASTELAND								
8	HOMESITE								
0	TOTAL								

PROPERTY CLASSIFICATION CODE

ASSESSMENT RECORD

MEMORANDA

Wood 1000

1000

BUILDING PERMIT RECORD

DATE	TYPE	PERMIT NUMBER	C.O.

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

NEIGHBORHOOD T.S.

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

APPROXIMATELY FEET

LANDSCAPE RATING

EXCELLENT GOOD FAIR POOR NONE

FRONTING TRAFFIC

IMPROVED UNIMPROVED NONE

ORDNANCE

FRONTING TRAFFIC

COMPARISON TO NEIGHBORING PROPERTIES

LOT

IMPROVEMENTS

1. TYPICAL 2. POORER 3. BETTER 4. MORE

GENERAL PROPERTY FACTORS

RELATIVE TOPOGRAPHY TO STREET ELEVATION

HIGHER LOWER

TOPOGRAPHY RATING

POOR POOR VERY POOR

STREET OR ROAD

UNIMPROVED PROPOSED NONE

ALLEY

YES NO

UTILITIES

WATER SEWER ELECTRICITY GAS

1. PUBLIC 2. PRIVATE

ALL 0. NONE 1. PUBLIC 2. PRIVATE

COMMERCIAL BUILDING DATA & COMPUTATIONS

ROOFING		SLATE OR TILE		CONSTRUCTION	
COMPOSITION	SHINGLE				
METAL	B 1 1 2 UPPER				
FRAMING	B 1 1 2 UPPER				
WOOD JOIST					
FIRE RESISTANT					
FIRE PROOF					
FLOORS	B 1 1 2 UPPER				
CONCRETE					
WOOD					
TILE					
FINISH TYPE	B 1 1 2 UPPER				
UNFINISHED					
FINISHED OPEN					
FINISHED DIVIDED					
USE	B 1 1 2 UPPER				
STORE					
OFFICE					
APARTMENT					
WAREHOUSE					
VACANT					
ABANDONED					
HEATING	B 1 1 2 UPPER				
CENTRAL WARM AIR					
HOT WATER/STEAM					
UNIT HEATERS					
NONE					
AIR CON.	B 1 1 2 UPPER				
CENTRAL					
PACKAGE/UNITS	B 1 1 2 UPPER				
PLUMBING					
BATH ROOMS					
TOILET ROOMS					
OTHER					
SPRINKLER					
QTY.					

SCHEDULE		A.		B.	
NO OF UNITS					
AVG. UNIT SIZE					
EFF. PERMEABLE L/F					
PERM. AREA RATIO					
HT.					
BASEMENT					
FIRST					
SECOND					
BASE PRICE					
R.P.A.					
SUB-TOTAL					
LIGHTING					
WTS./AIR CON.					
SPRINKLER					
PARTITIONS					
INTERIOR FINISH					
SF/CF PRICE					
AREA/CUBE					
SUB TOTAL					
SPECIAL FEATURES					
ADDITIONS					
TOTAL BASE					
GRADE FACTOR					
REPL COST					
PRICE					
ITEM DESCRIPTION					
PLUMBING FIXTURES					
TOTAL SPECIAL FEATURES					

SPELLING COMPUTATIONS	
BASE PRICE	
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
ADDITIONS	
TOTAL BASE	
GRADE FACTOR	
TOTAL	
OTHER FEATURES	
TOTAL	
C & D FACTOR	
REPL. COST	
DEPRECIATION	
R.C.L.D.	
ERECTED	
REMODELED	
AGE	
CDU RATING	

OTHER BUILDINGS AND YARD	
NO. TYPE	SIZE
1	
2	
3	
4	
5	
6	
7	
8	
9	
0	
TOTAL VALUE	
NO. OF ENTRIES	
UNITS	

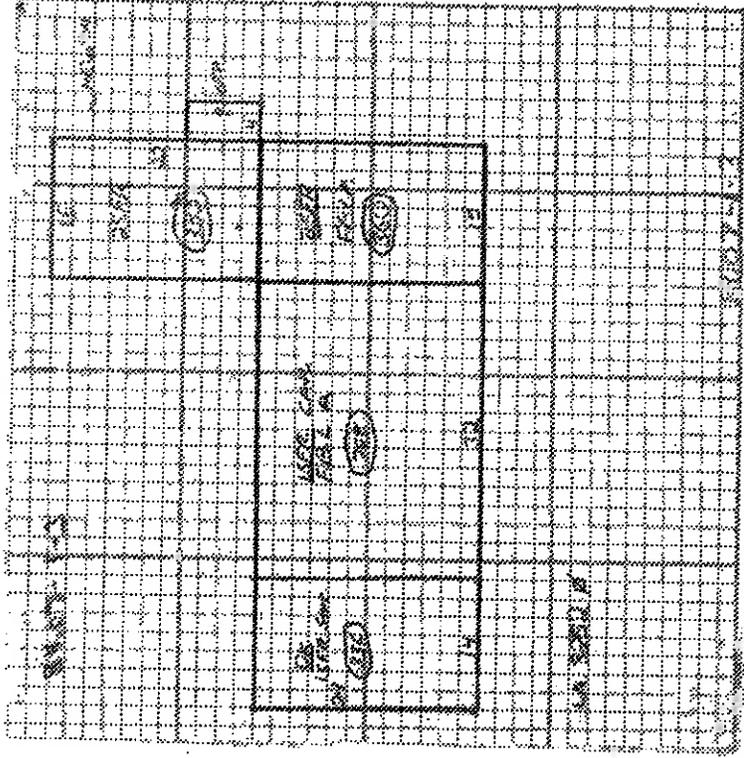
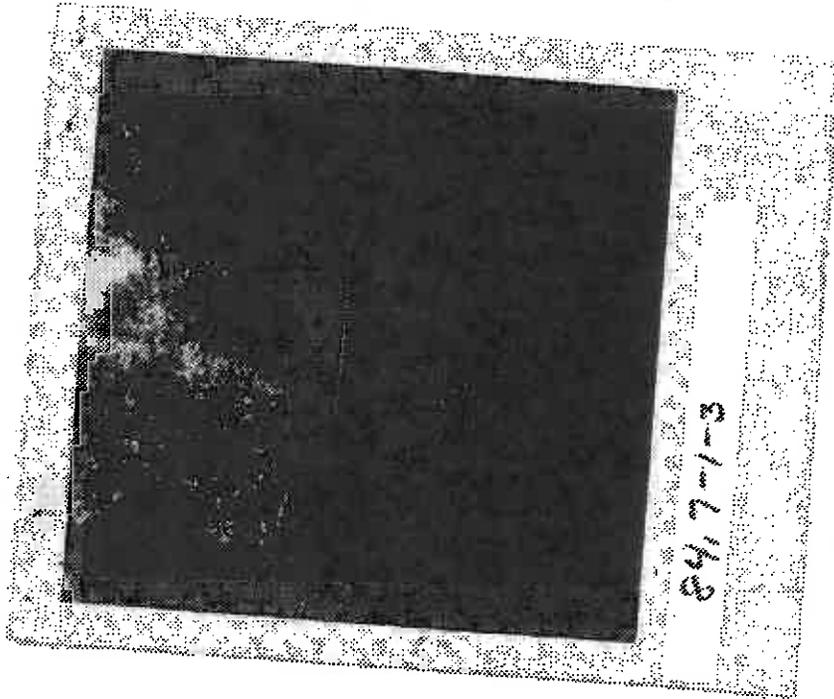
VACUUM FOR		SPRINKLING		SYSTEM	
1 BRICK	4 CONC. BLK.	7 STONE	8 METAL	9 CONCRETE	
2 FRAME	5 STUCCO	6 TILE			
LIVING ACCOMMODATIONS		RED. ROOMS		FAMILY ROOMS	
TOTAL ROOMS					
BASEMENT		3		FULL	
HOME	GRADE	PART		FULL	
HEATING		BASE		W.R. CON.	
WARM AIR					
HOT WATER/STEAM					
PLUMBING					
BASE					
FULL BATHS					
HALL BATHS					
OTHER FIXTURES					
PLUMBING FIXTURES					
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
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133	134	135	136	137	138
139	140	141	142	143	144
145	146	147	148	149	150
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157	158	159	160	161	162
163	164	165	166	167	168
169	170	171	172	173	174
175	176	177	178	179	180
181	182	183	184	185	186
187	188	189	190	191	192
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199	200	201	202	203	204
205	206	207	208	209	210
211	212	213	214	215	216
217	218	219	220	221	222
223	224	225	226	227	228
229	230	231	232	233	234
235	236	237	238	239	240
241	242	243	244	245	246
247	248	249	250	251	252
253	254	255	256	257	258
259	260	261	262	263	264
265	266	267	268	269	270
271	272	273	274	275	276
277	278	279	280	281	282
283	284	285	286	287	288
289	290	291	292	293	294
295	296	297	298	299	300

GROSS BUILDING SUMMARY													
I.D.	USE	CONSTRUCTION	GRADE	AGE	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.			
				ERECT. I	REMOD.				NORMALE	1 OBSOL.			
TOTAL VALUE		TOTAL VALUE		TOTAL VALUE		TOTAL VALUE		TOTAL VALUE		TOTAL VALUE			
NO. OF ENTRIES		NO. OF ENTRIES		NO. OF ENTRIES		NO. OF ENTRIES		NO. OF ENTRIES		NO. OF ENTRIES			
UNITS		UNITS		UNITS		UNITS		UNITS		UNITS			
SUPPLEMENTARY OBSERVATIONS		SUPPLEMENTARY OBSERVATIONS		SUPPLEMENTARY OBSERVATIONS		SUPPLEMENTARY OBSERVATIONS		SUPPLEMENTARY OBSERVATIONS		SUPPLEMENTARY OBSERVATIONS			
1 GOOD 2 AVERAGE 3 FAIR 4 POOR		1 GOOD 2 AVERAGE 3 FAIR 4 POOR		1 GOOD 2 AVERAGE 3 FAIR 4 POOR		1 GOOD 2 AVERAGE 3 FAIR 4 POOR		1 GOOD 2 AVERAGE 3 FAIR 4 POOR		1 GOOD 2 AVERAGE 3 FAIR 4 POOR			
KITCHEN DESIRABILITY		KITCHEN DESIRABILITY		KITCHEN DESIRABILITY		KITCHEN DESIRABILITY		KITCHEN DESIRABILITY		KITCHEN DESIRABILITY			
BATHROOM DESIRABILITY		BATHROOM DESIRABILITY		BATHROOM DESIRABILITY		BATHROOM DESIRABILITY		BATHROOM DESIRABILITY		BATHROOM DESIRABILITY			
HEATING SYSTEM ADEQUACY		HEATING SYSTEM ADEQUACY		HEATING SYSTEM ADEQUACY		HEATING SYSTEM ADEQUACY		HEATING SYSTEM ADEQUACY		HEATING SYSTEM ADEQUACY			
INTERIOR CONDITION		INTERIOR CONDITION		INTERIOR CONDITION		INTERIOR CONDITION		INTERIOR CONDITION		INTERIOR CONDITION			
EXTERIOR CONDITION		EXTERIOR CONDITION		EXTERIOR CONDITION		EXTERIOR CONDITION		EXTERIOR CONDITION		EXTERIOR CONDITION			
RELATIVE OVERALL DESIRABILITY		RELATIVE OVERALL DESIRABILITY		RELATIVE OVERALL DESIRABILITY		RELATIVE OVERALL DESIRABILITY		RELATIVE OVERALL DESIRABILITY		RELATIVE OVERALL DESIRABILITY			
STYLE		STYLE		STYLE		STYLE		STYLE		STYLE			
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TOTAL LIGHTING AREA		TOTAL LIGHTING AREA		TOTAL LIGHTING AREA		TOTAL LIGHTING AREA		TOTAL LIGHTING AREA		TOTAL LIGHTING AREA			
GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP		GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP		GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP		GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP		GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP		GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP			
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING		CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING		CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING		CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING		CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING		CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING			

PARCEL ID#: 8417-1-3

PROPERTY LOCATION:

748 Geard Hill Rd



2 M & KAYSON LITA GUNSON
 17 ZONING DISTRICT 0.4 AC

ASSESSMENT RECORD TOWN OF BEDFORD

LOCATION

500 6500

ZONED

2A

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAMP									
IMPROVEMENTS	1/1000								
TOTAL	1/1000								

OWNERSHIP	DATE	NUMBER	PROPERTY FACTORS					
			STREET	IMPROVEMENTS	TOPOGRAPHY	WATER	SEWER	SOIL
PETERSON & SULLIVAN	1/1/68	1234	PAVED	WATER	LEVEL	SEWER	HIGH	
			SEMI-IMPROVED				LOW	
			DIRT				ROLLING	
			SIDEWALK	ELECTRICITY			SWAMPY	
				SEPTIC TANK				

DATE	PERMITS	TYPE	COST	INSPECTED	FRONT	DEPTH	LAND VALUE COMPUTATIONS AND SUMMARY		
							UNIT PRICE	SEPTIC TANK	ADJUSTMENT

LAND VALUE COMPUTATIONS AND SUMMARY		
TOTAL VALUE LAND		
TOTAL VALUE BUILDINGS		
TOTAL VALUE LAND & BUILDINGS		

BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #11-92 Three

PETER V. N. PHILIP AND SABINA FG. PHILIP

WHEREAS, application has been made pursuant to Section 125-15 of the Code of the Town of Bedford, for a variance for the reduction in lot area and required rearyard in the residence two acre district. Premises being known and designated on the tax map of the Town of Bedford as Section 17, Lot 25B-11, R-2A Zone, and shown on the survey of property submitted on November 3, 1992, and

WHEREAS, a public hearing was held on December 2, 1992, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

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

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

WHEREAS, the granting of this variance would not change the nature of the neighborhood,

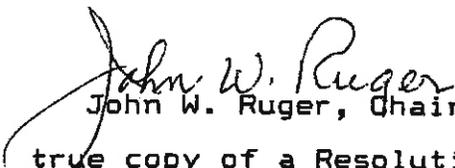
NOW, THEREFORE, on a motion by Mrs. Deickler, seconded by Mr. McGovern,

BE IT RESOLVED, that the application for a variance be approved as submitted.

Vote taken on the foregoing motion was as follows:

Ayes - Mrs. Deickler, Mr. McMillan, Mr. McGovern, Mrs. Barton, Mr. Ruger

Nays - None


John W. Ruger, Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on December 8, 1992.


Eileen M. Regan, Secretary

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York
Resolution #3-94 Six

THOMAS AND LELA PHILIP

WHEREAS, application has been made pursuant to Article V/III, Section 125-50/125-11D of the Code of the Town of Bedford, for a variance to permit construction of an addition of a kitchen, master bedroom/dressing room an pre-existing non-conforming residence. The residence has a non-conforming front yard setback. The property has .55 acres in an R2A Zone. The applicant also requests an increase in building and site coverage from 9.6% to 12%. Premises being known and designated on the tax map of the Town of Bedford as Section 84.7, Block 1, Lot 3, R2A Zone, and shown on the survey of property submitted on January 31, 1994, and

WHEREAS, a public hearing was held on March 2, 1994, on this application, at which time all those present wishing to be heard were given the opportunity to be heard, and

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

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

WHEREAS, The granting of this variance would not change the nature of the neighborhood,

NOW, THEREFORE, on a motion by Mr. Ranscht, Seconded by Mrs. Barton.

RESOLVED, that the application for a variance be approved as submitted.

Vote taken on the foregoing motion was as follows:

Ayes - Mr. McGovern, Mrs Barton, Mr. Ranscht, Mrs. Arnold,
Mr. McMillan.

Nays - None.



Hugh McMillan, Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on April 4, 1994.



Diane M. Egan, Secretary

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

RECEIVED
Town of Bedford
FEB 16 2016
Historic Building
Preservation Commission

Identification of Owner(s):

Name(s) of owner(s): Seth and Lisa Squadron

Mailing Address: 100 Main Street, Bedford Hills, NY 10507

Phone: 310-403-3077 (home) _____ (work); Fax: _____ E-Mail: ssquadron@gmail.com

Identification of Applicant (if other than owner(s)):

Name of applicant: Patrick M. Croke, Architect

Address: PO Box 758, Bedford, NY 10506

Phone: 914-234-6093 (home) _____ (work); Fax: 234-0548 E-Mail: patrick@pmcarchitect.com

Professional Preparing Site Plan:

Name /Address: Patrick M. Croke, Architect, PO Box 758, Bedford, NY 10506

Phone: 234-6093 Fax: 234-0548 E-Mail: patrick@pmcarchitect.com

Identification of Property:

Bedford Tax Map Designation: Section 60 B Block 1 Lot 2 Area .752 Ac Zoning District: R1/2A

Project Address: 100 Main Street, Bedford Hills, NY 10507

Approximate year of construction of structure(s): 1787, multiple renovations since construction

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

Identify any other Town of Bedford approvals required: Building Permit

Identify any other governmental approvals required: None

Project cost (including professional fees): \$35,000

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

Expansion of the 1st floor mudroom and addition of a study. Expansion of 2nd floor bathroom and addition of closets. Expansion of existing 1st floor deck.

Proposed Project Start Date: May 1, 2016

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

Signature of owner(s):

All owners must sign

Lisa Squadron

Print name/title: Elizabeth Squadron

Date: 2/15/16

Seth Squadron

Print name/title: Seth Squadron

Date: 2/15/16

Signature of applicant (if different):

Patrick Croke

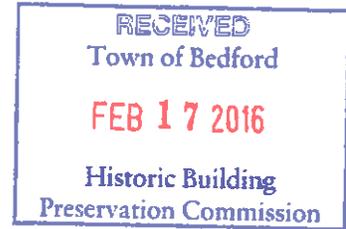
Print name/title: Patrick Croke

Date: 2/16/16

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Patrick Croke, RA
Date: February 17, 2016
Re: Seth and Lisa Squadron, 100 Main Street, Bedford Hills, NY
60.18-1-2, R-1/2 Acre Zoning District
Expansion of the first floor mudroom, and addition of a study. Expansion of 2nd floor
bathroom and addition of closets; expansion of existing 1st floor deck



With reference to the above property an application for a building permit has been submitted to permit additions and alterations to an existing residence including the expansion of the first floor mudroom, and addition of a study; expansion of 2nd floor bathroom and addition of closets; expansion of existing 1st floor deck

The parcel is located at 100 Main Street, Bedford Hills and is listed on the HBPC's Survey of Historic Buildings. The age of the structure is listed on the Assessor's card as 1797. I have attached a copy of the Assessor's card and the Certificates of Occupancy for the building.

Please advise the outcome of the Commission's review.

Thank you.

* 105 Katonah Avenue, Doyle Brothers store, 1890's: report, assessor information

L

Lewis

* 26 Lewis Road, "Maple Grove" Nehemiah Harris House built 1835: report, chronology, deeds back to 1835, image, genealogical notes: see also 20 Black Brook Rd.

Little Town Lane

- 84 Little Town Lane
- 97 Little Town Lane

Lincoln

- 22 Lincoln-38 Greenwich former "LaRoe Airport" circa 1909: chronology, historic maps, assessor information

Long Meadow

- 60 Long Meadow, Rutgers/Icahn, built 1929: report, deeds back to 1929, historic maps, assessor information

Long Ridge Road

- 38 Long Ridge Road
- 57 Long Ridge Road
- 80 Long Ridge Road
- 233 Long Ridge Road

Loop Road

- 40-44 Loop Road

M

Main Street

- 14 Main St Bedford Hills, "Gale Colonial", built late 1800's for Arthur Gale: used as rooming house by Teresa Gale in 1930's, later, "Craftsmen Unlimited, the "Caravan Connection": report, images, maps, assessors information, information on Gale family, notes

- 26 Main St., Bedford Hills Library

- 52 Main St Bedford Hills, built circa 1860: notes, maps, assessor information

- 66 Main Street

* 74 Main St Bedford Hills, "Bedford Hills Community House", built in 1919 on 1870's base: report

- 83 Main Street

- 95 Main Street

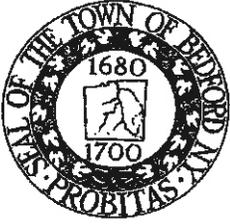
- 100 Main Street Bedford Hills, Griffin House, circa 1787: notes, images, clippings, historic maps, assessor information

Maple Avenue

- 111-299 Maple Ave., "Cross River House", built circa 1927 for Paul Startevant: notes, clipping, maps, assessor information

- 69 Maple Ave
- 70 Maple Ave
- 81 Maple Ave

PARCEL HISTORY



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

2/17/2016

Address: 100 Main St

Parcel ID: 60.18-1-2

Issued Date	Item	Status	CO/CC #	CO/CC Date
-------------	------	--------	---------	------------

6/27/1945	PERMIT #:2087	APPROVED	238	12/11/2045
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Owner:

Residence

5/26/1960	PERMIT #:4871-void	VOID		
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Owner: Squadron, Seth & Elizabeth

One car garage

7/30/1976	PERMIT #:770610	APPROVED	1064A	11/25/1981
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Owner:

One family dwelling

Existing, non-conforming front yard 13.53 feet; required 35 feet

Inspected on 11/23/81

Visible inspection satisfactory.

Recommendations:

1. Sheetrock over boiler
2. Install railing on cellar steps
3. Install fusematic valves on oil line

7/30/1976	PERMIT #:770611	APPROVED	1065A	11/25/1981
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Owner:

Garage, detached

Existing non-conforming rear yard 7.75 feet required 17 feet

Inspected on 11/23/1981

Visible inspection satisfactory

Recommendations:

Notation: Electricity in Garage

PARCEL HISTORY



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

2/17/2016

Address: 100 Main St

Parcel ID: 60.18-1-2

Issued Date	Item	Status	CO/CC #	CO/CC Date
4/15/1991	PERMIT #:13649	APPROVED	5115A	5/31/1991
Owner: Add a deck Inspected 5/28/91				
8/8/1997	PERMIT #:17890	APPROVED	9366A	1/26/2000
Owner: Repair of fire damage to one-family residence Inspected on 5/5/98				

Certificate No. 238
Issued Dec. 11 1914

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

(Bedg Permits #2087) M
Certificate of Occupancy

This is to certify that George R. Barton
of Bedford Hills having filed on Dec. 11th 1914
Application No. 238 for a Certificate of Occupancy applying to premises located
at Bedford Hills being sec. 32 block 89 Lot 89 Town of Bedford Assess-
ment Map in a Res A zone as shown on the building zone map, and the application
having been approved, authority is hereby given to occupy or use said premises or building or part
thereof for the following purposes:

Residence

under the following limitations.....

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

George F. Legend
Building Inspector H.

Issued December 25, 1981
Fee 10.00

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. NO RECORD

This is to certify that Miriam J. Clark - Parent of
Emma St., Bedford Hills, N.Y. having filed on 11/5, 1981
Application No. 1084A for a Certificate of Occupancy applying to premises located
at Main St., Bedford Hills, N.Y. being Sec. 32, Lot 59, Town of
Bedford Assessment Map at a 1/2A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

One family dwelling.

Rating - non-conforming front yard 19.53'
Required 95'

Inspected on 11/23/81

Drill injection satisfactory.

under the following limitations RECOMMENDATIONS:

1. Shutoff one toilet.
2. Install railing and cellar steps.
3. Install automatic valve on soil line.

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

Shay R. Beck
Building Inspector

Certificate 001065 A

Issued *January 26, 1951*
See 10.00 Ord

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *82080*

This is to certify that *Marion W. Clark, Owner of*
Main St. Bedford Hills, N.Y. having filed on *11/5, 1951*
Application No. *1065A* for a Certificate of Occupancy applying to premises located
at *Main St., Bedford Hills, N.Y.* being Sec. *52*, Lot *59*, Town of
Bedford Assessment Map at a *1st* zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Garage, detached.

Existing rear conforming rear yard 7.71'
Required 12'

Inspected on 11/23/51

Visible inspection satisfactory.

under the following limitations **RECOMMENDATIONS:**

(Notation: Electricity in garage)

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

Lloyd R. Burns
Building Inspector

Certificate 005115

A

Issued May 31, 1991

TOWN OF BEDFORD
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. 13649

This is to certify that John Ross Galbatt Merrin
of 100 Main Street having filed on May 31, 1991
Application No. 5115A for a Certificate of Occupancy applying to premises located
at 100 Main Street being Sec. 92, Lot 89, Town of
Bedford Assessment Map at a R 1/2 A zone as shown on the building zone map, and the
application having been approved, authority is hereby given to occupy or use said premises or build-
ing or part thereof for the following purposes:

Add a deck

Inspected 5/28/91

under the following limitations

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

THE BUILDING ZONE ORDINANCE

Richard Megra
Aust Building Inspector

Certificate 009366 A

Issued *January 26, 2000*

TOWN OF BEDFORD

WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *17890*

This is to certify that *Peter Clifton*
of *100 Main Street, Bedford Hills* having filed on *Jan. 26, 2000*
Application No. *7366A* for a Certificate of Occupancy applying to premises located
at *100 Main Street, Bedford Hills*
being Sec. *60.18*, Block *1*, Lot *2*, Town of Bedford Assessment Map at a *R 1/2 A*
zone as shown on the building zone map, and the application having been approved, authority is hereby given to
occupy or use said premises or building or part thereof for the following purposes:

*Repair of fire damage to
one family residence*

Inspected on 5/5/98

under the following limitations

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

Robert Chen
Building Inspector

PARCEL ID#: 60.18-1-2

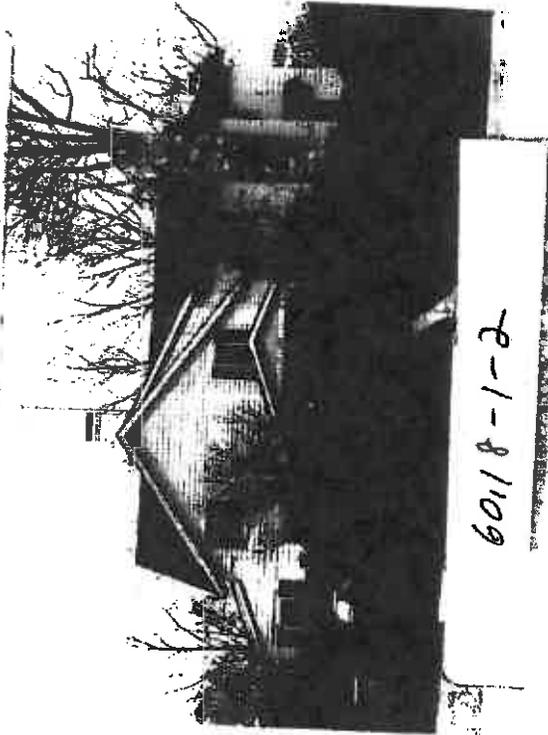
PROPERTY LOCATION: 100 Main St

Date: _____		Sale Price		CONTROL NUMBER		RECORD OF OWNERSHIP	
Month	Year						
DATE		TYPE	SALE PRICE	PROPERTY ADDRESS		RECORD OF OWNERSHIP	
1	2	1 LAND		[REDACTED]		100 - ARTHUR & LYNN DEL SAUO	
2	3	2 LAB				1/61 Anthony Kadleck & Jamie Parish	
3	4	3		767 Seth B + Elizabeth M		Squadron	
4	5	4				Control # 4722100249	
5	6	5					
6	7	6					
7	8	7					
8	9	8					
9	10	9					
10	11	10					
11	12	11					
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97	98	97					
98	99	98					
99	100	99					

PARCEL ID#: 60118-1-2

PROPERTY LOCATION:

100 MAIN ST



MARION CLARKE

52 89

0.7 R1

LOCATION

2000 9000

ASSESSMENT RECORD TOWN OF BEDFORD

ZONED

2.4
4A

YEAR	1964	1965	1966	1967	1968	1969	1970	1971	1972
IMPROVEMENTS	22100								
TOTAL	12800								
	14400								

OWNERSHIP		DATE	ACQUISITION PRICE
(1.5 ac., 2 trees)		1/10/74	25000
		5/19/79	31000

PERMITS		DATE	INSPECTED	FEE	DEPTH	DEPTH FACTOR	ADJUSTMENT
4871	1-C GAR	1/6/79		0.7 Acres	18	0.7500	-20%
	one frame dwelling	1/1/79					1300

LAND VALUE COMPUTATIONS AND SUMMARY		PERMITS	ADJUSTMENT
TOTAL VALUE LAND			1300
TOTAL VALUE BUILDINGS			24600
TOTAL VALUE LAND & BUILDINGS			25900

COMMENTS

BUILDING VALUE CALCULATION

TYPE OF REPAIRS	UNIT COST	TOTAL
1. Foundation	1.50	10774
2. Framing	1.80	1651
3. Siding	2.00	1250
4. Windows	4.00	1150
5. Doors	6.00	1200
6. Roof	9.00	1300
7. Gutters	5.00	1000
8. Electrical	1.00	1000
9. Plumbing	1.00	1000
10. Mechanical	1.00	1000
11. Other	1.00	1000
TOTAL		24689

ADDITIONS AND DEDUCTIONS

1. Foundation 2000
 2. Framing 1000
 3. Siding 1000
 4. Windows 1000
 5. Doors 1000
 6. Roof 1000
 7. Gutters 1000
 8. Electrical 1000
 9. Plumbing 1000
 10. Mechanical 1000
 11. Other 1000

TOTAL REPLACEMENT COST 24689

Cost-Depreciation Factor 1.00
 Replacement Cost 24689

DEPRECIATION AND OBSOLESCENCE

DEPRECIATION

a. Estimated Net Depreciation 35
 b. Observed Physical Condition 5
 c. Total Depreciation (1+4) 40
 d. Net Condition (100-40) 60

OBSOLESCENCE

e. Obsolescence 0
 f. Inadequacy 0
 g. Other 0
 h. Total Obsolescence (100-0) 100

FINAL NET CONDITION (100-40) 60

SUMMARY OF APPRAISED VALUE

Final Building Approach 24689
 Other Property Approach 25900
 Necessary Adjustments 2000
Total Building Approach 24689

PRINCIPAL BUILDING DESCRIPTION

BUILDING CLASS	TYPE AND USE	ROOF	FLOOR	WALLS	CEILING	MECHANICAL	ELECTRICAL	PLUMBING	MECHANICAL	OTHER	REMARKS
1. Family Dwelling	1. Family Dwelling	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
2. Family Dwelling	2. Family Dwelling	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
Other	Other	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
3. Commercial	3. Commercial	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
4. Industrial	4. Industrial	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
5. Warehouse	5. Warehouse	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
6. Office	6. Office	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
7. School	7. School	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
8. Church	8. Church	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
9. Public Building	9. Public Building	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
10. Government Building	10. Government Building	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None
11. Other	11. Other	Asph/Flt	1st Floor	Brick	Plaster	None	None	None	None	None	None

REMARKS

1. Foundation 2000
 2. Framing 1000
 3. Siding 1000
 4. Windows 1000
 5. Doors 1000
 6. Roof 1000
 7. Gutters 1000
 8. Electrical 1000
 9. Plumbing 1000
 10. Mechanical 1000
 11. Other 1000

GROUND PLAN SKETCH



DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

DESCRIPTION	REPLACEMENT COST	APPRaised VALUE
1. Foundation	2000	2000
2. Framing	1000	1000
3. Siding	1000	1000
4. Windows	1000	1000
5. Doors	1000	1000
6. Roof	1000	1000
7. Gutters	1000	1000
8. Electrical	1000	1000
9. Plumbing	1000	1000
10. Mechanical	1000	1000
11. Other	1000	1000

DESCRIPTION	REPLACEMENT COST	APPRaised VALUE
1. Foundation	2000	2000
2. Framing	1000	1000
3. Siding	1000	1000
4. Windows	1000	1000
5. Doors	1000	1000
6. Roof	1000	1000
7. Gutters	1000	1000
8. Electrical	1000	1000
9. Plumbing	1000	1000
10. Mechanical	1000	1000
11. Other	1000	1000

TOWN OF BEDFORD

No fee taken

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

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

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

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

Owner Seth and Lisa Squadron Address 100 Main Street, Bedford Hills, NY 10507 Tel.# 310-403-3077

Applicant Seth and Lisa Squadron Address 100 Main Street, Bedford Hills, NY 10507 Tel.# 310-403-3077

Architect/Engineer Patrick Croke Address PO Box 758, Bedford, NY 10506 Tel.# 914-234-6093

Builder Vena Orisek Address 24 Hamilton Ave. Stamford CT 06902

Building is located at 100 Main Street, Bedford Hills, NY 10507

Section 60.18 Block 1 Lot 2 Town of Bedford Assessment Map.

RECEIVED

FEB 16 2016

Bedford Building Dept.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: Expansion of the 1st floor mudroom and addition of a study. Expansion of 2nd floor bathroom and addition of closets. Expansion of existing 1st floor deck.

Estimated COST OF CONSTRUCTION: \$ 35,000

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

I Patrick Croke do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 35,000 and (iv) pursuant to Penal Law § 210.45, I acknowledge that this statement made knowingly is a Class A misdemeanor.

Signature: [Signature]

Sign and Affix Seal



2/16/16

Amount of square feet for new project 176 Total % of Building Coverage of property 6.25%

Total % of Impervious Surface of property 14.98 Area of disturbance 500 If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built 1787

9

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

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

RO CB NB LI RB PBO PBR PBOK

Number of stories 2; Height 19' feet. Interior only

Front yard 120' feet. Rear yard 120' feet. Side yard 29'-6" feet one side.

Side yard 52' feet other side.

The above setbacks must be filled in.

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

(Signed) [Signature]
Telephone No. 310-403-3077 / Email ssquadron@gmail.com

Action By Building Inspector

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

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

RECEIVED
FEB 16 2016
Bedford Building Dept.

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:
Building: _____
Certificate of Compliance _____
Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

ID

Property Name (if any): **Cross Woods**
 Street Address: **300 Maple Av**
 County: **Westchester** Town/City: **Bedford** Village/Hamlet: **Katonah**
 Owner: **50.13-1-7** Address:
 Original Use: **single family domestic** Current Use: **single family domestic**
 Architect/Builder (if known): Date of construction (if known): **1931**

DESCRIPTION

Materials - please check those materials that are visible

Exterior Walls: **Brick**
 Roof: **Wood Shingle**
 Foundation: **Brick**

Other materials and their location:

Alterations, if known:

Condition: **Excellent**

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: **Steward Preservation Services** Address: **1 View Place, Huntington, NY 11743**
 Telephone: **516-993-0658** Website: **www.stewardpreservatio** Date Surveyed: **9/19/2013**

(see reverse)

**PLEASE PROVIDE THE FOLLOWING INFORMATION
 IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED**

Narrative Description of Property

Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Built in 1931 and located on the south side of Maple Avenue in Katonah, this 2-story side-hip-roof brick structure has flanking ridge chimneys, a 1-story gable-roof addition at the south, and flanking open full width raised patios to the east and west sides. Windows include both 6/6 and 9/6 double-hung sash with shutters. A pedimented front door entry includes multi-pane sidelights and round transom light above. The property includes a separate dwelling, an in-ground pool and tennis court.

Narrative Description of Significance

Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Recommended as a potential candidate for local architectural significance. A contributing feature of a historic and scenic road (Jay-Cantitoe-Maple).

Office of Parks, Recreation and Historic Preservation
An Equal Opportunity/Affirmative Action Agency

Continuation form

HISTORIC RESOURCE INVENTORY FORM
Continuation Sheet

300 Maple Av, Bedford

Additional Information:

Architectural Integrity: Intact. Construction date derived from 1932 tax assessor's card.
Building files: 2 stories, 13 rooms, garage. Known as "Crosswoods". The structure possesses basic elements of the Colonial Revival style, and the construction date is consistent with that building period. From building files: original hip wood shingle roof, concrete foundation; siding was not stipulated.

HISTORIC RESOURCE INVENTORY FORM
Continuation Sheet

300 Maple Av, Bedford

photo:



photo 2:



Historic Resource Review Request

Request for a review of the description or classification of a property included on the Survey of Historic Buildings in the Town of Bedford, NY

Property Address

300 MAPLE AVENUE - PO Box 635
KATONAH NY 10536

Tax ID (section, block, lot)

50.13-1-7

Do you believe the construction date assigned to your property on the Survey of Historic Buildings is correct?

We seek to include dates of original construction and significant subsequent modifications.

- Yes, the date(s) are correct
- No, the date(s) are incorrect
- Unsure

If you believe the date assigned is incorrect, what do you believe is the correct date for the earliest structure or earliest section of a structure on your property:

1932

Please describe modifications, additions, and demolitions that have occurred on you property, with dates for each event, to the best of your knowledge:

NONE

Briefly describe any documentation you have regarding the history of your property:
(For example, historic photos, property records, construction documents.)

NONE

NONE

Briefly describe why you believe your property's Survey description or classification should be revised:

A request for change of classification will likely require a site visit by the Commission.

INCORRECT DATE OF HOUSE

Your name:

ANDREW SAUL

Preferred contact information:

(email, phone, or physical address)

Saulpartners1@gmail.com

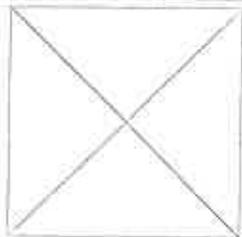
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PARCEL HISTORY



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

3/4/2016

Address: 300 Maple Ave

Parcel ID: 50.13-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
-------------	------	--------	---------	------------

7/19/1930	PERMIT #:109	APPROVED	53	
-----------	--------------	----------	----	--

Owner:

Garage - Attached

5/13/1935	PERMIT #:457-VOID	VOID		
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Owner:

Frame

2/2/1971	PERMIT #:7852	APPROVED	4976	
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Owner:

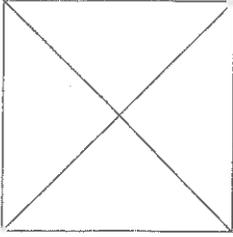
4/18/1984	PERMIT #:11014	APPROVED	202150	
-----------	----------------	----------	--------	--

Owner:

5/11/1984	PERMIT #:11032	APPROVED	202151	
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Owner:

PARCEL HISTORY



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

3/4/2016

Address: 300 Maple Ave

Parcel ID: 50.13-1-7

Issued Date	Item	Status	CO/CC #	CO/CC Date
8/10/1984	PERMIT #:11144	PENDING	0	
Owner: Saul, Andrew				
In Ground				
11/29/1984	PERMIT #:11235	PENDING	0	
Owner: Saul, Andrew				
8/31/1988	PERMIT #:12756	APPROVED	204432	
Owner:				
Res - aux Bath house, cabana				

COMMERCIAL BUILDING DATA & COMPUTATIONS

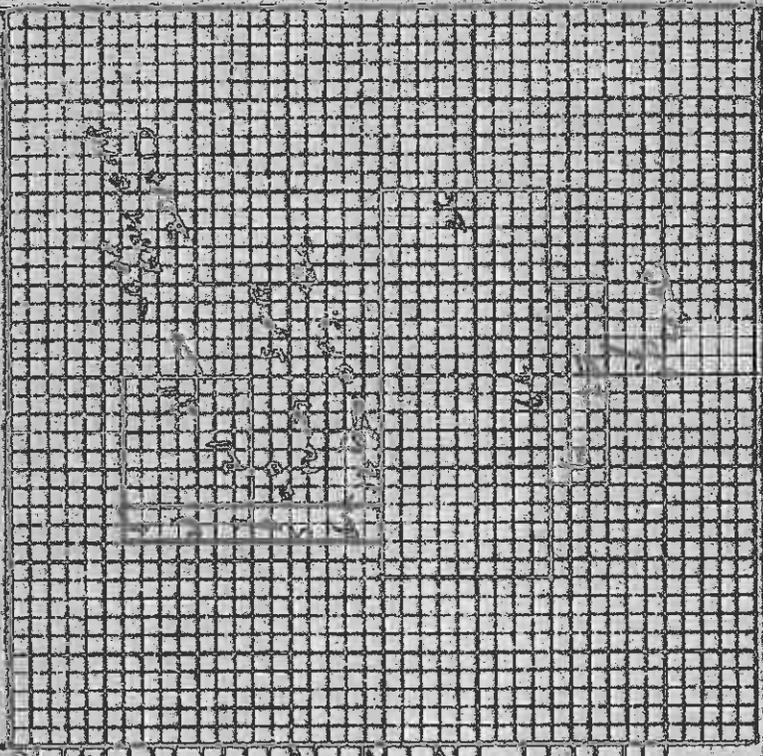
ROOFING		Slate or Tile		SHINGLE		A. STORY		B. STORY	
COMPOSITION	METAL	B	1	2	UPPER	1	BRICK	2	CONC BLK
FRAMING	WOOD JOIST	B	1	2	UPPER	3	STUCCO	4	5 TYLE
FIRE RESISTANT	FIRE PROOF					6	ATL	7	8 CERAM STL
FLOORING	CONCRETE	B	1	2	UPPER				
WOOD	TILE	B	1	2	UPPER				
FINISH TYPE	UNFINISHED								
FINISHED OPEN	FINISHED DIVIDED								
LOSE	STORE	B	1	2	UPPER				
OFFICE	APARTMENT								
WAREHOUSE	VACANT								
ABANDONED	HEATING	B	1	2	UPPER				
CENTRAL WARM AIR	HOT WATER/STEAM								
UNIT HEATERS	NOSE								
AIR COOL.	CENTRAL	B	1	2	UPPER				
PACKAGE/UNITS	PLUMBING	B	1	2	UPPER				
BATH ROOMS	TOILET ROOMS								
OTHER	SPRINKLER								
ITEM DESCRIPTION	PRICE								

NO	TYPE	SIZE	GRADE	RATE	CONSTRUCTION	AGE	RECT	RENOV	COU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	NORMAL	COSAL	R.C.L.D.
1	FLAT BARN	16														
2	BARK BARN	17														
3	POLE BARN	18														
4	LEARN-TO	19														
5	IMPLEMENT	20														
6	SHED	21														
7	POULTRY HOUSE	22														
8	HOG HOUSE	23														
9	MILK HOUSE	24														
10	CRIB	25														
11	SPRINKLER	26														
12	CELLAR	27														
13	WELL HOUSE	28														
14	B.T. PAVING	29														
15	CONC PAVING	30														
16	MISC BLDGS	31														

NO	TYPE	SIZE	GRADE	RATE	CONSTRUCTION	AGE	RECT	RENOV	COU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	NORMAL	COSAL	R.C.L.D.
1	FLAT BARN	16														
2	BARK BARN	17														
3	POLE BARN	18														
4	LEARN-TO	19														
5	IMPLEMENT	20														
6	SHED	21														
7	POULTRY HOUSE	22														
8	HOG HOUSE	23														
9	MILK HOUSE	24														
10	CRIB	25														
11	SPRINKLER	26														
12	CELLAR	27														
13	WELL HOUSE	28														
14	B.T. PAVING	29														
15	CONC PAVING	30														
16	MISC BLDGS	31														

GROSS BUILDING SUMMARY															
LD	USE	CONSTRUCTION	GRADE	AGE	RECT	RENOV	COU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	NORMAL	COSAL	R.C.L.D.	
1	USE	CONSTRUCTION	GRADE	AGE	RECT	RENOV	COU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	NORMAL	COSAL	R.C.L.D.	
T	1 SEE DETAIL REPORT														
	2 SEE DETAIL REPORT														
	3 SEE DETAIL REPORT														
	4 SEE DETAIL REPORT														
	5 SEE DETAIL REPORT														
	6 SEE DETAIL REPORT														
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	80 SEE DETAIL REPORT														

GROUND PLAN SKETCH



BUILDING CLASS		OBSERVED PHYSICAL CONDITION		EFFECTIVE AGE	
Code	Class	Good	Fair	Year	Year
1	Family Dwelling	7			
2	Family Dwelling				
Other:					
31	FOUNDATION	Roofing Prepared Roll		Plumbing	
32	WOOD OR BLOCK FLOOR	Bathrooms Asphalt or T & G		Water Only	
33	STONE	Sewer or Gas Pipes		No. Bathrooms (3 Fix 1)	
34	STORIES AND ROOFS	Septic Tank		No. Toilet Rins. (2 Fix 1)	
35	Stairs 1, 2, 3, 4, 5	HEATING		Stoves or Gas Heaters	
36	Spills Level	Hot Air Piping		Piped (Gravity)	
37	9. Rooms	Forced Circulation		Steam	
38	16 Rooms	Hot Water or Vapor		Radiant, Corroded	
39	25 Rooms	Fuels: Coal, Gas		Oil Burner, Coal Stoker	
40	EST. WALL WEIGHT	Basement		None, Full	
41	Frame with Wood, Single or Double	Finish: Reception %		Approximate %	
42	Concrete Block or Tile	Floor: Dirt, Wood		Concrete	
43	Brick Solid	Doors and Trim: Softwood, Hardwood		100 HALF STORY, BTTS	
44	Brick, Veneer	Plaster: This Wall, Bath, Kitchen		Definished	
45	Stone-Solid	Other: Hammer, McMillan		Finished %	
46	Other				

LAYOUT & REMARKS:
 Bath 3 2nd fl.
 100 HALF STORY, BTTS

BUILDING VALUE CALCULATION		TOTAL	
TYPE	UNIT COST	AMOUNT	TOTAL
1	216	4200	4200
2	200	4000	8200
ADDITIONS AND DEDUCTIONS			
31	192	3840	12040
32	507	10140	22180
33	200	4000	26180
34	1716	34320	60500
TOTAL REPLACEMENT COST \$ 60,500			
Less: Construction Factor Replacement Cost %			

DEPRECIATION AND OBSOLESCENCE	
a. Effective Age Depreciation	10%
b. Observed Physical Condition	10%
c. Total Depreciation (a+b)	20%
d. Net Condition (100-c)	80%
OBSOLESCENCE	
e. Overimprovement	0%
f. Underimprovement	0%
g. Other	0%
h. Net Condition (100-e-f-g)	80%
1. FINAL NET CONDITION (a-h)	
SUMMARY OF APPRAISED VALUE	
Principal Building Appraised	48,400
Other Principal Building Appraised	0
Accessory Buildings Appraised	0
Total Building Appraised	48,400

DESCRIPTORS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

CLASS	RENT	AREA	FLOOR	ROOF	WALLS	HEAT	LIGHT	FLOOR DATE	DIMENSIONS		REPLACEMENT COST	NET COND.	NET APPRAISAL
									WIDTH	DEPTH			
1		20	40					8/10	60%	3600	75	1500	
2		20	40					8/10	60%	3600	75	1500	

51x71 Wood on wall; see also 51x71

PARCEL ID#: 50113-1-7

PROPERTY LOCATION: 300 Maple Ave



Town of Bedford
Historic Building Preservation Commission

DRAFT

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

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

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith, George Henschel

The meeting was called to order by Chairman Stockbridge.

Mr. Stockbridge announced that the cutoff for new applications for the December 16, 2015 meeting was on November 10, 2015. Since no applications were received by the cutoff date, there will not be a December meeting. The cutoff for new applications for the January 20, 2016 meeting is on December 22, 2015. The site walk for any applications received will take place on December 30, 2015.

Public Hearing:

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

Present:

Michael Minard, Owner
Phyllis Ross, Owner
David Disalvo, Senior Construction Manager, Ross solar Group, LLC

Plans:

Six sheets prepared by Ross Solar Group, LLC, 38 Beaver Brook Road, Danbury, Connecticut 06810, as follows:

Dwg.	Title	Dated	Received
PV-1A	Array Layout and Technical Data	6/26/15	9/18/15
PV-1B	Array Layout and Technical Data	6/26/15	9/18/15
PV-2A	Roof Section and Details	6/26/15	9/18/15
PV-2B	Roof Section and Details	6/26/15	9/18/15
MT1.0	Mounting Installation Detail	6/26/15	9/18/15
SP-1	Proposed Array Layout	4/14/15, revised 10/9/15	10/19/15

Discussion:

The Chairman presented an overview of the imperative for historic preservation as weighed against the desire for the community support of energy efficient initiatives. Mr. Disalvo made a presentation of the solar panel proposal. At the request of the Commission, Mr. Disalvo brought a prototype of the panel that would be used. The panel was not the panel which was depicted on the plans submitted to the Commission dated 6/26/15 and received 10/19/15. Various alternative locations for the panels were discussed. The main area for discussion was the roadside "cottage."

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

Motion Seconded by: Ben Branch

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

Motion: Motion was made by Shelley Smith to approve the application, with the following conditions:

1. The solar panels to be used shall be those indicated on the plans dated 6/26/15.
2. All connectors shall be black in color, to match the panels.
3. The panels on the roof of the main house shall be molded, to whatever extent is possible, around the existing sky light.

Motion Seconded by: John Stockbridge

Vote: Ayes: Stockbridge, Branch, Smith Nays: Henschel

Conference:

Renovations to Existing Residence

Section 72.19 Block 2 Lot 11, R-4A Zone

239 Succabone Road, Bedford Corners

Owner: Two Corners, LLC

Applicant: Robert C. Torre

Present:

Peter Dusenberry, Architect

Plans:

Two pages prepared by Peter Dusenberry, Architect, 43 South Bedford Road, Pound ridge, New York 10576, dated 10/16/15, titled:

Drawing No. Sk1 "Porches"

Drawing No. Sk2 "Window Change Elevations"

Discussion:

The proposed modifications and repairs were discussed. The emphasis of the discussion was on the porch replacement.

Motion: Motion was made by John Stockbridge to approve the application.

Motion Seconded by: Jeff Henschel

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

Discussion:

The Commission reviewed and discussed the draft of the Historic Building Preservation Commission 2016 Schedule.

Motion: Motion was made by John Stockbridge to approve the schedule.

Motion Seconded by: Shelley Smith

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

Approval of Minutes:

The Chairman made a motion to approve the minutes of the October 21, 2015 meeting.

Motion Seconded by: Ben Branch

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

The Chairman made a motion to close the meeting.

Motion Seconded by: Shelley Smith

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

Date approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission**

DRAFT

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

**Wednesday, January 6, 2016
5:00 P.M.**

Minutes

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

Work Session: Review of Historic Property Survey

The Commission continued the review of the TKS Historical Resources, Inc. Historic Property Survey.

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission
Public Information Session**



**Bedford Hills Community House
74 Main Street
Bedford Hills, NY 10507**

**Thursday, February 18, 2016
7:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith, Amy Parsons
Supervisor: Chris Burdick
Director of Planning: Jeff Osterman
Secretary to Commission: Anne Paglia

This information session is the first of three sessions providing information to the public regarding:

1. The draft Survey of Historic Buildings
2. A proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings.

The meeting began with an introduction by Mr. Burdick, followed by a PowerPoint presentation by Mr. Stockbridge.

Members of the audience then asked questions of the Commission about the proposal.

The meeting was adjourned at 9:00 PM.

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission
Public Information Session**



**Bedford Hills Community House
74 Main Street
Bedford Hills, NY 10507**

**Thursday, February 25, 2016
7:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Ben Branch, Shelley Smith, Amy Parsons
Supervisor: Chris Burdick
Director of Planning: Jeff Osterman
Secretary to Commission: Anne Paglia

This information session is the second of three sessions providing information to the public regarding:

1. The draft Survey of Historic Buildings
2. A proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings.

The meeting began with an introduction by Mr. Burdick, followed by a PowerPoint presentation by Mr. Stockbridge.

Members of the audience then asked questions of the Commission about the proposal.

The meeting was adjourned at 8:50 PM.

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date

**Town of Bedford
Historic Building Preservation Commission
Public Information Session**



**Katonah Village Library
74 Main Street
Bedford Hills, NY 10507**

**Thursday, March 3, 2016
7:00 P.M.**

Minutes

Present: Chairman: John Stockbridge
Members: Shelley Smith, Amy Parsons
Supervisor: Chris Burdick
Director of Planning: Jeff Osterman
Secretary to Commission: Anne Paglia

This information session is the second of three sessions providing information to the public regarding:

1. The draft Survey of Historic Buildings
2. A proposed classification system for historic properties with new procedures to streamline the application process for demolition or significant alterations to Historic Buildings.

The meeting began with an introduction by Mr. Burdick, followed by a PowerPoint presentation by Mr. Stockbridge.

Members of the audience then asked questions of the Commission about the proposal.

The meeting was adjourned at 8:45 PM.

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

Anne Paglia, Secretary
Historic Building Preservation Commission

Date