TOWN OF BEDFORD
PLANNING BOARD MEETING

REVISED

425 Cherry Street
Bedford Hills, New York 10507
Wednesday
June 29, 2016
8:00 PM

Conferences:

1. Antioch Baptist Church – Proposed Subdivision and Site Plan Approval
   Section 60.14 Block 2 Lots 7, 8 & 9, LI Zone
   147, 165 & 175 Railroad Avenue, Bedford Hills
   Owner: **Antioch Baptist Church**
   Applicant: **Town of Bedford**
   (Review latest submission:
   "Landscape and Lighting Plan" and "Tree Removal Plan".)
   (Consider Final Subdivision Approval and Final Site Plan Approval.)

2. Preliminary Site Plan Approval -
   Conversion of Service and Gas Station to Convenience Store and Gas Station
   Section 84.12 Block 2 Lot 8, R-1A Zone
   193 Pound Ridge Road, Bedford
   Owner: **Clifford W. Sloat Trust**
   Applicant: **Apache Oil Company/Faisal Akram**
   (Review field trip notes.)
   (Review latest submission.)

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

4. **Proposed 10-Lot Subdivision**
   Section 62.9 Block 1 Lot 13, R-4A Zone
   Upper Hook Road, Katonah
   Section 62.13 Block 1 Lot 1, R-4A Zone
   131 Upper Hook Road, Katonah
   Owner: **New York Bedford Castle Co.**
   Applicant: **America Capital Energy Corporation**
   (Review latest submission.)

Approval of Minutes:

November 17, 2015
December 15, 2015

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

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR FINAL SUBDIVISION APPROVAL

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

1. **INDENTIFICATION OF OWNER**
   Name of owner: Antioch Baptist Church/Town of Bedford

   Address: 147, 165 & 175 Railroad Ave. Phone: 914-241-0189
   Bedford Hills, N.Y. 10507
2. **INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER**
   Name of applicant: _____

   Address: _____ Phone: _____
3. **PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT**
   Name: Hahn Engineering
   Putnam Business Park
   Address 1689 Rte. 100, Brewster, NY 10509 Phone: 845-279-2220
4. **INDENTIFICATION OF PROPERTY**
   a. Subdivision name or identifying title Antioch Baptist Church
   b. Roads which property abuts Railroad Avenue, School Street
   c. Bedford tax map designation: Section 60.14 Block 2 , Lot(s) 5, 7, 8 & 9
   d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI
   e. Total area of property in acres 0.90 Acres
5. **REQUIRED INFORMATION**
   a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and , if necessary, submit a statement explaining the absence of any items.
   b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
   c. Fees: An application fee of $500 plus $150 for each new lot or dwelling unit.
   Lots or Units 0 . Fee $ 0 .
   d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization N/A .

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

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

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

(over)

10/09

ITEMS TO ACCOMPANY APPLICATION

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

(2) Proof of ownership by the applicant of the premises affected by this application____, and certificate of title company covering al interests, liens and objections to title, if any____.

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

(4) The engineer's estimate of the cost of construction of the subdivision roads and all other improvements shown on the final construction plans_____.

(5) A formal offer of cession to the Town of Bedford of any proposed new roads and/or park areas shown on the plat___; or in the absence of such an offer, legal documents providing for, and fixing the responsibility for, suitable maintenance of such facilities___; a deed conveying to the Town of Bedford any ten foot long sections of land which are to be provided between a temporary turnaround and the boundary line of the subdivision____; and deeds conveying to the Town of Bedford or other appropriate agency any easement to be provided within or in connection with this subdivision____.

(6) Endorsed approval of Westchester County Department of Health on the plat___

(7) Proof of approval by the Bedford Town Board of all proposed road names_____.

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

(9) Proof of approval by the State Department of Transportation, Westchester County Department of Public Works, or Town of Bedford Superintendent of Highways, as appropriate, of the design and proposed construction of any intersection of a proposed road shown on the plat with a state, County or Town road_____.

(10) Proof of approval by the appropriate utility companies and/or special districts having jurisdiction of the proposed locations of underground utility lines and equipment____.

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

CONSERVATION SUBDIVISIONS ONLY

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

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

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

(15) Site development plan where authorization to construct attached buildings is requested.

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

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

1. **INDENTIFICATION OF OWNER**
   Name of owner: Antioch Baptist Church/Town of Bedford

   Address: 147, 165 & 175 Railroad Ave., Bedford Hills, NY 10507 Phone: 914-241-0189
2. **INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER**
   Name of applicant: _____

   Address: _____ Phone: _____
3. **PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT**
   Name: Hahn Engineering
   Putnam Business Park
   Address 1689 Rte. 22, Brewster, NY 10509 Phone: 845-279-2220
4. **INDENTIFICATION OF PROPERTY**
   a. Subdivision name or identifying title Antioch Baptist Church
   b. Roads which property abuts Railroad Avenue, School Street
   c. Bedford tax map designation: Section 60.14 Block 2 Lot(s) 5, 7, 8 & 9
   d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI
   e. Total area of property in acres 0.90 Acres
5. **REQUIRED INFORMATION**
   a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and , if necessary, submit a statement explaining the absence of any items.
   b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land Chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
   c. Fees: An application fee of $500 plus $150 for each new lot or dwelling unit.
   Lots or Units 0 . Fee $ 0 .
   d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization _____.

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

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

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

(over)

10/09

ITEMS TO ACCOMPANY APPLICATION

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

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

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

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

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

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

CONSERVATION SUBDIVISIONS ONLY

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

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

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

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

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

Identification of Applicant

Name Antioch Baptist Church
Town of Bedford

Address 147, 165 & 175 Railroad Avenue
Bedford Hills, NY 10507

Phone 914-241-0189

Identification of Property Owner, if Other than Applicant

Name _____ Address _____

Phone _____

Identification of Site Involved, if any

a) Name or other identification of site Antioch Baptist Church Site
b) Street which site abuts Railroad Avenue, School Street
c) Tax Map Section 60.14-2-5, 7, 8 & 9
d) Total site area 0.90 Acres
e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

a) Description of Proposed Action Redevelopment of 3 lots for 12 affordable housing units. Transfer of 0.30 acres of town property for use as septic fields.

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: N/A

2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: N/A

3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: N/A

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

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

☐ Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☐ Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.

☒ Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: _____ Date: _____

TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM

(This Side for Official Use Only)

Classification Approved; Further Action Required:

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

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

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

Comments:

Town Agency	Agency Signature	Date
	Deirdre Courtney Balin	4/26/16

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

FINAL SITE PLAN APPLICATION

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

1. INDENTIFICATION OF OWNER

Name of owner: Antioch Baptist Church/ Town of Bedford Phone: 914-241-0189

Address: 147, 165 & 175 Railroad Ave., Bedford Hills, NY 10507

SIGNATURE OF OWNER _____ Date: _____

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: _____ Phone: _____

Address: _____

Interest of applicant: _____

SIGNATURE OF APPLICANT: _____ Date: _____

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Hahn Engineering Phone 845-279-2220

Address: Putnam Business Park, 1689 Rte. 22, Brewster, NY 10509

4. INDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 60.14 Block: 2 Lot(s): 5, 7, 8, & 9 Area: 0.90 Acres

Zoning Distnct: LI Proposed Use: Multi-Family Residential

Number of parking spaces required by the Bedford Town Code: 20

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

a. Ten (10) copies each of 2 sheets showing data required by Article IX, Section 125-89 of the Bedford Town Code for approval of a Final Site Plan.

b. Any data required by the Planning Board in addition to the above.

c. Application fee to be computed as follows: 0
$25 for each parking space required by the Town Code. (Make check payable to the Town of Bedford).

(See other side)

DATA REQUIRED WITH THIS APPLICATION

All of the following information shall be indicated shall be indicated on the final site plan which shall be drawn on sheets not large than 24 inches by 36 inches and at a scale of not less than one (1) inch equals 30 feet:

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

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

3. The names of all owners of record of all adjacent properties.

4. Locations and dimensions of all existing buildings, retaining walls, fences, rock outcrops, wooded areas, single trees with a diameter of 8 inches or more measured 3 feet above the base of the trunk, watercourses, marshes, water supply, sanitary sewerage, storm drainage and any other utility facilities and of any other significant existing features on the premises. All significant existing features within 20 feet of all property lines shall also be shown.

5. Existing and proposed contours at a maximum vertical interval of 2 feet.

6. Proposed use or uses of all land and buildings, and, where only a portion of a property is to be occupied by the development, the boundaries and area of such portion, including required screening and setback areas.

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

8. Location, layout and numbers of proposed off-street parking and loading spaces, where provided.

9. Location and layout of proposed recreation areas, where required.

10. Finished floor elevation of buildings, finished grades of walls, pavements and storm drains.

11. Detailed construction plans of retaining walls, steps, ramps, paving and drainage structures.

12. Expected storm drainage loads.

13. Estimate of all earthwork, including the quantity of any material to be imported to or removed from the site or a statement that no material is to be removed or imported.

14. Location and dimensions of all proposed water supply, sanitary sewerage, storm drainage and other utility lines and equipment, including connections to existing facilities.

15. Detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing.

16. Proposed location, type, design, size, color and illumination of all signs.

17. Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting.

18. Conditions specified by the Board of Appeals, Planning Board or Town Board in the approval of any variance or special permit related to the subject property.

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

PRELIMINARY SITE PLAN APPLICATION

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

1. INDENTIFICATION OF OWNER

Name of owner: Antioch Baptist Church/Town of Bedford Phone 914-241-0189

Address: 147, 165 & 175 Railroad Avenue, Bedford Hills, NY 10507

SIGNATURE OF OWNER: _____ Date: _____

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: _____ Phone: _____

Address: _____

Interest of applicant: _____

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: Hahn Engineering Phone: 845-279-2220

Address: Putnam Business Park, 1689 Rte. 22, Brewster, NY 10509

4. INDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 60.14 Block: 2 Lot(s): 5, 7, 8 & 9 Area: 0.90 Acres

Zoning District: LI Proposed Use: Residential Multi-Family

Number of parking spaces required by the Bedford Town Code: 20

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

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

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

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

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

DATA REQUIRED WITH THIS APPLICATION

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

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

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

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

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

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

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

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

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

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

j. General plan showing staged development, if intended.

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

Identification of Applicant

Name Antioch Baptist Church
Town of Bedford

Address 147, 165 & 175 Railroad Avenue
Bedford Hills, NY 10507

Phone 914-241-0189

Identification of Property Owner, if Other than Applicant

Name _____

Address _____

Phone _____

Identification of Site Involved, if any

a) Name or other identification of site Antioch Baptist Church Site
b) Street which site abuts Railroad Avenue, School Street
c) Tax Map Section 60.14-2-5, 7, 8 & 9
d) Total site area 0.90 Acres
e) Does applicant have a whole or partial interest in lands adjoining this site? No

Identification of Proposed Action

a) Description of Proposed Action Redevelopment of 3 lots for 12 affordable housing units. Transfer of 0.30 acres of town property for use as septic fields.

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land: N/A

2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic: N/A

3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: N/A

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

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

☐ Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☐ Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.

☒ Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: _____ Date: _____

TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM

(This Side for Official Use Only)

Classification Approved; Further Action Required:

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

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

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

Comments:

Town Agency	Agency Signature	Date
	Deirdre Courtney Balsa	4/26/16

675.

X

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
APR 28 2016
BEDFORD PLANNING BOARD

PRELIMINARY SITE PLAN APPLICATION

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

1. INDENTIFICATION OF OWNER

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

Address: 261 LEDYARD ST NEW LONDON CT 06320

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

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

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

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

Interest of applicant: ARCHITECT FOR PROJECT

3. PROFESSIONAL PERSON PREPARING SITE PLAN

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

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

4. INDENTIFICATION OF DEVELOPMENT

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

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

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

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

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

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

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

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

DATA REQUIRED WITH THIS APPLICATION

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

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

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

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

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

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

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

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

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

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

j. General plan showing staged development, if intended.

RECEIVED
APR 28 2016
BEDFORD PLANNING BOARD

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. **INDENTIFICATION OF OWNER**

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

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

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

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

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

4. **INDENTIFICATION OF PROPOSED ACTION**

a. Description of Proposed Action CONVERT SERVICE & GAS STATION to CONVENIENCE STORE & GAS STATION
b. Relationship to other actions:

1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land:
2. List any related actions which may be undertaken, of which this proposed action , e.g. highway reconstruction to serve increased traffic:
3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision:

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

5. **CLASSIFICATION OF PROPOSED ACTION** (see lists of Type I, II, Exempt, Excluded Actions)

☐ **Type I.** An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☐ **Type II or Exempt Action.** No Environmental Impact Statement is needed. Submit this form only.

☐ **Unlisted Action.** Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

Signature of Applicant

4/28/16
Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

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

2. COMMENTS:

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

#500

Waiver of Site Plan Approval

Date:

343 South Ave.
Applicant's Home Address

New Canaan, CT. 06840
City, Town, Village

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

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

Sir or Madam:

I/We am/are the owner (s) of property located on 391 Old Post Rd. Bedford shown and designated on the Town Tax Maps as:

Section 84-14 Block 2 Lot(s) 45.

It is my/our intention to Fence along property line & Lake ave
(Describe proposal)

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

Very truly yours,

Nancy Allen
Signature of Owner and/or Applicant

Signature of Owner and/or Applicant

FILE

3/05

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. INDENTIFICATION OF OWNER

Name of owner: Nancy Roper
Address: 343 South Ave. New Canaan, CT. Phone: 203 · 966 5887

2. INDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: Nancy Roper
Address: Phone: 203 · 966 · 5887

3. INDENTIFICATION OF SITE INVOLVED, If any

a. Name or other identification of site
b. Roads which site abuts Lake ave + Route 22
c. Bedford tax map designation: Section: 84.14 Block 2 Lot (s) 45
d. Total site area .074
e. Does the applicant have a whole or partial interest in lands adjoining this site? NO

4. INDENTIFICATION OF PROPOSED ACTION

a. Description of Proposed Action put a 6 ft fence along lake ave side of property.
b. Relationship to other actions:

1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land:
2. List any related actions which may be undertaken, of which this proposed action , e.g. highway reconstruction to serve increased traffic:
3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision:

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

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

☐ **Type I.** An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☒ **Type II** or **Exempt Action.** No Environmental Impact Statement is needed. Submit this form only.

☐ **Unlisted Action.** Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05

Signature of Applicant

Date

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

1. CLASSIFICATION APPROVED; FURTHER ACTION REQUIRED:

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

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

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

2. COMMENTS:

_____

_____

_____

_____

_____

Town Agency	Agency Signature	Date

LETTER OF PERMIT DENIAL

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

Parcel ID: **84.14-2-45**

Application #:

Date: 6/27/2016

Draft

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

Owner Information

391 Old Post Road LLC

Applicant Information

391 Old Post Road LLC
c/o Mr & Mrs Richard Roper
P O Box 483
Bedford NY 10506

Location: 391 Old Post Rd
Parcel ID: 84.14-2-45
Permit Type: Fence
Work Description: Fence: 6-Foot Solid White PVC (along Lake Avenue property line) installed 6 inches above grade

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 installation of a 6 foot fence installed 6 inches above grade where a fence height of 4 feet is permitted when the fence is located less than 20 feet from the side-front property line will require a variance of Article III Section 125-15 A (1) (b); and a variance of Article III Section 125-19 because the fence is located on a corner lot and will be located less than a minimum of 75 feet back from the intersection of the nearest edges of pavement. Waiver of site plan approval from the Planning Board will be required for this change to the approved site plan of a non-conforming restaurant use in a residential zoning district. The project is eligible for an Administrative Permit from the Bedford Wetlands Control Commission if the fence is installed at least 6 inches above the ground.
Revised 6/27/16

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,

Alberto Ciraco
Building Inspector

Permit # _____

TOWN OF BEDFORD
FENCE PERMIT APPLICATION
Article I, Section 125-3 Definitions
Article III, Section 125-15

RECEIVED
MAR 21 2016
Bedford Building Dept.

Property Owner: Nancy Proper

Property Address: Truck Restaurant - 391 Old Post Rd Bedford, NY 10506

Telephone Number: (914) 234-8900 Email: nproper@snet.net

Section: 84.14 Block: 8 Lot: 45 Zoning Dist: R-1/4 Acre

Fence Installer: Salem Fence Co.

Telephone Number: (845) 628-7200

Type of Fence: 6' HIGH SOLID WHITE PVC

Height of Fence: _____ Front yard ☐ Height _____ Side yard ☒ Height 6 Rear yard ☐

**Please include a copy of the property survey highlighting the location of the fence.

I have read the Fence Ordinance in the Town of Bedford Zoning Code and submit this application in conformity with its provisions.
I hereby certify that the above statements are correct and true, to the best of my knowledge and belief.
My position with respect to this application is that of: INSTALLER
(owner, tenant, lessee, installer)

Applicant

Property Owner

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Approved: _____ Disapproved: _____

☐ Survey

Reason: _____

Fee: _____

Date: _____

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

RECEIVED
MAR 28 2016
BEDFORD WETLANDS CONTROL COMMISSION

Building Inspector and/or
Code Enforcement Officer

Salem FENCE CO. & IRONWORKS

55 YEARS — Since 1969

OFFICE & WAREHOUSE : 34 ROUTE 118, BALDWIN PLACE, NY 10505
MAILING ADDRESS : PO BOX 186, BALDWIN PLACE, NY 10505

INVOICE #20868FF
Phone: (845) 628~7200
Fax: (845) 628~7671

Westchester Lic.: WC-04067-H91
Putnam Lic.: PC-69
Yonkers Lic.: 5691

MARCH 3, 2016

TRUCK RESTAURANT
391 OLD POST ROAD
BEDFORD , N.Y. 10506

RECEIVED
MAR 21 2016
Bedford Building Dept.

NANCY ROPER
PHONE (203) 966-5887
PHONE (914) 234-8900
nroper@snet.net

SCOPE OF PROJECT :

1.) FURNISH & INSTALL 80 LINEAL FEET OF 4 FOOT HIGH WHITE PVC TONGUE & GROOVE PRIVACY FENCE MOUNTED ON 5X5 POSTS WITH DECORATIVE NEW ENGLAND CAPS

2.) FURNISH & INSTALL 70 LINEAL FEET OF 5 FOOT HIGH GALVANIZED WILDLIFE FENCE WITH 6 GAUGE TOP & BOTTOM WIRE MOUNTED ON ROUND BARK ON CEDAR POSTS
(POSTS ARE SPACED NO MORE THAN 8 FEET APART)

3.) FURNISH & INSTALL 40 LINEAL FEET OF 6 FOOT HIGH WHITE PVC TONGUE & GROOVE FENCE MOUNTED ON 5X5 POSTS WITH DECORATIVE NEW ENGLAND CAPS. ALSO , FURNISH & INSTALL (2) 9 FOOT WIDE DOUBLE DRIVE GATES 6 FOOT HIGH WHITE PVC TONGUE & GROOVE BOLTED TO A 11/2 STEEL FRAME PAINTED WHITE WITH WELDED HINDGES MOUNTED TO 6X6 PVC SLEEVED PRESSURE TREATED POSTS

RECEIVED
MAR 28 2016
BEDFORD WETLANDS CONTROL COMMISSION

ALL TAKE DOWN & TAKE AWAY INCLUDED
ALL CEMENT / ROCK DRILLING INCLUDED
3 YEAR GUARANTEE ON ALL LABOR
20 YEAR WARRANTY ON ALL PVC THROUGH THE MANUFACTURER

TERMS AND CONDITIONS OF CONTRACT

1. Purchaser is to properly mark or designate the correct fence line by plot, plan, survey stake or other means. 2. The location and character of any underground electrical wire, gas and water pipes, propane lines, sewer conduits, cesspool and leech fields, driveway drainage, etc., or restrictions of any nature which might interfere with or be damaged by work or be the cause or occasion of injury or other damage should be made known to **Salem Fence Co., Inc.** prior to start of work. 3 Fence permits and ordinances are the responsibility of the purchaser along with fire, tornado and other necessary property insurances. Please check with your local Building Department for permit and restrictions. 4. **Salem Fence Co., Inc.** is covered by Workers Compensation and General Liability insurance. 5. Contract price is based on normal erecting conditions. Unless included in this contract purchaser is responsible for removal of any obstructions which might interfere with the construction of the fence, such as old fence, hedges, trees, bushes, compost piles, rock walls etc. If it is necessary to perform any additional work not contracted for, a fair and reasonable charge will be made by **Salem Fence Co., Inc.** 6. All fence materials are the responsibility of purchaser after servicemen leave construction site. 7 Unless otherwise indicated, the fence is to follow the existing ground contour. Should purchaser wish fence to be installed otherwise, any grading or filling in will be done by the purchaser unless contracted. 8. All chain link, aluminum, PVC materials are guaranteed as specified by manufacturer and does not include labor. There exists NO WARRANTY on any wood products. Wood is a natural product that may crack, split, warp, mildew, twist or stain. **Salem Fence Co., Inc.** offers no warranties or guarantees on wood products. Wood products may not be returned or exchanged for these reasons. 9. Gates, self-closing gate latches, gate hinges, and any gate adjustments, as well as posts heaving due to frost are not included in the labor warranty. 10. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders with an extra charge above contracted price. All agreements are subject to weather, strikes, accidents, fires or other acts of God. Dog kennels and animal enclosures are not covered under installation guarantees or warranties. 11. The fence contracted for does not become property of the buyer until final payment is made. **Salem Fence Co., Inc.** can withdraw at any time all materials supplied and/or installed by them should payment not be made according to agreed terms. Any and all attorney fees and or court expense due to non payment will be the expense of the buyer. 12. Customer can rescind this contract within 72 hours (3 days) with no penalty upon verbal notice and follow-up certified letter to **Salem Fence Co., Inc.** This condition of contract can be waived for emergency installation upon customer signature to same. 13. After 72 hours, any cancellations are subject to a 20% charge (of total cost) due to set-up and preparation of materials, gates etc. 14. Staining or painting of any wood product is done only at the customers request. Peeling, blistering or cracking may occur. Rough wood surfaces, knot holes, nail holes, etc. may become noticeable with staining. **Salem Fence Co., Inc.** does not warranty any staining or its stained materials. 15. All quotes subject to change. Prices are valid for 30 days. Balance is due upon day of completion. All unpaid balances are subject to 24% Annual Interest Charge / 2% on balances over 30 days. All contracts come with a 3 Year Labor Warranty.

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

I _____ give SALEM FENCE CO. INC. Permission to run my credit card for the deposit & balance.

CARD TYPE : AMEX MASTERCARD VISA DISCOVER #_____ EXP._____ CODE_____

We Propose to furnish in accordance with the above specifications for the sum of: $8,685.00

DEPOSIT: $4,700.00 PAID 3/8/16 Ck # 5188 **ON COMPLETION: $ 3,985.00**

ACCEPTANCE OF PROPOSAL : The above price and above specifications and conditions are hereby accepted.

Authorized Signature: *Frank Fischetti* Customer Signature: Date:

RECEIVED
MAR 24 2016
Bedford Building Dept.

V3300

RECEIVED
JUN 28 2016
BEDFORD PLANNING BOARD

RECEIVED
MAR 28 2016
BEDFORD WETLANDS
CONTROL COMMISSION

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

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

1. **INDENTIFICATION OF OWNER**
   Name of owner: America Capital Energy Corporation
   Address: 405 Lexington Avenue, 65th Floor New York, New York 10174 Phone: 212-616-2167

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

3. **PROFESSIONAL PERSON PREPARING SUBDIVISION PLAT**
   Name: Thomas C. Merritts Land Surveyors, P.C.
   Address 394 Bedford Road, Pleasantville, NY 10570 Phone: 914-769-8003

4. **INDENTIFICATION OF PROPERTY**
   a. Subdivision name or identifying title America Capital Energy Corporation
   b. Roads which property abuts Upper Hook Road & Old Post Road
   c. Bedford tax map designation: Section - Block - Lot(s) 62.9-1-13 & 62.13-1-1
   d. Property lies in a (circle one) 4A 2A 1A 1/2A 1/4 A TF VA NB CE PB-R PB-O LI
   e. Total area of property in acres 97.35 acres

5. **REQUIRED INFORMATION**
   a. Items required as part of this application are shown on the checklist on the other side of the application. Indicate all items submitted and , if necessary, submit a statement explaining the absence of any items.
   b. Waivers: Attach a list of any waivers of the provisions of the Subdivision of Land Chapter of the Town of Bedford requested and an explanation of the special circumstances therefor
   c. Fees: An application fee of $500 plus $150 for each new lot or dwelling unit.
   Lots or Units 10. Fee $2,000.00.
   d. Consideration of conservation subdivision of the property (is) (is not) requested. Date of Town Board authorization _____.

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

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

Richard B. Williams 12/5/13
Signature of Owner Date

_____
Signature of Applicant Date

America Capital Energy Corporation
Name of Owner (please print)

_____
Name of Applicant (please print)

(over)

10/09

ITEMS TO ACCOMPANY APPLICATION

(1) Six copies each of the preliminary subdivision plat_____, preliminary construction plans_____, topographic map_____,and map of contiguous holdings_____.

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

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

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

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

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

CONSERVATION SUBDIVISIONS ONLY

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

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

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

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

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

Identification of Applicant

Name America Capital Energy Corporation

Address 405 Lexington Avenue, 65th Floor
New York, New York 10174

Phone 212-616-2167

Identification of Property Owner, if Other than Applicant

Name same as above

Address

Phone

Identification of Site Involved, if any

a) Name or other identification of site 131 Upper Hook Road
b) Street which site abuts Upper Hook Road & Old Post Road
c) Tax Map Section 62.9-1-13 & 62.13-1-1
d) Total site area 97.35 acres
e) Does applicant have a whole or partial interest in lands adjoining this site?

Identification of Proposed Action

a) Description of Proposed Action Proposed 10-lot subdivision

b) Relationship to other actions:

1. List of further actions which may be undertaken, of which this proposed action is a part or first step, e.g. further subdivision of a large parcel of land:

2. List any related actions which may be undertaken as a result of this proposed action e.g. highway reconstruction to serve increased traffic:

3. List any actions which are dependent upon this proposed action and therefore should be reviewed as a part of this action, e.g. house construction in the case of a residential subdivision: house construction

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

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

☐ Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.

☐ Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.

☒ Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

Signature of Applicant: Richard B. Williams Date: 12/5/13

Richard Williams

TOWN OF BEDFORD – ENVIRONMENTAL CLEARANCE FORM

(This Side for Official Use Only)

Classification Approved; Further Action Required:

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

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

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

Comments:

Town Agency	Agency Signature	Date
	Deirdre County-Baker	

Town of Bedford Planning Board

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

Tuesday, November 17, 2015

Minutes

A meeting of the Planning Board was held on November 17, 2015, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Board Member Diane Lewis, Board Member William Colavito and Board Member Felix Cacciato, Planning Director Jeff Osterman, and Secretary Anne Paglia. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

Public Hearing:
Special Use Permit – Katonah Village Kids Program
Section 49.15 Block 4 Lot 69, R-¼A Zone
31 Bedford Road, Katonah
Owner: Katonah Presbyterian Church
Applicant: Erika Glick, Katonah Village Kids, Inc.
(Consider Special Use Permit.)

Present:
Erika Glick, Applicant

Ms. Glick stated that she proposes to take over the space that was Katonah Playschool. She stated that the new program would be identical to what is in place with Katonah Playschool. The only change would be the name.

Mr. Colavito asked about the number of students. Ms. Glick said that would remain the same.

Mr. Cacciato asked Ms. Glick if she knew about the traffic problem and the arrangements for drop off and pick up. Ms. Glick said she was aware of it and would continue to urge families to utilize the driveway for drop-off. Mrs. Courtney-Batson said that drop offs continue to be a problem because of the amount of traffic at that time of day. She asked Ms. Glick to make sure the parents are aware of the danger of parking on Bedford Road to drop off their children. She also asked that if parents have to park on Bedford Road to drop off their children, the children should be removed from the vehicle on the passenger side, not the driver's side.

Ms. Courtney-Batson asked that the description of the operation of the school be updated by Ms. Glick to include all amendments that have already been made so that the Planning Board has a current description. She stated that a copy of the previous description will be given to Ms. Glick for her to use as a template. Mrs. Courtney-Batson said that this would be a restatement of what is done, when and where, the number and age of students, etc.

Mrs. Courtney-Batson asked Ms. Glick how long the school day runs. She stated that her license allows her to run until 5:00 PM, but that she is currently running only until 4:00 PM. Ms. Courtney-Batson stated that the board is willing to give her until 5:00 PM. Mrs. Courtney-Batson asked if Ms. Glick would still like approval to do the after school program. Ms. Glick stated that there is currently no enrollment for it, but she would like to be able to do an after school program.

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

Mr. Colavito asked the applicant was Erika Glick, doing business as Katonah Village Kids, Inc. Ms Glick said that was correct. Mr. Colavito then stated that the applicant should be "Katonah Village Kids, Inc." Mr. Osterman agreed.

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

Mr. Colavito made a motion to close the public hearing. Mrs. Lewis seconded the motion.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

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

1. All conditions of Planning Board Resolution No. 11/22 and all subsequent amendments to that resolution shall apply.
2. The applicant shall present a full description of the operation to the Director of Planning for review and approval. Any deviations in this description from what has previously been approved will require the applicant to appear before the Planning Board again.

Motion: A motion was made by Mrs. Lewis for approval of the Special Use Permit for the Katonah Village Kids, Inc., with the conditions specified.
Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.
Mrs. Lewis endorsed the Board's determination on the ECF. Mr. Colavito seconded.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

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

Public Hearing:
Special Use Permit – Accessory Structure Over 2,500 Square Feet Ground Floor Area and Over 20 Feet in Height

Section 84.9 Block 1 Lot 5, R-4A Zone
749-801 South Bedford Road, Bedford
Owners: Sunnyfield Farm, Inc. and The Nielsen Co.
Applicant: Dylan Zublin, Zublin Construction Services, Inc.
(Consider Special Use Permit.)

Present:
Jerry Nielsen, Owner
Dave Zublin, Zublin Construction Services, Inc.
John Grau, Farm Manager, Sunnyfield Farm, Inc.

Mr. Zublin stated that his company has, over the years, replaced three of the barns on the property. He stated that this is the last one that needs to be replaced. He stated that the new barn would be a little bigger than the one coming down. He also stated that the existing building is taller than what will be built.

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

Mr. Colavito asked if there would be a sprinkler system in the new barn. Mr. Zublin said that it is not required and they will not be putting a sprinkler system in.

Mrs. Courtney-Batson stated that the last time the Planning Board approved a barn for Sunnyfield Farm, the board suggested, but did not require a sprinkler system. This was shortly after a fire nearby where a number of horses were killed. Mr. Zublin then described the fire alarm system which they use

Mrs. Courtney-Batson said that a condition of approval would be that the Planning Board recommends the installation of a sprinkler system for the protection of the horses. She stated that the Planning Board would like to go on record that they think this is a good idca.

Mr. Osterman said that there was a slight increase in the number of stalls in this barn and asked what the total capacity of the site is now, in terms of stalls. Mr. Grau stated that it would be 58 stalls.

Mr. Colavito asked about the exterior lighting on the barn. Mr. Zublin stated that it would be just to code: lights over or to the side of the doors and motion-sensor spot lights in the gables which would also be connected to the fire alarms. He stated that these would be down lights and would be shaded.

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

Mr. Colavito made a motion to close the public hearing. Mr. Cacciato seconded the motion.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

Mrs. Courtney-Batson suggested that the conditions of approval would be:

1. The Planning board recommends the installation of a sprinkler system for the protection of the horses.
2. The barn shall not exceed 22.7 feet in height as shown on the submitted plan.

Motion: A motion was made by Mrs. Lewis for approval of the Special Use Permit for an accessory structure over 2,500 square feet in ground floor area and over 20 feet in height, with the conditions specified.
Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.
Mr. Colavito endorsed the Board's determination on the ECF. Mrs. Lewis seconded.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

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

1. Conference:
Waiver of Site Plan Approval – Public Garage
Section 60.11 Block 3 Lot 4, LI Zone
332 Adams Street, Bedford Hills
Owner: Markland Development Corp.
Applicant: 536 Bedford Road, LLC
(Review latest submission.)

Present:
Greg Vail, Vail Buick GMC
Charles V. Martabano, Attorney at Law

Mr. Martabano stated that they have gone to the Zoning Board of Appeals who approved the application with all the recommendation made by the Planning Board *[Memorandum dated 10/21/15 from Bedford Planning Board to Zoning Board of Appeals]*. He stated that the Zoning Board of Appeals, in support of getting car carriers off of Bedford Road, suggested that if the applicant rented out a section of the site to another user to store cars that the applicant may consider offering the ability to deliver cars from other dealers there as a drop off point, just to get them off of Bedford Road. Mr. Martabano stated that the applicant would first utilize the space and see if it works well before considering this suggestion. Mr. Osterman and Mrs. Courtney-Batson agreed that this would not change the approval as far as the Planning Board is concerned, but the Zoning Board of Appeals should be notified if they decide to follow the suggestion.

Mr. Martabano stated that the revised site plan contains all of the recommendations set forth in the Planning Board memorandum of 10/21/15.

Mr. Martabano then discussed the landscaping and lighting plans. Mrs. Lewis advised the applicant that the "Spirea nipponica - Snowmound" is listed as an invasive species. She stated that the native spirea is called "spirea tomentosa" and should be substituted for the "spirea nipponica."

Mrs. Courtney-Batson suggested the following conditions:

1. All conditions listed in the Memorandum from the Bedford Planning Board to the Zoning Board of Appeals, dated 10/21/15, shall apply, with the phrase "to the satisfaction of the Town Attorney" be added to number 12.
2. An new condition shall be added to state that the planting plan prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., titled "Site Plan" dated 10/13/15 is approved with the revision of the substitution of "spirea tomentosa" for the "spirea nipponica."

Motion: A motion was made by Mr. Colavito for the Waiver of Site Plan Approval for a outdoor public garage, with the conditions specified.
Motion seconded by Mrs. Lewis.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.
Mrs. Lewis endorsed the Board's determination on the ECF. Mr. Colavito seconded.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

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

2. Conference:
Waiver of Site Plan Approval – Craft Beer Retail Store – Outdoor Lights
Section 72.5 Block 1 Lot 25, RB Zone
532 Bedford Road, Bedford Hills
Owner: DP37, LLC
Applicant: Bedford Brew, LLC – dba: Brew & Co.
(Review revised site plan.)

Present:
Ozzie Suarez, DP37, LLC

Mr. Suarez described the lighting to the Planning Board. He stated that there are currently 7 or 8 cove lights which will be removed when the new lighting is installed. Mrs. Courtney-Batson stated that the board's preference is that he use lights with timers and not photocell lights and that the lights should go off at 11:00 PM.

Mr. Suarez submitted a photometric study, which Mr. Osterman reviewed. Mrs. Courtney-Batson stated that the issue is the brightness at the street line. There will be 10 60W LED lights, which Mrs. Courtney-Batson and Mr. Osterman thought may be too bright. Mr. Suarez stated that they can put a dimmable system on the lights.

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

1. The applicant shall install exterior lights that are dimmable.
2. Once the lights are installed, the Director of Planning and the Planning Board shall inspect them and decide if they should be dimmed; the applicant shall then adjust the lights accordingly.

3. The lights shall be turned off by 9:00 PM each night, with the exception of nights with special events.

Motion: A motion was made by Mrs. Lewis for the Waiver of Site Plan Approval for outdoor lights for a craft beer retail store, with the conditions specified.
Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.
Mrs. Lewis endorsed the Board's determination on the ECF. Mr. colavito seconded.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

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

3. Conference:
Preliminary Site Plan Approval
Section 84.7 Block 2 Lot 5, NB Zone
633-647 Old Post Road, Bedford
Owner: Alchemy Bedford, LLC
Applicant: Bedford Playhouse, Inc.
(Consider Preliminary Site Plan Approval.)

Present:
Ray Wobbe, Architect
Stephen Tilly, Architect
John Farr, Bedford Playhouse, Inc.

Mrs. Courtney-Batson stated, as a matter of record, that she has been a donor to the playhouse, as she believes other members of the board have also been. She stated that they do not believe that this constitutes a conflict of interest.

Mr. Wobbe described the history of the theater building. He stated that the plans were to make the theater a multi-cinema space. There would be three theaters with approximate capacities of seating for 40, 60 and 200 people. The lobby would be enlarged and a café would be created. The café would not have a full kitchen, but would have a pre-prepared food service which would only need a 'warming' kitchen. There would be 40 to 50 seats in the café.

A discussion of the parking requirements ensued. There was a discussion of the parking requirements of the former theater versus the requirements for the three theaters and café. The applicant was asked to clarify the use of the parking lot.

Mr. Farr discussed the anticipated programs for the theaters and their schedules. He also stated that they are structured as a non-profit very much like the Jacob Burns Center.

Mrs. Courtney-Batson asked what the status is with the Westchester County Board of Health *[WCBOH]* for the septic issues. Mr. Wobbe said that the WCBOH advised him that they are operating under two permits, the WCBOH and New York State Department of Environmental

Conservation *[NYS DEC]* which allow an outflow of 6,770 gallons per day. He stated that this needs to be monitored on a monthly basis, which Alchemy is doing. This established what the rate of outflow was in relation to the permitted outflow, which is about half of the permitted outflow. Mr. Farr stated that calculating the 5 gallon per theater seat and 35 gallon per restaurant seat guideline, they will still be below the permitted outflow. He said that if they exceed the limit, then the operation would have to be restricted. He stated that the WCBOH and NYS DEC have approved this in theory, but the real proof will be in the monitoring.

Mrs. Courtney-Batson asked the applicant if they have looked at the requirements of the Aquifer Protection Zone *["APZ"]*. They would be looking at the amount of water used before the theater is constructed and after. Mrs. Courtney-Batson asked the applicant if they have done the studies and believe that they will be using less water than was being used previously. Mr. Farr stated that was correct and that is their projection.

Mrs. Courtney-Batson told the applicant that the earliest a public hearing could be scheduled would be in January, 2016.

Approval of Minutes:
Motion:
Mr. Colavito made a motion to approve the minutes of the May 26, 2015 and June 9, 2015 meeting, as amended. Mr. Cacciato seconded the motion.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato
Nays: None

The next meeting will be on Tuesday, December 15, 2015.

Motion:
Mrs. Colavito moved to close the meeting. Mrs. Lewis seconded the motion.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Cacciato

Nays: None
The meeting was adjourned at 9:35 PM.

Date these minutes were approved by the Planning Board: _____

Respectfully submitted,

_____ _____
Anne Paglia, Secretary Date
Town of Bedford Planning Board

Town of Bedford Planning Board

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

Tuesday, December 15, 2015

Minutes

A meeting of the Planning Board was held on December 15, 2015, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Board Member Diane Lewis, Board Member William Colavito and Board Member Michael Tierney, Planning Director Jeff Osterman, and Secretary Anne Paglia. Absent was Board Member Felix Cacciato. *[All Planning Board meetings are recorded. A CD copy of this recording may be obtained from the Planning Board Office.]*

1. Conference:
Waiver of Site Plan Approval – Hair Salon
Section 49.19 Block 2 Lot 15, CB Zone
186-252 Katonah Avenue, Katonah
Owner: UB Katonah, LLC
Applicant: Jovan Zeolla, Jovan Nicole Salon, LLC
(Consider Waiver of Site Plan Approval.)

Present:
Jovan Zeolla, Jovan Nicole Salon, LLC, Applicant

Ms. Zeolla described the proposed hair salon. She stated that her goal is to have six full-time stylists who would each have six to eight clients a day.

Mrs. Courtney-Batson stated that the main concern of the board is water usage. The space would be going from a 'dry' use to a 'wet' use. Mrs. Courtney-Batson questioned the estimate of one gallon per client. She stated that other applicants for hair salons have estimated three to five gallons per client. Mrs. Courtney-Batson asked if the applicant were using special equipment. Ms. Zeolla stated that the sink would be a 'low water-flow' sink. She stated that she obtained the water records from a similar hair salon with the same number of stylists to come up with the numbers stated. Mrs. Courtney-Batson asked Ms. Zeolla to supply the Planning Board with this information, as well as the specifications on the sink she intends to buy.

Mr. Colavito asked Ms. Zeolla about toxicity of the coloring and dyes she plans to use. She stated that she plans on using Paul Mitchell products. Mrs. Lewis also expressed concern about what the salon would be 'putting back into the system.' Mrs. Courtney-Batson explained to the applicant that this part of the town is over an aquifer protection zone. Mrs. Lewis said she would like a list of what chemicals are in the products to be used.

Mrs. Courtney-Batson explained that they would also have to figure out what the water budget for the building is. She explained that each building in the aquifer protection zone has a water budget. Ms. Zeolla stated that the water budget for this building is 3200 gallons per day and the history of the current water records that she studied showed that during the highest water using period the maximum the usage was 1200 gallons per day. Mr. Osterman stated that in 1996 the design flow was for 2,519 gallons per day and the water usage was 1769 gallons per day. Mrs. Courtney-Batson stated that with these numbers she is less concerned about the water usage; the rest of the board agreed with her.

Mrs. Lewis expressed concern about the water leaving the salon. She suggested that a list of the ingredients that the applicant plans on using and the estimated daily use of them should be submitted.

Mrs. Courtney-Batson suggested that the board approve the application with the condition that the applicant supply a list of the ingredients and return to the Planning Board if any of the chemicals are found to be toxic.

Ms. Zeolla stated that she is tied into a lease date of December 24th by which she must get approval from the town.

It was suggested that the condition of approval be that Ms. Zeolla supply a list of the product ingredients to Mr. Osterman and Ms. Lewis for them to make an analysis of the ingredients, and determine if there are issues with the ingredients. If they cannot determine this to their satisfaction by December 24th, the applicant must return to the Planning Board in January, 2016.

Motion: A motion was made by Mrs. Lewis for the Waiver of Site Plan Approval for a hair salon, with the condition specified.
Motion seconded by Mr. Colavito.

The Board reviewed the Environmental Clearance Form and unanimously determined that this proposal is a "Type II or Exempt Action" under SEQR.
Mrs. Lewis endorsed the Board's determination on the ECF. Mr. Colavito seconded.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Tierney
Nays: None

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

2. Conference:
Waiver of Site Plan Approval
Section 71.8 Block 2 Lot 16, LI Zone
125 Plainfield Avenue, Bedford Hills
Owner: Annie K. Harper
Applicant: Goodfellas Auto Body, Inc. – Contract Vendee
(Consider recommendations to ZBA for Special Permit.)

Present:
John Arena, Principal, Goodfellas Auto Body, Inc.

Joseph Gatto, Principal, Goodfellas Auto Body, Inc.
Charles V. Martabano, Attorney at Law

Mr. Martabano stated that the Planning Board has already granted a Waiver of Site Plan Approval for this type of use at its location. This was granted in June, 2004 and the use was in place from 2004 to 2013. However, they never went for a Special Permit for a public garage. When this was approved there were two concerns: the first was a request that a lip be installed at the garage door and this has been done, the second concern was that there should be no automotive fluid changes. Mr. Martabano also stated that there is one spray booth on the premises and showed the board its location. Mrs. Courtney-Batson asked that the spray booth be added to the application. Mrs. Courtney-Batson stated that if a second spray booth was needed, the applicant would have to come back to the Planning Board.

Mr. Martabano stated that the applicants will be on the January 9, 2016 Zoning Board of Appeals meeting agenda and he is requesting recommendation from the Planning Board for this meeting.

Mr. Martabano stated that the Waiver of Site Plan Approval is already in place, but would have no problem if the Planning Board wants it in the new applicant's name. Mrs. Courtney-Batson said that they would prefer to have an application for a Waiver of Site Plan approval in the applicant's name and including the spray booth.

Mrs. Courtney-Batson confirmed with Mr. Martabano that this would only affect the lower level of 125 Plainfield Avenue.

Mrs. Courtney-Batson suggested the Planning Board send a letter to the Zoning Board of Appeals recommending an approval of a Special Permit with the following recommendations:

1. The Planning Board will point out to the Zoning Board of Appeals that this has been in operation for some time.
2. The applicant has agreed to follow the conditions listed in Planning Board Resolution No. 04/23, approved 6/22/04.
3. All paint work will be done in a paint booth approved by the Westchester County Department of Health..
4. Any liquids removed from the automobiles shall be stored in 55 gallon drums and removed by a certified waste hauler.
5. The applicant shall return to the Planning Board for a Waiver of Site Plan Approval.

The Zoning Board of Appeals should also be advised that this application should be treated as an Uncoordinated Review under SEQR.

Motion: A motion was made by Mr. Colavito to send the letter to the Zoning Board of Appeals recommending approval of a Special Permit with the recommendations listed.
Motion seconded by Mr. Tierney.

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

3. Conference:

Proposed 10-Lot Subdivision
Section 62.9 Block 1 Lot 13, R-4A Zone
Upper Hook Road, Katonah
Section 62.13 Block 1 Lot 1, R-4A Zone
131 Upper Hook Road, Katonah
Owner: New York Bedford Castle Co.
Applicant: America Capital Energy Corporation
(Review revised DEIS.)

Present:
Richard Williams, Executive Vice President, America Capital Energy Corporation
David Sessions, RLA, AICP, Kellard Sessions Consulting, P.C.
Charles V. Martabano, Attorney at Law

Mrs. Courtney-Batson stated that they would now review the revised Draft Environmental Impact Statement *["DEIS"]*. She then referred to the memo prepared by Drew Gamils, Law Intern, dated November 5, 2015. Mrs. Courtney-Batson also stated that she has memos from the Bedford Wetlands Control Commission, the Historic Building Preservation Commission and the Conservation Board. *[Andrew Messinger, Chairman, Bedford Wetlands Control Commission, Ben Branch, Member, Historic Building Preservation Commission and Simon Skolnik, Chairman, Conservation Board, were present and made comments during the meeting.]*

Mrs. Courtney-Batson then proceeded to go through the revised DEIS page by page.

At one point, Mrs. Courtney-Batson stated, depending upon where those test pits end up and how the maps go, there may be more issues to discuss, once the board sees it. Mr. Sessions stated that septic and stormwater testing was done on slopes of 15% and less, because that is the only location where these things can be approved. There's potential for driveway disturbance, road disturbance, house disturbance that's on slope greater than 15%, which we would not have tested. A test pit is not going to give you a cross section of all of the development. Mrs. Courtney-Batson stated that she thinks it may provide the board with information that may lead the board to ask further questions in the FEIS. Do I have everyone's acknowledgement here that should that raise questions in the FEIS you are not going to say to us that you should have asked that as part of the completeness issue…just for the record.

Mr. Sessions stated, for the record, if a driveway is traversing an area whose slopes suggest that there is potential for shallow bedrock, unless it is actually tested, and I am assuming the board is not going to make us test the entire site, it's an assumption based upon an SCS map, that's all it is, it doesn't mean that bedrock is two feet under the surface; it could be ten feet under the surface.

The review of the revised DEIS, page by page, proceeded.

[The review was stopped at 11:05 PM with the understanding that it would continue at the next Planning Board Meeting on January 12, 2016.]

Discussion:
The board agreed to discuss the 2016 Planning Board Schedule at the next meeting. They agreed that there would be two meetings in January, 2016: January 12, 2016 and January 26, 2016.

Approval of Minutes:
Mrs. Courtney-Batson requested the minutes of June 23, 2015 and June 30, 2015 be placed on the next Planning Board agenda for approval. The board agreed.

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

Motion:
Mr. Colavito moved to close the meeting. Mr. Tierney seconded the motion.
Vote: Ayes: Courtney-Batson, Lewis, Colavito, Tierney
Nays: None

The meeting was adjourned at 11:10 PM.

Date these minutes were approved by the Planning Board: _____

Respectfully submitted,

_____ _____
Anne Paglia, Secretary Date
Town of Bedford Planning Board