

**Town of Bedford  
Historic Building Preservation Commission**

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

**Wednesday  
October 19, 2016  
7:00 P.M.**

**Agenda**

**Public Hearing:**

**Alterations to Front Porch and Installation of One Window and One Sliding Door on Rear of Existing Residence**

Section 49.19 Block 1 Lot 26, R-1/4A Zone  
19 The Terrace, Katonah

Owner/Applicant: **Boniello Development Corp.**

**Conference:**

**Construction of Two Second-Story Dormers at Front and Rear of Second Residence**

Section 83.12 Block 1 Lot 19, R-4A Zone  
128 Baldwin Road, Bedford Corners

Owner/Applicant: **Anne Margaret Baum**

**Adoption of Meeting Schedule:**

2017 Schedule

**Approval of Minutes:**

September 14, 2016

September 28, 2016

Supporting documentation for all items on this agenda is available at the Town of Bedford website.  
([www.bedfordny.gov](http://www.bedfordny.gov))  
Larger documents and plans are available at the office of the Historic Building Preservation Commission.  
Agenda items subject to change.

TOWN OF BEDFORD - Historic Building Preservation Commission  
Application for Determination

X

Identification of Owner(s):

Name(s) of owner(s): Boniello Development Corp  
Mailing Address: 165 Waccabuc Rd, Goldens Bridge, NY  
Phone: (914) 232-3421 (home) \_\_\_\_\_ (work); Fax: \_\_\_\_\_ E-Mail: Jaredboniello@gmail.com

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

Name of applicant: (Same)  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ (home) \_\_\_\_\_ (work); Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Professional Preparing Site Plan:

Name /Address: Anthony Pisarri / 3 Rosalind Dr, Cortlandt Manor, NY  
Phone: (914) 739-6580 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Identification of Property:

Bedford Tax Map Designation: Section 49.19 Block 1 Lot 26 Area 8,483<sup>sq</sup> Zoning District: R-1/4  
Project Address: 19 The Terrace, Katonah NY  
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: ZBA  
Identify any other governmental approvals required: N/A  
Project cost (including professional fees): \$ 25,000.00

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

See Attached

RECEIVED  
Town of Bedford  
SEP 19 2016  
Historic Building  
Preservation Commission

Proposed Project Start Date:

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): [Signature]  
All owners must sign Print name/title: Jared Boniello

Date: 9/15/16

Print name/title: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

REVISED PROJECT DESCRIPTION

19 The Terrace

10/4/16

To the Historic Building Preservation  
Commission.

For your review we are submitting  
a plan for improvements to the exterior  
of our house located at 19 The Terrace

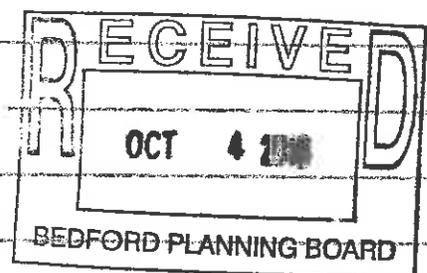
These improvements include alterations  
to the front porch as well as  
installation of 1 window and 1 sliding  
door on the rear of the house.

We feel that these changes will  
enhance the original charm and  
character of the home, while also  
greatly improving its functionality.

Sincerely,

Jared & Ryan Boniello

*Jared Boniello*  
10-4-16



## **Memo**

To: Historic Building Preservation Commission  
From: Alberto Ciraco – Building Inspector  
CC: Jeff Osterman;  
Date: 9/19/2016  
Re: Boniello Development Corp., 19 The Terrace, Katonah, 49.19-1-26, R-1/4 –Acre

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With reference to the above, a revised building permit application has been submitted for alterations to an existing residence to include the addition of a one-story, one bay garage with hallway to connect to the residence. The project will require setback variances from the Zoning Board of Appeals and it is anticipated it will be scheduled for a public hearing on November 2, 2016. Approval from the Wetland Control Commission is required.

The residence is located at 19 the Terrace, Katonah and is listed on the HBPC's Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1900; the applicant indicates the age as approximately 1910.

I have attached copies of the Assessor's cards as well as the Certificates of Occupancy we have on file for the property.

With reference to the above, a revised building permit application has been submitted for alterations to an existing residence to include the addition of a one-story, one bay garage with hallway to connect to the residence. The project will require setback variances from the Zoning Board of Appeals and it is anticipated it will be scheduled for a public hearing on November 2, 2016. Approval from the Wetland Control Commission is required.

Att.

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/16/2016

Parcel ID: 49.19-1-26

## Owner Information

Boniello Development Corp

## Applicant Information

Boniello Development Corp  
165 Waccabuc Rd

Goldens Bridge NY 10526

Location: 19 The Terrace

Parcel ID: 49.19-1-26

Permit Type: Alteration

**Work Description:** 1. Interior renovations; 2. Revision form filed: Additions & alterations-front porch & addition of a one-story, one-bay garage with hallway connecting to the 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:

Additions and alterations to the front porch to expose the original structure and the addition of a one-story, one-bay garage with hallway connecting to the residence will result in a side yard setback of 5.1' where 15 feet is required where the front yard setback does not meet the required 35 foot setback and the existing front yard setback to the residence is non-conforming at 19.5 feet. The lot area is non-conforming consisting of 8,483 square feet where 10,000 square feet is required in the R-1/4 Acre Zoning District. This project will also require approval of HBPC and BWCC.

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

# Certificate of Occupancy



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

4/6/2016

Certificate: 2016-2764  
Issued: 4/6/2016

## Building Permit No. 77-100-623

This is to certify that: **Mold Life Est, Richard & Mold, Louise**  
of **19 The Terrace, Katonah, NY 10536**

having filed on **4/6/2016**

Application No. **2016-2764**

for a Certificate of Occupancy applying to premises located at **19 The Terrace**

**Katonah, NY 10536**

being Section, Block and Lot **49.19-1-26**

Town of Bedford Assessment map in the **R-1/4** 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:

**Single family residence:**

**Basement: Unfinished;**

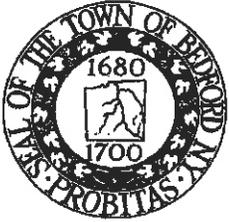
**1st Floor: Living room w/fireplace, kitchen, dining room, front porch, rear porch;**

**2nd Floor: 4 bedrooms, full bathroom.**

**Inspected - 3/30/2016 - visible only**

**Building Inspector**

# PARCEL HISTORY



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

9/16/2016

Address: 19 The Terrace

Parcel ID: 49.19-1-26

Issued Date	Item	Status	CO/CC #	CO/CC Date
4/4/2016	PERMIT #:77-100-623	APPROVED	2016-2764	4/6/2016

Owner: Mold Life Est, Richard & Mold, Louise

Single family residence:

Basement: Unfinished;

1st Floor: Living room w/fireplace, kitchen, dining room, front porch, rear porch;

2nd Floor: 4 bedrooms, full bathroom.

Inspected - 3/30/2016 - visible only



To The historic Building Preservation Commission & Zoning Board of Appeals,

For your review, we are submitting a plan for two improvements to the exterior of our house located at 19 The Terrace.

First, we would like to reopen and expose the original wood porch by removing the windows as well as adding columns as shown by the submitted plan.

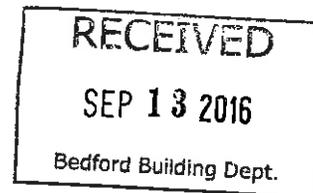
Second, we would like to construct an attached 1-car garage and a small breezeway, which will include a powder room (*Missing in the home's original floorplan*). The new structure will encroach on the short side yard setback by 9'11", leaving 5'1" to the side property line. We believe this can be accomplished with minimal impact to our short side yard neighbor due to their home's distance from the property line.

We feel that these changes will enhance the original charm and character of the home, while also greatly improving its functionality.

Sincerely,  
Ryan & Jared Boniello

Phone – 914.245.9000  
Email – BonielloDevelopment@gmail.com

JBONIELLO@AOL.COM



APPLICATION FOR BUILDING PERMIT  
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 Boniello Development Corp Address 165 Waccabuc Rd, Golden Bridge, NY Tel.# (914) 232-3421  
Applicant Boniello Development Corp Address (Same) Tel.# (Same)  
Architect/Engineer Anthony Pisarri Address 3 Rosalind Dr, Courtlandt Manor, NY Tel.# (914) 739-6580  
Builder Boniello Development Corp Address 165 Waccabuc Rd, Golden Bridge, NY  
Building is located at 19 The Terrace, Katonah, NY  
Section 49.19 Block 1 Lot 26 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: Alteration to front porch to expose original structure. + Raise roof line +  
Addition of a 1 story 1 car enclosed garage with hallway to house

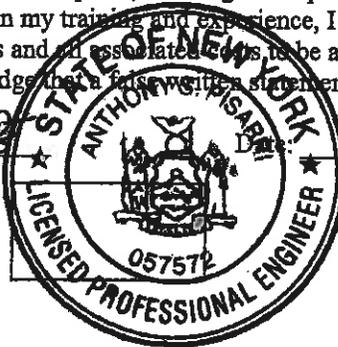
Estimated COST OF CONSTRUCTION: \$ 25,000.00

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 ANTHONY S. PISARRI, PE 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 \$ 25,000.00 and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false or misleading statement made knowingly is a Class A misdemeanor.

Signature: Anthony S. Pisarri

Sign and Affix Seal



Amount of square feet for new project 366 Total % of Building Coverage of property 18.05%

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

Age of Building or year built Approx 1910

**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 23 feet. Interior only \_\_\_\_\_

Front yard 19.5 feet. Rear yard 35.1 feet. Side yard 5.1 feet one side.

Side yard 22.1 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) *T. J. Arredondo*

Telephone No. (914) 232-3421 /Email Tjared.boniello@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"/>        |   |

Variance Requested \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Inspector of the Town of Bedford, New York

**FEES:**

Building: \_\_\_\_\_

Certificate of Compliance \_\_\_\_\_

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

Permit No. \_\_\_\_\_

Date Approved \_\_\_\_\_

Date Notified \_\_\_\_\_

RICHARD E. & LOUISE E. MOLD O&V  
 19 THE TERRACE R1  
 KATONAH, N.Y. 10536 1

75X100 35 55 1200 8900

49.19-1-26

DISTRICTS: WATER, PARK, LIGHT, FIRE, SCHOOL

RECORD OF OWNERSHIP

12101 Chas. E. Mold  
 Contract # 482210552

EXEMPTION CODE: 19768  
 ZONING: R1  
 PROPERTY CLASS: 1

DATE: 12/06

DISTRICT: 19768  
 SECTION: 1  
 LOT: 35

GRID COORDINATE: E

CARD NUMBER: 01001  
 ROUTING NUMBER: 72

PROPERTY ADDRESS: 19 THE TERRACE

DATE: 12/06

TYPE: 1  
 1 LAND: 1  
 2 LAB: 1

SALE PRICE: 0

SOURCE: 1 2 3 4 1 2  
 1 BUYER 2 FEE 3 BELLER 4 AGENT

VALIDITY: 1 YES 2 NO

LAND DATA & COMPUTATIONS

ACTUAL PURCHASE	EFFECTIVE PURCHASE	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
221,000	221,000	160	85	140,000	%	10,300
					%	1,100
					%	10,300

INFLUENCE FACTORS

- CORNER
- TOPOGRAPHY
- UNIMPROVED
- EXCESSIVE FRONT
- SHAPE OR SIZE
- RESTRICTIONS
- ECONOMIC
- IMPROVEMENT
- VIEW

PROPERTY CLASSIFICATION CODE

AGRICULTURE - 100  
 101 - Livestock & Products  
 102 - Poultry & Products  
 103 - Dairy Products  
 104 - Other Products  
 105 - Forest Land  
 106 - Field Crops  
 107 - Orchard Crops  
 108 - Pasture  
 109 - Other Commercial

RECREATIONAL - 200  
 201 - Amusement  
 202 - Clubhouse  
 203 - Golf Course  
 204 - Park  
 205 - Other

COMMUNITY USE - 300  
 301 - Child Daycare  
 302 - Day Care  
 303 - Health & Welfare  
 304 - Other

INDUSTRIAL - 400  
 401 - Manufacturing & Processing  
 402 - Wholesale & Retail  
 403 - Other

RESIDENTIAL - 500  
 501 - Single-Family Detached  
 502 - Single-Family Attached  
 503 - Multi-Family Detached  
 504 - Multi-Family Attached  
 505 - Other

MEMORANDA

SUMMARY OF VALUES

TOTAL VALUE LAND: 10,300  
 TOTAL VALUE BUILDINGS: 17,900  
 TOTAL VALUE LAND & BLDGS.: 28,200

RESIDENTIAL NEIGHBORHOOD & LOT FACTORS

GENERAL PROPERTY FACTORS

RELATIVE TOPOGRAPHY TO STREET ELEVATION: 3  
 LEVEL: HIGHER, LOWER

TOPOGRAPHY RATING: 4  
 1 RURAL, 2 URBAN, 3 SUBURBAN, 4 SUBDIVISION

STREET OR ROAD: 1  
 1 UNIMPROVED, 2 PROPOSED, 3 ALLEY, 4 NO

UTILITIES: 2  
 1 WATER, 2 SEWER, 3 ELECTRICITY, 4 GAS

DESIRABILITY RATING: 5  
 1 EXCELLENT, 2 VERY GOOD, 3 GOOD, 4 FAIR, 5 POOR, 6 VERY POOR, 7 AVERAGE

DESIRABILITY RATING: 3  
 1 IMPROVED, 2 STATIC, 3 DECLINING

DESIRABILITY RATING: 3  
 1 EXCELLENT, 2 VERY GOOD, 3 GOOD, 4 FAIR, 5 POOR, 6 VERY POOR, 7 AVERAGE

DESIRABILITY RATING: 3  
 1 EXCELLENT, 2 VERY GOOD, 3 GOOD, 4 FAIR, 5 POOR, 6 VERY POOR, 7 AVERAGE

ASSESSMENT RECORD

LAND	BLDG.	EX	TOTAL
1974			10,300
61			27,900
61			38,200

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER	C.O.



PARCEL ID#: 49,19-1-26

PROPERTY LOCATION:

19 The ...



ZONED

1972

ASSESSMENT RECORD TOWN OF BEDFORD

I F HOWART & MARY TENETICK LENT

35 55 75X100 RI LOCATION

1970 from 3/10/71

1050 5050

VALUES	1964	1965	1966	1967	1968	1969	1970	1971	1972
LAND									
IMPROVEMENTS	12000								
TOTAL	7700								

OWNERSHIP

DATE	OWNERSHIP	DATE	PURCHASE PRICE	STREET	IMPROVEMENTS	TOPOGRAPHY
	RICHARDELY LOUISE E. MOLO	7-64	\$20,000	PAVED	WATER	LEVEL
				SEMI-IMPROVED	SEWER	HIGH
				DIRT	GAS	LOW
				SIDEWALK	ELECTRICITY	ROLLING
					SEPTIC TANK	SWAMPY

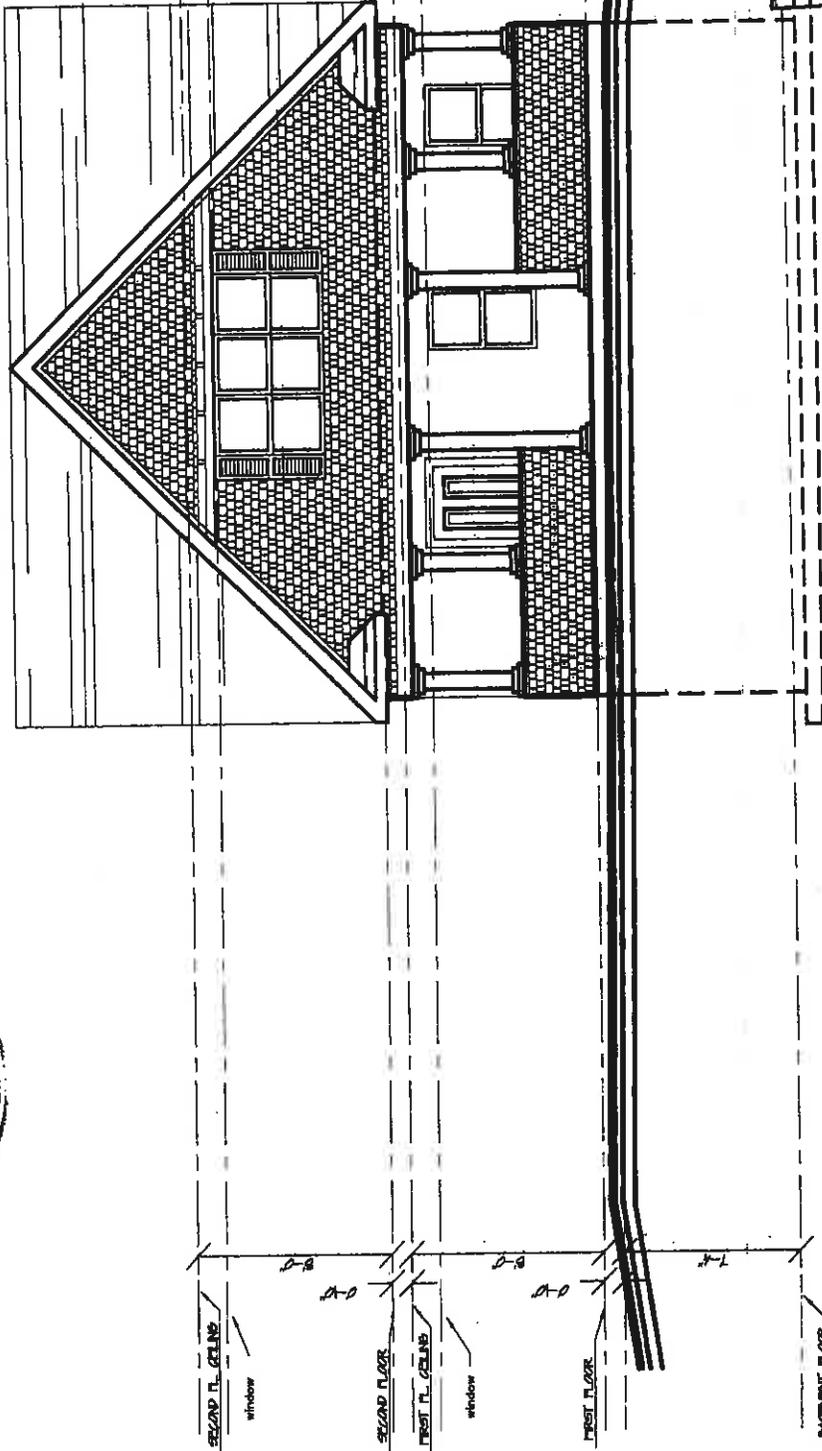
PERMITS

DATE	TYPE	COST	INSPECTED	FRONT & DEPTH	DEPTH FACTOR	FR. FT. PRICE	ADJUSTMENT
				75 / 100	40	2400	2400

COMMENTS

TOTAL VALUE LAND	2400
TOTAL VALUE BUILDINGS	15400
TOTAL VALUE LAND & BUILDINGS	17800





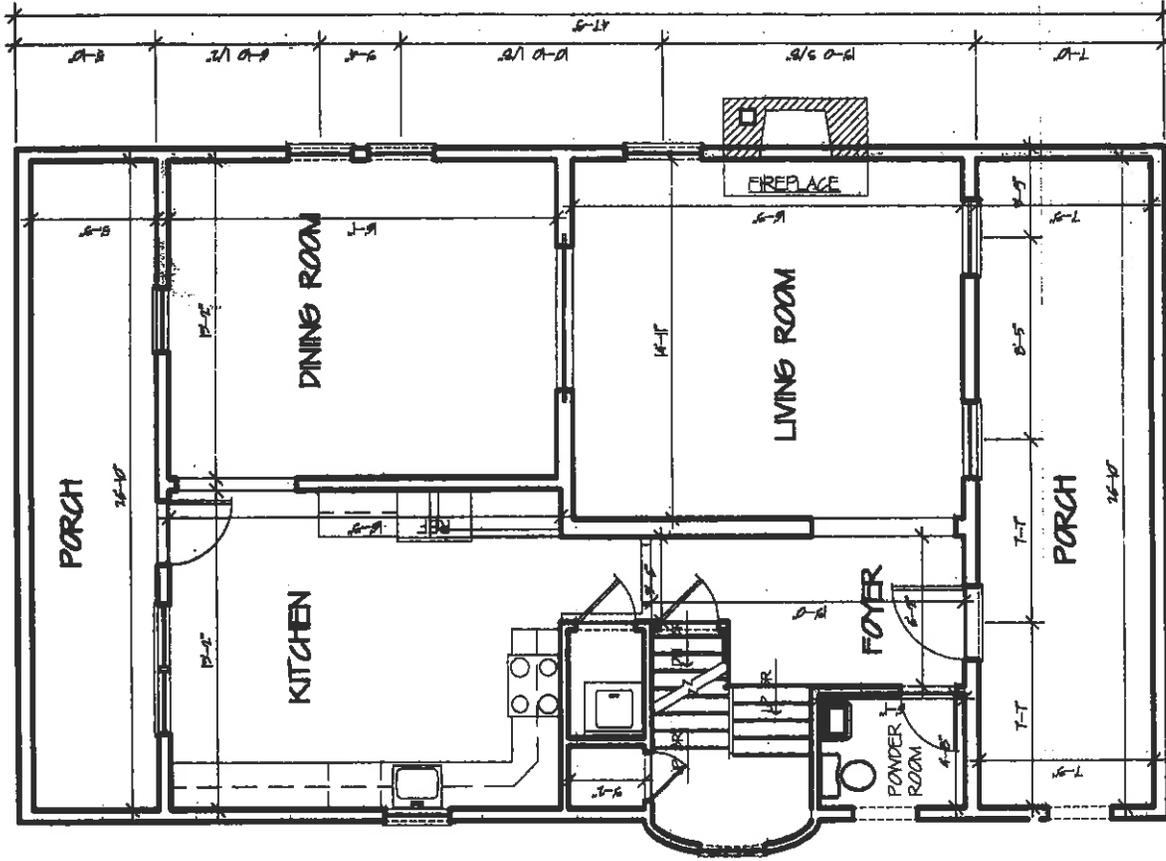
RECEIVED  
 Town of Bedford  
 SEP 20 2016

Historic Building  
 Preservation Commission  
 FRONT ELEVATION

1

RESIDENCE FOR  
 BONELLO DEVELOPMENT CORP.  
 TOWN OF BEDFORD, N.Y.

SCALE: 1/4" = 1'  
 DATE: 9/1/16  
 DRAWN BY: J. P. M.  
 CHECKED BY: J. P. M.  
 PROJECT NO.: 16-0003  
 SHEET NO.: 9-B-116

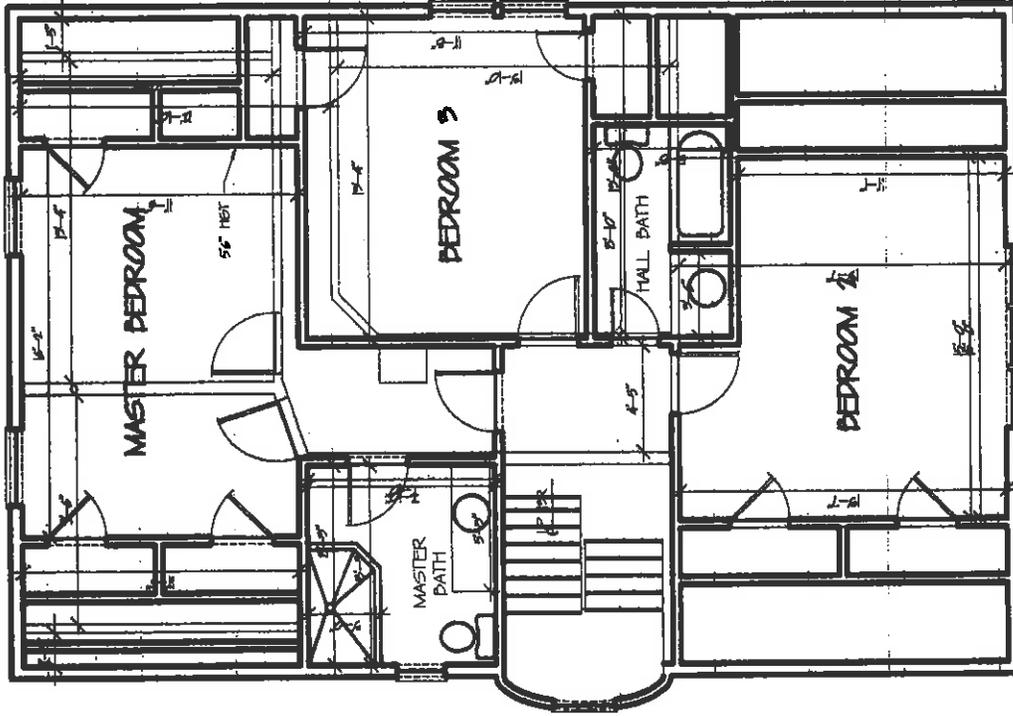


**RESIDENCE FOR  
PANELLO DEVELOPMENT CORP.**

Town of Bedford, N.Y.

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'  
DATE: 8/1/16  
DRAWN BY: ANTHONY PISANO  
CHECKED BY: ANTHONY PISANO  
PROJECT NO.: 9-B-16-91725



**RESIDENCE FOR**  
**PISANELLO DEVELOPMENT CORP.**  
 Town of Bedford, N.Y.

SECOND FLOOR PLAN

SCALE: 1/4" = 1'  
 DATE: 8/11/16

2016  
 COPYRIGHT  
 ANTHONY PISANELLO  
 P.E., N.Y. LICENSE NO. 057572



19 The Terrace | Katonah



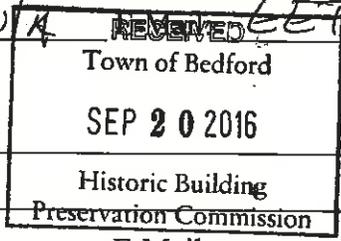
**TOWN OF BEDFORD – Historic Building Preservation Commission**  
**Application for Determination**

**Identification of Owner(s):**

Name(s) of owner(s): Anne Margaret Baum  
Mailing Address: 128 Baldwin Rd. Mt. Kisco, NY 10549  
Phone: 914 954 4945 (home) N/A (work); Fax: N/A E-Mail: ETRILOGY@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: Stanley Johnson & Co Land Surveyors PC  
42 Smith Ave Phone: 914-241-3872 Fax: 914-241-0438 E-Mail: N/A

**Identification of Property:**

Bedford Tax Map Designation: Section 83.12 Block 1 Lot 19 Area 250,373 Zoning District: 4A  
Project Address: 128 Baldwin Rd Mt. Kisco NY 10549  
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: Planning Board  
Identify any other governmental approvals required: \_\_\_\_\_  
Project cost (including professional fees): \$12,000

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

Two, second story dormers @ front + rear of 2nd Residence

**Proposed Project Start Date:** \_\_\_\_\_

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): Anne M Baum  
All owners must sign Anne M BAUM  
Print name/title: \_\_\_\_\_

Date: Oct 20, 2016  
Date: \_\_\_\_\_

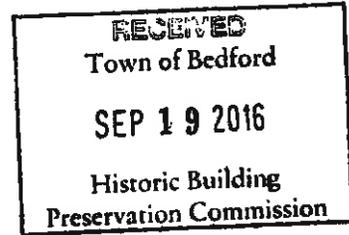
Signature of applicant (if different): \_\_\_\_\_  
Print name/title: \_\_\_\_\_

Date: \_\_\_\_\_

**TOWN OF BEDFORD  
BUILDING & CODE  
ENFORCEMENT**

**Memo**

To: Historic Building Preservation Commission  
From: Alberto Ciraco – Building Inspector  
CC: Jeff Osterman  
Date: September 19, 2016  
Re: **Anne Margaret and John Baum – Second-Story Dormer to Second Residence  
128 Baldwin Road, Bedford Corners  
83.12-1-19, R-4 Acre Zoning District**



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With reference to the above, a revised building permit application has been submitted for the construction of a second story dormer at the front of an existing, non-conforming second residence. The project will require a setback variance from the Zoning Board of Appeals and it is anticipated it will be scheduled for a public hearing on October 5, 2016.

The residence is located at 128 Baldwin Road, Bedford Corners and is listed on the HBPC's Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1900+/- . In 2002 the ZBA granted a variance to construct a second story addition. In 2014 the ZBA granted variances to construct a new porch and garage. Both the new porch and garage were approved by the HBPC by Resolution No. 14/06 dated 7/23/14.

A copy of the Assessor cards, Certificates of Occupancy, and Zoning Board resolutions are attached.

Thank you.

Att.

# LETTER OF PERMIT DENIAL



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

Application #:

Date: 9/19/2016

Parcel ID: 83.12-1-19

## Owner Information

Baum, Anne Margaret

## Applicant Information

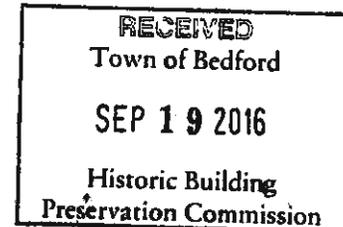
Baum, Anne Margaret  
128 Baldwin Rd

Mt Kisco NY 10549

Location: 128 Baldwin Rd

Parcel ID: 83.12-1-19

Permit Type: Additions & Alterations



**Work Description:** 8/23/16: Revision to construct a 2nd story dormer at the front of an existing 2nd residence & legalization of as built setbacks granted by Resolution 09-14 Two

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-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The construction two second story dormers on the side roof lines at the front of an existing, non-conforming second residence will result in a front yard setback of 5.0 feet where 75 feet is required in the R-4 Acre Zoning District where the existing front yard setback is 0.1 feet and will require a variance of Article III Section 125-11 & Article V Section 125-50; a request to amend the original resolution of approval will require variances of Article III Section 125-11 & Article V Section 125-50 to permit the as built setback of 50.6 feet to the new porch addition where 54 feet was approved by Resolution #09-14 Two, the as built front yard setback of 36.1 feet where 40 feet was approved by Resolution #09-14 Two to the new garage addition; and the as built side yard setback of 48.8 feet where 40 feet was approved by Resolution #09-14 Two to the new garage addition; as-built building coverage of 3.3% where 3% is permitted in the R-4 Acre. Review of HBPC required

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

- 108 Babbitt, circa 1890, George and Phoebe Hunt house, includes barn on School Street: notes
- 112 Babbitt Road
- 118 Babbitt Road
- 122 Babbitt Road
- 126 Babbitt Road
- Baldwin Road*
- 128 Baldwin Road
- 180 Baldwin Road, C. C. Hoyt House
- 194 Baldwin, circa 1900, E. W. Humphreys house: notes, assessor information
- Banksville Road*
- 290 Banksville: picture
- Barrett Street*
- \* 32 Barrett, W. G. Barrett House, circa 1905: report
- Barker Street*
- 207 Barker Street
- Beaver Dam Road*
- 125 Beaver Dam Road
- 128 Beaver Dam Road
- Bedford Center Road*
- 10 Bedford Center Road
- 17 Bedford Center Road
- 21 Bedford Center Road, 1926, report: former cottage on "Knox Farm"
- 150 Bedford Center: notes, see interview with Ruth Burgdefer
- 111 Bedford Center Rd, (Carolla horse farm), "Courtyard Farm", "Starr Farm", "Broadbrook Farm", Low-Brixey property: see also 111 Stone Bridge Lane & 160 Broadbrook Road) Buildings circa 1900: notes, clippings
- 165 Bedford Center: Notes with clippings
- 205 Bedford Center Road
- 209 Bedford Center Road
- 213 Bedford Center Road
- 234 & 38 Bedford Center, Glen Arbor Golf Club, formerly Harold T. White Estate: chronology
- 249 Bedford Center Road
- 250 Bedford Center Road
- 254 Bedford Center Road
- 290 Bedford Center Road
- 326 Bedford Center Road
- 388 Bedford Center Road
- 472 Bedford Center Road
- 489 Bedford Center Road
- 504 Bedford Center Road
- 514 Bedford Center Road
- 519 Bedford Center Road
- 525 Bedford Center
- 531 Bedford Center Road

**Historic Building Preservation Commission  
Town of Bedford  
Westchester County, New York**

**HBPC DETERMINATION NO. 14/06  
Addition and Alterations to Existing Cottage**

**Dennis and Anne Margaret Baum**

**RECEIVED  
SEP 26 2014**

**BEDFORD ZONING  
BOARD OF APPEALS**

**WHEREAS**, the Building Department has received an application for an addition and alterations to the existing cottage from Dennis and Anne Margaret Baum, 128 Baldwin road, Bedford Corners, New York 10549, at the Applicant's property commonly known as 128 Baldwin Road, Bedford Corners, Town of Bedford, County of Westchester, State of New York; and

**WHEREAS**, the Historic Building Preservation Commission received a memorandum from the Building Inspector dated 6/19/14 requesting a determination of whether the proposed applications should be approved; and

**WHEREAS**, the Property is designated on the Town's Tax Maps as Section 83.12, Block 1, Lot 19 and is located in an R-4A zoning district; and

**WHEREAS**, the Applicant submitted an Application for Determination (the "Application") to the Commission for a permit (the "Permit") dated 6/17/2014; and

**WHEREAS**, the Applicant submitted the following items:

(1) Plans prepared by Joseph M. Palumbo, Architect, LLC, received 8/12/2014:

Dwg.	Title	Sub-title
A-3	Baum Carriage House	Front Elevation
A-4	Baum Carriage House	Rear Elevation
A-5	Baum Carriage House	Left Side Elevation
A-6	Baum Carriage House	Right Side Elevation

(2) Design Summary prepared by Joseph M. Palumbo, Architect, LLC, dated 7/22/2014, and

**WHEREAS**, the Commission and the Consultant to the Commission conducted a site inspection of the building on 6/25//2014; and

**WHEREAS**, the Commission at its public hearing on 8/20/2014, reviewed the application and the information submitted to it; and

**WHEREAS**, the Commission has determined that the proposed work meets the requirements of the Historic Building Preservation Law (Bedford Code-Article III of Chapter 71).

**NOW, BE IT RESOLVED** that the Commission hereby recommends the Building Inspector approve the application for the renovations, alterations and additions to the existing main house and adjacent barn, in accordance with the plans above.

**BE IT FURTHER RESOLVED**, that, pursuant to Section 71-25D (2) of the Town Code, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Consultant to the Commission in connection with the proposal.

The Commission approved this Determination No. 14/06 at the 8/20/2014 meeting by the unanimous vote of the following members: John Stockbridge, Ben Branch and Shelley Smith.

  
John Stockbridge  
Chairman

Dated as of August 20, 2014

The foregoing is certified to be a true copy of a Resolution of the Historic Building Preservation Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on 9/25/2014.

  
Anne Paglia  
Commission Secretary



\$350  
with 5397  
Receipt 2490

### 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](mailto:acostello@bedfordny.gov)

RECEIVED  
AUG 23 2016  
BEDFORD ZONING  
BOARD OF APPEALS

### APPLICATION FOR A VARIANCE

1. Name of Owner: ANNE MANGIARUST & DENNIS BAHM

Address: 128 BALDWIN RD., BEDFORD HILLS, NY 10549

Telephone/Email: eetrilogy@aol.com 914.954.4945

2. Name of Applicant, if other than Owner: Joseph M. Palumbo, Architect

Address: 414 Elizabeth Road, Yorktown Heights, NY 10598

Telephone/Email: 914.319.8089 joepalumbo@jmaparchitect.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):  
Ms. Adams

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

Telephone/Email: \_\_\_\_\_

4. Identification Property:

Street Address: 128 BALDWIN ROAD

Tax ID: 83.12/1/19 Zoning District: R4A Total Land Area: 254,582

Age of the Building 80+

Is the property located in a designated Historic District? No

% of Building Coverage: 3.3% % of Impervious Surface 4.9%

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 WEST side of BALDWIN RD within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR A VARIANCE**

RECEIVED  
AUG 23 2016

Page 2

BEDFORD ZONING  
BOARD OF APPEALS

**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: \_\_\_\_\_ Section: \_\_\_\_\_

**To Permit:**

2ND STORY DOWNER ADDITION ON EXISTING HOUSE,  
AS WELL AS EXISTING SETBACKS AS PER  
NEW UP TO DATE PLOT PLAN

**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)

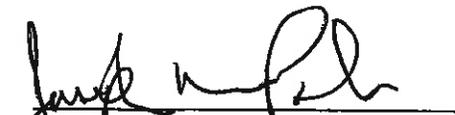
Residential:

Commercial:

\$350.00  
\$550.00

Signature of Owner

Date

  
Signature of Applicant

08/23/16  
Date

**ZONING BOARD OF APPEALS  
Town of Bedford  
Westchester County, New York**

**RECEIVED**

NOV - 5 2014

**Resolution #09-14 Two  
Anne Margaret and Dennis Baum  
Expansion of Pre-Existing, Non-Conforming Second Residence**

LISBETH FUMAGALLI, TOWN CLERK  
TOWN OF BEDFORD, NEW YORK

**WHEREAS**, application has been made pursuant to Article III Section 125-11 of the Code of the Town of Bedford for a variance to permit the expansion of a pre-existing, non-conforming second residence consisting of (1) the construction of a new porch addition resulting in a front yard setback of 54 feet where 75 feet is required in the Residential 4 Acre Zoning District; (2) the construction of a new garage addition with deck above resulting in a front yard setback of 40 feet where 75 feet is required in the Residential 4 Acre Zoning District and a side yard setback of 40 feet where 50 feet is required in the Residential 4 Acre Zoning District with an existing front yard setback of 0.7 feet where 75 feet is required, for premises located at 128 Baldwin Road, Bedford Corners, New York 10549, being known and designated on the Tax Map of the Town of Bedford as Section 83.12 Block 1 Lot 19 in the R-4 Acre Zoning District, and shown on an application submitted on August 15, 2014; and

**WHEREAS**, a public hearing was held on September 10, 2014 at which time all those present wishing to speak were given an opportunity to be heard; and

**WHEREAS**, all members of the Board of Appeals have had an opportunity to inspect the site; and

**WHEREAS**, the Board acknowledged Determination No. 14/06, dated August 20, 2014 from the Historic Building Preservation Commission recommending approval of the application; and

**NOW THEREFORE**, on a motion by Mr. Petschek, seconded by, Mrs. Schaefer, it is

**RESOLVED**, that the application for a variance of Article III Section 125-11 to permit the expansion of a pre-existing, non-conforming second residence consisting of (1) the construction of a new porch addition resulting in a front yard setback of 54 feet where 75 feet is required in the Residential 4 Acre Zoning District; (2) the construction of a new garage addition with deck above resulting in a front yard setback of 40 feet where 75 feet is required in the Residential 4 Acre Zoning District and a side yard setback of 40 feet where 50 feet is required in the Residential 4 Acre Zoning District with an existing front yard setback of 0.7 feet where 75 feet is required, be approved in accordance with the plan submitted on August 15, 2014 entitled "Addition and Alteration to the Baum Cottage, 128 Baldwin Road, Bedford Corners, NY 10549," last revised 8/14/14, prepared by Joseph M. Palumbo, Architect LLC. In particular, the Board finds that the benefit to the applicant by granting the variance outweighs any alleged detriment to the community and determined the following.

1. That the benefit to the applicant cannot be achieved by another means feasible; and
2. That there will be no undesirable change to the character of the neighborhood or nearby properties and in fact it will be to the betterment of the neighborhood; and
3. The request is not substantial in the context of what exists now; and
4. The request will have no adverse physical or environmental effects on the neighborhood or community; and

**Resolution #09-14 Two**  
**Anne Margaret and Dennis Baum**  
**Expansion of Pre-Existing, Non-Conforming Second Residence**  
**Page Two**

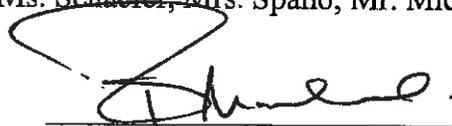
5. That the alleged difficulty is likely self-created, but this is only one of the factors to be considered by the Board in making its decision and is not determinative.

And, subject to the following condition:

1. That the applicants must apply for a building permit for the project within one (1) year of the date of the Board's vote on the application and diligently pursue such construction to completion.
2. The applicants submit an as-built survey to the Building Department prior to the issuance of a Certificate of Occupancy.
3. The applicants submit as-built certified coverage calculations to the Building Department prior to the issuance of a Certificate of Occupancy.
4. The approval is granted in accordance with the plan submitted on August 15, 2014 entitled "Addition and Alteration to the Baum Cottage, 128 Baldwin Road, Bedford Corners, NY 10549," last revised 8/14/14, prepared by Joseph M. Palumbo, Architect LLC.
5. The scope of the work covered by Resolution #06-02 Nine is subject to condition #1 above in that the applicants must apply for a building permit within one year (1) of the date of the Board's vote on the application and diligently pursue such construction to completion.

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Petschek, Ms. Black, Ms. Schaefer, Mrs. Spano, Mr. Michaelis  
Nays - None

  
\_\_\_\_\_  
*Peter Michaelis, Chair*

*The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on \_\_\_\_\_, 2014.*

  
\_\_\_\_\_  
*Alexandra J. Costello, Secretary*  
*Zoning Board of Appeals*

ZONING BOARD OF APPEALS  
Town of Bedford  
Westchester County, New York  
Resolution #06-02 Nine  
Ann Margaret Baum

WHEREAS, application has been made pursuant to Article V Section 125-50 of the Code of the Town of Bedford for a variance to permit the construction of a second-story addition to a pre-existing non-conforming residence resulting in a front yard setback of 35 feet where 75 feet is required. Premises located at 128 Baldwin Road, Bedford Corners, New York, being known and designated on the tax map of the Town of Bedford as Section 83.02 Block 1 Lot 19, R-4A Zone, and shown on a survey dated July 19, 1979, and

WHEREAS, a public hearing was held on June 12, 2002 on this application, at which time all those present wishing to speak were given the opportunity to be heard, and

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

WHEREAS, the Board of Appeals has received substantial evidence regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require a variance, and

WHEREAS, since the pre-existing non-conforming building is located 0.7 feet from the property line; and since the proposed addition to such pre-existing non-conforming building is at the rear of the structure and is located 35 feet from the property line where 50 feet is the requirement; and since the addition does not increase the footprint of the structure; and since, the building and the proposed addition is screened by mature hemlock trees; and since, the proposed addition will not increase the non-conformity of the existing structure; and since, the granting of this variance will not change the character of the neighborhood; and since, the granting of this variance will have no negative impact on the immediate neighbors or the neighborhood.

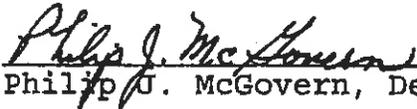
NOW, THEREFORE, on a motion by Mr. Otto, seconded by Mr. Menken,

RESOLVED, that the application for a variance to permit the construction of a second-story addition to a pre-existing non-conforming residence resulting in a front yard setback of 35 feet where 75 feet is required be approved because of the reasons stated above and such construction be in accordance with plans entitled, "Addition & Alteration to The Baum Cottage 128 Baldwin Road Bedford Corners, N.Y. 10549," dated April 8, 2002, prepared by Joseph M. Palumbo, Architect.

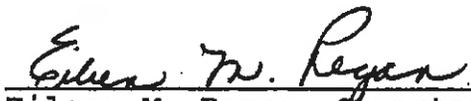
Resolution #06-02 Nine - Ann Margaret Baum  
Page Two

Vote taken on the foregoing motion was as follows:

Ayes - Mr. McGovern, Mr. Otto, Mr. Menken, Mrs. Nourse  
Nays - None

  
Philip J. McGovern, Deputy Chair

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 October 23<sup>rd</sup>, 2002.

  
Eileen M. Regan, Secretary  
Zoning Board of Appeals

Certificate No. 3001

Issued *Sept. 12, 1967*  
*Fee 0.00*

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

Certificate of Occupancy

Building Permit No. *6746*

This is to certify that *Lisa M. Frost*  
of *Baldwin Pk., 72d St., W. J.* having filed on *7/17, 1967*  
Application No. *3001* for a Certificate of Occupancy applying to premises located  
at *Baldwin Pk., 72d St., W. J.* being Sec. *17*, Lot *2A*, Town of  
Bedford Assessment Map at a *4A* 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:

*Health Home*  
*inspected. Found ready for occupancy.*

under the following limitations

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

THE BUILDING ZONE ORDINANCE

*[Signature]*  
Building Inspector

Certificate 006383

A

Issued *Aug 6*, 19*93*

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *70*

This is to certify that *Deanna and Aron Bann*  
of *138 Baldwin Road* having filed on *August 6*, 19*93*  
Application No. *6383A* for a Certificate of Occupancy applying to premises located  
at *138 Baldwin Road* being Sec. *53.12* *Block 1 Lot 19*, Town of  
Bedford Assessment Map at a *R4A* 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:

*Interior demolition to prepare  
for major renovations*

*Formerly Section 17 Lot 2A*

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 006384

A

Issued *Aug 6, 1993*

TOWN OF BEDFORD  
WESTCHESTER COUNTY, N. Y.

CERTIFICATE OF COMPLIANCE

Building Permit No. *13712*

This is to certify that *Dennis and Anne Margaret Bacon* of *128 Baldwins Road* having filed on *August 6, 1993* Application No. *6384A* for a Certificate of Occupancy applying to premises located at *128 Baldwins Road* being Sec. *83.12 Block 1 Lot 19*, Town of Bedford Assessment Map at a *R4A* 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:

*Interior alterations to kitchen, family room, bedrooms and bath*

*Issued by Section 17 Art 2A Inspected 8/6/93*  
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











**COMMERCIAL BUILDING DATA & COMPUTATIONS**

ROOFING COMPOSITION		SHINGLE		UPPER	
METAL		SHINGLE		UPPER	
FRAMING		SHINGLE		UPPER	
WOOD/GIRTS		SHINGLE		UPPER	
FIRE RESISTANT		SHINGLE		UPPER	
FIRE PROOF		SHINGLE		UPPER	
FLOORS		SHINGLE		UPPER	
CONCRETE		SHINGLE		UPPER	
WOOD		SHINGLE		UPPER	
TILE		SHINGLE		UPPER	
FINISH TYPE		SHINGLE		UPPER	
UNFINISHED		SHINGLE		UPPER	
FINISHED/OPEN		SHINGLE		UPPER	
FINISHED/DIVIDED		SHINGLE		UPPER	
USE		SHINGLE		UPPER	
STORE		SHINGLE		UPPER	
OFFICE		SHINGLE		UPPER	
APARTMENT		SHINGLE		UPPER	
WAREHOUSE		SHINGLE		UPPER	
VACANT		SHINGLE		UPPER	
ABANDONED		SHINGLE		UPPER	
HEATING		SHINGLE		UPPER	
CENTRAL WARM/AIR		SHINGLE		UPPER	
HOT WATER/STEAM		SHINGLE		UPPER	
UNIT HEATERS		SHINGLE		UPPER	
NONE		SHINGLE		UPPER	
AIR COND.		SHINGLE		UPPER	
CENTRAL		SHINGLE		UPPER	
PACKAGE UNITS		SHINGLE		UPPER	
PLUMBING		SHINGLE		UPPER	
BATH ROOMS		SHINGLE		UPPER	
TOILET ROOMS		SHINGLE		UPPER	
OTHER		SHINGLE		UPPER	
SPRINKLER		SHINGLE		UPPER	
CITY		SHINGLE		UPPER	
ITEM DESCRIPTION		SHINGLE		UPPER	
PLUMBING FIXTURES		SHINGLE		UPPER	
PRICE		SHINGLE		UPPER	

DWELLING COMPUTATIONS		BASE PRICE		13,400	
BASEMENT		HEATING		1,100	
PLUMBING		ATTIC		600	
ADDITIONS		TOTAL BASE		11,700	
GRADE FACTOR		TOTAL		82	
TOTAL		OTHER FEATURES		8,600	
TOTAL		TOTAL		9,400	
C.&D FACTOR		REPL COST		40	
REPL COST		DEPRECIATION		3,800	
DEPRECIATION		R.C.L.D		5,800	
R.C.L.D		ERECTED		900	
ERECTED		REMOVED		900	
REMOVED		AGE		0	
AGE		COMPUTING		0	
COMPUTING		NO. TYPE		SIZE	
NO. TYPE		RATE		GRADE	
RATE		REPL COST		DEPR	
REPL COST		R.C.L.D		TYPE CODE	
R.C.L.D		AGE		EJECT	
AGE		GRADE		ERECTED	
GRADE		CONSTRUCTION		USE	
CONSTRUCTION		TOTAL VALUE		NO. OF ENTRIES	
TOTAL VALUE		TOTAL VALUE		UNITS	
NO. OF ENTRIES		TOTAL VALUE		UNITS	

OTHER BUILDINGS AND YARD		TYPE CODE		R.C.L.D	
TYPE CODE		R.C.L.D		DEPR	
R.C.L.D		DEPR		AGE	
DEPR		AGE		EJECT	
AGE		EJECT		ERECTED	
EJECT		ERECTED		USE	
ERECTED		USE		CONSTRUCTION	
USE		CONSTRUCTION		TOTAL VALUE	
CONSTRUCTION		TOTAL VALUE		UNITS	
TOTAL VALUE		TOTAL VALUE		UNITS	
UNITS		TOTAL VALUE		UNITS	

1. VACANT LOT 2. DWELLING 3. OTHER  
 4. CONG. BLK 5. METAL 6. TIE  
 7. STUCCO 8. TILE 9. CONCRETE  
 10. BED. ROOMS 11. FAMILY ROOMS  
 12. BASEMENT 13. CHAM. PART. POOL  
 14. HEATING 15. BASE 16. AIR CON  
 17. WARM AIR 18. HOT WATER/STEAM  
 19. PLUMBING 20. FUEL BATHS  
 21. HALF BATHS 22. OTHER FIXTURES  
 23. PLUMBING POINTS 24. ATTIC  
 25. WASHRY TRIM 26. MODERNIZED KITCHEN  
 27. BSMT. REC. ROOM 28. FIN. BSMT. L.A.  
 29. W.B. FIREPLACE 30. BSMT. GARAGE  
 31. ATTACHED GARAGE 32. CONSTRUCTION  
 33. SECOND FLOOR AREA 34. ADDITION POINTS  
 35. GRADE FACTOR 36. OTHER FEATURES  
 37. C.&D FACTOR 38. SUPPLEMENTARY OBSERVATIONS  
 39. 1 GOOD 2 AVERAGE 3 FAIR 4 POOR  
 40. KITCHEN DESIRABILITY 41. BATHROOM DESIRABILITY  
 42. HEATING SYSTEM ADEQUACY 43. INTERIOR CONDITION  
 44. EXTERIOR CONDITION 45. RELATIVE OVERALL DESIRABILITY  
 46. STRIKE 47. ROW TYPE  
 48. 4 CAFE/OD 5 COLONIAL 6 GOLF STORE  
 7 MARCH 8 CONTEMP. 9 CONVENT.  
 TOTAL BLDG. AREA  
 GRADE DEMONSTRATION OF CONSTRUCTION: A EXCELLENT, B GOOD, C AVERAGE, D CHEAP, E EVERY CHEAP  
 C.D.U. FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING  
 LISTED DATE 12/11/72 BY

LISA M TREWENT  
 BAYVIEW ROAD  
 MT. KISCO, N.Y.  
 5-8 17 2A 39700  
 8700 39700 B  
 DISTRICT 12 SECTION 1 LOT 2  
 PROPERTY CLASS 1/2 ZONING 1/2  
 CARD NUMBER 20223 ROUTING NUMBER 1  
 EXEMPTION CODE  
 GRID COORDINATE

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
MO	YR		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 YES 2 NO
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
1974	
19	
19	
19	

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
1974	
19	
19	
19	

ONE	LOT	GROSS	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	RESPECTIVE DEPTH	UNIT PRICE	TOTAL VALUE	INFLUENCE FACTOR	LAND VALUE
TS									
1.	REGULAR LOT								
2.	IRREGULAR LOT								
3.	APARTMENT SITE								
FT.									
1.	PRIMARY SITE								
2.	SECONDARY SITE								
3.	UNDEVELOPED								
4.	RESIDUAL								
REAR									
1.	PRIMARY SITE								
2.	SECONDARY SITE								
3.	UNDEVELOPED								
4.	RESIDUAL								
5.	TITABLE								
6.	PASTURE								
7.	WOODLAND								
8.	WASTELAND								
9.	HOME SITE								
0.	TOTAL								

GENERAL PROPERTY FACTORS	RESIDENTIAL NEIGHBORHOOD & LOT FACTORS
1. IRREGULAR LOT 2. SITE VALUE 3. RESIDUAL 4. HOME SITE 0. MINUS ROOM #	1. EXCELLENT 2. GOOD 3. FAIR 4. POOR 5. NONE
1. IMPROVING 2. STABLE 3. DECLINING 4. INFLUENCE ON SUBJECT PROPERTY 5. NONE 6. DESIRABILITY RATING	1. EXCELLENT 2. VERY GOOD 3. GOOD 4. AVERAGE 5. FAIR 6. POOR 7. VERY POOR
1. UTILITY 2. YES 3. NO	1. TYPICAL 2. POORER 3. BETTER 4. NONE
1. WATER 2. SEWER 3. PUBLIC 4. PRIVATE	1. TYPICAL 2. POORER 3. BETTER 4. NONE
1. ELECTRICITY 2. GAS	1. TYPICAL 2. POORER 3. BETTER 4. NONE

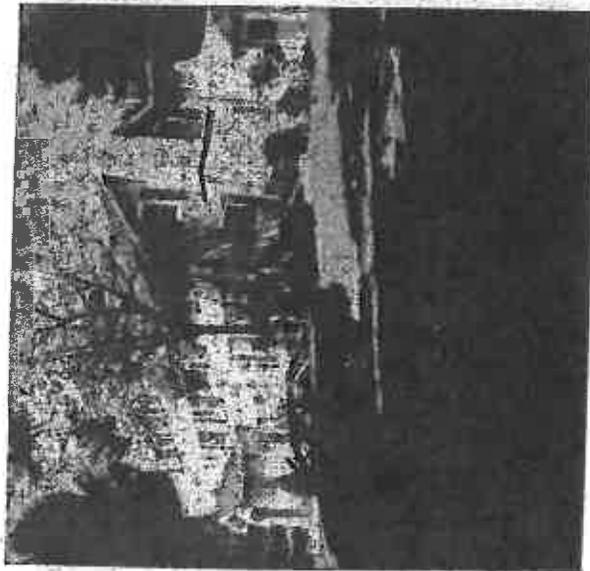
LAND DATA & COMPUTATIONS	INFLUENCE FACTORS	SUMMARY OF VALUES
1. CORNER 2. TOPOGRAPHY 3. UNIMPROVED 4. EXCESSIVE FRONT 5. SHAPE OR SIZE 6. RESTRICTIONS 7. ECONOMIC IMPROVEMENT 8. VIEW	1. CORNER 2. TOPOGRAPHY 3. UNIMPROVED 4. EXCESSIVE FRONT 5. SHAPE OR SIZE 6. RESTRICTIONS 7. ECONOMIC IMPROVEMENT 8. VIEW	TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND & BLDGS.

MEMORANDA	BUILDING PERMIT RECORD
1. CORNER 2. TOPOGRAPHY 3. UNIMPROVED 4. EXCESSIVE FRONT 5. SHAPE OR SIZE 6. RESTRICTIONS 7. ECONOMIC IMPROVEMENT 8. VIEW	DATE TYPE AMOUNT NUMBER C.O.



PARCEL ID#: 83,12-1-19

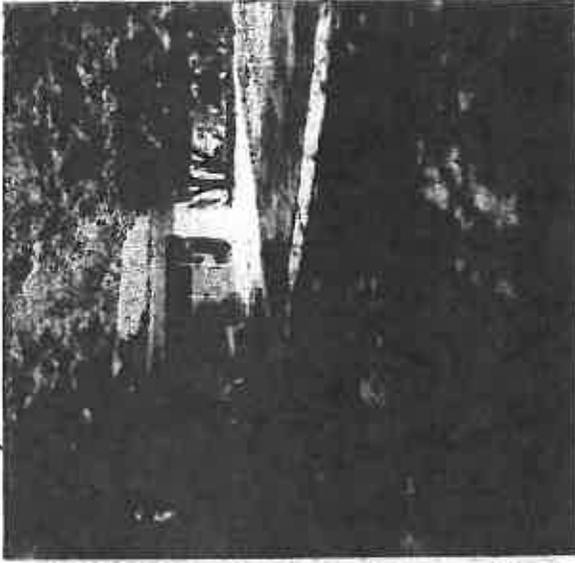
PROPERTY LOCATION: 128 Baldwins Rd



83,12-1-19



83,12-1-19



83,12-1-19

PARCEL ID#: 83,12-1-19

PROPERTY LOCATION: 128 Baldwin Rd

17-3A 83,12-1-19



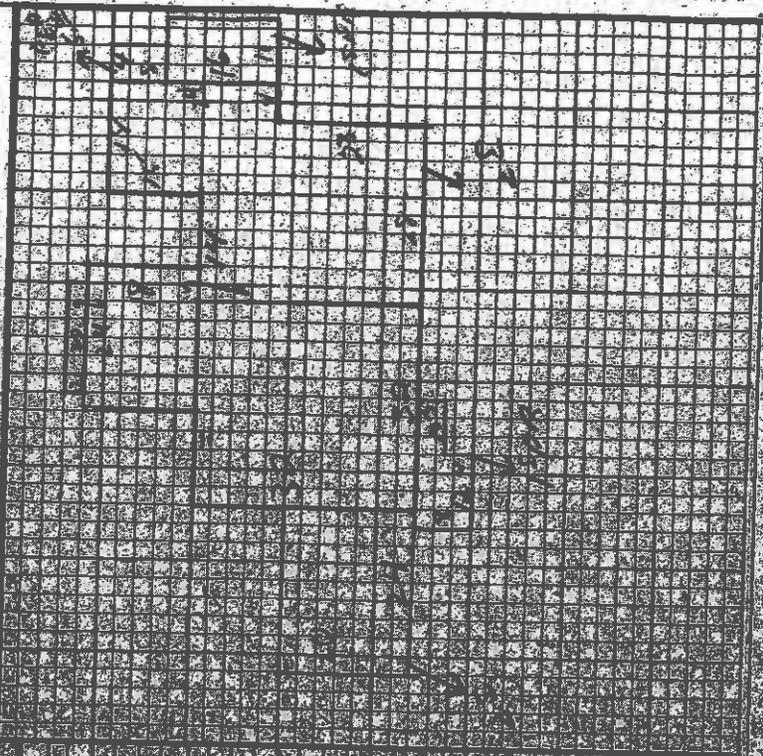
018619	276,000	07/25/79	D110	RERA
APNO	018619	APADD	Bedford	Bedford No.
ZONE	B-12	INSTR	Bedford	PROP# 5, R AC
CONSTR	Stucco	YRBLT	1900?	RMS 15 BR 5 BATHS
SOIL	Dutch Col	COUR	Natural	COPT
ZONING	4 ac.	ISSUE	utilities & wine cell.	gar 5 car
FIN	BR/FP, Libr/FP, DR/FP, LR/FP, FRK, terrace,			
FIN	FRK, Laundry, storage rms, back stair			
FIN	MRB/B, BR/FP/B, BR/FP/B, 4. Serv, RR, B			
FIN	BR/FP, BR/FP, B. Study, Storage room			
FIN	No Patient	Lot	Box 1a	Ms. FOR 1a
FIN	6436.900	TRT	Sec 17, Lot 2A	TAX# 6436.49
FIN	Electric, WTR SUPP	Well	Plumb: mixed	FEE# 220
FIN	Well: Oil	Heat/Steam	Cost	A/C: No
FIN	Water/Plaster	Insul	No	roof Comp
FIN	1-11-79	Remarks	Normal	gardens
FIN	Swimming Pool, Poolhouse, W/2 dress rms, B &			
FIN	LSchemerie, Garage Apartment - BR, FRK, 3 BR 5,			
FIN	14 R's	Greenhouse		
FIN	08/8	GRID	25	
FIN	OWNR	Aetha	List Agt	Vincent Mitt.
FIN	6436.900	TRT	Sec 17, Lot 2A	TAX# 6436.49
FIN	Electric, WTR SUPP	Well	Plumb: mixed	FEE# 220
FIN	Well: Oil	Heat/Steam	Cost	A/C: No
FIN	Water/Plaster	Insul	No	roof Comp
FIN	1-11-79	Remarks	Normal	gardens
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FIN	14 R's	Greenhouse		



GROUND PLAN SURVEY



DETAILED SURVEY OF BUILDINGS AND APPRAISAL OF ACCESSORY BUILDINGS

NO.	DESCRIPTION	AREA	AGE	REPLACEMENT COST	NET GOND. %	NET APPRAISAL
1	...	...	...	...	...	...
2	...	...	...	...	...	...
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99	...	...	...	...	...	...
100	...	...	...	...	...	...

600





**Historic Building Preservation Commission  
2017 Schedule**

*Site Walks and Meetings Held Upon Receipt of Submissions*

<b>Cut Off Date</b>	<b>Site Walk</b>	<b>7:00 PM Meeting and/or Public Hearing</b>	<b>Record Review Submission</b>	<b>Record Review Edition</b>
2016	2017	2017	2017	2017
Monday December 20	Wednesday January 4	Wednesday January 18	Tuesday January 3	Friday January 6
2017	2017			
Tuesday January 17	Wednesday January 25	Wednesday February 15	Tuesday January 31	Friday February 3
Tuesday February 14	Wednesday February 22	Wednesday March 15	Tuesday February 28	Friday March 3
Tuesday March 21	Wednesday March 29	Wednesday April 19	Tuesday April 4	Friday April 7
Tuesday April 18	Wednesday April 26	Wednesday May 17	Tuesday May 2	Friday May 5
Tuesday May 23	Wednesday May 31	Wednesday June 21	Tuesday June 6	Friday June 9
Tuesday June 13	Wednesday June 28	Wednesday July 19	Monday July 3	Friday July 7
		<b>No August Meeting</b>		
Tuesday August 22	Wednesday August 30	Wednesday September 20	Tuesday September 4	Friday September 8
Tuesday September 19	Wednesday September 27	Wednesday October 18	Tuesday October 3	Friday October 6
Tuesday October 17	Wednesday October 25	Wednesday November 15	Tuesday October 31	Friday November 3
Tuesday November 21	Wednesday November 29	Wednesday December 20	Tuesday December 5	Friday December 8
		2018	2017	2017
Tuesday December 19	Wednesday December 27	Wednesday January 17	Tuesday January 2	Friday January 5

**All dates subject to revision.**

# **Town of Bedford Historic Building Preservation Commission**

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

**Wednesday, September 14, 2016  
6:30 P.M.**

## **Minutes**

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

The meeting was called to order by Chairman Stockbridge.

### **I - Conference:**

#### **Alteration and Addition to Existing Residence**

**Section 73.11 Block 1 Lot 16, R-4A Zone**

**44-52 Aspetong Road, Bedford**

**Owners/Applicants: Paul Kelly and Suzanne Steers**

### **Present:**

[No representative present.]

### **Plans:**

Set of plans (11 pages) prepared by Rolfs Elert Office, 168 Irving Avenue, Suite 301, Portchester, New York 10573, as follows:

Drawing	Title	Date
S1.1	Site Plan	8/19/16
A1.1	Basement Floor Plan	8/18/16
A1.2	First Floor Plan	8/18/16
A1.3	Second Floor Plan	8/18/16
A1.4	Roof Plan	8/18/16
A2.1	West Elevations	8/18/16
A2.2	South Elevations	8/18/16
A2.3	East Elevations	8/18/16
A2.4	North Elevations	8/18/16
A2.5	Perspective 1	8/18/16
A2.6	Perspective 2	8/18/16

**Discussion:**

The discussion dealt with the lack of compatibility of the proposed addition to the main house. It was determined that, given the fact that the addition was not visible from the road, it would be approved. Conditions were not specified, but suggestions were made to achieve greater compatibility.

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

**Motion Seconded by:** Ben Branch

**Vote:** Ayes: Stockbridge, Smith, Parsons, Branch Nays: None

**Conference:**

**Reconfiguration of roof Dormers, Alteration of Second Floor Flat roof and Construction of Wood Deck**

**Amendment: Revision to Design of Second Floor Dormer Additions**

**Section 59.7 Block 1 Lot 7, R-4A Zone**

**378-384 Croton Lake Road, Bedford Corners**

**Owner: 340 Croton Lake Road, LLC**

**Applicant: John P. Sullivan, Architect**

**Present:**

Bruce Willis, Owner

John P. Sullivan, Sullivan Architecture, P.C.

Construction Manager

**Plans:**

Set of plans (eight pages) prepared by Sullivan Architecture, P.C., 31 Mamaroneck Avenue, White Plains, New York 10601, dated 9/2/15, last revised 7/22/16, as follows:

Drawing	Title
A0.1	Cover Sheet, Site Location Plan and Zoning Analysis
A0.2	Specifications
A1.0	Demolition Plans
A2.0	First Floor Plan and Stair Details
A3.0	Second Floor Plan
A4.0	Roof Plan, roof Framing Plan, Roof Demo Plan, Attic Floor and Second Floor Framing Plan
A5.0	Exterior Elevations and Window/Door Schedule
A6.0	Exterior Elevations

**Discussion:**

The discussion dealt with the proposed alterations to the rear of the residence on matters of the small addition and fenestration. The existing siding and previously approved structural alterations were discussed.

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

**Motion Seconded by:** Ben Branch

**Vote:** Ayes: Stockbridge, Smith, Parsons, Branch Nays: None

The Chairman made a motion to close the meeting.

Motion Seconded by: Shelley Smith

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

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



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

Wednesday, September 28, 2016  
6:00 P.M.

## Minutes

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

### Approval of Minutes:

John Stockbridge made a motion to approve the minutes of July 27, 2016.

Motion Seconded by: Shelley Smith

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

### 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