Town of Bedford
Historic Building Preservation Commission

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

Wednesday
June 8, 2016
4:30 P.M.

Agenda

Approval of Minutes:

April 20, 2016 – 1 (5:00 PM)
April 20, 2016 – 2 (6:30 PM)
April 27, 2016
May 4, 2016
May 18, 2016
May 25, 2016

Work Session:

Review of Historic Property Survey

Town of Bedford
Historic Building Preservation Commission

DRAFT

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

Wednesday, April 20, 2016
5:00 P.M.

Minutes

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

Work Session: Review of Historic Property Survey

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

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

_____ _____
Anne Paglia, Secretary Date
Historic Building Preservation Commission

Town of Bedford
Historic Building Preservation Commission

Bedford Hills Historical Museum
321 Bedford Road
Bedford Hills, NY 10507

DRAFT

Wednesday, April 20, 2016
6:30 P.M.

Minutes

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

The meeting was called to order by Chairman Stockbridge.

Conference:

I – Conversion of Existing Barn to Single-Family Residence
Section 38.20 Block 1 Lot 4, R-1A Zone
161 Goldens Bridge Road, Katonah
Owner/Applicant: Michael McKenzie

Present:
Michael McKenzie, Owner
Barry G. Naderman, P.E., Naderman Land Planning & Engineering, P.C.

Plans:
Plan prepared by Naderman Land Planning and Engineering, P.C., 1 Deans Bridge Road, 2nd Floor, Somers, New York 10589, titled "Site Plan Barn Conversion to Single Family Residence," dated 2/16/16, and
Plans (two pages) prepared by Grosfield Macri Consulting Engineers, PC, 75 Smith Avenue, Mount Kisco, New York 10549, dated 3/18/16, as follows:
Drawing A-1 "Floor Plans"
Drawing S-3 "Elevations"

Discussion:
Mr. Naderman presented the plans for the barn conversion. Members of the Commission made suggestions for minor changes involving roof setback and dormer positioning. The applicant was told that the suggestions were not conditions of the approval. The applicant indicated that the suggestions would be adopted.

Motion: Motion was made by John Stockbridge to approve the application.
Motion Seconded by: Amy Parsons
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Conference:

II – Additions and Renovations to Residence and Roof
Section 85.13 Block 1 Lot 3, R-4A Zone
91 Long Ridge Road, Bedford
Owner: Theodore and Leslie Robinson
Applicants: Ryan and Erin Wright

Present:
Ryan Wright, Applicant
Peter Dusenberry, Architect

Plans:
Plans (four pages) prepared by Peter Dusenberry, 43 South Bedford Road, Pound Ridge, New York 10576, dated 3/2116, as follows:

Drawing H1 "Survey, First & Second Floor Plans"
Drawing H2 "East Elevation"
Drawing H3 "West Elevation"
Drawing H4 "North Elevation"

Discussion:
Plans for the Additions and Renovations were discussed. Since there were no proposed changes or modifications to the main historic house, the application would be approved. This application is made with the approval of the existing owners (Theodore and Leslie Robinson) who were thanked by the Commission for access to see several historic elements of the main house.
Motion: Motion was made by John Stockbridge to approve the application.
Motion Seconded by: Shelley Smith
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Conference:

III – Addition to Existing Residence
Section 61.11 Block 1 Lot 4, R-4A Zone
79 Girdle Ridge Drive, Katonah
Owners: Hyoung Ho and Ja So Sohn
Applicant: Faesy-Smith Architects, P.C.

Plans:
Plans (two pages) prepared by Faesy Smith Architects, P.C., 523 Danbury road, Wilton, Connecticut 06897, dated 3/2/16, as follows:

Drawing EXG "Existing Elevations"
Drawing A-2 "Proposed Elevations"

Discussion:
The Commission briefly reviewed the application. The plans, as confirmed at the site walk, were for a straight forward complementary addition to the main house at 79 Girdle Ridge Drive. There was no need for any demolition of the existing house and there was no need for further discussion.
Motion: Motion was made by John Stockbridge to approve the application.
Motion Seconded by: Amy Parsons
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request and Conference:

I – Historic Resource Review Request
- **Additions and Renovations to Existing Residence**

Section 49.14 Block 1 Lot 15.1, R-½A Zone
163 Cherry Street, Katonah
Owners: Michael Braunschweiger and Linda Bess Iger
Applicant: Raymond Beeler, Architect

Present:
Lind Bess Iger, Owner
Raymond Beeler, Architect, Faesy-Smith Architects, P.C.
Plans:
Plans (seven pages) prepared by Gallin Beeler Design Studio, PLLC, 23 Washington Avenue, Pleasantville, New York 10570, dated 3/31/16, as follows:

Sheet No. A00	"Site Plan"
Sheet No. A01	"Demolition Plans"
Sheet No. A02	"Basement Construction Plan"
Sheet No. A03	"First Floor Construction Plan"
Sheet No. A04	"Demolition & Proposed Elevations"
Sheet No. A05	"Demolition & Proposed Elevations"
Sheet No. A06	"Section"

Discussion:
Mr. Beeler provided the Commission with a small scale model of the house and described the planned additions and renovations. The Chairman complimented the owner for efforts made to obtain relevant information on both the house and the project.
In addition to the proposed additions and renovations, the Commission was asked to respond to a Historic Resource Review Request. The change requested was from a classification of Individually Significant. Assessor's records offered two different construction dates for 163 Cherry Street: 1870 and 1920. At the site walk, Ms. Iger offered the Commission access to view interior structural elements of the house. It was made evident that the 1920 date was most likely correct. Accordingly, the Proposed Survey Classification was amended from Individually Significant (IS) to Contributing (C).
Motion: Motion was made by John Stockbridge approve the application for the additions and renovations to the existing residence.
Motion Seconded by: George Henschel
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None
Motion: Motion was made by John Stockbridge to change the classification of this property from Individually Significant (IS) to Contributing (C).
Motion Seconded by: Ben Branch
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request:

I – Historic Resource Review Request
Section 73.9 Block 1 Lot 14, R-4A Zone
622 Harris Road, Bedford Hills
Site Walk Date: March 16, 2016
Owner: David Solomon

Discussion:
A review of the site visit indicated that the house and outbuildings had been completely renovated or recently constructed. It was decided that the property's classification be changed to a classification of No Determination and, accordingly, be removed from the Survey.

Motion: Motion was made by John Stockbridge to remove 622 Harris Road from the Proposed Survey.
Motion Seconded by: George Henschel
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request:

II– Historic Resource Review Request
Section 83.12 Block 1 Lot 19, R-4A Zone
128 Baldwin Road, Bedford Corners
Site Walk Date: March 30, 2016
Owner: Anne Margaret Baum

Present:
Anne Margaret Baum, Owner
Discussion:
Ms. Baum stated that she saw no reason that her property at 128 Baldwin Road should be listed on the Survey. Members of the Commission mentioned the house was the work of the well-known architect, Benjamin Wistar Morris (1906-1907) and was a contributing feature of a historic and scenic road. The Commission also reiterated that the proposal to the Town Board for classifications were being reviewed in work sessions and asked for her patience with the process.
Motion: Motion was made by John Stockbridge to maintain the classification of Contributing Property (C).
Motion Seconded by: Shelley Smith
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request:

III – Historic Resource Review Request
Section 60.18 Block 1 Lot 31, R-½A Zone
29 Sunset Drive, Bedford Hills
Site Walk Date: March 16, 2016
Owner: Dawn Badini

Present:
Dawn Badini, Owner
Discussion:
Ms. Badini objected to having her property designated as Individually Significant. The members of the Commission indicated that their strong belief was that the house at 29 Sunset Drive was built before 1900, but they would ask for her patience on her Review Request as discussions on the classification system with the Town Board were most likely to establish revised guidelines.
Motion: Motion was made by John Stockbridge to maintain the designation of Individually Significant (IS).
Motion Seconded by: Shelley Smith
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request:

IV – Historic Resource Review Request
Section 49.15 Block 4 Lot 82, R-¼A Zone
58 Edgemont Road, Katonah

Site Walk Date: March 30, 2016
Owner: John Fry

Discussion:
The property at 58 Edgemont road was mistakenly listed on the Survey.
Motion: Motion was made by John Stockbridge to remove the property from the Survey.
Motion Seconded by: Amy Parsons
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Historic Resource Review Request:

V – Historic Resource Review Request
Section 71.7 Block 1 Lot 1.1, R-4A Zone
673 Croton Lake Road, Bedford Corners
Site Walk Date: March 30, 2016
Owners: Michael Reeber and Nicole Giroux

Discussion:
Following the site walk of March 30, 2016, the Commission determined that there were no historical or architectural structures on the property. The newly constructed barn had elements of an earlier barn on the property, but was not itself a historic structure.
Motion: Motion was made by John Stockbridge to remove the property from the Survey.
Motion Seconded by: Shelley Smith
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Approval of Minutes:
The Chairman made a motion to approve the minutes of the March 16, 2016 meeting, with amendments.
Motion Seconded by: George Henschel
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None
The Chairman made a motion to approve the minutes of the following meetings:
March 30, 2016
April 6, 2016
April 13, 2016
Motion Seconded by: George Henschel
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

The Chairman made a motion to close the meeting.
Motion Seconded by: George Henschel
Vote: Ayes: Stockbridge, Smith, Parsons, Henschel Nays: None

Date minutes approved by the Historic Building Preservation Commission: _____

Respectfully submitted,

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Anne Paglia, Secretary Date
Historic Building Preservation Commission

Town of Bedford
Historic Building Preservation Commission

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2nd Floor Conference Room
425 Cherry Street
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Wednesday, April 27, 2016
6:00 P.M.

Minutes

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

Work Session: Review of Historic Property Survey

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Anne Paglia, Secretary Date
Historic Building Preservation Commission

Town of Bedford
Historic Building Preservation Commission

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COURT ROOM
321 Bedford Road
Bedford Hills, NY 10507

Wednesday, May 4, 2016
5:00 P.M.

Minutes

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

Work Session: Review of Historic Property Survey

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Bedford Hills, NY 10507

Wednesday, May 18, 2016
5:00 P.M.

Minutes

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

Work Session: Review of Historic Property Survey

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Anne Paglia, Secretary Date
Historic Building Preservation Commission

Town of Bedford
Historic Building Preservation Commission

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

Wednesday, May 25, 2016
6:00 P.M.

Minutes

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

Approval of Minutes:

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April 20, 2016 – 2 (6:30 PM)
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