Town of Bedford
Historic Building Preservation Commission

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

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

Agenda

Conferences:

I – 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**

II - 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**

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

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): 340 CROTON LAKE RD, LLC

Mailing Address: C/O ML MANAGEMENT, 250 WEST 57TH ST. N.Y. N.Y. 10019

Phone: 212-333-5665 (~~home~~) _____ (~~work~~); ~~Fax~~: _____ E-Mail: PZUKOWSKY@MLMGMT.COM

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

Name of applicant: ARCHITECT (SEE BELOW) ON BEHALF OF OWNER.

Address: _____

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

Professional Preparing Site Plan:

Name /Address: JOHN P. SULLIVAN, FAIA / SULLIVAN ARCHITECTURE / 31 MAMARONECK AVE. WH. PL. N.Y. 10601 Phone: 761-6006 Fax: 761-1919 E-Mail: JOHN@SULLIVANARCH.COM

Identification of Property:

Bedford Tax Map Designation: Section 59.7 Block 1 Lot 7 Area 8.161 Zoning District: R4A

Project Address: 378-384 CROTON LAKE RD. MT. KISCO, N.Y. 10549

Approximate year of construction of structure(s): MID 1800'S APPX.

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

Identify any other Town of Bedford approvals required: NONE

Identify any other governmental approvals required: NONE

Project cost (including professional fees): N/A

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

REVISION TO DESIGN OF SECOND FLOOR DORMER ADDITIONS. "AMENDMENT TO HBPC DETERMINATION NO: 15/07 APPROVED 5/20/15". (SEE ATTACHED EXTERIOR ELEVATIONS).

Proposed Project Start Date: ~~_____~~ UNDER CONSTRUCTION.

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

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

_____ **Date:** _____
Print name/title: _____

Signature of applicant (if different): _____ **Date:** 9.6.16
Print name/title: ~~JOHN P. SULLIVAN~~ / ARCHITECT

Rev. 11/8/12

TOWN OF BEDFORD – Historic Building Preservation Commission
Application for Determination

Identification of Owner(s):

Name(s) of owner(s): Paul Kelly and Suzanne Steers

Mailing Address: 52 Aspetong Road, Bedford NY 10506

Phone: _____ (home) _____ (work); Fax: _____ E-Mail: steers70@gmail.com

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

Name of applicant: same as above

Professional Preparing Site Plan:

Name /Address: H Stanley Johnson & Co. Land Surveyors PC, 42 Smith Ave, Mt Kisco NY 10549

Phone: 914 241 3872 Fax: 914 241 0438 E-Mail: stjls@optonline.net

Identification of Property:

Bedford Tax Map Designation: Section 73.11 Block 1 Lot 16 Area 2.922 Acres Zoning District: R-4A

Project Address: 52 Aspetong Road, Bedford NY 10506

Approximate year of construction of structure(s): _____

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

Identify any other Town of Bedford approvals required: Zoning

Identify any other governmental approvals required: _____

Project cost (including professional fees): $600,000.00

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

Addition to and alteration of an existing historic residence. On the north side of the building, a new two story, glass and wood addition is proposed. The addition is intended as a modern, thoughtful, contrast to the existing house and will utilize a similar material palette and corresponding details as the historic structure. The new and old spaces will integrate and create new family living areas, kitchen, sleeping and bathing spaces, as well as, much needed storage. Much of the interior of the historic structure will be repurposed and reclaimed wherever possible. On the south side, a shed dormer is proposed on the second floor to allow for bedrooms for the children. A patio is also proposed on the north side of the house, partially covered by a portion of the second floor addition. The existing approach and entry to the house will remain unchanged other than possible improvements to stepping stones from the parking court to the basement door and porch stair.

Proposed Project Start Date: Upon receipt of approvals and building permit.

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): Suzanne Steers — Date: 8/19/16
All owners must sign ***Print name/title: Suzanne Steers***

Paul Kelly — Date: 8/19/16
Print name/title: Paul Kelly

Signature of applicant (if different): _____ Date: _____