

**Town of Bedford  
Historic Building Preservation Commission**

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

**Wednesday  
July 20, 2016  
4:30 P.M.**

**Agenda**

**Approval of Minutes:**

June 8, 2016  
June 15, 2016 – 1 (4:30 PM)  
June 15, 2016 – 2 (6:30 PM)  
June 22, 2016  
July 6, 2016

**Review of Approved Minutes:**

April 20, 2016 – 2 (6:30 PM)  
– Approved, as amended, on June 8, 2016

**Work Session:**

Review of Historic Property Survey

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

**DRAFT**

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

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

## Minutes

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

### Approval of Minutes:

The Chairman made a motion to approve the minutes of April 20, 2016 – 1 (5:00 PM), April 27, 2016, May 4, 2016 and May 18, 2016; and the minutes of April 20, 2016 – 2 (6:30), as amended.

Motion Seconded by: Ben Branch

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

**Town of Bedford  
Historic Building Preservation Commission**

**DRAFT**

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

**Wednesday, June 15, 2016  
4:30 P.M.**

**Minutes**

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

**Work Session: Review of Historic Property Survey**

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

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

\_\_\_\_\_  
Date

**Town of Bedford  
Historic Building Preservation Commission**



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

**Wednesday, June 15, 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.

**Conference:**

**Renovations to Existing Residence**

**Section 73.10 Block 1 Lot 16, R-2A Zone**

**52 Hook Road, Bedford**

**Owner: Coleman P. Burke**

**Applicant: Leonard Woods, Architect**

**Present:**

Leonard Woods, Architect

Leslie Needham, Leslie Needham Design, LLC

**Plans:**

Plans (three pages) prepared by Leonard Woods Architect, 290 West End Avenue, New York, New York 10023-8106, dated 4/28/16, as follows:

Sheet No. SP-1	“Site Plan” and “Site Plan Detail”
Sheet No. A-1	“Existing North Elevation,” “Proposed North Elevation,” “Existing West Elevation,” and “Proposed West Elevation”
Sheet No. A-2	“Existing East Elevation,” “Proposed East Elevation,” “Arcade North Existing,” “Arcade North Proposed,” “Arcade South Existing,” and “Arcade South Proposed”

**Discussion:**

The Commission discussed the site walk with Mr. Woods and Ms. Needham.

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

**Motion Seconded by:** Ben Branch

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

**Approval of Minutes:**

The Chairman made a motion to approve the minutes of the June 8, 2016 meeting.

Motion Seconded by: Shelley Smith

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

The Chairman made a motion to close the meeting.

Motion Seconded by: Amy Parsons

Vote: Ayes: Stockbridge, Smith, Branch, Parsons    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, June 22, 2016  
4:30 P.M.**

**Minutes**

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

**Work Session: Review of Historic Property Survey**

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

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

\_\_\_\_\_  
Date

**Town of Bedford  
Historic Building Preservation Commission**



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

**Wednesday, July 6, 2016  
4:30 P.M.**

**Minutes**

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

**Work Session: Review of Historic Property Survey**

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

Date minutes approved by the Historic Building Preservation Commission: \_\_\_\_\_

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

\_\_\_\_\_  
Date

# Town of Bedford Historic Building Preservation Commission

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

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, 2<sup>nd</sup> 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 3/21/16, 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

**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.

**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.

**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.

**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. On the site walk, it was determined that this is not the original structure on the survey and should, accordingly, be removed from the survey.

**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 and, therefore, should be removed from the survey.

**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: June 8, 2016

Respectfully submitted,

\_\_\_\_\_  
Anne Paglia, Secretary  
Historic Building Preservation Commission

June 10, 2016

Date