

## **Bedford Wetlands Control Commission**

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

**November 7, 2016  
7:30 P.M.**

### **Announcements:**

7:30 PM – 7:35 PM - Submission Deadlines  
- Site Walk Date

### **New Application:**

7:35 PM – 7:55 PM Proposed In-Ground Swimming Pool,  
Terrace Area, and Retaining Wall  
Section **73.18** Block **2** Lot **12**, **R-2A** Zone  
622 Guard Hill Road, Bedford  
Owners: **Jordan and Brooke Vogel**  
Applicant: **Keith Kroeger Associate Architects**

7:55 PM – 8:15 PM Addition to Existing Residence, Re-Configured Driveway,  
New Wastewater Treatment System  
Section **39.18** Block **1** Lot **13**, **R-4A** Zone  
128 Mount Holly Road, Katonah  
Owners/Applicants: **Stephen and Karen Toy**

### **Reports:**

8:15 PM – 8:20 PM A – Status of Violations/Enforcement Actions

B – Town Wetland Official (Beth Evans) Monthly Report:  
Administrative Permits

### **Discussion:**

8:20 PM – 8:35 PM Record Tracking

**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 Wetlands Commission.**

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

Application for Permit

Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: Jordan and Brooke Vogel

Mailing Address: 622 Guard Hill Road

Phone: 646-502-9845 (home) (work); Fax: E-Mail: jordan@benchmarkrealestate.com

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

Name of Applicant: Keith Kroeger Associate, Architects

Mailing Address: 621 Guard Hill Road, Bedford NY 10506

Phone: 914-238-5391 (home) (work); Fax: E-Mail: kkaarch@bestweb.net

Professional Preparing Site Plan:

Name /Address: Keith Kroeger Associate, Architects 621 Guard Hill Road Bedford, NY 10506

Phone: 914-238-5391 Fax: 914-238-5187 E-Mail: kkaarch@bestweb.net

Identification of Property:

Bedford Tax Map Designation: Section 73.18 Block 2 Lot 12 Area 2.3 acres (100,188 s.f)

Zoning District: 2A Project Address: 622 Guard Hill Road, Bedford NY 10506

Approximate year of construction of any structure: 40 years (approx.)

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

Dates of any prior Wetlands Control Commission permits: N/A

Identify any other Town of Bedford approvals required: Building Permit

Identify any other governmental approvals required: NYSDEC Freshwater wetlands

Project cost (including professional fees): \$175,000.00

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

Area for in-ground swimming pool and related terrace area for use by owners family and friends. In addition to a retaining wall at the East side of the pool terrace.

Proposed Project Start Date: 03-01-2017

Estimated Date of Completion: 05-31-2017

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Wetlands Control 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).

I/we affirm by the signatures below that I/we are the rightful legal owner(s) of the property herein described in this application.

Signature of owner(s): All owners must sign

Signature of Jordan Vogel, owner

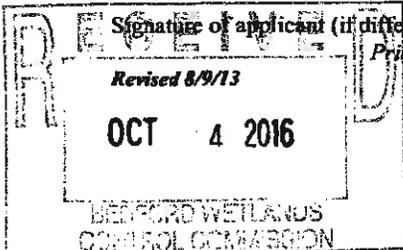
Date: 9/30/16

Signature of Brooke Vogel, owner

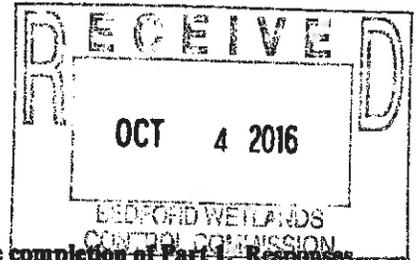
Date: 9/30/16

Signature of Keith Kroeger, Architect

Date: 9/30/16



617.20  
Appendix B  
Short Environmental Assessment Form



**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

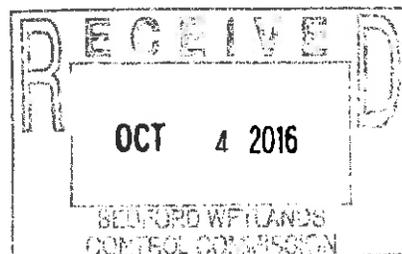
|  |  |                             |   |  |
|--|--|-----------------------------|---|--|
| <b>Part 1 - Project and Sponsor Information</b>  |  |                             |   |  |
| Name of Action or Project:<br>622 Guard Hill Road - In ground swimming pool  |  |                             |   |  |
| Project Location (describe, and attach a location map):<br>622 Guard Hill Road, Bedford, NY 10506  |  |                             |   |  |
| Brief Description of Proposed Action:<br>Area for in-ground swimming pool and related terrace area for use by owners family and friends. In addition to a retaining wall at the East side of the pool terrace.   |  |                             |   |  |
| Name of Applicant or Sponsor:<br>Keith Kroeger Associate Architects  |  | Telephone: 914-238-5391     |   |  |
|  |  | E-Mail: kkaarch@bestweb.net |   |  |
| Address:<br>621 Guard Hill Road  |  |                             |   |  |
| City/PO:<br>Bedford  |  | State:<br>NY                | Zip Code:<br>10506                        |  |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. |  |                             | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>NYSDEC Freshwater wetland  |  |                             | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | 2.3                         | acres                                     |  |
| b. Total acreage to be physically disturbed?   |  | 0.22                        | acres                                     |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 2.3                         | acres                                     |  |
| 4. Check all land uses that occur on, adjoining and near the proposed action.  |  |                             |   |  |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)   |  |                             |   |  |
| <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____   |  |                             |   |  |
| <input type="checkbox"/> Parkland  |  |                             |   |  |



|   |                                     |                          |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____ | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  |                                     |                          |
| Applicant/sponsor name: Keith Kroeger Associate, Architects   |                                     | Date: 09-30-2016         |
| Signature: <u>Keith Kroeger</u>   |                                     |                          |

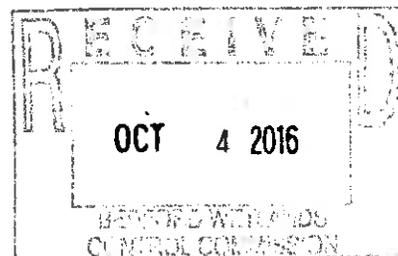
**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|  | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:   |                               |                                    |
| a. public / private water supplies?  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input type="checkbox"/>      | <input type="checkbox"/>           |



|   | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        | <input type="checkbox"/>      | <input type="checkbox"/>           |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.**

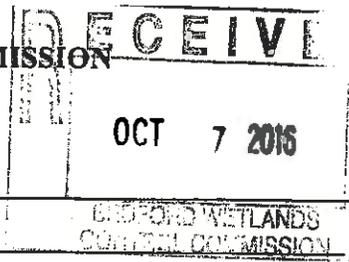


|  |  |
|--|--|
| <input type="checkbox"/>                                 | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/>                                 | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.   |
| _____  | _____  |
| Name of Lead Agency                                      | Date   |
| _____  | _____  |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer   |
| _____  | _____  |
| Signature of Responsible Officer in Lead Agency          | Signature of Preparer (if different from Responsible Officer)  |

**PRINT**

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION

Application for Permit



Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: STEPHEN & KAREN TOY

Mailing Address: 216 MILLERTOWN ROAD, BEDFORD NY, 10506

Phone: 616-916-1205 (home) (work); Fax: E-Mail: KTOY@ME.COM

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

Name of Applicant: SAME AS OWNER

Mailing Address:

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

Professional Preparing Site Plan:

Name /Address: CRONIN ENGINEERING PERP., 39 ARLO LANE, COLTLAND MANOR NY 10567

Phone: 914-736-3664 Fax: E-Mail: KENT@CRONINENGINEERING.NY.NEJ

Identification of Property:

Bedford Tax Map Designation: Section 39.1B Block 01 Lot 13 Area 12.295 ACRES

Zoning District: R-4A Project Address: 128 MOUNT HOLLY ROAD

Approximate year of construction of any structure: 2017, EXISTING BLDGS DATE FROM 1890'S TO 1930'S

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

Dates of any prior Wetlands Control Commission permits: N/A

Identify any other Town of Bedford approvals required: WETLANDS PERMIT, BUILDING PERMIT

Identify any other governmental approvals required: NYS DEC - NOI

Project cost (including professional fees): \$2,500,000

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

INVOLVES AN ADDITION TO EXISTING HOSE ALONG W/ HARDSCAPE IMPROVEMENTS, RECONFIGURED DRIVEWAY, NEW DRIVEWAY & NEW WASTEWATER TREATMENT SYSTEM

Proposed Project Start Date: 04/17 Estimated Date of Completion: 12/18

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Wetlands Control 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).

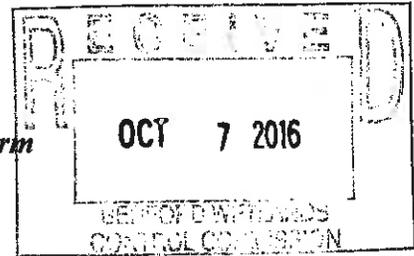
I/we affirm by the signatures below that I/we are the rightful legal owner(s) of the property herein described in this application.

Signature of owner(s): [Signature] Print name/title: STEPHEN TOY Date: 10-05-16

[Signature] Print name/title: KAREN TOY Date: 10-05-16

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

617.20  
Appendix B  
Short Environmental Assessment Form



**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|  |  |  |   |
|--|--|--|---|
| <b>Part 1 - Project and Sponsor Information</b>  |  |  |   |
| Stephen and Karen Toy  |  |  |   |
| Name of Action or Project:<br>Wetland Permit for the Toy residence Site Development Plan   |  |  |   |
| Project Location (describe, and attach a location map):<br>128 Mount Holly Road, Town of Bedford   |  |  |   |
| Brief Description of Proposed Action:<br>Proposed addition to an existing house, new patios, walks, driveway reconfiguration, new driveway / parking areas and a new wastewater treatment system. There is work to be performed within the 100' Town regulated wetland buffer. The Applicant is providing a wetland mitigation planting plan.  |  |  |   |
| Name of Applicant or Sponsor:<br>Stephen and Karen Toy   |  | Telephone: 914-736-3664 (Cronin Engineering) |   |
|  |  | E-Mail: keith@croninengineering.net          |   |
| Address:<br>128 Mount Holly Road, Tax Map ID Section: 39.18; Block: 01; Lot: 13  |  |  |   |
| City/PO:<br>Town of Bedford  |  | State:<br>NY                                 | Zip Code:<br>10506  |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.   |  |  | NO    YES<br><input type="checkbox"/> <input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>Town of Bedford - Wetland Permit, Building Permit, NYSDEC-Stormwater NOI, Freshwater Wetland (tbd)   |  |  | NO    YES<br><input type="checkbox"/> <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | 12.235                                       | acres   |
| b. Total acreage to be physically disturbed?   |  | +0.780                                       | acres   |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 12.235                                       | acres   |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |  |  |   |



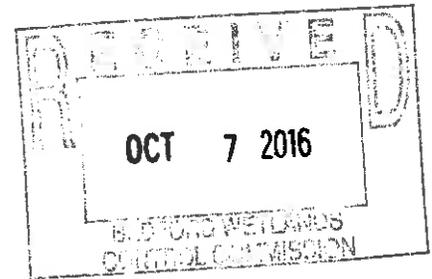
|  |                                     |                          |
|--|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: _____<br>_____ | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____<br>_____   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>_____   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>   |                                     |                          |
| Applicant/sponsor name: <u>Cronin Engineering P.E. P.C. / Keith Staudohar</u>  | Date: <u>10-07-16</u>               |                          |
| Signature:    |                                     |                          |

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|  | No, or small impact may occur                        | Moderate to large impact may occur                   |
|--|--|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies?<br>b. public / private wastewater treatment utilities?                                 | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input type="checkbox"/>                             | <input type="checkbox"/>                             |

|   | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        | <input type="checkbox"/>      | <input type="checkbox"/>           |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.



|  |  |
|--|--|
| <input type="checkbox"/>                                 | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/>                                 | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.   |
| _____  | _____  |
| Town of Bedford Wetlands Control Commission              | 10-07-16   |
| Name of Lead Agency                                      | Date   |
| _____  | _____  |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer   |
| _____  | _____  |
| Signature of Responsible Officer in Lead Agency          | Signature of Preparer (if different from Responsible Officer)  |

**PRINT**

Ramsey Hunt Sanctuary

Ramsey Hunt Sanctuary



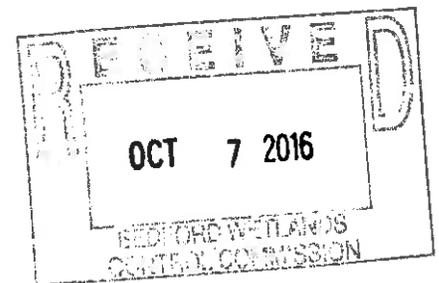
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

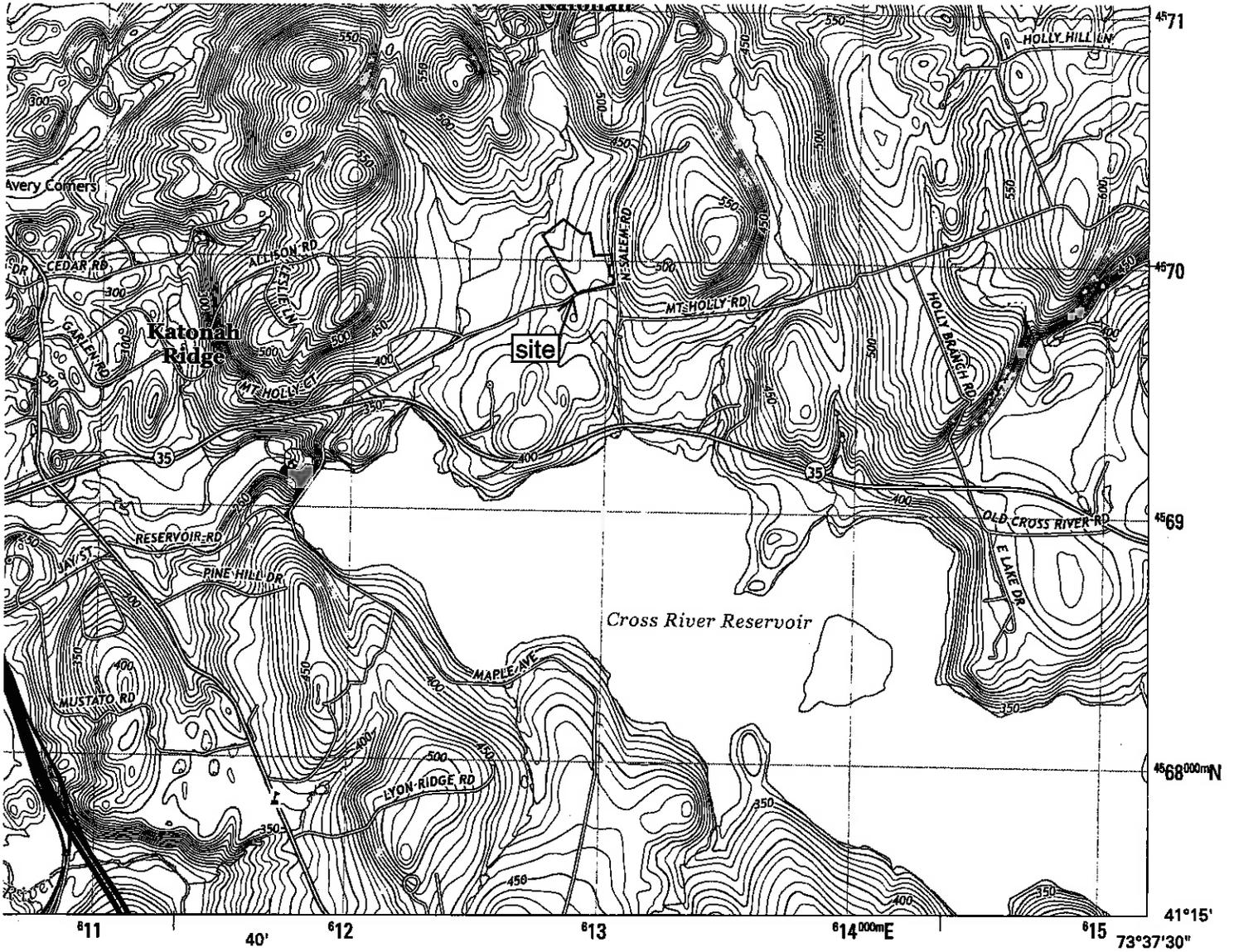
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



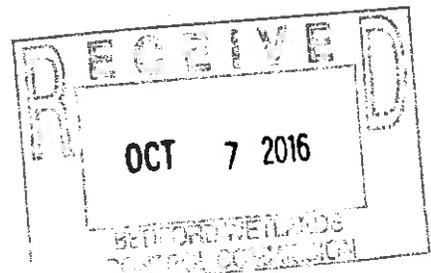
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- Part 1 / Question 7 [Critical Environmental Area] Yes
- Part 1 / Question 7 [Critical Environmental Area - Identify] Name:Geographic Area Overlaying Aquifer, Reason:Exceptional or unique character, Agency:Bedford, Town of, Date:11-3-84
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No





ROAD CLASSIFICATION

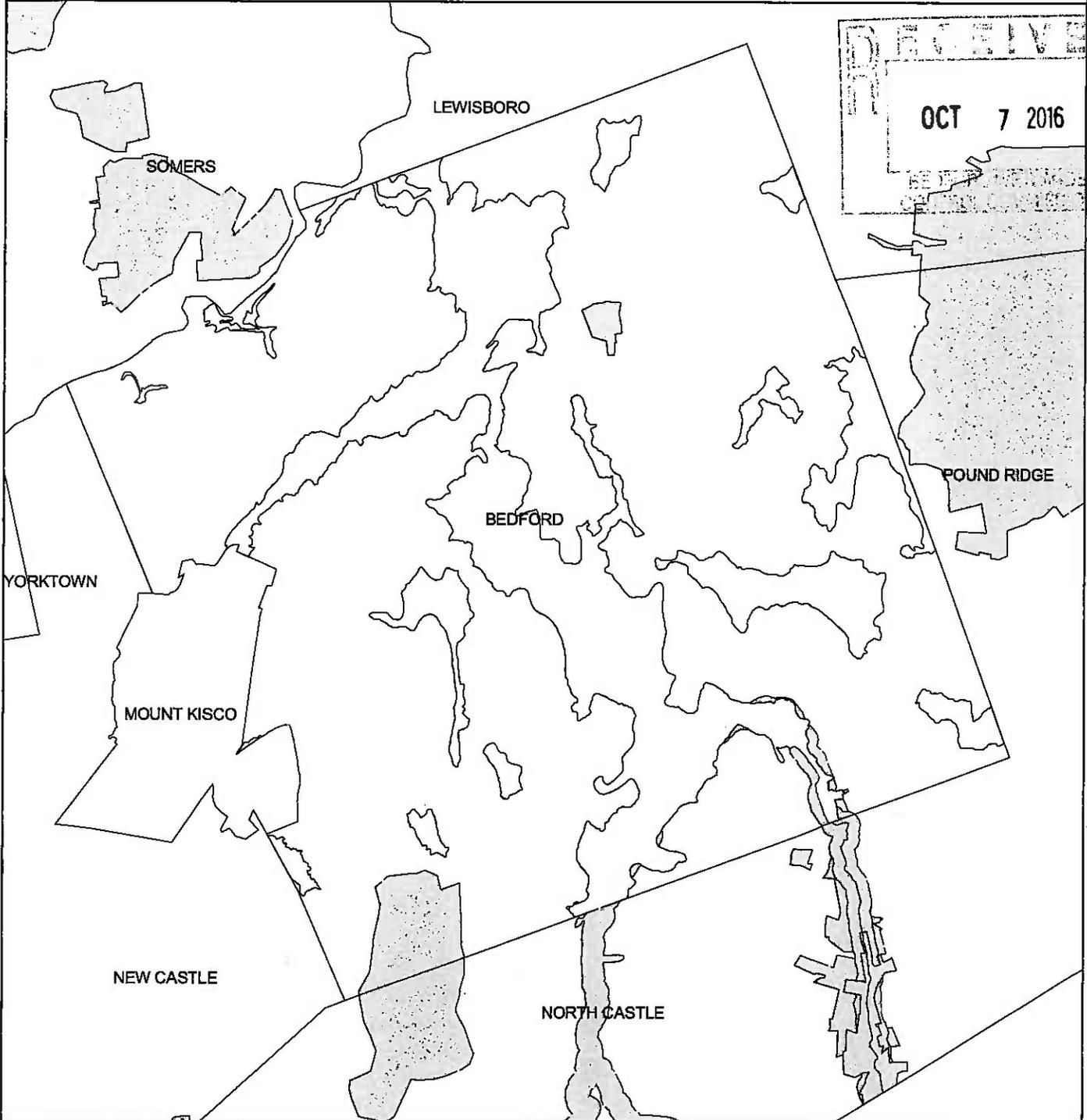


# Geographic Area Overlaying the Aquifer Within Town Critical Environmental Area (CEA)

Effective Date of Designation: 11-03-84

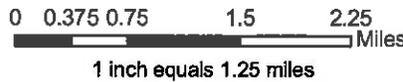
Designating Agency: Town of Bedford

RECEIVED  
OCT 7 2016  
BEDFORD TOWN CLERK'S OFFICE



**Legend**

-  Geographic Area Overlaying the Aquifer Within Town CEA
-  Adjacent CEA



For Adjacent CEAs see map:  
 Mianus Gorge Preserve CEA  
 Byram Lake CEA  
 Mianus River CEA  
 County & State Park Lands CEA  
 County Designated Watershed Properties CEA  
 All Land 500' Peripheral to Amawalk Reservoir Boundary CEA



Base Map: Town or City Boundary for New York State

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions.

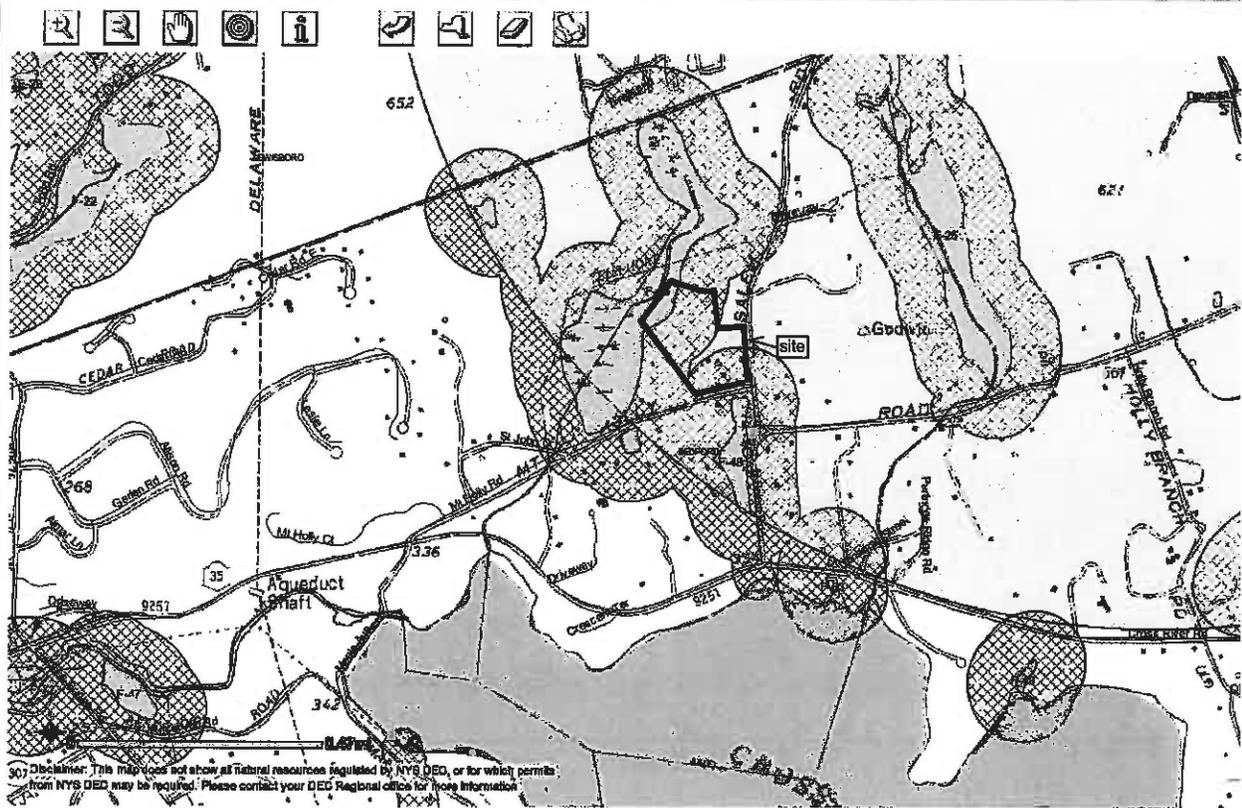
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**Map Layers & Legend**  
More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

1 location of air and hazardous waste sites



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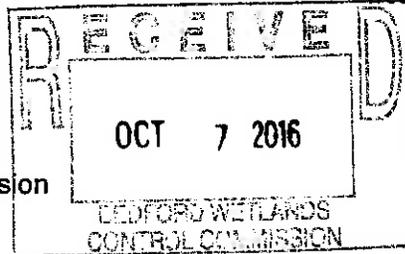


**STEPHEN W. COLEMAN**  
ENVIRONMENTAL CONSULTING.

Environmental Planning & Site Analysis  
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Wetland Delineation & Assessment  
Natural Resource Management  
Pond & Lake Management  
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Breeding Bird Surveys  
Landscape Design

October 06, 2016

Mr. Andrew Messinger, Chairman  
Bedford Wetlands Control Commission  
425 Cherry Street  
Bedford Hills, New York 10507



**Re: Toy Residence, 128 Mount Holly Road, Bedford, New York - Wetland/Watercourse Investigation and Delineation, Proposed Addition and Site Improvements, Proposed Restoration, Enhancement and Mitigation of Wetland and Wetland Buffer Areas**

Dear Mr. Messinger:

As part of the proposed improvements for the property at 128 Mount Holly Road, I have completed a wetland delineation and performed a site analysis of potential impacts to existing wetland resources that are present on the property. The environmental assessment included investigation and determination of all wetland and watercourse resources present on the subject property, evaluation of proposed wetland and wetland buffer impacts, and recommendations regarding mitigation measures for disturbances within regulated wetland and wetland buffer areas.

The subject property contains local wetlands that have been also identified to occur within a designated check zone for possibly being included as part of NYSDEC # F-13, or F-48 wetlands. The letter is in support of a wetland permit application submitted to the Bedford Wetlands Control Commission.

#### Existing Conditions

The Toy's recently purchased the property located at 128 Mount Holly Road. The property has been developed as an estate property and includes two residences, a tennis court, swimming pool and pool cabana, stable, spring house and extensive lawn areas. Two wetlands are present on the subject parcel. The first wetland area "wetland B" consists of a small stream that is located immediately adjacent to Mount Holly Road and travels via a culvert underneath Mount Holly Road. The second wetland area "wetland A" consists of a remnant forested wetland that starts on the property in the northwestern portion of the parcel. A portion of the main residence currently encroaches within the 100 foot wetland buffer. Wetland "A" extends onto adjacent parcels to the north, and western side of the parcel. The majority of both wetland buffer areas have been converted to lawn with some ornamental plantings. Several invasive clumps of multi-flora rose and Japanese stilt grass have become established throughout the wetland and wetland buffer areas of the property.

#### Wetland Delineation

Wetlands and watercourses on the subject property were flagged on April 12, 2014 and again on April 26, 2016 in accordance with the Freshwater Wetlands Code of the Town of Bedford, NY, and supplemented by the technical criteria as outlined in the 1995 NYSDEC Freshwater Wetlands Manual. Vegetation, soils and hydrological parameters were used to determine the outer wetland boundary limits. The wetland/upland boundary was field determined and pink surveyors flagging labeled "Wetland Boundary" were hung on vegetation along the respective boundary. Due to the topography and current land use practices along the perimeter, the wetland boundary is distinct and well defined.

As noted above, two wetlands are present on the subject parcel. These have been identified as wetland "A" and "B". Wetland "A" extends onto adjacent properties to the north and western side of the parcel. Wetland "A" is a remnant forested wetland that consists of an emergent wetland that merges into a forested wetland off the property to the west and north. Wetland "B" consists of a small stream channel that discharges onto the property from ground water sources and continues to the south via a culvert under Mount Holly Road. Both respective wetland areas and the subject property is located within a NYSDEC check zone. As part of this application, we have requested a field determination from NYSDEC field personnel on whether both wetlands are part of existing NYSDEC jurisdictional wetlands. Note – if determined that these areas are part of state designated wetlands, the applicant will seek a wetlands permit approval from NYSDEC.

Several obligate wetland plants were observed and include red maple, American elm, willow and cottonwood trees. The shrub layer includes silky dogwood, winterberry, arrowwood viburnum, swamp azalea, gray dogwood and willow. The emergent layer is dominated by tussock sedge, skunk cabbage, phragmites grass, common rush, and lake sedge. Several invasive plant species have become well established within the shrub and ground layers within the wetland proper and buffer area. Dominant species include multi-flora rose, Japanese stilt grass, garlic mustard, wineberry, and oriental bittersweet.

Hydric soils were present and included solid organic soils with a histic epipedon layer. Soils were inundated or saturated at the surface. Hydrological features included standing water, inundation at or near the surface, positive water flows and drainage patterns, and water-stained leaves. The outer boundary of Wetland "A" was flagged with flag numbers A-01 to A-20. Wetland "B" was previously flagged with flag numbers A-01-A05.

#### Proposed Improvements and New Wetland Buffer Disturbance

No changes are proposed within wetland "B" or the existing buffer area. The proposed improvements will occur within the vicinity of wetland "A" and require a small encroachment within the wetland buffer. These proposed improvements include a small addition extension, a new porch, a stone patio with a sitting wall, courtyard, and new walkway for access.

The proposed expansion will require encroachment of an additional 20 feet (0.08 acres) of the wetland buffer. Based upon existing disturbance and the new proposed encroachment, the total amount of buffer intrusion is approximately 27 feet. Approximately 73 feet of the wetland buffer to remain.

#### Wetland and Wetland Buffer Impacts and Proposed Mitigation Measures

The runoff from the proposed addition, porch and patio area will be conveyed to properly designed stormwater practices to comply with NYSDEC standards. As a result of the planned stormwater practices, the proposed impervious surfaces will remain the same as the existing development. No increases will occur in the amount of impervious cover.

Due the condition of the wetland and wetland buffer area, the applicant has proposed extensive mitigation measures designed to restore and enhance the edge of the wetland and also the wetland buffer. This will involve selective removal of invasive shrubs and grasses within the emergent wetland and also the existing wetland buffer. Existing lawn grasses will be removed and the wetland edge and wetland buffer will be planted with new plantings consisting of native trees, shrubs and grasses.

A wetland mitigation plan has been prepared for Wetland "A" disturbances. The proposed mitigation plantings will greatly improve a portion of the wetland edge and the majority of the wetland buffer. Please refer to the proposed Site Plan and the Wetland Mitigation Plan, which highlight the extensive amount of planned restoration of the wetland buffer, covering an area of approximately 29,000 square feet or 0.67 acres.

We look forward to discussing the merits of this project with the Wetlands Control Commission at its November meeting. Please let me know if you have any questions or require any additional information.

Sincerely,

*Stephen W. Coleman*

Stephen W. Coleman  
Principal  
SWC/tbh

cc: L.Woods, R.A.  
Cronin Engineering