



BEDFORD ZONING BOARD OF APPEALS MEETING AGENDA

In-Person AND Remotely via ZOOM

Town Hall Court Rm & Zoom at Court Room Bedford Hills, New York 10507

-Zoom access: <https://zoom.us/j/8086378136>

Meeting ID: **808 637 8136** (no password needed)

-View the live stream at: <http://bedfordny.iqm2.com/Citizens/Default.aspx>

-Listen only, dial: [1-646-558-8656](tel:1-646-558-8656)

Thursday, May 4, 2023 7:30 PM

CALL TO ORDER

PUBLIC HEARINGS:

1. 7:30 pm – 7:45 pm

**Donald & Nancy Fried-Tanzer
16 Wakan Drive, Katonah**

Section-Block-Lot: 49.17-1-17; Residential 4-Acre Zoning District

The applicants are seeking a variance for the legalization of an existing gate and gate support at the front lot line which is 8' in height located 1' from the front property line where a gate height of 4' is permitted in the Residential 4-Acre Zoning District. Article III Section 125-15A and Article V Section 125-50

2. 7:45 pm - 8:00 pm

**Eugene Keilin & Joanne Witty
10 Broad Brook, Bedford Hills**

Section-Block-Lot: 72.10-1-2; Residential 4-Acre Zoning District

The applicants are seeking a variance to permit the addition of dormers and a porch to a pre-existing, legal, non-conforming cottage, abutting Springhurst Road, which creates an increase in the dimensional, non-conformity of the structure and where the front yard setback remains at 5.7' where 75' is required as the zoning yard requirements for a corner lot require a side yard on a side street to be equal in depth to the required front yard setback of 75' in the Residential 4-Acre Zoning District; and where the rear yard setback remains at 28.83' where 50' is required in the Residential 4-Acre Zoning District. The ground floor area of the cottage results in 1823.03 sq ft or .84% of the area of the lot which exceeds the permitted maximum of .5% or 1401.83 sq ft of the area of the lot; and where the gross floor area of the cottage results in 3648.8 sq ft or 34.96% which exceeds 25% or 2609.2 sq ft of the gross floor area of the main residence in the Residential 4-Acre Zoning District. The construction of a greenhouse and shed results in total building coverage of 4.76% where a maximum of 3% of building coverage is permitted in the Residential 4-Acre Zoning District. To permit the installation of a generator for the main residence, abutting Broad Brook Road, resulting in a front yard setback of 57.6' where 75' is required in the Residential 4-Acre Zoning District. Article III Section 125-11D & 125-18

& Article V Section 125-50 & Article VIII Section 125-79.1

3. 8:00 pm – 8:15 pm

Alex Grant & Barri Leiner
17 Lake Avenue, Bedford

Section-Block-Lot: 84.14-2-36; Residential Quarter-Acre Zoning District

The applicants are seeking a variance to permit the construction of an 8' x 8' shed which results in a 4' rear yard setback where 13.33' is required and where there is a pre-existing, legal, non-conforming deck in the Residential Quarter-Acre Zoning District. Article III 125-11D and Article V Section 125-50

4. 8:15 pm – 8:30 pm

J Warren & Patricia Shilling Life Est.
c/o Shilling Family Partnership
10 Woodland Road, Bedford Hills

Section-Block-Lot: 60.17-3-3; Residential Quarter-Acre Zoning District

The applicants are seeking a variance to legalize an existing residence which resulted in a rear yard setback of 39.6' where 40' is required and where the legal, non-conforming deck resulted in a rear yard setback of 32.8' where 40' is required in the Residential Quarter-Acre Zoning District. Article III 125-11D and Article V Section 125-50

5. 8:30 pm – 8:45 pm

Suhail Chaudry & Harriet Mather
51 South Road, Katonah

Section-Block-Lot: 49.18-4-47' Residential Quarter-Acre Zoning District

The applicants are seeking a variance to construct a new residence on an existing foundation which creates an increase in the height of a dimensional, non-conforming structure and where the covered porch results in a front yard setback of 12' where 35' is required and where the side yard setback results in 13.10' where 15' is required in the Residential Quarter-Acre Zoning District and where the legal current residence resulted in a front yard setback of 8.8' where 35' is required in the Residential Quarter-Acre Zoning District. Article III Chapter 125-11D and Article V Section 125-50

6. 8:45 pm – 9:00 pm

John & Anne Fink
692 Old Post Road, Bedford

Section-Block-Lot: 73.19-1-25; Residential 2-Acre Zoning District

The applicants are seeking a variance to construct an inground swimming pool which results in a rear yard setback of 22.29' where 50' is required in the Residential 2-Acre Zoning District. Article V Section 125-50

7. 9:00 pm – 9:15 pm

Gary & Sue Garafolo
100 Lyon Ridge Road, Katonah

Section-Block-Lot: 50.18-1-2; Residential 4-Acre Zoning District

The applicants are seeking a variance to construct an accessory structure to be used as a barn where the ground floor area of the barn results in 1098 sq ft or .63% of the area of the lot which exceeds the permitted maximum of .5% or 872 sq ft of the area of the lot in the Residential 4-Acre Zoning District and where the building coverage will be 4.03% where a maximum of 3% is permitted and where the impervious surface coverage will be 9.46% where a maximum of 8% is permitted in the Residential 4-Acre Zoning District. Article III Section 125-11D and 125-27 D(1)(2) and Article V Section 125-50

8. 9:15 pm – 9:30 pm

Qimat & Ria Goyal
7 Lounsbury Road, Bedford Corners

Section-Block-Lot: 83.6-1-19; Residential 4-Acre Zoning District

Adjourned

The applicants are seeking a variance to permit an already built an already built chain link fence along the side and rear property line and where the gate and columns are 20' from the front property line and are 7.5' in height at the highest point where a maximum height of 6' is permitted in the Residential 4-Acre Zoning District. The existing total building coverage is 4.62% where a maximum of 3% of building coverage is permitted and where the existing impervious surface coverage is 18.08% where a maximum of 8% is permitted in the Residential 4-Acre Zoning District. Article III Section 125-15A and Article V Section 125-50

9. 9:30 pm – 9:45 pm

David Parry & Sarah Casey

143 Cherry Street, Katonah

Section-Block-Lot: 49.14-1-19; Residential 2-Acre Zoning District

The applicants are seeking a variance to permit a rear addition and staircase to a legal, non-conforming residence resulting in a side yard setback of 30' to the open staircase and 33' to the addition where 40' is permitted in the Residential 2-Acre Zoning District and where the combined side yard setback results in 43.82' where 80' is required and where the existing legal, non-conforming combined yard setback is 31.76' where 80' is required in the Resident 2-Acre Zoning District. The total building coverage results in 15.48% where a maximum of 6% is permitted and where the total impervious surface coverage results in 19.32% where a maximum of 14% is permit in the Residential 2-Acre Zoning District. Article III Section 125-11D and Article V Section 125-50

NEXT MEETING OF THE ZBA – JUNE 1, 2023

ADJOURNMENT