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October 13, 2023

To: Town of Bedford Town Board
From: Town of Bedford Planning Board
Re: McLain Street Zoning Petition

Dear Bedford Town Board:

At the October 12, 2023 meeting, the Bedford Planning Board (the "Board") continued its review of the zoning petition for 12 McLain Street submitted by Benzi & Goodrich Development Group (the "Applicant") to permit four (4) affordable ownership units with onsite parking and landscaping for the undeveloped vacant site (the "Project").

Upon your request, the Planning Board undertook the required "hard look" pursuant to the New York State Environmental Quality Review Act ("SEQRA") standards in determining any potential impacts resulting from the Project, and assessed all information placed before the Board and on the record, including the submission of the Applicant's Full Environmental Assessment Form (the "EAF"). After review of the topical prompts of the Part 2 Full EAF, the Board found that no significant adverse impacts would result from the Project and adopted a Negative Declaration and Part 3 Full EAF pursuant to SEQRA. The full Negative Declaration is attached hereto.

The Town Board may now consider setting a public hearing on the zoning petition and request the Town Clerk to advertise and publish the hearing in accordance with Town Law.

In closing, the Planning Board reports to the Town Board that if the zoning petition is approved, this development would provide a positive impact for Bedford by adding to the town's housing stock.

Please do not hesitate to contact the Planning Department if you need any further information. We look forward to continuing reviewing this project.

Thank you,

Jesica Youngblood, Director of Planning

Deirdre Courtney-Batson, Planning Board Chair