

Director of Planning
Jessica C. Youngblood 

Secretary
Shea A. Allen



Planning Board
Deirdre Courtney-Batson, Chair
Diane Lewis, Vice Chair
Jared Antin
Michael G. Tierney
Nilus Klingel

September 12, 2023

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

Dear Bedford Town Board:

At the regularly scheduled meeting on September 11, 2023, the Bedford Planning Board discussed 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 Planning Board also acknowledged confirmation of the Town Board's requested to initiate declaring itself the Lead Agency for the project, with the 30-day notification window closing on September 22, 2023. From there, the Planning Board will undertake the required hard look pursuant to the New York State Environmental Quality Review Act ("SEQRA") standards in determining any potential impacts prior to referring the project back to the Town Board to continue progress on the requested zoning petition.

Pursuant to Town Code §125-133, every zoning amendment or change, whether initiated by the Town Board or by petition, shall be referred to the Planning Board for report thereon within 45 days and before the public hearing provided by §264 of the Town Law. After robust review of the petition on August 21, 2023 and again on September 11, 2023, the Planning Board offers the following comments to the Town Board in its great support for the zoning petition:

1. The Applicant has taken great care to provide access from an adjoining property versus access from McLain Street in a significant effort to reduce potential traffic conflicts and driveway openings on McLain Street.
2. The Applicant has designed and sited the proposed four-unit development to blend in with the surrounding residential character by keeping in general size conformance and aesthetics.
3. The Planning Board confirms that the Town's 2003 adopted Comprehensive Plan provides a series of recommendations to add multi-family and affordable housing for the reasons detailed in the submitted petition.
4. The Planning Board acknowledges that a site plan proposal for other land uses which are presently permitted as-of-right or by special use permit under current zoning regulations could pose a greater negative impact to traffic, aesthetics, noise, etc. compared to the project described in the petition.
5. This particular site has been well-studied over the years for various proposals, even in greater unit count and/or for different land uses.

Please do not hesitate to contact the Planning Dept. if you need additional information. We look forward to continuing our SEQR review, and if found favorable of a zoning change, undertaking the site plan review process as well. Thank you,



Deirdre Courtney-Batson, Planning Board Chair