

Kenneth E. Benoit, Jr. and Melodee L. Benoit
5 Jefferson Lane
Bedford, New York 10506

November 16, 2023

Town of Bedford
Town Board
Ms. Ellen Calves, Supervisor
321 Bedford Road
Bedford Hills, New York 10507

Dear Ellen:

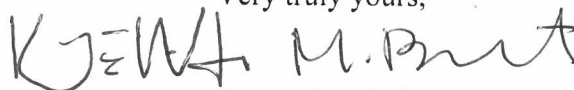
My wife and I are the owners of 5 Jefferson Lane, Bedford, New York. We bought our home in 2002. When we purchased the home the Bedford Building Department records reflected that a Certificate of Occupancy was issued in 1966 for the dwelling, garage, and basement. Since that initial Certificate of Occupancy was issued, the two bedrooms and bathroom on the second floor were completed in 1968 and the finished space in the basement was completed in 1978 by previous owners. A second Certificate of Occupancy was issued for all of the dwelling after a physical inspection by the Building Inspector in 1986. Relying on the Building Department's records approving the dwelling and subsequent improvements, we purchased the home and have made no changes to it since 2002.

In 2008, after contemplating selling the home and being asked by our realtor to have the Building Department specifically confirm that the finished space in the basement was covered by the 1986 Certificate of Occupancy for the dwelling, the then Building Inspector physically inspected the basement and provided a letter confirming the finished space in the basement was covered by the 1986 Certificate of Occupancy.

This past October, without any notice or explanation from the Building Inspector other than his recent discovery of previously mis-filed original plans for the home, he revoked the 1986 Certificate of Occupancy for the dwelling and the 2008 letter approving the finished space in the basement issued by two previous Building Inspectors, and required a new certificate of occupancy be applied for and obtained. This action by the Building Department has caused us great hardship and added expense in our effort to now sell the home.

Respectfully, we request the Bedford Town Board waive the legalization and certificate of occupancy fees for our application for a finished second floor and finished space in the basement.

Very truly yours,



Ken and Melodee Benoit