

TOWN OF BEDFORD
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AGENDA
BEDFORD ZONING BOARD OF APPEALS
425 Cherry Street – 2nd Floor Conference Room
Bedford Hills, New York 10507
WEDNESDAY, July 9, 2008

7:30 P.M.

MINUTES: June 11, 2008

CARRYOVER APPLICATIONS:

1. Eleanor and Morgan Dejoux, 237 Cantitoe Street, Bedford Hills, New York, NY 110507. Section 61.18 Block 1 Lot 10, R-4Acre District. The applicant requests a variance to permit the construction of a new single-family residence to replace the existing fire-damaged residence resulting in a front yard setback of 31 feet where 75 feet is required and a side front yard setback of 49 feet where 75 feet is required in the R-4 Acre District.

Article III Section 125-11

NEW APPLICATIONS:

1. John and Laurel Boeck, 63 Mill Brook Road, Bedford, NY 10506. Section 95.7 Block 1 Lot 15, R-2 Acre District. The applicant requests a variance of the Town of Bedford Ordinance to permit the construction of a 100 square foot shed resulting in a side yard setback of 2.0 feet where 14 feet is required (where 14 feet is 1/3 the setback in the R-2 Acre District).

Article V Section 125-27 C, Article V Section 125-50, Article V Section 125-27 C

2. Jamie and Kim Dittrich, 34 Pine Brook Road, Bedford, New York 10506. Section 85.11 Block 1 Lot 1, R-4 Acre District. The applicant requests a variance to permit the conversion of an existing entry porch into an entry foyer and the construction of a new front entry porch for an existing single-family residence resulting in a front yard setback of 61 feet where 75 feet is required where the existing residence has a pre-existing, non-conforming front yard setback of 69 feet where 75 feet is required in the R-4 Acre District.

Article III Section 125-11

3. Rippowam Cisqua School, 439 Cantitoe Road, Bedford, New York 10506. Section 73.13 Block 2 Lot 13, R-2 Acre District. The applicant requests a variance to permit the addition of a second story to an existing one and one-half story residence resulting in a side yard setback of 25.5 feet where 40 feet is required where the existing side yard setback is pre-existing, non-conforming at 9.0 feet where 40 feet is required for property located in the R-2 Acre District.

Article III Section 125-11

4. James and Katherine Murray, 351 Greenwich Road, Bedford, New York 10506. Section 95.6 Block 1 Lot 9, R-2 Acre District. The applicant requests a variance to permit the construction of additions and alterations to an existing single-family residence resulting in 1) a front yard setback of 38' 6" where 50' is required in the R-2 Acre District where the existing front yard setback is pre-existing, non-conforming at 28' 7", which is a variance of Article III Section 125-11 and 2) a rear yard setback of 40' where 50 feet is required in the R-2 Acre District, which is a variance of Article V Section 125-50; and 3) 29 percent of the minimum lot area in an R-2 Acre District is mapped as a wetland where a maximum of 25% is permitted.

5. Joe and Donna Besteiro, 50 Christopher Road, Bedford, New York 10506. Section 83.7 Block 1 Lot 12, R-4 Acre District. The applicant requests a variance to permit the construction of an approximately 250 square foot addition resulting in a side yard setback of 38 feet where 50 feet is required where the existing side yard setback is pre-existing, non-conforming at 49 feet where 50 feet is required for property located in the R-4 Acre District.
Article III Section 125-11

6. Denise Vetere, 5 Hampton Place, Katonah, New York 10536. Section 49.18 Block 3 Lot 1, R-1/2 Acre District. The applicant requests a variance to permit the demolition of an existing rear yard deck and the construction of a new rear yard deck which is 4 feet longer than the existing deck resulting in a rear yard setback of 25.57 feet where 50 feet is required where the existing deck has a pre-existing, non-conforming rear yard setback of 26.75 feet where 50 feet is required and where the lot area is 0.4765 acres where .500 acres are required for property located in the R-1/2 Acre District.

6. Scott and Elizabeth Evans, 100 Holly Branch Road, Katonah, New York 10536. Section 50.08 Block 1 Lot 2, R-4 Acre District. The applicant requests a variance to permit the expansion and renovation of an existing accessory structure containing an existing accessory apartment converting the apartment from a studio into a 1-bedroom apartment and converting the barn into a garage where the existing structure has 1) a pre-existing, non-conforming front yard setback of 31.24 feet where 75 feet is required and; 2) a pre-existing, non-conforming side yard setback of 35.78 feet where 50 feet is required; and 3) pre-existing, non-conforming building coverage of 3.3% where 3% is permitted; and 4) pre-existing, non-conforming impervious surface coverage of 8.9% where 8% is permitted in the R-4 Acre District.
Article III 125-11 for property