



## **TOWN OF BEDFORD**

**www.bedfordny.info**

### **AGENDA**

## **BEDFORD ZONING BOARD OF APPEALS**

**425 Cherry Street – 2<sup>nd</sup> Floor Conference Room**

**Bedford Hills, New York 10507**

**WEDNESDAY, February 1, 2012**

### **7:30 P.M. - Meeting**

**MINUTES: December 7, 2011**

#### **CARRYOVER APPLICATIONS:**

**1. Rippowam Cisqua School, 325 West Patent Road, Mount Kisco, New York 10549.** Section 83.90 Block 1 Lots 2 and 3, R-4 Acre Zoning District. The applicants request a Special Permit in accordance with Article VIII Section 125-81 and Article VIII Section 125-75 of the Town of Bedford Zoning Ordinance to permit the temporary use and operation of a summer camp program on the campus of a private school.

**2. Marie and Raymond Scanlan, 18 Cartway lane West, Bedford, New York 10506.** Section 84.12 Block 1 Lot 17, R-1 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of an in-ground swimming pool resulting in a rear yard setback of 40 feet where 50 feet is required in a Residential 1-Acre Zoning District.

*Adjourned* Article V Section 125-50 and Article III Section 125-11

#### **NEW APPLICATIONS:**

**1. Abigail Free, 116 Valley Road, Katonah, NY 10536.** Section 49.19 Block 1 Lot 51, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the construction of (1) a one-story front covered porch addition off the north side of the residence resulting in a front yard setback of 20.79 feet where 35 feet is required where the existing front yard setback is pre-existing, non-conforming at 23.58 feet; (2) a one-story rear covered porch addition off the south side of the existing residence resulting in side yard setback of 10.6 feet where 15 feet is required where the existing side yard setback is pre-existing, non-conforming at 6.91 feet; (3) construction of a mudroom addition utilizing the existing concrete foundation stoop footprint off of the west side of the residence resulting in a side yard setback of 6.91 feet where 15 feet is required where the existing side yard setback is pre-existing, non-conforming at 6.91 feet; (4) construction of a one-story addition off the east side of the residence resulting in a side yard setback of 18.75 feet where 20 feet is required where the existing side yard setback is 18.8 feet and a front yard setback of 30.6 feet where 35 feet is required where the existing front yard setback is pre-existing, non-conforming at 30.6 feet. The residence is located on a pre-existing, non-conforming lot consisting of 9,482 square feet where 10,000 square feet is required in the Residential 1/4 Acre Zoning District. Article III Section 125-11 and Article V Section 125-50

**2. Abigail Free, 116 Valley Road, Katonah, NY 10536.** Section 49.19 Block 1 Lot 51, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the creation of a 2-bay garage with new gable roof line by converting the existing carport section of an existing accessory structure into a garage bay utilizing the existing footprint resulting in a side yard setback of 3.2 feet for the entire structure on the east side of the parcel where 20 feet is required where the existing side yard setback is pre-existing, non-conforming at 3.2 feet and a rear yard setback of 29.25 feet where 40 feet is required where the existing rear yard setback is pre-existing, non-conforming at 24.1 feet for the entire structure. The residence is located on a pre-existing, non-conforming lot consisting of 9,482 square feet where 10,000 square feet is required in the Residential 1/4 Acre Zoning District.

Article III Section 125-11 and Article V Section 125-50

**3. Lynn and Robert Siegel, 432 Jay Street, Katonah, NY 10536.** Section 61.06 Block 1 Lot 4, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the existing residence to remain while a new residence is under construction resulting in two residences on one building lot during construction.

Article III Section 125-12A

**4. Raymond E. Hvolbeck (owner) and Roger Calderon dba Bedford Mowers (applicant), 385 Adams Street, Bedford Hills, NY 10507.** Section 60.11 Block 1 Lot 39, LI Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the operation of a retail store lawn mower shop engaged in the sales, parts and service of small engines for lawn mowers, tractors, blowers, etc. which is a prohibited use resulting in a request to permit relief from the requirements of the Aquifer Protection Zone.

Article III Section 125 –29.4 (D) (3)