

**TOWN OF BEDFORD
PLANNING BOARD MEETING
425 Cherry Street
Bedford Hills, New York 10507
Tuesday
April 22, 2014 - 8:00 P.M.**

CONFERENCES

1. Preliminary Site Plan Approval – Splash Car Wash
Section 72.5 Block 1 Lot 33, 39, 39.1 RB Zone
570 Bedford Road, Bedford Hills
Owners – Onab Corp, 570 Bedford Road, LLC,
Valerio Court LLC
Applicant – Splash Car Wash
(Review preliminary site plan
Review Environmental Assessment Form, Part II)
2. Final Site Plan Approval
Section 72.8 Block 1 Lot 1, R-4A Zone
234 Bedford Center Road, Bedford Hills
Owner/Applicant – Glen Arbor Golf Club
(Review final site plan approval)
3. Waiver of Site Plan Approval
Section 60.13 Block 1 Lot 20, CB Zone
9 Haines Road, Bedford Hills
Owner – Robert Lee/Apache Oil Company
Applicant – Lewis Roane
(Review latest submission)

**Minutes 3/27/14
4/8/14**

Supporting documentation for all items on this agenda is available at the Town of Bedford website. (www.bedfordny.info) – Enter - Town Meetings Larger documents and plans are available at the office of the Planning Board.

4/15/14 - TO PB
Charlie!
David S.

April 11, 2014

Mr. Jeffrey Osterman, AICP
Director of Planning
425 Cherry Street
Bedford, NY 10507
Re: Valerio Court Splash Carwash



Dear Mr. Osterman:

VHB has reviewed the additional information provided relating to the subject Application and concludes that the proposed changes to the Site Plan (namely, the removal of then quick-lube facility and the relocation of all activity onto the commercially-zoned portion of the property) will result in a project that is modestly less intense than previously proposed and that the findings of our previous efforts on this matter remain valid.

A. Previous efforts.

VHB reviewed the traffic study for the above application, dated June 22, 2011, prepared by John Collins Engineers and a second letter, responding to comments, prepared by the same company, dated Sept 13, 2011, as well as a Site Plan, prepared by Kellard Sessions, dated October 18, 2011. I refer you to the conclusions of that review, which were provided to you in our letter, dated December 8, 2011 and which are paraphrased below.

- The proposed Application was to replace the former Carvel Store and what appeared to be a vehicle storage lot with a carwash (two washing lanes) and a quick-lube facility (two lanes - but no longer part of the project).
- The Applicant provided information indicating that a similar facility (Splash Shelton) processed 86 vehicles during the busiest hour of the busiest day of the previous 12 months (10:00 a.m. to 11:00 a.m., Sat March 26, 2011) and that the average number of vehicles visiting the same facility during the busiest hour of the busiest day of each month for the previous 12 months was 63 vehicles. Based on a review of the data provided, both of these values were deemed reasonable by VHB.
- The Applicant maintained that the quick-lube facility would not add to traffic. This claim is now moot as the quick-lube facility is no longer proposed to be included in the project.
- The Applicant maintained that 50 percent of facility visitors will already be passing on NY Route 117 (the analysis did not account for this). This value was unsubstantiated but deemed possible.
- The Applicant took no credit for traffic which was generated by the former uses of the Site. VHB noted that most of this traffic would have entered or exited directly from NY Route 117, thereby having a smaller impact on the operation of the intersection of Valerio Court with NY Route 117.

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- The Applicant took no credit for potential customers who will use Russell Speeder's Car Wash 900 feet to the north on NY Route 117. VHB deemed this to be a conservative assumption, although difficult to quantify in the absence of data on activity at that car wash.
- The Applicant maintained that activity at the proposed car wash would be less during the busiest hour of activity on the adjacent street than during the busiest hour at the facility. VHB noted that information for the busiest day of the year from Splash Shelton indicated that activity during the busiest hour at the facility was approximately 10 percent less than during the peak highway hour.
- The Applicant conservatively assumed that the busiest hours of traffic activity on a typically busy day and on the busiest day of the year would occur at each of the weekday Midday, weekday PM and Saturday Midday peak highway hours. VHB noted that it anticipated that carwash traffic activity during both the weekday midday and weekday PM peak hours would be less than during the Saturday Midday peak hour.
- Based on a review of all of this information, VHB concluded that the 63 vehicles projected to visit the Site during the peak hour on a typically busy day and the 86 vehicles projected to visit the Site during the peak hour on the busiest day of the year appeared reasonable.
- VHB indicated that it expected peak-hour delays and queues on the Valerio Court approach to NY Route 117, either with or without the carwash facility, would be considerably greater than the Applicant's forecasts but that increases in delays and queuing on Valerio Court will be largely offset by the construction of a right-turn lane on westbound Valerio Court from the Site driveway to NY Route 117.
- VHB provided additional analyses indicating that the maximum queue in the left-turn lane on Valerio Court would only extend half the distance to the Site driveway during the busiest hour of the busiest day of the year. VHB further noted that, while lengthy delays will be experienced by motorists wishing to make a left-turn onto NY Route 117 during this hour, left-turning motorists will have the option of turning right instead during this exceptional period.
- An inspection of sight distances along NY Route 117 from Valerio Court revealed that vehicles approaching on NY Route 117 from the south could be seen for a distance of 460 feet, while vehicles approaching from the north on NY Route 117 could be seen for a distance of 1160 feet. VHB concluded that adequate sight distances could be provided from Valerio Court to allow motorists to decide whether or not it is safe to enter the traffic stream on NY Route 117.
- VHB concluded that the layout of the site design as to access, circulation and parking was almost optimal and that access would be consolidated from three curb cuts to one, with the one curb cut located on Valerio Court approximately 200 feet from NY Route 117.
- VHB suggested that the Board consider conditioning any approval of the Site Plan with a requirement that two portable signs be included as part of the plan. The signs would state in black and white "NO ADDITIONAL CUSTOMERS ACCEPTED AT THIS TIME". It was recommended that, in the event of an exceptional day, where queued vehicles were about to spill back from the Site onto Valerio Court, the operator would be required to place these signs at either end of the property along the NY Route 117 property line to notify potential customers that they would not be accepted at the site until the on-site queues had abated adequately.

In correspondence dated, January 23, 2012, VHB concluded that it was unlikely that the Valerio Court Splash facility would be visited by more than 105 vehicles during the busiest hour of the busiest day of the year but suggested that the Planning Board might want to request additional data from the Applicant. A queuing analysis conducted by VHB indicated that "queues at the car-wash could conceivably approach the capacity of the site to accommodate them in this worst-case



scenario”, which is why VHB had initially recommended approval be conditioned upon the inclusion of the aforementioned signs. VHB also offered that, while it would be difficult to turn left from Valerio Court onto Bedford Road during peak periods, there would be sufficient capacity to accommodate the peak projected demand and that, with the addition of the right-turn lane on Valerio Court, motorists would also have the option of exiting to the right instead.

Subsequently, the Applicant provided one year’s worth of sales data from the Greenwich Splash facility located at the corner of US1 and East Weaver Street. In correspondence dated February 13, 2012, VHB noted that, during the peak hour of the peak day of 2011, 114 customers visited the Greenwich Splash facility but, due to population density, nearby competition and the capacity of the adjacent street, the annual peak hour of activity and the Bedford Splash should be less than the 105 customers projected VHB’s January 23, 2012 correspondence. A summary of the conditions evaluated in 2011 and 2012 for Bedford Splash is provided in the table below.

Summary of Previous Visitor Projections Evaluated for Bedford Splash

Alternative Evaluated	Weekly Peak Hour	Annual Peak Hour	Worst-case Peak Hour
# Customers	63	86	105

B. Current Review

A VHB professional engineer, licensed to practice in the State of New York, visited the existing Greenwich Splash and Russell Speeder’s car washes on Saturday, April 5, 2014. This day was selected as the forecast was for dry sunny weather after 24 hours of rain and it was expected that both facilities would be busy on that day.

Based on a review of data previously provided for Splash’s Shelton and Greenwich facilities, the visits were scheduled from 10:00 to 11:30 a.m. and from 12:30 to 2:00 p.m. as these were the hours which the data indicated would be busiest. The Bedford car wash was visited in the morning while the Greenwich car wash was visited in the afternoon. The visits included queuing surveys and observations of activity at both facilities, the results of which are attached.

The Russell Speeder’s car wash provided two queuing lanes which serve a single tunnel car wash. Observations indicated that the capacity of the facility was constrained more by the interior cleaning efforts and exterior wipe down efforts before and after the tunnel than by the operations of the tunnel itself and that the capacity of the facility is a function of the effort and efficiency of the individuals performing these tasks. Simply stated, as activity at the car wash increases, the speed at which the employees prepare and finish the cars ramps up. Based upon a review of operations and an inspection of aerial photography of the Site it is calculated that up to 28 vehicles can be accommodated in and behind the tunnel before queues spill back onto the street.

As can be seen from the attached survey and observation results, the average queue at Russell Speeder’s during the busiest hour was 9 vehicles and the maximum queue was 15 vehicles. At one point in time, the queue in one of the two lanes feeding the tunnel came within 60 feet of the street. The maximum arrival rate was calculated at 53 vehicles per hour and, when traffic from non-car-wash activity at the site was added in, the maximum arrival rate increased to 57 vehicles per hour. The average service rate at peak operation was calculated to be 64.5 seconds per vehicle.



In conclusion, the Russell Speeder's car wash was visited by up to 57 vehicles per hour during the survey period, demand at the facility approached but did not exceed the capacity of the car wash, queuing was generally modest and always confined to the site. Considering that the nearest competitor is almost 10 miles away (in Yorktown Heights) it is further concluded that the activity at the Russell Speeder's facility represents close to the maximum demand for the market area.

The Greenwich Splash facility is a 2-tunnel car wash, with the first tunnel providing a brushless hand wash and the second tunnel providing an express brush wash. Again, observations indicated that the capacity of the facility was constrained more by the interior cleaning efforts and exterior wipe down efforts before and after the tunnel than by the operations of the tunnels themselves. Based upon a review of operations and an inspection of aerial photography of the Site it is calculated that up to 32 vehicles can be accommodated in and behind the tunnels before queues spill back onto the street.

As can be seen from the attached survey and observation results for the Greenwich Splash facility, the average queue for the hand-wash tunnel during the busiest hour was 11 vehicles and the average queue for the express-brush tunnel during the busiest hour was 4 vehicles. The maximum queue for the hand-wash tunnel was 16 vehicles and the maximum queue for the express-brush tunnel during the busiest hour was 8 vehicles. At one point in time, the queue in the lanes feeding the hand-wash tunnel came within 20 feet of the street. The maximum arrival rate for both tunnels combined was observed to be 79 vehicles per hour and, when traffic from non-car-wash activity at the site was added in, the maximum arrival rate increased to 84 vehicles per hour. The average service rate at peak operation was calculated to be 63 seconds per vehicle for the hand-wash tunnel and 65 seconds per vehicle for the express-brush tunnel. No police activity was noted in the vicinity of the Greenwich Splash facility at any time.

In conclusion, the Greenwich Splash car wash was visited by up to 84 vehicles per hour during the survey period, demand at the facility approached but did not exceed the combined capacity of the car wash tunnels, queuing was generally modest and always confined to the site. Considering that the nearest competitor is 2 miles away (in Port Chester) it is further concluded that the activity at the Greenwich Splash facility represents slightly less than the maximum demand for the market area. A summary of surveyed customer activity at Russell Speeder's and Greenwich Splash facilities is provided in the Table below.

Summary of 2014 Surveyed Peak-hour Customer Activity

Facility Surveyed	Russell Speeder's	Greenwich Splash	<u>Russell Speeder's</u> <u>Greenwich Splash</u>
Peak-hour Customers	57	84	68%

When requested to provide sales information for April 5, 2014, the operator indicated a sales total of 742. Compared to the data for the same facility in 2011, this value is greater than all days in February, March, July, August, September, October and December of that year. It is 77% of the maximum daily value of 960 recorded in that year and it is 93% of the April 2011 value. This indicates that activity in April 2014 was not much different from April 2011 and that the day selected for the surveys reflected busier than average conditions. A summary of this comparison is provided in the table below.

Comparison of 2011 v 2014 Customer Activity at Greenwich Splash

Facility Surveyed	2011 Maximum	April 2011	April 2014	Change from April 2011	Difference from 2011 Maximum
Peak-hour Customers	114	93	84	-10%	-26%
Daily Customers	960	797	742	-7%	-23%

Based on these findings, namely that demand at Russell Speeder's was less than at Greenwich Splash, that demand at both facilities was not constrained by capacity, as well as based on previous findings that the population density in the vicinity of the Bedford site is considerably less than at the Greenwich site, it is concluded that peak demand at the Bedford Splash will most likely be predicted by the division of activity at Russell Speeder's by the percentage of peak-hour activity in the year (i.e., 57/0.74), or to 77 vehicles per hour. This is less than the peak value of 86 vehicles per hour projected in 2011 and the worst-case scenario of 105 vehicles per hour evaluated in our January 23, 2012 review. This peak demand is also likely to be divided between the two car wash facilities, if both are in operation simultaneously. A comparison of current and previous trip projections is provided in the table below.

Comparison of Previous and Current Visitor Projections for Bedford Splash

Alternative Evaluated	Previous Projections			Current Projection
	Weekly Peak Hour	Annual Peak Hour	Worst-case Peak Hour	Annual Peak Hour
# Customers	63	86	105	77

As can be seen from the above table, the current projections are consistent with the projections previously evaluated.

C. Conclusions

VHB has compared activity at the Russell Speeder's and Greenwich Splash car wash facilities and concludes that the demand for car washes on NY Route 117 in Bedford is approximately 32% less than on US Route 1 in Greenwich. VHB also compared activity at Greenwich Splash in 2014 and 2011 and finds that there has been no significant change in activity at Greenwich Splash in the

intervening years. VHB has revisited the analyses conducted in 2011 and 2012 and concludes that those analyses and the resulting findings remain valid.

Specifically, VHB concludes that the proposed Site Plan is adequate to accommodate all activity reasonably expected to occur at the site and that the impact of the additional traffic generated by the car wash is mitigated by the reduction in curb cuts on NY Route 117, by the addition of a right-turn lane on Valerio Court and by the removal for the former development on the property (and the traffic that could be associated therewith). These findings notwithstanding, given the vagaries of car-wash activity, it is still the recommendation of VHB that, should the Board chose to approve this Application, it consider conditioning it upon the inclusion of two portable signs as part of the Site Plan. The signs would state in black letters on a white background "NO ADDITIONAL CUSTOMERS ACCEPTED AT THIS TIME". In the event of an exceptional day, where queued vehicles would be about to spill back from the site onto Valerio Court, the operator would be required to place these signs at either end of the property along the NY Route 117 property line to notify potential customers that they would not be accepted at the site until the on-site queues had abated adequately.

Very truly yours,

VHB Engineering, Surveying and Landscape Architecture, P.C.

John Canning, PE
Office Managing Director





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 Site Code : 00000000
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Russell Speeder's Car Wash - NY Rt 117, Bedford

L No.	Joined Queue	Released From Queue	Delay
1	10:04:01 AM	10:07:10 AM	189
1	10:04:03 AM	10:08:41 AM	278
1	10:04:16 AM	10:10:42 AM	386
1	10:06:06 AM	10:14:38 AM	512
1	10:06:06 AM	10:15:19 AM	553
1	10:08:42 AM	10:16:33 AM	471
1	10:10:44 AM	10:17:44 AM	420
1	10:13:50 AM	10:18:37 AM	287
1	10:14:08 AM	10:19:44 AM	336
1	10:14:25 AM	10:21:08 AM	403
1	10:15:00 AM	10:22:19 AM	439
1	10:15:40 AM	10:23:11 AM	451
1	10:16:30 AM	10:25:53 AM	563
1	10:17:43 AM	10:27:10 AM	567
1	10:19:14 AM	10:29:35 AM	621
1	10:19:24 AM	10:30:34 AM	670
1	10:20:15 AM	10:33:42 AM	807
1	10:20:17 AM	10:35:36 AM	919
1	10:20:27 AM	10:37:06 AM	999
1	10:20:39 AM	10:38:35 AM	1076
1	10:23:50 AM	10:40:28 AM	998
1	10:24:04 AM	10:42:48 AM	1124
1	10:29:15 AM	10:43:47 AM	872
1	10:31:18 AM	10:45:18 AM	840
1	10:32:00 AM	10:46:14 AM	854
1	10:34:14 AM	10:47:26 AM	792
1	10:34:39 AM	10:48:31 AM	832
1	10:35:11 AM	10:49:28 AM	857
1	10:35:22 AM	10:50:29 AM	907
1	10:38:35 AM	10:51:29 AM	754
1	10:39:26 AM	10:52:51 AM	805
1	10:40:44 AM	10:53:38 AM	774
1	10:43:31 AM	10:56:44 AM	793
1	10:43:50 AM	10:57:41 AM	831
1	10:44:01 AM	10:58:28 AM	867
1	10:44:42 AM	11:00:32 AM	950
1	10:45:33 AM	11:03:13 AM	1060
1	10:45:35 AM	11:04:13 AM	1118
1	10:46:06 AM	11:04:25 AM	1099
1	10:51:32 AM	11:04:26 AM	774
1	10:52:38 AM	11:04:26 AM	708
1	10:52:39 AM	11:04:27 AM	708
1	10:53:20 AM	11:04:27 AM	667
1	10:57:57 AM	11:04:27 AM	390
1	10:58:02 AM	11:04:28 AM	386
1	10:58:44 AM	11:04:28 AM	344

*Ave Q 9
 Max Q 15 (came within 60' of the street).
 Average Service Rate 65.0 sec/veh
 Average Arrival Rate 49 vph
 + 6 trips that did not use carwash
 => 54 vph*

Sat 4/5/14. Dry sunny day after 24 hours of rain.

L No.	Joined Queue	Released From Queue	Delay
1	10:58:57 AM	11:04:29 AM	332
1	10:59:50 AM	11:04:29 AM	279
1	11:00:08 AM	11:04:30 AM	262
2	10:15:59 AM	10:18:44 AM	165

Summary Information:

10:04:00 AM - 11:05:00 AM		Lane 1	Lane 2
Total Vehicle Count:	49	49	1
Delayed Vehicle Count:	49	49	1
Through Vehicle Count:	0	0	0
Average Stopped Time:	671.92	1124	165.000
Maximum Stopped Time:	1124	0	165
Min. Secs. for Delay:	0	0	0
Average Queue:	9.07	9.07	0.994
Queue Density:	9.07	9.07	1.000
Maximum Queue:	15	15	1
Delay in Vehicle Hour:	9.07	9.07	1.00
Total Delay:	32924	32924	165

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Russell Speeders Car Wash. NY R117 Bedford

L n.	Joined Queue	Released From Queue	Delay
1	11:13:01 AM	11:13:34 AM	33
1	11:13:01 AM	11:15:02 AM	121
1	11:13:01 AM	11:15:52 AM	171
1	11:13:02 AM	11:16:55 AM	233
1	11:13:02 AM	11:17:51 AM	289
1	11:13:02 AM	11:18:50 AM	348
1	11:13:03 AM	11:19:52 AM	409
1	11:13:04 AM	11:20:47 AM	463
1	11:13:58 AM	11:21:33 AM	455
1	11:16:02 AM	11:22:21 AM	379
1	11:17:32 AM	11:23:33 AM	361
1	11:19:28 AM	11:24:24 AM	296
1	11:19:38 AM	11:26:17 AM	399
1	11:22:13 AM	11:27:34 AM	321
1	11:22:50 AM	11:29:37 AM	407
1	11:24:54 AM	11:29:37 AM	283
1	11:25:21 AM	11:29:37 AM	256
1	11:26:46 AM	11:29:38 AM	172
1	11:27:07 AM	11:29:38 AM	151
1	11:27:36 AM	11:29:38 AM	122
1	11:27:36 AM	11:29:39 AM	123

Ave Q 6
 Max Q 8
 Average service rate 64.5 sec/veh
 Avg arrival rate 53 uph
 + 4 trips which did not use car wash
 (Coastwall 1 x 4)
 ⇒ 57 uph

Summary Information:	
11:13:00 AM - 11:30:00 AM	Lane 1
Total Vehicle Count:	→ 21
Delayed Vehicle Count:	21
Through Vehicle Count:	0
Average Stopped Time:	275.81
Maximum Stopped Time:	463
Min. Secs. for Delay:	→ 0
Average Queue:	→ 5.80
Queue Density:	5.81
Maximum Queue:	→ 8
Delay in Vehicle Hour:	5.80
Total Delay:	5792

Sat 4/5/14
 Dry sunny day after 24 hours of rain



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Weaver St Greenwich Splash Car wash (Brushless)

L n.	Joined Queue	Released From Queue	Delay
1	12:32:00 PM	12:32:50 PM	50
1	12:32:01 PM	12:33:35 PM	94
1	12:32:02 PM	12:34:23 PM	141
1	12:32:03 PM	12:35:52 PM	229
1	12:32:04 PM	12:36:46 PM	282
1	12:32:04 PM	12:38:12 PM	368
1	12:33:11 PM	12:41:22 PM	491
1	12:33:36 PM	12:43:28 PM	592
1	12:36:35 PM	12:44:45 PM	490
1	12:36:42 PM	12:46:10 PM	568
1	12:37:05 PM	12:47:50 PM	645
1	12:38:02 PM	12:48:44 PM	642
1	12:39:00 PM	12:49:49 PM	649
1	12:39:19 PM	12:51:08 PM	709
1	12:39:21 PM	12:52:34 PM	793
1	12:40:31 PM	12:53:19 PM	768
1	12:40:53 PM	12:54:05 PM	792
1	12:43:18 PM	12:55:03 PM	705
1	12:44:05 PM	12:56:09 PM	724
1	12:44:26 PM	12:57:10 PM	764
1	12:46:19 PM	12:58:10 PM	711
1	12:46:28 PM	12:59:17 PM	769
1	12:47:04 PM	1:00:55 PM	831
1	12:48:30 PM	1:01:50 PM	800
1	12:49:14 PM	1:03:46 PM	872
1	12:51:10 PM	1:04:40 PM	810
1	12:51:26 PM	1:06:57 PM	931
1	12:54:03 PM	1:07:43 PM	820
1	12:54:10 PM	1:08:36 PM	866
1	12:54:31 PM	1:09:49 PM	918
1	12:55:03 PM	1:11:58 PM	1015
1	12:55:18 PM	1:13:35 PM	1097
1	12:55:21 PM	1:17:54 PM	1353
1	12:58:32 PM	1:20:03 PM	1291
1	1:05:11 PM	1:20:46 PM	935
1	1:05:14 PM	1:22:06 PM	1012
1	1:05:35 PM	1:23:30 PM	1075
1	1:11:11 PM	1:25:00 PM	829
1	1:12:10 PM	1:25:52 PM	822
1	1:12:39 PM	1:27:25 PM	886
1	1:13:43 PM	1:29:42 PM	959
1	1:16:50 PM	1:31:18 PM	868
1	1:17:32 PM	1:33:03 PM	931
1	1:18:03 PM	1:34:43 PM	1000
1	1:20:38 PM	1:36:15 PM	937
1	1:20:41 PM	1:37:14 PM	993



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Weyver St Greenwich Splash Car Wash (Brushless)

L	No.	Joined Queue	Released From Queue	Delay
1	47	1:22:18 PM	1:38:00 PM	942
1	48	1:26:03 PM	1:39:01 PM	778
1	49	1:26:43 PM	1:40:17 PM	814
1	50	1:27:41 PM	1:41:20 PM	819
1	51	1:29:56 PM	1:42:27 PM	751
1	52	1:32:20 PM	1:43:15 PM	655
1	53	1:32:25 PM	1:44:38 PM	733
1	54	1:32:38 PM	1:45:42 PM	784
1	55	1:33:38 PM	1:47:01 PM	803
1	56	1:34:13 PM	1:48:04 PM	831
1	57	1:34:54 PM	1:48:58 PM	844
1	58	1:36:28 PM	1:49:44 PM	796
1	59	1:40:07 PM	1:50:34 PM	627
1	60	1:40:20 PM	1:52:26 PM	726
1	61	1:40:22 PM	1:53:43 PM	801
1	62	1:42:58 PM	1:54:59 PM	721
1	63	1:43:13 PM	1:56:35 PM	802
1	64	1:43:35 PM	1:57:52 PM	857
1	65	1:44:52 PM	1:59:12 PM	860
1	66	1:46:15 PM	1:59:27 PM	792
1	67	1:46:29 PM	1:59:28 PM	779
1	68	1:47:12 PM	1:59:28 PM	736
1	69	1:48:48 PM	1:59:28 PM	640
1	70	1:50:42 PM	1:59:28 PM	526
1	71	1:52:16 PM	1:59:29 PM	433
1	72	1:52:38 PM	1:59:29 PM	411
1	73	1:53:09 PM	1:59:29 PM	380
1	74	1:53:42 PM	1:59:30 PM	348
1	75	1:54:01 PM	1:59:30 PM	329
1	76	1:54:05 PM	1:59:30 PM	325
1	77	1:55:07 PM	1:59:31 PM	264
1	78	1:55:53 PM	1:59:31 PM	218
1	79	1:58:33 PM	1:59:31 PM	58
1	80	1:59:11 PM	1:59:32 PM	21
1	81	1:59:17 PM	1:59:32 PM	15
2	1	12:32:15 PM	12:35:21 PM	186
2	2	12:32:15 PM	12:42:45 PM	630
2	3	12:35:20 PM	12:44:19 PM	539
2	4	12:38:11 PM	12:45:18 PM	427
2	5	12:38:17 PM	12:46:09 PM	472
2	6	12:39:19 PM	12:47:54 PM	515
2	7	12:40:18 PM	12:49:06 PM	528
2	8	12:46:26 PM	12:50:05 PM	219
2	9	12:47:26 PM	12:51:50 PM	264
2	10	12:49:45 PM	12:54:12 PM	267
2	11	12:51:19 PM	12:55:54 PM	275

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Waver St Greenwich Splash Car Wash (Brush)

L	No.	Joined Queue	Released From Queue	Delay
2	12	12:51:29 PM	12:57:46 PM	377
2	13	12:54:01 PM	12:58:30 PM	269
2	14	12:57:43 PM	1:01:49 PM	246
2	15	12:57:44 PM	1:03:20 PM	336
2	16	12:59:04 PM	1:05:02 PM	358
2	17	1:05:39 PM	1:10:28 PM	289
2	18	1:06:31 PM	1:11:47 PM	316
2	19	1:13:53 PM	1:20:48 PM	415
2	20	1:13:55 PM	1:23:51 PM	596
2	21	1:14:51 PM	1:25:04 PM	613
2	22	1:17:40 PM	1:25:47 PM	487
2	23	1:19:07 PM	1:26:52 PM	465
2	24	1:19:13 PM	1:27:34 PM	501
2	25	1:19:16 PM	1:29:02 PM	586
2	26	1:20:17 PM	1:30:31 PM	614
2	27	1:24:18 PM	1:31:55 PM	457
2	28	1:27:16 PM	1:32:37 PM	321
2	29	1:29:51 PM	1:33:33 PM	222
2	30	1:31:24 PM	1:36:51 PM	327
2	31	1:32:49 PM	1:41:21 PM	512
2	32	1:35:24 PM	1:44:06 PM	522
2	33	1:36:40 PM	1:45:09 PM	509
2	34	1:36:43 PM	1:46:14 PM	571
2	35	1:39:11 PM	1:47:25 PM	494
2	36	1:39:41 PM	1:48:02 PM	501
2	37	1:39:43 PM	1:49:35 PM	592
2	38	1:40:24 PM	1:50:35 PM	611
2	39	1:41:36 PM	1:51:47 PM	611
2	40	1:44:14 PM	1:53:11 PM	537
2	41	1:46:30 PM	1:58:19 PM	709
2	42	1:49:28 PM	1:59:33 PM	605
2	43	1:54:13 PM	1:59:33 PM	320
2	44	1:56:19 PM	1:59:33 PM	194
2	45	1:56:36 PM	1:59:34 PM	178
2	46	1:56:58 PM	1:59:34 PM	156
2	47	1:57:36 PM	1:59:34 PM	118

File Name : Not Nam
 Site Code : 00000000
 Start Date : 4/5/2014
 Page No : 4

Sat 4/5/14. Dry Sunny day after 24 hours of rain.

	Lane 1	Lane 2
Total Vehicle Count:	81	47
Delayed Vehicle Count:	81	47
Through Vehicle Count:	0	0
Average Stopped Time:	691.93	422.489
Maximum Stopped Time:	1353	709
Min. Secs. for Delay:	0	0
Average Queue:	→ 10.67	→ 3.790
Queue Density:	10.67	3.912
Maximum Queue:	→ 16	→ 8
Delay in Vehicle Hour:	10.67	3.79
Total Delay:	56046	19857

daily volume 472, greater than 7 months of activity.
 Ranks as 5th highest daily total by month.

Lane 1 (Brushless Hand wash)

Ave Q 11 (in peak hour - 12:36:30 to 1:36:30)

Max Q 16 (came within 20' of the street)

Average Service Rate 63 sec/veh (11:35 to 1:51)

Average arrival rate: 50 vehicles in the busiest hour (+ 7 extra trips which did not use car wash)

Lane 2 (Brush express wash)

Ave Q 4 (in peak hour - 12:57:40 to 1:57:40)

Max Q 8

Average Service Rate 65 sec/veh (1:44 to 1:57)

Average Arrival Rate 34 vehicles in the busiest hour (extra trip, see above)

Lane 1 & 2 Combined

Peak hour 12:36:30 to 1:36:30

Average Arrival Rate 79 + 7 extra trips that did not use car wash.

⇒ 84 total trips.

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

4/10/14 - PB

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

April 10, 2014

Town of Bedford Planning Board
425 Cherry St
Bedford Hills, NY 10507-1308

Attn: Ms. Deidre Courtney-Batson, Chair

Re: GlenArbor Golf Club
Re-Build of Staff Housing

Dear Members of the Board:

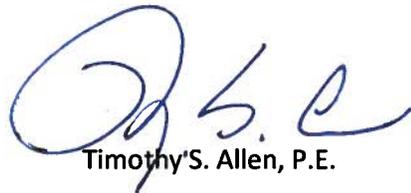
As you probably are aware, a recent fire occurred at the GlenArbor staff house which left the structure uninhabitable. GlenArbor Golf Club is seeking to re-build the structure in-kind in accordance with your Board's approvals in 2006.

In accordance we are seeking a re-grant of site plan approval or a waiver of such. Attached please find 8 copies/prints of the following:

- Site Plan Application
- Environmental Clearance Form
- Short Form EAF
- Original Plan SP-1, dated last revised Feb. 6, 2006

We respectfully request this matter to be placed on your April 22nd agenda for consideration.

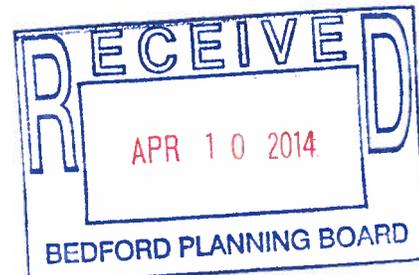
Very truly yours,



Timothy S. Allen, P.E.

TSA/mme
Enclosures

cc: M. Gregory
K. Benoit
File



Site Design ♦ Environmental

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

FINAL SITE PLAN APPLICATION

Submit to: Town of Bedford Planning Board, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: Glen Arbor Golf Club Phone: 241-0700

Address: 234 Bedford Center Rd.

SIGNATURE OF OWNER: [Signature] Date: 4-10-14

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME AS OWNER Phone: _____

Address: _____

Interest of applicant: _____

SIGNATURE OF APPLICANT: _____ Date: _____

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: BIBBO Assoc., LLP Phone: 277-5805

Address: 293 Route 100 Soners, NY 10589

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 72.08 Block: 1 Lot(s): 1 Area: 177ac

Zoning District: R-4 Proposed Use: REBUILD START HOUSE

Number of parking spaces required by the Bedford Town Code: 6

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

a. Ten (10) copies each of _____ sheets showing data required by Article IX, Section 125-89 of the Bedford Town Code for approval of a Final Site Plan.

b. Any data required by the Planning Board in addition to the above.

c. Application fee to be computed as follows: _____
\$25 for each parking space required by the Town Code. (Make check payable to the Town of Bedford).

(See other side)

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK

ENVIRONMENTAL CLEARANCE FORM

(This Side to be Completed by Applicant)

1. IDENTIFICATION OF OWNER

Name of owner: GLEW ARBOR GOLF CLUB
Address: 234 BEDFORD CENTER RD. Phone: 241-0700

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: SAME AS ABOVE
Address: _____ Phone: _____

3. IDENTIFICATION OF SITE INVOLVED, if any

a. Name or other identification of site GLEW ARBOR STAFF HOUSE
b. Roads which site abuts BEDFORD CENTER RD.
c. Bedford tax map designation: Section: 22.08 Block 1 Lot (s) 1
d. Total site area 177 AC
e. Does the applicant have a whole or partial interest in lands adjoining this site? _____

4. IDENTIFICATION OF PROPOSED ACTION

a. Description of Proposed Action RE-BUILD STAFF HOUSE
b. Relationship to other actions:
1. List any further actions which may be undertaken, of which this proposed action is part or first step, e. g. further subdivision of a large parcel of land: N/A
2. List any related actions which may be undertaken, of which this proposed action, e.g. highway reconstruction to serve increased traffic: N/A
3. List any actions which are dependent upon this proposed action, and therefore should be reviewed as part of this action, e.g. house construction in the case of a residential subdivision: N/A

All such actions must be reviewed in conjunction with the action proposed.

5. CLASSIFICATION OF PROPOSED ACTION (see lists of Type I, II, Exempt, Excluded Actions)

- Type I. An Environmental Impact Statement is required unless the applicant demonstrates conclusively that one is not needed. Proceed to Environmental Assessment Form.
- Type II or Exempt Action. No Environmental Impact Statement is needed. Submit this form only.
- Unlisted Action. Pending Analysis of further information, an Environmental Impact Statement may be required. Proceed to Environmental Assessment Form.

04/05


Signature of Applicant

4/10/14
Date

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: GLEN ARBOR GOLF CLUB - STAFF HOUSING							
Project Location (describe, and attach a location map): 234 BEDFORD CENTER RD.							
Brief Description of Proposed Action: RE-BUILD EXISTING STAFF HOUSE LOST IN RECENT FIRE (IN-KIND).							
Name of Applicant or Sponsor: GLEN ARBOR GOLF CLUB		Telephone: 241-0700					
		E-Mail:					
Address: 234 BEDFORD CENTER RD.							
City/PO: BEDFORD		State: NY	Zip Code: 10507				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.08 acres					
b. Total acreage to be physically disturbed?		0.08 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		177 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>GLEN ARBOR GOLF CLUB</u> Date: <u>4/10/14</u>		
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Amyot, Gail

From: Ken Benoit [kbenoit@glenarborclub.com]
Sent: Wednesday, April 02, 2014 11:11 AM
To: Amyot, Gail
Subject: FW: GlenArbor Staff House
Attachments: GlenArbor MAINT AREA.pdf; GLENARBOR-AS-BUILT.pdf; 1ST CONST FPD.dwg; GGC FOUND 012706.dwg

Hey Gail,

I sent this email (see below) to Steve this morning but I probably should have included you as well. Any help you could provide would be greatly appreciated. Thanks.

Regards,

Ken

Ken Benoit, Jr., CGCS

Golf Course Superintendent
GlenArbor Golf Club
234 Bedford Center Road
Bedford Hills, NY 10507
Phone: 914-241-0700 ext. 270
Fax: 914-242-1921

From: Ken Benoit
Sent: Wednesday, April 02, 2014 8:09 AM
To: 'sfraietta@bedfordny.gov'
Subject: GlenArbor Staff House

Good Morning Steve,

I am planning to stop by today to turn in my material in order to get on next month's planning board meeting. Usually Tim Allen handles most of the blocking and tackling on the submittals but I am handling it this time. Before I come in I want to make sure I have everything in order so as not to waste both our time.

Re Temp staff house submittal;

I have attached 2 basic drawings (per our discussion last week) of the proposed site showing the location of the buildings. I have a couple questions. **1.** Which of the two drawings would work best for submittal? **2.** What size and how many copies do I need to submit? **3.** Is there anything else you need for my submittal?

Re rebuilding the permanent staff house submittal;

Our plan, assuming the foundation is intact and uncompromised, which we have every reason to believe is the case, is to rebuild the exact same structure (aside from any code changes between 2006 and 2014 that need to be addressed). The original architect, Julius Traina passed away a few years ago so we only have been able to locate a couple of digital drawings of the building. Our paper records were stored in the basement of the building that burned and it is assumed that they are destroyed. I have attached floor plan and a foundation plan files from the original construction (dwg files so you need a cad reader to open them). **1.** Will they suffice for this purpose? If not, can you advise me further as to what you need so I can be sure to get everything in order prior to this week's submittal deadline? **2.** What size and how many copies of this information do I need to provide? **3.** Is there anything else you will need for my submittal?

4/2/2014

I plan to select my demo guy today and will submit for my demo permit immediately thereafter. We expect to get clearance to start the cleanup process as early as today.

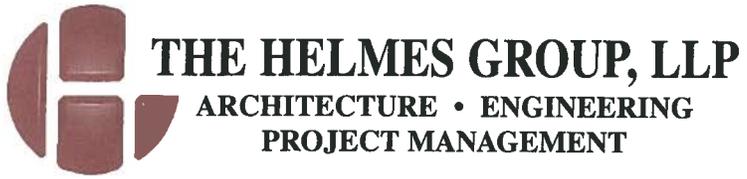
I really appreciate your help and patience as I try to make my way through this process. If you prefer to speak with me over the phone my cell number is 914-760-3575.

Regards,
Ken

Ken Benoit, Jr., CGCS

Golf Course Superintendent
GlenArbor Golf Club
234 Bedford Center Road
Bedford Hills, NY 10507
Phone: 914-241-0700 ext. 270
Fax: 914-242-1921

4/4/14 - P PB



April 4, 2014



Chairwoman Deirdre Courtney-Batson and
Members of the Planning Board
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507

Project: New Car Wash & Detailing Facility for Splash Bedford Hills, LLC
(Old Carvel Site - Bedford Road, Bedford Hills, NY)
Section 72.05, Block 1, Lots 39, 39.1 & 33

Subject: Updated Full Environmental Assessment Form reflecting revisions
requested at 3/11/14 Planning Board Meeting

Dear Chairwoman Courtney-Batson & Members of the Planning Board:

Attached please find eight (8) copies of the Full Environmental Assessment Form – Part 1, which we have revised to incorporate the comments requested at the 3/11/14 Planning Board meeting.

In particular:

- Section A now includes the Section, Lot and Block number for the subject parcel.
- Section B, Item c, includes reference to include approval required from ZBA.
- Section B, Item d, includes approval required from Building Department for required Building Permit.
- Section D.1, Item b, includes the acreage involved for the total project and the physically disturbed areas and an attachment has been provided showing the calculations for this acreage.

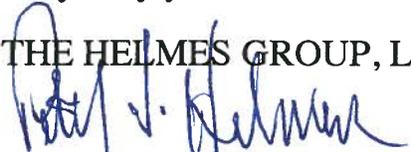
- Section D.2, Item c, i, indicates total water usage / demand per day and an attachment has been provided to show the calculations for determining total usage.
- Section D.2, Item e, has been changed from No to Yes. In addition, an attachment has been provided to substantiate Item i of this section.
- Section D.2, Item r, has been revised to indicate a more accurate estimate of solid waste to be generated during construction and once the facility is in operation. An attachment has also been provided to further substantiate the numbers listed.
- Section E.1, Item a, ii, has been revised to expand on the description of the land uses surrounding the project site. An attachment has also been provided with more detailed information.
- Section F has been revised to include a note stating “See attachments for Additional Information” and a separate Attachment Section has been provided at the end of this document with all above-referenced attachments clearly denoted.

I believe we have addressed all of the Planning Board’s comments which were made at the 3/11/14 Planning Board meeting and look forward to making a presentation at your regularly scheduled meeting starting at 8 p.m. on Tuesday, April 8, 2014.

If you have any questions or require any additional information prior to that time, please do not hesitate to contact me.

Very truly yours,

THE HELMES GROUP, LLP



Peter J. Helmes, AIA, Architect

PJH:KFJ / Enclosures

cc: Mark Curtis, Splash Bedford Hills, LLC
Charles V. Martabano, Esq.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Splash Car Wash and Detailing Facility		
Project Location (describe, and attach a general location map): 562 & 570 North Bedford Road (Route 117) Bedford Hills, N.Y. 10507 (Section 72.05 , Lots 39, 39.1, & 33 , Block 1) (See Dwgs. submitted to Plan Bd.)		
Brief Description of Proposed Action (include purpose or need): New Car Wash & Detailing Facility proposed at 562 & 570 Bedford Road (Route 117) consisting of approximately 10,500 square feet of new building (In two separate building structures.) and related site improvements. (Refer to the Site Plan Drawings.)		
Name of Applicant/Sponsor: Splash Bedford Hills, LLC.	Telephone: 203-324-5400	E-Mail: mark@splash1.org
Address: 625 West Putnam Avenue		
City/PO: Greenwich	State: CT.	Zip Code: 06830
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 570 North Bedford Road LLC. & ONAB Corp. (C/O Charles Martabano Esq.)	Telephone: 914-242-6200	E-Mail:
Address: 9 Mekeel Street		
City/PO: Katonah	State: N.Y.	Zip Code: 10536

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Steep Slopes / Planning Board Site Plan / Planning Board	
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Permit from ZBA	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Engineer for SWPPP approval & Bldg. Dept. for Building Permit.	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Septic & Well / Westchester County Department of Health	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York State Department of Transportation & NYS DEC for Storm Drainage.	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RB - (Roadside Business Zoning) and R-1/2 Acre - (Residential 1/2 Acre Zoning)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Bedford Central School District

b. What police or other public protection forces serve the project site?
Town of Bedford Police Department

c. Which fire protection and emergency medical services serve the project site?
Bedford Hills Fire Department

d. What parks serve the project site?
Bedford Hills Memorial Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Commercial Use (Car Wash and detailing Facility)

b. a. Total acreage of the site of the proposed action? 1.67 acres
b. Total acreage to be physically disturbed? 1.51 acres (See attachments for additional information.)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.67 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 10 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 2
 ii. Dimensions (in feet) of largest proposed structure: 20 ft height; 81 ft. width; and 115 ft. length
 iii. Approximate extent of building space to be heated or cooled: 10,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: Water Recycling Tanks for the Car Wash Tunnels.
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Well water will be the original source for the Wash Bays but will be recycled reducing well water usage. (See recycling process in Part 3)
 iii. If other than water, identify the type of impounded/contained liquids and their source.
 iv. Approximate size of the proposed impoundment. Volume: 0.015 million gallons; surface area: N/A acres
 v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Precast Concrete Tanks.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: *i.* Total anticipated water usage/demand per day: _____ 724 gallons/day (See attachments for additional information)

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Town of Bedford Water Department
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
Car Wash Tunnels will utilize well water and recycled water.

vi. If water supply will be from wells (public or private), maximum pumping capacity: est. 20 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 724 gallons/day
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Primarily sanitary since all wash water from the two Car Wash tunnels will be 100% recycled on Site. (Refer to D.2.c, Item 1, above)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
 Proposed Subsurface Sewage Disposal Areas will be provided. (See Site Plans)

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 Car Wash Tunnels will utilize well water and recycled water.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 34,720 Square feet or 0.80 acres (impervious surface) (See attachments for additional information.) We are reducing the existing
 72,919 Square feet or 1.67 acres (parcel size) impervious surface area from 57,442 s.f. (1.32 Acres) to 34,720 s.f. (0.80 Acres.)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 To on-site stormwater management and treatment facilities. It shall be noted that the net impervious surface will decrease as a result of the proposed improvements.

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):
(See Attachments for additional information) _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 8 AM to 8 PM.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ (See Traffic Report)

iii. Parking spaces: Existing 75 +/- Proposed 12 Net increase/decrease 63 +- (Decrease)

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 A new right hand turning lane is proposed on Valerio Court and two existing carb cuts will be eliminated on Bedford Road.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 Approximately 220,000 KWH

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Local Utility companies NYSEG (Electric) & ConEd (Gas)

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>7 AM to 4 PM</u>	• Monday - Friday:	<u>8 AM to 8 PM</u>
• Saturday:	<u>7 AM to 4 PM</u>	• Saturday:	<u>8 AM to 8 PM</u>
• Sunday:	<u>N/A</u>	• Sunday:	<u>8 AM to 6 PM</u>
• Holidays:	<u>N/A</u>	• Holidays:	<u>N/A</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 See Acoustical Sound Report attachment in part 3.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Street lamps for Parking Lot(12 FT High), Wall mounted down lighting for signs on building (15' FT High), Recessed Canopy Lights (10' FT High),
~~Wall Mounted Building Lights (12' FT High), Down lighting for free standing sign (6 FT High)~~

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored Car wash soap and waxes
 ii. Volume(s) 500 gallons per unit time _____ month (e.g., month, year)
 iii. Generally describe proposed storage facilities: Above ground 55-gallon polyurathane drums

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 1.22 tons per _____ Week (unit of time) (See Attachments for additional Information.)
 • Operation : _____ 1.20 tons per _____ Week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recycle cardboard & packaging of materials
 • Operation: Recycle cardboard, paper, plastics, glass, etc.
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: NYS Approved Carting Company
 • Operation: NYS Approved Carting Company

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: A small portion of land at the rear of property is zoned Residential, but cannot be used for Residential use due to inability to comply with applicable lot and bulk requirements and other site constraints including steep slopes and inability to support a subsurface sewage disposal system. To the East is a Residential cul de sac. To the South is a Bank. To the North is an Office Building. To the West is a Commercial Property. (Refer to Attachments for additional information)

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.32	0.79	0.53 (Decrease)
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	(incl. in Impervious)	(incl. in Impervious)	(incl. in Impervious)
• Other Describe: Plantings, trees, grasses, vegetative ground cover	0.35	0.88	0.53 (Increase)

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3 to 10 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 5 %

c. Predominant soil type(s) present on project site:

Grey Sandy Loam and / or	_____	85 %
Grey Fine Sands (down 84")	_____	_____ %
Bedrock 36" & deeper.	_____	15 %

d. What is the average depth to the water table on the project site? Average: _____ +/- 20 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	10 % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	_____	20 % of site
<input checked="" type="checkbox"/> Poorly Drained	_____	70 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	90 % of site
<input type="checkbox"/> 10-15%:	_____	_____ % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Indigenous mammals such as, birds _____ deer, raccoons, etc. _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p>i. Identify resource: <u>Haines Road Memorial Park and Katonah Memorial Park</u></p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

(See Attachments for additional Information information.)

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mark Curtis - Splash Bedford Hills, LLC. Date January 14, 2014 (Revised 3-21-14 per Planning Bd)

Signature _____ Title Member

ATTACHMENTS

to

Full Environmental Assessment Form

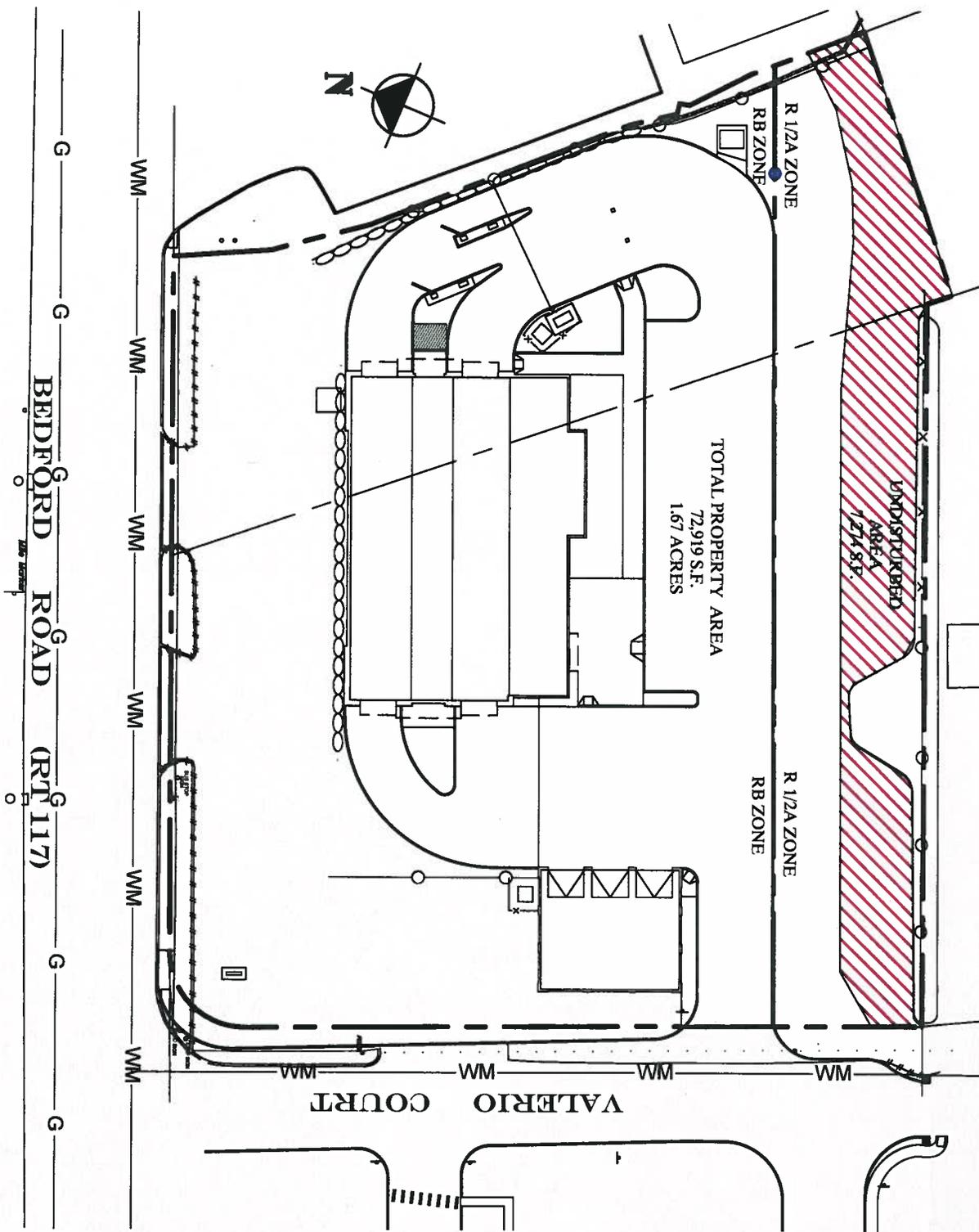
TOTAL ACREAGE
TO BE PHYSICALLY DISTURBED

**Written Narrative in support of
Full Environmental Assessment Form
Part 1, D.1.b, Item b. (Page 3 of 13)**

The total acreage to be physically disturbed: 1.51 acres

**(Refer to the attached Site Plan Analysis dated 3/18/14. It shall be noted that
a great deal of the disturbance will be a result of removing existing pavement
and replacing with lawns and landscaping.)**

FL/Splash



SPLASH BEDFORD HILLS, L.L.C.
 UNDISTURBED AREA = 7,274 S.F.
 DISTURBED AREA = 65,645 S.F.

 TOTAL LAND AREA = 72,919 S.F.
 = 1.67 ACRES
 DISTURBED AREA = 1.51 ACRES



THE HELMES GROUP, LLP.
 ARCHITECTURE • ENGINEERING
 PROJECT MANAGEMENT
 184 KATONAH AVENUE KATONAH, NY 10536
 TEL: (914) 232-4633 FAX: (914) 232-0768
 EMAIL: THG@THEHELMESGROUP.COM
 DATE: 3/20/14

TOTAL ANTICIPATED **WATER DEMAND PER DAY**

**Written Narrative in support of
Full Environmental Assessment Form
Part 1, D.2.c, Item i. (Page 5 of 13)**

The total anticipated water usage / demand per day is 724 gallons

(Refer to the attached documentation taken from Site Plan Drawing SSDS Plan Drawing 1 of 2 as approved by the Westchester County Department of Health. The water usage for the 724 gallons per day will be from Town of Bedford public water system. All other water usage for the car wash operation will be provided from the on-site well and a state-of-the-art Wash Water Recycling System will be utilized.)

PROPOSED CAR WASH

5.) THE DESIGN OF THE SUBSURFACE SEWAGE DISPOSAL AREA IS BASED ON A SOIL PERCOLATION RATE OF 16-20 MIN./INCH.

SEPTIC TANK SIZE = 680 GALLONS x 1.5 = 1,020 GALLONS (USE 1250 GALLON MINIMUM)

EMPLOYEES	<u>21</u> EMPLOYEES @ 15 GALLONS PER DAY =	<u>315</u> GALS./DAY
OFFICE	<u>1</u> EMPLOYEES @ 15 GALLONS PER DAY =	<u>15</u> GALS./DAY
WAITING AREA	<u>20</u> SEATS @ 20 GALLONS PER DAY =	<u>400</u> GALS./DAY
LAUNDRY	<u>5</u> LOADS @ 35 GALLONS PER DAY =	<u>175</u> GALS./DAY
SUB TOTAL		= <u>905</u> GALS./DAY

MANDATED USAGE OF WATER SAVING DEVICES (20% REDUCTION-(LESS)) 181 GALS./DAY

TOTAL FLOW FOR CAR WASH 724 GALS./DAY

DESIGN FLOW USED = 740 GALS./DAY MAXIMUM > 724 GALS./DAY PROPOSED FLOWS

ABSORPTION TRENCH LENGTH (MIN.) = 740 GALLONS/DAY
x 1 FT./0.7 GAL./S.F./DAY x 1/2 S.F./FT. OF ABSORPTION AREA = 528 L.F.

TOTAL IMPERVIOUS SURFACE
CREATED BY PROJECT

**Written Narrative in support of
Full Environmental Assessment Form
Part 1, D.2.e, Item i. (6 of 13)**

**How much impervious surface will the project create
in relation to total size of project parcel.**

(Refer to the attached documentation taken from Site Layout Drawing, 1 of 2 as included with the Planning Board submission for Preliminary Site Plan Approval. Since the project site was previously developed, it shall be noted that the total impervious coverage will actually be reduced from what currently exists from approximately 79% or 57,442 SF to 48% or 34,720 SF, a 31% reduction in overall impervious surface. Existing impervious surfaces will be removed and replaced with new lawns and / or landscaping.)

DISPOSAL OF SOLID WASTE

Written Narrative in support of Full Environmental Assessment Form Part 1, D.2.r, (8 of 13)

Describe any solid waste to be generated during construction or operation of the facility.

(During Construction, it is anticipated that 10 dumpsters will be required, each having a capacity of approximately 30 CY. Accordingly, a total of 300 cubic yards of solid waste and construction debris is anticipated during construction. Based on an estimated construction period of 10 months, a total of 30 cubic yards or one dumpster would be required per month. This would equate to approximately 7.5 CY per week. Based on an average weight of 325 pounds per cubic yard, a total of 2,438 pounds or 1.22 tons would be generated per week. All debris will be maintained in a neat and orderly fashion on the project site. Refer to the attached guidelines for estimated weight based on materials involved.)

(After Construction, the operators of the Car Wash, who happen to operate many other car wash facilities, anticipate that 1 container will be required, having a capacity of approximately 6 CY. This container would typically be picked up twice per week. Accordingly, a total of 12 cubic yards of solid waste is anticipated each week. Based on an average weight of 200 pounds per cubic yard, 2,400 pounds or 1.20 tons would be generated per week. All trash will be maintained in a neat and orderly fashion on the project site on a concrete pad in an enclosed dumpster area. Refer to the attached guidelines for estimated weight based on materials involved.)

HAULER TERMS and WASTE CONVERSION FACTORS

COMMON HAULER TERMS TO KNOW

Become familiar with the following terms that are commonly used among haulers:

- **Tipping Fee** (also *disposal fee*) is the fee that the hauler charges based on the amount (usually tons) of material that is disposed of (or tipped) at the landfill, transfer station or incinerator.
- **Pull Charge** (also *hauling of filled container charge*) is the charge for removing the dumpster.
- **Rental Fee** is the cost of using the dumpster for a specified length of time.
- **Cubic Yard** (or *yard*) is the most common unit for measuring the volume of solid waste. A cubic yard is equivalent to 202 U.S. gallons.
- **Tons** are the most common measure of weight for waste materials – a ton is equal to 2,000 pounds.
- **Density of waste** refers to the weight per unit of volume (e.g., the estimated weight of food waste is 412 pounds/55 gallon drum). (See below for a table of densities of various waste materials.)
- **DUMPSTER™** (also *container, box or can*) is a large container for storing trash. DUMPSTER™ containers are sized by the cubic yard, and can range from 1 yard to 40 yards.
- **Compactor** is a dumpster with an internal mechanism that compacts the waste to allow for more material to be stored in a single unit. These are commonly used for cardboard.
- **TOTER™ Carts** are wheeled containers for trash or recyclables, typically holding 60 to 100 gallons
- **Commingled** is a term used to describe several, but unlike, recyclables collected in the same recycling bin. Commonly, one *commingled container* is used for all paper products and another for all containers (aluminum, plastic and glass, and food and beverage containers).
- **Single Stream** is a term used to describe all recyclables collected in one recycling bin.

If you are not sure about a term, don't be afraid to ask. This will allow you to compare apples to apples, and you will know it for next time.

USEFUL WASTE CONVERSION FACTORS

Sources: <http://www.epa.gov/recycle/measure/docs/guide.pdf>

Measuring Recycling: A Guide for State and Local Governments; page 62: "Standard Waste Volume to Weight Conversion Factors" & Kansas Bureau of Waste Management

Material	Volume	Estimated Weight (Pounds)
Aluminum cans: whole	1 cubic yard	50-70
C&D	1 cubic yard	500
Cardboard boxes: un-compacted/ flattened	1 cubic yard	50-150
Clean rubble	1 cubic yard	1,800
Food Scraps	55-gallon drum	412
Glass: whole bottles	1 cubic yard	500-700
Grease (fats, solid-liquid cooking oil)	55-gallon drum	410
Mixed paper: flat	1 cubic yard	380/755
Municipal Solid Waste: residential/ un-compacted	1 cubic yard	150-300
Newspaper: un-compacted	1 cubic yard	360-505
Plastic soda bottles: whole	1 cubic yard	40
Wood pallets	1 cubic yard	515

325 lb.
AVG
PER CY.
DURING
CONSTRUCTION

Northeast Recycling Council, Inc. © June 10
NERC is an equal opportunity provider and employer.

EST. 200 lb.

AVG
PER C.Y. FOR
DAILY OPERATION

LAND USES ON AND SURROUNDING THE PROJECT SITE

Written Narrative in support of Full Environmental Assessment Form Part 1, E.1.a, item ii (9 of 13)

The land use on the proposed project site was previously a Carvel Ice Cream Store and a Used Car Sales facility / used car lot.

The proposed use will be for a single-story car wash and detailing facility containing two (2) separate detached buildings. References made to the Site Layout Plan, which is part of the Planning Board Submission for Preliminary Site Plan Approval.

North Bedford Road runs along the front / northwest side of the property. This is a main road and is regulated by NYSDOT. All of the properties on both sides of this road are for commercial use and include banks, automobile sales facilities, automobile repair garages, auto body shops, office buildings, etc.

The property to the rear / southeast side of the parcel is zoned for 1/2 -Acre Residential. Individual houses are provided and typically include one and two story single-family dwellings, which are located at a higher topographical elevation as compared with the adjacent commercial properties having frontage on Bedford Road.

The property directly to the left (when facing the parcel from Bedford Road) or the northeast side of the parcel is a two-story office building with paved parking area in front of the building.

The property directly to the right (when facing the parcel from Bedford Road) or the southwest side of the parcel is secondary road (Valerio Court) which provides access to four (4) residential lots of which three contain single family dwellings and one remains vacant raw land. On the opposite side of this secondary road is a single story commercial bank with a paved parking lot at the rear of the building. Access to and from the bank is via Valerio Court.

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THE PLANNING BOARD OF THE TOWN OF BEDFORD Bedford Hills, New York

April 8, 2014

A meeting of the Planning Board was held on April 8, 2014, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman John Sullivan, Board Members, William Colavito, Felix Cacciato, Diane Lewis, Planning Director Jeffrey Osterman, Secretary Gail Amyot

CONFERENCES

**Waiver of Site Plan Approval
Section 60.11 Block 3 Lot 39, LI
385 Adams Street, Bedford Hills
Owner – Raymond Hvolbeck
Applicant – Roger Calderone**

Discussed the application affecting premises located at 385 Adams Street, Bedford Hills shown and designated on Town Tax Maps as Section 60.11 Block 3 Lot 39, LI Zone

Present was the applicant Roger Calderone

Mr. Calderone stated that he would like to add a fence around part of his property to the front edge of the building. He related that his business has been vandalized and windows have been broken.

Mrs. Courtney-Batson told Mr. Calderone that the maximum height for a fence is six feet in the town. Mr. Sullivan suggested that the applicant consider a fence with vertical bars instead of chain link so that an intruder cannot scale the fence easily.

The Planning Board determined the proposed site plan is a Type II action as defined in the New York State Environmental Quality Review Act (SEQRA). Mr. Colavito endorsed the Board's determination on the ECF. Mrs. Lewis seconded.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

Mr. Sullivan made a motion to approve the waiver of site plan for a fence and Mr. Colavito seconded the motion with the following condition:

1. The six foot fence shall not extend beyond the front of the building.

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Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

A resolution titled, "Resolution No. 14/09" is incorporated as part of these minutes.

Steep Slopes Permit

Section 84.16 Block 2 Lot 42, R-4A Zone
701 South Bedford Road, Bedford Corners
Owner/Applicant – Andrew Roos

Discussed the schedule for the site walk at property located at 701 South Bedford Road, Bedford Corners shown and designated on Town Tax Maps as Section 84.16 Block 2 Lot 42, R-4 Zone

The board will visit the site on Monday, May 12, 2014 at approximately 9:00 a. m.

Conceptual Site Plan Approval

Section 73.13 Block 2 Lot 5, R-2A Zone
425 Cantitoe Street, Bedford
Owner/Applicant – Rippowam Cisqua

Discussed the application for conceptual site plan approval affecting premises located at 425 Cantitoe Street, Bedford shown and designated on Town Tax Maps as Section 73.13 Block 2 Lot 5, R-2A Zone

Present were Erik Kaeyer, KG&D Architect, Matthew Nespole, Head Master of Rippowam Cisqua and Kirtley Cameron, President of the Board of Trustees.

Mr. Nespole stated that Rippowam Cisqua is a two campus school with the upper campus on Cantitoe being the subject of this evening's discussion. This campus serves students grades five through nine and they are proposing some significant upgrades to the teaching and learning spaces to provide the best learning experience for the children. He also stated they are proposing a better traffic flow.

Mr. Kaeyer stated that the school has been planning this for the last five years and they are very excited about upgrading the facility. This proposal will transform the entrance sequence and the visual impact on Cantitoe. They are proposing to remove three of the seven curb cuts, two on Cantitoe and one on Clinton and create a more formalized drop off and pick-up for both parents and busses. There are 240 students at this time. They have no plans to increase the enrollment.

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When asked about the students during construction, Mr. Kaeyer stated that the school will be in operation the entire time. They anticipate the construction to span over two summers and one full school year and some restoration the second year.

The Planning Board will visit the site on May 12, 2014 at approximately 9:30 a.m.

Waiver of Site Plan Approval
Section 49.15 Block 4 Lot 3, CB Zone
19-21 Edgemont, Katonah
Owner/Applicant – Greathouse Properties

Discussed the application for a waiver site plan approval affecting premises located at 19-21 Edgemont, Katonah shown and designated on Town Tax Maps as Section 49.15 Block 4 Lot 3, CB Zone

Present were Dan Hollis, Attorney; Ed Delaney, Bibbo; Michael Piccirillo, Architect and the contract vendees Peter and Gretchen Menzies

Mr. Hollis stated that this proposal is for upgrading the existing facility. He stated that this property has been owned by William Nicholas Company for the last 20 years without incident.

Mr. Hollis said that the applicant will be required to provide monthly reports to the Westchester Board of Health as a condition of approval. Mr. Hollis offered to send to the Planning Board copies of that correspondence each month. The changes to the exterior will be minimal. There will be only breakfast and lunch and no dinner service with the emphasis on take out. There will be eight employees and proposed a maximum of nineteen seats, shared between the interior and the porch. The current lighting is conforming to the town ordinance and the applicant stated there would be no change. Eleven parking spaces will remain and were approved with the last application.

The Planning Board determined the proposed site plan is a Type II action as defined in the New York State Environmental Quality Review Act (SEQRA). Mr. Cacciato endorsed the Board's determination on the ECF. Mrs. Lewis seconded.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

Mr. Sullivan made a motion to approve the waiver of site plan and Mr. Colavito seconded the motion with the following conditions:

1. The applicant shall provide copies of all monthly reports sent to the Westchester Department of Health.

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2. this approval is for sixteen seats with up to a maximum of nineteen seats and the use of the porch.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

A resolution titled, "Resolution No. 14/10" is incorporated as part of these minutes.

Special Use Permit – Accessory Apartment
Section 94.5 Block 1 Lot 8, R-4A Zone
234 Sarles Street, Bedford
Owners/Applicants – Sarles Realty LLC

Discussed a special use permit for an accessory apartment located 234 Sarles Street, Bedford, shown and designated on Town Tax Maps as Section 94.5 Block 1 Lot 8, R-4A Zone.

Present were Mr. Dan Hollis, attorney and Carol Kurth, Architect

Ms. Kurth stated they took what they had proposed previously and integrated it into the main house. The proposal is to convert a one time garage, although the space is considerably larger than 800 square foot allowed. There is an existing side entrance for the apartment and they will reconfigure the space of the garage with any excess square footage to be used as storage. The space upstairs would be attic storage that is only accessible from the back staircase. The internal staircase that connects the two will be removed.

Since the code does not provide for the requirement of property controlled by an LLC, the special permit is denied.

Mr. Colavito made a motion to deny and Mrs. Lewis seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

A resolution titled, "Resolution No. 14/11" is incorporated as part of these minutes.

Rotolo & Sons Nursery, Inc.
Section 60.10 Block 3 Lots 35, 36, 37, VA Zone
201 Bedford Road, Bedford Hills
Owners - Rotolo & Sons

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Mrs. Courtney-Batson stated that this conference is to report on a proposal that has been presented to the town for the property owned by Rotolo and Sons Nursery at 201 Bedford Road.

Mr. Osterman reported that the Rotolo family would like to create a multi-family project on their six acre property. The property has been zoned for multi-family use since 1946. He said he met with Mrs. Courtney-Batson, Mr. Colavito on the property to determine some of the issues that exist on the property at this time. They reviewed the terrain, the stream on the north end and the slope in the back. He stated one of the key issues in the town is the septic capability. It does not seem that any septic work has been at the property at this time. He stated that he felt it was premature to try to design anything until the septic capabilities are determine. The owners have been informed of the septic concerns and have been asked to determine this before they proceed with this project.

Mr. Colavito stated the current proposal suggests forty units. Mr. Sullivan suggested that the applicant do a zoning analysis, create a constraints map, and designate a building envelope. He stated based on this information you can determine the density. The board reiterated that none of this could be done without the septic information and stormwater.

Invasive Species Legislation

Mrs. Lewis stated that most important aspects of the legislation is to require no planting of invasive species which are defined by the state's regulated list with the new law going into effect in April, 2014. This law will prevent the sale and distribution of certain invasive species. It will also require that 80% (encourage 100%) of the plantings in any plan being submitted to the Planning Board, Wetlands Commission & the Zoning Board of Appeals be native. It will also ask builders and homeowners to remove four invasive species that are a particular threat to trees and forestry regeneration in the area of disturbance and 100 feet beyond during the time of construction until they get a building permit. The four species are two vines; Porcelain-Berry & Oriental Bittersweet and two shrubs; Japanese Barberry and Multiflora Rose. She stated that the Native Plant Center is the most aligned with what we see here in Bedford.

Ms. Lewis stated that she spoke with both Andrew Messenger, Chairman of the Wetlands Commission and Peter Michaelis, Chairman of the Zoning Board of Appeals. Andrew felt it was important that anything within the 100 foot beyond the disturbance area that extends into a wetland buffer be required to be manual removed. Andrew also spoke with Simon Skolnik Chairman of the Conservation Board who questioned whether to

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pull invasive species out of a wetland area because it can cause erosion and the same for steep slopes. Andrew suggested manually clipping them.

Mrs. Courtney-Batson suggested compiling a list of questions for the Town Attorney to understand the scope of what can be done with the education and maintenance (clearing) of the invasive species. Basically would the Planning Board be able to impose an ongoing obligation on the homeowner to clear the invasive species? And how is it enforced?

Mr. Osterman feels that the educational component is the most important.

The board suggested a subcommittee consisting of Diane Lewis, Bill Colavito and Jeff Osterman to come up with questions for the Town Attorney and discuss how some of these issues can be resolved.

Mr. Cacciato moved to close the meeting; Mrs. Lewis seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

The meeting was adjourned at 10:10 p.m.

Approved by the Planning Board:
Respectfully Submitted,

Gail M. Amyot,
Planning Secretary

Filed with the Town Clerk: _____

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THE PLANNING BOARD OF THE TOWN OF BEDFORD

Bedford Hills, New York

March 27, 2014

A meeting of the Planning Board was held on March 27, 2014, starting at 8:00 P.M., at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Deirdre Courtney-Batson, Vice Chairman John Sullivan, Board Members, William Colavito, Felix Cacciato, Diane Lewis, Planning Director Jeffrey Osterman, Secretary Gail Amyot

PUBLIC NOTICE

Special Use Permit – Cottage

Section 83.8 Block 1 Lot 12, R-4A Zone

212 Baldwin Road, Mount Kisco

Owners/Applicants – Camille and Joseph Luppino

Discussed a special use permit for a proposed accessory cottage, shown and designated on Town Tax Maps as Section 83.8 Block 1 Lot 12, R-4A Zone.

Present was Jeri Barrett, Landscape Architect, Tony Larado, Design Consultant, Mrs. Luppino applicant

Mr. Barrett stated that the Luppinos would like to construct a new house where the present house is. As part of their plan the Luppinos would like to build a detached garage and above the garage they would like to have an apartment and allow the Luppinos to live in it for twelve to fifteen months while they build the new house. Everything complies with the code except the fact that the cottage will not be in effect for five years and will require a variance.

The new septic system has been approved by the health department.

Mrs. Courtney-Batson asked what the use of the accessory cottage would be once the house was built. Mrs. Luppino stated that the intention was not to rent it but to provide a place for their parents to live as they get older.

Mr. Sullivan asked the square footage of the cottage in relation to the main residence. Mr. Barrett replied that the main house will be 5500 square feet and the accessory cottage will be 760 square feet which is 14%.

There being no further comments from the Board or the audience the public hearing was closed.

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Mrs. Lewis moved to closed the public hearing, Mr. Colavito seconded

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis
Nays: None

Mr. Cacciato made a motion to deny the special use permit because the cottage is not pre-existing; Mr. Colavito seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

A resolution titled, Resolution No. 14/07 is incorporated as part of these minutes.

Special Use Permit – Renewal of Home Occupation
Section 60.15 Block 3 Lot 52.1, TF District
22 High Street, Bedford Hills
Owner/Applicant – Tina Curra

A public hearing was held on the application of Tina Curra for the renewal of Home Occupation affecting property located at 22 High Street, Bedford Hills shown and designated on Town Tax Maps as Section 60.15 Block 3 Lot 52.1, TF District

Present for this public hearing was Tina Curra

Ms. Curra stated that she is before the Board at this time to renew her Customary Home Occupation permit. Presently she works four days a week from 9:30 a.m. to 3:30 p.m. (Wednesday through Friday) and two nights per week from 4:00 p.m. to 7:30 p.m. (Thursday and Friday).

There being no further comments or questions from the public and no further comments or questions from the staff or the Board. Mr. Sullivan made a motion to close the public hearing. Mr. Colavito seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

Mr. Sullivan made a motion to approve the applicant's request to renew the Customary Home Occupation permit, Mrs. Lewis seconded, subject to the following conditions:

1. Scheduled appointments shall occur Wednesday, Thursday, Friday from 9:30 a.m. to 3:30 p. m., Saturday from 10:00 a.m. to 3:00 p.m. and Thursday nights from 4:00 p.m. to 7:30 p.m.
2. The applicant may have a maximum of 5 customers per day.

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3. The applicant shall have not employees
4. There shall be no parking on the street.
5. A maximum of five customers per day.
6. There shall be not more than one customer vehicle at a time on the property and a fifteen-minute lapse in time between each appointment.
7. The salon operation shall be situated in the porch area only.
8. **The approval is for a period of five years** at which time the applicant will come back to the Planning Board to review the conditions.

Mr. Cacciato seconded the motion. The vote in favor of the motion was unanimous.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

A resolution entitled "Amendment No. 2 to Resolution 07-33" is incorporated as part of these minutes.

CONFERENCES

Waiver of Site Plan Approval – Gluten-Free Shop
Section 60.14 Block 1 Lot 5, CB Zone
299 Bedford Road, Bedford Hills
Owner/Applicant – Old Stone Hill LLC

Discussed the results the waive of site plan approval for a gluten-free shop affecting property located at 299 Bedford Road, Bedford Hills shown and designated on Town Tax Maps as Section 60.14 Block 1 Lot 5, CB Zone

Present were Dan Ginnel, owner of the property and Jennifer Goodhue, applicant.

Ms. Goodhue stated that she would like to have 440 square feet of café area and have a high-end coffee program, smoothies, juices and some gluten-free baked goods.

Mr. Sullivan asked why there were not more seats. He remarked that it seems the kitchen and prep area seem disproportionate to the rest of the space. Ms. Goodhue stated she did not understand the law and requirements and requested guidance from the board. Mrs. Courtney-Batson stated that the maximum number of chairs is 20 according to the town's code; but it depends on what the health department will allow.

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Ms. Goodhue stated the hours of operation will be from 6:30 a.m. to 6:30 p.m. seven days a week. She hopes to have five employees including herself.

Mr. Ginnel stated that he would provide a plan that improves the exterior and site lighting. He also asked for a denial from the Planning Board for the drive-thru. He and Ms. Goodhue felt this would be an important part of her business.

Mr. Goodhue asked about outdoor seating and he was told by the board that when they return with the application they should include everything they would like:

1. New lighting plan
2. Reconfigure the interior floor space adding more chairs and tables.
3. Outdoor seating taking into account the interior seating.
4. Approval for the drive-thru window

Mrs. Lewis made a motion to deny the drive-thru; Mr. Sullivan seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

A resolution titled, Resolution No. 14/08 is incorporated as part of these minutes.

Proposed 10-lot Subdivision
Section 62.9 Block 1 Lot 13, R-4A Zone
Upper Hook Road, Katonah
Section 62.13 Block 1 Lot 1, R-4 Zone
131 Upper Hook Road, Katonah
Owner – New York Bedford Castle Co.
Applicant – America Capital Energy

Discussed the request for a ten-lot subdivision affecting property located on Upper Hook Road, Katonah shown and designated on Town Tax Maps as Section 62.9 Block 1 Lot 13, R-4A Zone, Section 62.13 Block 1 Lot 1, R-4A Zone.

Present for the applicant were David Sessions, Landscape Architect and Charles Martabano, attorney, Richard Williams, America Capital

Mrs. Courtney-Batson confirmed that the Planning Board has declared itself lead agency. The thirty day time period has passed. NYCDEP and DEC have both responded favorably with the Planning Board being the

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lead agency, but specified that they wanted to be part of the process. Mrs. Courtney-Batson stated the goal for this evening's meeting is to prepare Parts 2 and 3 and make a decision on significance.

Mr. Colavito made a motion to declare the Planning Board the Lead Agency, Mr. Cacciato seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

A draft of Part 2 dated March 25, 2014 was prepared by Mr. Osterman for the board to review. The board discussed Parts 2 and 3 in detail.

Mr. Colavito made a motion to accept as the Planning Board's document as Parts 2 and 3 that the board discussed, Mrs. Lewis seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Cacciato, Colavito, Lewis,
Nays: None

Upon the review of the information recorded in this EAF as noted, plus additional support information would include Professor Wiegand's Archaeological Report, all correspondence received from the applicant, the public and their representatives, the town historian, DEP and the Conservation Board Memorandum.

Considering both the magnitude and importance of each identified potential impact, it is the conclusion by the Town of Bedford Planning Board as lead agency that they should determine one of the following:

- a. This project will result in no adverse impact on the environment.
- b. Although this project could have adverse significant impacts on the environment these impacts maybe avoided or substantially mitigated because of the following conditions. These have not been developed yet.
- c. This project may result in one or more significant adverse impacts on the environment and environmental impact statement must be prepared to further assess the impacts and possible mitigation and explore all alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Mrs. Lewis moved to declare that "c", a positive declaration shall be issued, Mr. Sullivan seconded,

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

A Positive Declaration will be issued.

DRAFT

Mrs. Courtney-Batson stated that the next step in the process is to have a scoping session.

The next planning board meeting will be April 8, 2014.

Mrs. Lewis moved to approve the minutes of March 11, 2014 as amended, Mr. Colavito seconded.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis,
Nays: None

Mr. Colavito moved to close the meeting; Mrs. Lewis seconded the motion.

Vote Ayes: Courtney-Batson, Sullivan, Colavito, Cacciato, Lewis
Nays: None

The meeting was adjourned at 10:30 p.m.

Approved by the Planning Board:
Respectfully Submitted,

Gail M. Amyot,
Planning Secretary

Filed with the Town Clerk: _____