

1. Agenda

Documents:

[2023-06-14 ZONING BOARD - FULL AGENDA-2634.PDF](#)
[2023-06-14 ZONING BOARD - PUBLIC AGENDA-2634.PDF](#)



BEDFORD ZONING BOARD OF APPEALS MEETING AGENDA

In-Person AND via ZOOM

Town Hall Court Rm & Zoom at Court Room Bedford Hills, New York 10507

-Zoom access: <https://zoom.us/j/8086378136>

Meeting ID: **808 637 8136** (no password needed)

-View the live stream at: <http://bedfordny.iqm2.com/Citizens/Default.aspx>

-Listen only, dial: [1-646-558-8656](tel:1-646-558-8656)

Wednesday, June 14, 2023 5:00 PM

CALL TO ORDER

PUBLIC HEARINGS:

1. Benchmark Real Estate Group

Bedford Playhouse, Inc.

633 Old Post Road, Bedford

Section-Block-Lot: 84.7-2-5, Neighborhood Business Zoning District

The applicant is seeking special use permit approval to permit the use of a temporary portable stage in connection with a seasonal concert series in the Neighborhood Business Zoning District. Article VIII Section 125-81

THE NEXT MEETING OF THE ZBA WILL BE JULY 6TH AT 6:30 PM

ADJOURNMENT



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Benchmark Real Estate Group**
Bedford Playhouse, Inc.
633 Old Post Road
Bedford, NY 10506

For a Special Permit of the Town of Bedford Zoning Ordinance to permit the use of a temporary portable stage in connection with a seasonal concert series. The applicants are seeking a special permit of Article VIII Section 125-81 for property owned by the applicants and located at **633 Old Post Road Bedford**, designated as Section-Block-Lot 84.7-2-5 on the Tax Maps of the Town of Bedford in a Neighborhood Business Zoning District. Said hearing will take place on **Wednesday, June 14, 2023 at 5:00 pm.**

The public may attend in person at 321 Bedford Road, Bedford Hills, or view and participate via ZOOM at <https://zoom.us/j/8086378136>; Meeting ID: 808 637 8136. View the agenda and other materials associated with the proposed application at <http://bedfordny.iqm2.com/Citizens/Default.aspx>. To provide comments on this application, prior to the meeting, email Zoning@bedfordny.gov.

DATED: May 30, 2023

Peter Michaelis, Chair
Bedford Zoning Board of Appeals

Direct inquiries:
Kim Kowalski, Secretary
914.666.4585
zoning@bedfordny.gov



*Pd.
CHK 2419
REC 686210*



**TOWN OF BEDFORD
ZONING BOARD OF APPEALS**

425 Cherry Street, Bedford Hills, NY 10507
Kim Kowalski, Secretary ~ zoning@bedfordny.gov ~ 914-666-4585

APPLICATION FOR A SPECIAL PERMIT

1. Name of Owner: Benchmark Bedford Village LLC, Jordan Vogel, Principal

Address: 20 East 69th Street, Suite 2A, New York, NY 10021

Telephone: 917-225-8844 Email: jordan@benchmarkrealestate.com

2. Name of Applicant (if other than Owner): Bedford Playhouse Inc.
Marie Scanlan, CEO

Address: 633 Old Post Road, Bedford, NY 10506

Telephone: 914-867-3052 Email: mariescanlan@bedfordplayhouse.org

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
n/a

Address: _____

Telephone: _____ Email: _____

4. Identification Property:

Complete Address: 633 Old Post Road, Bedford, NY 10506

Section-Block-Lot (Tax ID): 84.07-2-5 Zoning District: NB/R4-A

Total Land Area: approx. 0.75 acre Age of the Building: n/a

Is the property located in a designated Historic District? Yes

% of Building Coverage: n/a (lawn only) % of Impervious Surface n/a (lawn only)

Property Abuts a State or County highway, parkway, thruway or park: Yes X No _____

Property is within 500 feet of the boundary of the Town of Bedford: Yes: X No: _____

Property is on the Northeast side of Old Post Road within the unincorporated area of the Town of Bedford.



**TOWN OF BEDFORD
ZONING BOARD OF APPEALS**

APPLICATION FOR A SPECIAL PERMIT

1. Request:

The applicant requests that the Board approve the issuance of a Special Permit under the following section of the Code of the Town Bedford:

Article: 125 Section: 81

The applicant proposes the following Special Permit:

Please see attached narrative.

2. Plans required:

Include six copies of a narrative of the scope of the project, survey, site plan, building elevations and floor plans.

3. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and will be initiated by the Board Secretary. The applicant shall mail the notice of the public hearing at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The Public Notice and addresses for the mailing will be provided to the applicant and the applicant shall file an affidavit of mailing with the Board Secretary prior to the hearing date.

4. Site Plan:

A Preliminary Site Plan Application complying with all requirements of Article IX, Section 125-88 of the Code of the Town of Bedford **must** be filed with the Planning Board.

5. Fee: Special Permit Application \$400.00 (checks payable to the Town of Bedford)



Signature of Owner

6/1/23

Date

Marie-Louise Scanlan

Signature of Applicant

5/30/23

Date



Playhouse Lawn Summer Series

(Updated 5/30/2023)

Overview

The Playhouse Lawn Summer Series is a way for the Bedford Playhouse & Clive Davis Arts Center to expand our programming for the community during the warmer months of the year. Adding to our extensive lineup of curated events, the Summer Series will feature live music, comedy, theatre, and film on the Playhouse Lawn. We are hoping to draw audiences from Bedford as well as the surrounding communities in Westchester, Putnam, and Fairfield counties with an average attendance of 150 patrons per program. Community Partnerships are a very important part of our mission as an arts organization and we are hoping to continue that trend this year with key outdoor programming in collaboration with Katonah Classic Stage Company, Orchestra914 and several other local organizations.

Playhouse Lawn

The Playhouse Lawn, located directly adjacent to the Bedford Playhouse building on Old Post Road, will play host to the Playhouse Lawn Summer Series. The gentle slope of the property provides a perfect natural amphitheater for lawn seating. With approximately 11,000 sq. ft. of seating area, up to 400 guests can comfortably occupy the lawn with each having approximately 25 sq. ft. of individual space. (see attached Site Plan)

Audience pathways providing access to the lawn will be clearly marked/roped and access to the lower lobby of the Playhouse via the walkway on the South side of the building will be provided for patrons to use the restroom.

No tents or structures requiring permits will be erected on site.

Trash receptacles will be strategically placed on the lawn. Following each performance the Playhouse staff will carefully walk the entire lawn to ensure all trash has been removed and the lawn is restored to its original condition.

In addition to show production staff, Bedford Playhouse staff will be on site for each event, including managers, ushers, parking lot attendant, box office, and concessions.

Sound, Staging, & Lighting

Sound reinforcement will be supplied via a small portable sound system with speakers flanking the stage and a sound table on the South side of the lawn. All noise ordinances, particularly sections 83-4 C and 83-5 A, will be enforced.

A 36"W x 24"D x 12"H portable stage will be assembled and disassembled for each event on the lower level of the lawn.

Lighting for evening performances will be minimal and dark sky compliant.

Load-in will begin approximately 4 hours prior to the event to allow for proper assembly, system checks, and safety checks. All cables will be properly dressed and all path crossovers will be clearly marked to avoid tripping hazards.

Load-out will begin approximately 30 minutes after each event to allow patrons to safely exit the lawn and is expected to take approximately 1 hour.

Here are some photos from our 2021 series that show stage, speaker, and lighting placement:



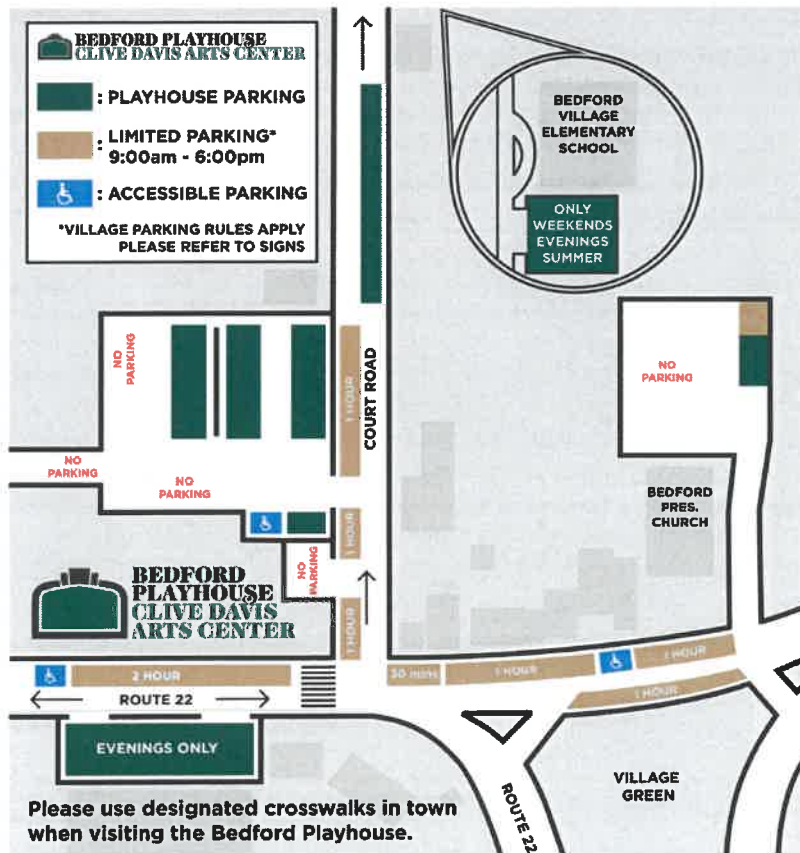
Box Office & Concessions

Tables with 10' x 10' shade tents will be set-up at the entrance to the lawn to provide sunblock for box office and concessions staff.

Concessions, including popcorn, candy, soda, and water will be available for purchase. As an extension of our current liquor license inside the Playhouse, we are in the process of applying for a permit to sell beer and wine on the Playhouse Lawn.

Parking

Parking is available in the lot behind the Playhouse, on Court Road and Old Post Road, as well as at Bedford Village Elementary School. In 2022, there were no issues with parking for any of our events. There will be a parking lot attendant in the Playhouse lot to direct patrons once the lot has reached capacity. As a courtesy to our patrons, we send an email 24 hours prior to all major events with a map of Bedford Village showing where parking is and is not permitted.



Good Neighbors

As a courtesy to our neighbors, those adjacent to the Playhouse Lawn (including all residents of the Bedford Playhouse Apartments) will receive advanced notification and discounted tickets for all programs in the series. In addition, no pre- or post-event parties will be allowed on the Playhouse Lawn.

2023 Proposed Summer Series Calendar

- June
 - Sunday, June 25 @ 5pm - Broadway in Bedford (music)
- July
 - Saturday, July 15 @ 5pm - Not Dead Yet (music)
 - Saturday, July 29 @ 4pm - *Lady Capulet* (theater)
- August
 - Saturday, August 12 @ 8pm - Katonah Classic Stage Film Fest (film)
 - Sunday, August 27 @ 5pm - Broadway in Bedford (music)
- September
 - Sunday, September 10 @ 4pm - The Psychedelicates (music)



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