



## BEDFORD TOWN BOARD MEETING AGENDA

Town Hall Court Room at 321 Bedford Road  
Bedford Hills, NY 10507

November 21, 2023 at 6:00 PM

Please email questions to [lfumagalli@bedfordny.gov](mailto:lfumagalli@bedfordny.gov)

To join meeting via ZOOM

<https://us06web.zoom.us/j/81381111793?pwd=NGJCY29wNHBTYzR0VkQrZnE4dHlldz09>

**Notice: Town Board Member Thomas Catoliato is ill today, November 21, 2023, and will join the meeting via Zoom as per the Town of Bedford Videoconferencing Meeting Policy**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC HEARING

Consider the rezoning of certain property from Residence Two-Acre to Multi-Family Zoning District upon the zoning petition submitted by Benzi & Goodrich Development Group, LLC.

Documents:

MEMO FROM PB TO TB - MCLAIN STREET - SEQR NEG DEC - SET PH.PDF  
MEMO FROM PB TO TB - MCLAIN STREET - 125-133 CODE - 9-11-23.PDF  
SHPO-12 MCCLAIN STREET - 2023-07-06T08-06-10\_23PR05589\_EFFECT\_FINDING\_NO\_IMPACT.PDF  
BED 23-005 BEDFORD PARK SOUTH - SITE PLAN AND ZONING MAP AMENDMENT.PDF  
11-9-2023 TOWN BOARD PUBLIC HEARING ON ZONING PETITION FULL PACKET - MCLAIN ST.PDF  
LOCAL LAW AMENDING ZONING MAP TOWN OF BEDFORD - MCCLAIN STREET (4884-0162-5743.2).DOCX  
12 MCCLAIN STREET - ZONING MAP AMENDMENT.PDF  
RESOLUTION - MCLAIN ST REZONING PETITION - ADOPTION OF ZONE CHANGE R2A-MF (ELG 11-16-23) (4886-8427-8671.2).DOCX

4. PUBLIC HEARING II

Public Hearing Pursuant to General Municipal Law §§ 6-s and 247 and Consider Resolution Approving the Expenditure of \$1,500,000.00 in Town of Bedford Open Spaces and Areas, Park and Water Protection Debt Reserve Fund and Contract of Sale for the Purchase of Three (3) lots on Buxton Road to be Used for the Purpose of Preserving Community Character, Enhancing an Existing Recreational Area, Providing Access to Public Lands and Creating Open Space in the Town of Bedford.

Documents:

[KB MEMORANDUM - ADDITIONAL BUXTON GORGE PROPERTIES \(11-16-23\).PDF](#)  
[AUGUST 8 2023 OSAC LETTER TO THE TOWN BOARD.PDF](#)  
[BUXTON CONTRACT OF SALE.PDF](#)  
[2023 BUXTON RIDER \(REVISED 11-7-23\) \(4882-3963-8158.2\).DOCX](#)  
[BEDFORD - BUXTON - RESOLUTION - CONTRACT OF SALE AND OPEN SPACE APPROVAL \(11-16-23\) \(4856-4304-4997.3\).DOCX](#)  
[BUXTON-GORGE-FINAL-REPORT.PDF](#)  
[2023.05011.1, BUXTON RD, LOT 1 \(00158841X7AA32\).PDF](#)  
[LOT 1 BUXTON ROAD FINALL APPRAISAL 1.3.23.PDF](#)  
[2023.05011.2, BUXTON RD, LOT 2 \(00158842X7AA32\).PDF](#)  
[LOT 2 BUXTON ROAD FINAL APPRAISAL 1.3.23.PDF](#)  
[2023.05011.3, BUXTON RD, LOT 3 \(00158843X7AA32\).PDF](#)  
[LOT 3 BUXTON RD FINAL APPRAISAL 1.3.23.PDF](#)

## 5. CONSENT AGENDA

### 5.I. Approval Of Abstract Claims And Paid Prior In The Amount Of \$902,306.16.

Documents:

[ABSTRACT CLAIMS\\_NOV 21\\_2023.PDF](#)

### 5.II. Monthly Reports

Documents:

[COURT\\_OCTOBER 2023 MONTH END.PDF](#)  
[MONTHLY 2023 DCO REPORT.PDF](#)  
[OCTOBER 2023 RECEIVERS REPORT.PDF](#)  
[PD\\_10-2023.PDF](#)  
[WATER\\_OCTOBER.PDF](#)  
[FINANCE\\_TOWN BOARD - 10 OCTOBER 2023.PDF](#)  
[OCTOBER TOWN CLERK REPORT.PDF](#)

### 5.III. Request From Police Chief Mel Padilla To Approve The Memorandum Of Agreement Between The Town Of Bedford And The Police Benevolent Association To Amend The Collective Bargaining Agreement To Include Guidelines Regarding Separation Of Employees Per NYS CSL Sections 71-73..

Documents:

[PBA CSL 71-73 APPROVAL.DOCX](#)  
[MOA CCS 71-73.PDF](#)

### 5.IV. Approval Of South Salem Animal Hospital Agreement Concerning Shelter Services,

Subject To Town Attorney Final Review And Approval.

Documents:

[SOUTH SALEM ANIMAL HOSPITAL AGREEMENT 2023-2024 \(REV. 11-21-23\) \(4856-4678-1073.2\).DOCX](#)

## 6. OLD BUSINESS

- 6.I. Consider Resolution Approving Application For To NYS Comptroller's Office For Bedford Village Sewer District

Documents:

[BEDFORD VILLAGE SEWER DISTRICT - RESOLUTION APPROVING APPLICATION TO NYS COMPTROLLER \(4863-1738-4594.1\).DOCX](#)  
[BEDFORD STEP III DOCUMENTS CLEAN 11-2-23.DOC](#)  
[BEDFORD VILLAGE MPR 2023.07.10.PDF](#)  
[ATTACHMENT 2.PDF](#)  
[ATTACHMENT 3.PDF](#)  
[ATTACHMENT 4.PDF](#)  
[ATTACHMENT 5.PDF](#)  
[ATTACHMENT 6.PDF](#)  
[EXHIBIT B.PDF](#)  
[BEDFORD OPINION.PDF](#)  
[LEGAL OPINION - SEQRA.PDF](#)

## 7. NEW BUSINESS

- 7.I. Request By Tax Receiver Amy Dickan To Be Reappointed To A Two-Year Term (Beginning January 1, 2024 And Ending On December 31, 2025)

Documents:

[REAPPOINTMENT LTR 11-15-23.DOCX](#)

- 7.II. Request By Comptroller Abraham Zambrano To Be Reappointed To A Two-Year Term (Beginning January 1, 2024 And Ending On December 31, 2025)

Documents:

[TOWN BOARD - TOWN COMPTROLLER REAPPOINTMENT 2024-2025.DOC](#)

- 7.III. Request By Commissioner Of Public Works, Kevin Winn, To Be Reappointed To A Two-Year Term (Beginning January 1, 2024 And Ending December 31, 2025)

Documents:

[WINN\\_APPOINTMENT REQUEST 11-23.DOC](#)

- 7.IV. Consider Resolutions Approving Form Of Easement Agreements For Public Sewer Laterals And Grinder Pump Systems With Respect To Certain Properties In The Bedford Hills-Katonah Phase II Sewer District

Documents:

[MEMO - BEDFORD HILLS - KATONAH PHASE II SEWER DISTRICT - SEWER EASEMENTS.PDF](#)

PHASE II EASEMENT LIST - GRINDER PUMP EASEMENTS (4872-8964-2896.1).XLSX  
PHASE II EASEMENT LIST - RESIDENTIAL LATERALS (4856-7804-7120.1).XLSX  
RESOLUTION - EASEMENT AGREEMENT - GRINDER PUMP SYSTEMS - PHASE II SEWER PROJECT (4876-1834-5873.1).DOCX  
RESOLUTION - EASEMENT AGREEMENT - PRIVATE SEWER LATERAL - PHASE II SEWER PROJECT (4861-4410-8433.2).DOCX  
SEWER\_GRINDER PUMP EASEMENT\_AGREEMENT TEMPLATE FINAL (4883-7033-1280.1).DOCX  
SEWER\_LATERAL\_EASEMENT\_AGREEMENT TEMPLATE FINAL (4880-1938-6000.1).DOCX

- 7.V. Consider Approval Of Easement Agreements With NYSEG To Install Electric Utilities On Town Property Identified As Tax Lot 49.19-2-18, To Provide Power For Electric Vehicle Charging Station, Subject To Permissive Referendum. Approval Of The Easement Agreements Is Subject To Town Attorney Final Review And Approval.

Documents:

NYSEG.PDF  
RESOLUTION - EASEMENT AGREEMENTS - NYSEG- 250 KATONAH (4865-0036-0850.1).DOCX

- 7.VI. Consider Approval Of Agreement With American Petroleum Equipment & Construction Company Re: Partial Payment For 4,000 Gallon Gasoline Tank

Documents:

BEDFORD - AMENDMENT TO SERVICES CONTRACT RE AMERICAN PETROLEUM (EQUIPMENT STORAGE) (4887-7302-3378.1).PDF

- 7.VII. Request To Waive Fees Related To Permits Required Due To Newly Discovered Information In The Building Department That Changed Status Of Information Resident Relied Upon In Past

Documents:

MEMO TO TOWN BOARD - WAIVER OF FEES FOR 5 JEFFERSON LN.DOCX  
LETTER TO RESIDENTS.PDF

- 7.VIII. Request To Accept 10-Year Capital Plan And Approve Funding 2024 Capital Projects Up To \$3,669,500

Documents:

TOWN OF BEDFORD - 10 YEAR CAPITAL PLAN 2024 THROUGH 2033 - TB - 11-21-2023.PDF

- 7.IX. Consider Setting Public Hearing On Local Law Repealing Town Code Chapter 76 – Landlord Registry, And Re-Enacting A New Town Code Chapter 76 - Landlord Registry And Rental Property Health And Performance.

Documents:

LOCAL LAW BUILDING HEALTH PERFORMANCE (11-17-23 ELG) (4879-9038-2737.2).DOCX

7.X. Request By Conservation Board To Adopt A Resolution And Send A Letter To The Governor In Support Of A Bill Granting More Local Control Over Pesticide Use In Local Wetlands.

**Whereas** the Town of Bedford is committed to protecting natural resources and the environment; and **Whereas** the New York State Department of Environmental Protection only regulates wetlands 12.4 acres or larger and smaller wetlands are not regulated and would benefit from local oversight; and **Whereas** bill A5949/S5947 would allow municipalities to prohibit the use of pesticides in specific wetland areas by allowing targeted pesticide application when the DEC finds it essential for controlling invasive species, pests, noxious weeds, and for the protection of native plant species, allowing for management of invasive species while providing some protection for vulnerable ecosystems. **Now therefore be it resolved** that the Town Board of the Town of Bedford hereby urges Governor Hochul to sign Bill A5949/S5947 to allow municipalities to prohibit the use of pesticides in specific wetland areas.

Documents:

[CONSERVATION BOARD WETLANDS BILL LETTER 11.17.23.PDF](#)  
[ONE PAGER - A5949-S5947 LOCAL WETLANDS PROTECTION BILL SEPT 2023.PDF](#)  
[WETLANDS LETTER.PDF](#)

- 8. PUBLIC COMMENT
- 9. BOARD MEMBER ANNOUNCEMENTS
- 10. REMINDERS/UPCOMING MEETINGS

Items in italics are tentative

<i>December 5, 2023 at 6:00 PM</i>	<i>Public Hearing on 2024 Budget</i>
<i>December 19, 2023 at 6:00 PM</i>	

Please email questions to the [Town Clerk, Boo Fumagalli](#)