

MEETING NOTICE

Village of Scarsdale

A joint meeting of the Law and Land Use Committees of the Board of Trustees of the Village of Scarsdale has been scheduled for Tuesday, January 9, 2018 at 6:30 PM. The meeting will be held in the 3rd Floor Meeting Room in Village Hall.

Agenda

1. Village Code Chapter 182 - Historic Preservation

CS: 12-27-17

FAX: Scarsdale Inquirer

E-MAIL: Journal News (Lohud)
Scarsdale 10583
Scarsdale Hamlet Hub
The Daily Scarsdale

cc: Lobby Bulletin Board

Historic Preservation:
Suggestions for Improvements to the Scarsdale Village Code
December 12, 2017

**William Silverman, Alan Steinfeld, Joyce Hirsch,
Barbara Jaffe, John Cromwell, Abigail Olsen, and David Peck
Former Committee for Historic Preservation**

Following our resignation from the Committee for Historic Preservation (the Committee), we met with Mayor Hochvert to discuss proposed changes to the Village Code. At the Mayor's request, and with the intent to promote a workable and reasonable legal framework for preservation in Scarsdale, we have drafted this memorandum containing our main suggestions. It should be noted that these ideas are standard practice in countless towns and cities across the country. We have attached copies of two such local examples: the Bedford and Mamaroneck preservation laws.

1. Bring the preservation requirements in line with the State and Federal guidelines

- a. Explanation: Criteria number three under section 182-5 of the Village Code requires that "the building is the work of a master *and* embodies the distinctive characteristics of a type, period or method of construction that possess high artistic values." (emphasis added) This standard is significantly more stringent than the New York State and Federal standards which provide: "Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."
- b. Suggested Change: Adopt the federal and State standard by changing "and" to "or." The Village's standard does not adequately protect certain historic homes. Of importance here, the Committee could not always determine the identity of the architect or builder. Indeed, the Building Department only started requiring plans to be filed with the Village in 1923 so it is often impossible to determine the architect or builder for homes built prior to that date. In the absence of that information, it was especially difficult for the Committee to reach consensus on whether the home is the work of a "master." The Village Code does not provide any guidance on this point. Federal law does provide guidance but sets a narrow, challenging standard in such an instance: "The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context."

Under the Village preservation standard -- **which, as far as we know, is not followed anywhere else** -- there is no question that homes which otherwise meet criteria number three were approved for demolition by the Committee because a majority was unable to agree that they were the work of a "master." To the extent a home "embodies the distinctive characteristics of a type, period

or method of construction that possess high artistic values,” we believe such a home should be eligible for preservation regardless of whether there is a sufficient basis to conclude that the home is the work of a “master.” The federal and state standard appears in countless codes, including Mamaroneck (§ 218-5-B) and Bedford (§ 71-22-B).

Changing the “and” to an “or” does not mean that all works of a “master” would be eligible for preservation. Again, using federal law as a guide, the home must also “express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft.” **The main takeaway here is that preserving a home because it is the work of a “master” is a separate and independent ground for preservation that should not be conflated with other criteria.**

2. Historic preservation should be proactive

- a. Explanation: Under current law preservation only attaches at the moment the homeowner intends to demolish more than 50% of a home.
- b. Suggested Change: The preservation process should not simply be triggered by a request for demolition. The Village should hire an expert such as Professor Dolkart to complete a thorough survey of the Village and identify houses which should then be designated as historic.

When preservation is only raised at the time an owner wants to demolish the home, the process only invites conflict. The goal of a preservation statute should be to make historic designation both a socially and financially desirable circumstance. There should be a strong message from Village leadership that preservation is important along with an effort to raise public awareness. Historic designation should be accompanied by the awarding of a plaque, recognition in the paper, and a meaningful decrease in the tax assessment in recognition of the potential decrease in resale value. Also, a homeowner should be able to apply for such designation.

The Bedford preservation law (§ 75-25-A) provides for the ongoing recommendation of historic houses, as does the Mamaroneck code (§ 218-3-C-2).

In addition, when building permits are sought for significant work (but which does not constitute demolition of more than 50% of the structure), there should be some mechanism for the Committee to be included in the approval process for potentially historic homes. It is unacceptable that under current law an owner can demolish up to 50% of an historic home without the Committee’s knowledge, much less consent.

3. Protect historic neighborhoods in addition to particular structures

- a. Explanation: Under current law preservation applies only to individual structures.

- b. Suggested Change: Scarsdale should consider providing protection for historic neighborhoods. This is standard practice in preservation codes throughout the country. Taken together certain homes have greater historic significance than when each is considered in isolation. Residents routinely would plead with us at meetings not to permit demolition because it would, in their view, undermine the historic character of their neighborhoods. The Reconnaissance Level Cultural Resource Survey from 2012, among other things, identified certain study areas which “have the potential to be historic districts.” (at 1-2) We recommend that the Village pursue additional research and field study to define certain historic districts and their boundaries.

4. Broaden the makeup of the Committee

- a. Explanation: Only Scarsdale residents may be Committee members and there is no required expertise among any of the members.
- b. Suggested Change: It is important for the Committee to have access to expertise, as needed, to make informed decisions. Specify that an architect or architectural historian be on the Committee and allow one committee member to be from outside the Village if necessary. Adding someone from the Historical Society and a real estate professional to the Committee would make sense as well. Both Mamaroneck (§ 218-3-B-1) and Bedford (§ 71-23-B) follow this model.

5. Require a complete and better supported application

- a. Explanation: The Village does not require very much from applicants in terms of information or supporting documents. This places an undue burden on a volunteer board.
- b. Suggested Change: At a minimum, the Village should require applicants to submit copies of the Building Department and Tax Assessor's records so the Committee does not have to go scrambling for them. To the extent an applicant cannot determine who the architect is, the applicant should at least have to specify what steps were taken to find out the information. In addition, the Committee should have the discretion to take reasonable additional time to review an application so that a proper record can be made. Recently, the Trustees pointed to the fact that the Committee failed to present substantial evidence of who the architect was for a particular home. If the Committee had more time in that instance, the result may have been different.

6. Ensure that the hardship exception does not sallow the whole preservation code

- a. Explanation: In the case of 12 Dolma Road, the Trustees overturned the Committee -- as well as its own determination that the property should be

preserved -- on the basis of “hardship,” thereby calling into question whether this exception renders the entire code meaningless.

- b. Suggested Change: The Scarsdale Village Code appears to be substantially in line with hardship provisions from other jurisdictions. We do recommend, however, that an applicant should have to establish “substantial hardship,” as found in the Mamaroneck code (§ 218-7).

The problem with respect to “hardship,” in our view, is not as much a function of the specific code provision as it is the Trustee’s lack of interest in enforcing the law. The Earl Graves home suffered a similar fate as 12 Dolma Road because the Village was unwilling to accept litigation risk and/or unwilling to spend money to defend its position. A preservation code is only as strong as the Village’s resolve to enforce it even when -- especially when -- the homeowner hires a lawyer and threatens litigation.

Chapter 182. Historic Preservation

[HISTORY: Adopted by the Board of Trustees of the Village of Scarsdale 1-29-2015 by L.L. No. 5-2015.^[1] Amendments noted where applicable.]

GENERAL REFERENCES

Board of Architectural Review — See Chs. **18** and **A317**.

Building construction and fire prevention — See Ch. **132**.

Flood damage prevention — See Ch. **167**.

Zoning — See Ch. **310**.

[1] *Editor's Note: Former Ch. 182, Historic Preservation, adopted 2-27-1990 by L.L. No. 1-1990, as amended, was repealed 1-29-2015 by L.L. No. 4-2015.*

§ 182-1. Findings; intent.

It is hereby declared as a matter of public policy that the protection and preservation of historic buildings is desirable to promote the economic, cultural, educational, and general welfare of the residents of the Village. Inasmuch as the identity of a people is founded in its past and inasmuch as the Village has significant historic, architectural and cultural resources which constitute its heritage, this chapter is intended to:

- A. Protect historic buildings which represent distinctive elements of the Village's historic, architectural and cultural heritage;
- B. Foster civic pride in the accomplishments of the past;
- C. Protect and enhance the attractiveness of the Village to residents and visitors and the support and stimulus to the economy thereby provided; and
- D. Provide an educational role in the Village with respect to historic preservation.

§ 182-2. Definitions.

As used in this chapter, the following words shall have the meanings indicated:

BOARD OF TRUSTEES

The Board of Trustees of the Village.

BUILDING INSPECTOR

The Building Inspector of the Village.

CERTIFICATE

A certificate of appropriateness is issued where there is no evidence or insufficient evidence to support a finding of substantial historical importance or architectural significance to warrant a determination that the building be preserved.

CLERK

The Clerk of the Village.

COMMITTEE

The Committee for Historic Preservation.

DELAYED CERTIFICATE

A delayed certificate of appropriateness issued by the Board of Trustees pursuant to provisions of this chapter. Such certificate may prohibit demolition of an historic building for up to 10 months from the date of the application for a certificate to demolish.

HISTORIC BUILDING

A structure which has been determined to meet the criteria set forth herein pursuant to the provisions of this chapter.

OWNER

The owner of the property in question or a person with a legal interest in such property, such as a contract vendee.

PERSON

Includes an individual, a corporation, an association, a partnership, a limited liability company, an unincorporated organization, a government or any agency or political subdivision thereof.

VILLAGE

The Village of Scarsdale.

§ 182-3. Committee for Historic Preservation.

- A. There is hereby created a committee to be known as the "Committee for Historic Preservation" or the "Committee."
- B. Composition. The Committee shall consist of seven members and one alternate member for purposes of substituting for a member in the event such member is unable to participate because of a conflict of interest or unavailability. All members and the alternate member shall serve without compensation. The Village Historian shall serve as an ex officio, non-voting member of the Committee. All members and the alternate member shall be residents of the Village and shall be qualified by reason of training or experience or by reason of civic interest and sound judgment to determine whether a building in the Village appears to be of substantial historical importance using the criteria set forth in § 182-5 hereof.
- C. Appointments; term of office.
 - (1) The Chairman, other members of the Committee, and the alternate member shall be appointed by the Board of Trustees. The Chairman shall be appointed for one year; however, this limitation does not prohibit the appointment of the same person to subsequent or consecutive one-year terms. The term of office for each member shall be three years, with a two-term maximum. The appointments shall be staggered in that, initially, three members shall be appointed for three years, three for two years and one for one year. The alternate member shall be appointed for three years.
 - (2) In the same manner, vacancies shall be filled for the unexpired term of any member whose place has become vacant.
- D. The Committee shall keep or cause to be kept in the Village Hall a record of its meetings and of the action taken with respect to each and every matter referred to the Committee by the Building Inspector and shall prepare and file with the Board of Trustees on or before July 1 of each year a complete report of its proceedings during the preceding fiscal year of the Village, ending on May 31.
- E. Operation of the Committee.
 - (1) The Building Inspector shall advise the Committee, in writing, as soon as practical, of each and every application filed with the Building Department for a permit to demolish all or any substantial part of any building in the Village. A substantial part of any building shall be defined as more than 50% of the existing square footage consisting of any combination of the front, rear and side elevations and the interior structure, including inside walls and floors, but excluding the basement area.

- (2) Within 30 days after such application is made, the Committee shall conduct one or more meetings, where public input shall be taken in a form and manner as prescribed by the Committee, to consider and decide whether the applicant is entitled to a certificate to demolish the building or, based upon the criteria set forth in § 182-5, the building in question appears to be one of substantial historical importance, and, as such, should be preserved. If the Committee determines that the building appears to meet such criteria and should be preserved, the Committee shall promptly advise the Building Inspector to inform the applicant of its determination and the applicant's right to appeal the Committee's determination to the Board of Trustees and/or file a hardship application with the Board of Trustees.

§ 182-4. Certificate of appropriateness.

Notwithstanding any inconsistent provisions of the Code or of any rule or regulation concerning the issuance of building or other permits, no person shall carry out any demolition of a structure which the Building Inspector has referred to the Committee as a potential historic building without first obtaining a certificate from the Committee or Board of Trustees as provided in §§ 182-7 and 182-11 or a written statement from the Committee that the structure does not meet the criteria set forth in § 182-5 and is not an historic building. The certificate required by this section shall be in addition to and not in lieu of any building or other permit that may be required by the Code or any state law or regulation.

§ 182-5. Criteria to determine historical importance.

- A. In making a determination whether to grant an application for a certificate or to deny such application and require that the building in question be preserved, the Committee shall consider the level of significance in American history, architecture, archeology, engineering and culture present in the building, as well as the integrity of location, design, setting, materials and workmanship, and
 - (1) That the building is associated with events that have made a significant contribution to broad patterns of Village, regional, state or national history; or
 - (2) That the building is associated with the life of a person or persons of historical significance; or
 - (3) That the building is the work of a master and embodies the distinctive characteristics of a type, period or method of construction that possess high artistic values; or
 - (4) That the building has yielded or may be likely to yield information important in prehistory or history.
- B. The Committee may consider if the building is listed on the National Register of Historic Places, New York State Register of Historic Places or Westchester County Inventory of Historic Places. A national, state or county listing alone is not sufficient to warrant preservation.

§ 182-6. Application procedure; issuance of certificate.

- A. Each applicant for a certificate shall serve, personally or by mail, a written notice, setting forth the nature and substance of the application and the time and place of the hearing at which the application shall be heard by the Committee, upon all owners of property any part of which is located within 200 feet of the structure to which the application relates. Such notice shall be served by mail not less than 10 days or by personal service not less than seven days prior to the date of the hearing, and proof of proper service, in affidavit form, shall be submitted to the Committee by the applicant at or prior to the hearing. All notices sent to owners shall identify the owner by name.
- B. If the Committee approves an application, it shall issue a certificate which shall specify the work to be done. In issuing such certificate, the Committee may prescribe any conditions that it deems necessary to carry out the intent and purposes of this chapter. A certificate shall relate solely to proposed plans accompanying the application or otherwise submitted to the Committee for consideration prior to issuance of its certificate.

- C. All decisions of the Committee to approve a certificate shall be by a vote of at least a majority of the members of the Committee and shall be in writing. Said writing shall include detailed findings explaining the reasons and rationale of the Committee to issue a certificate. A copy of the Committee's determination and findings shall be sent to the owner by certified mail and a copy filed with the Village Clerk's office for public inspection. If the Committee determines that a certificate should not be granted or should be granted with conditions, the decision shall also be supported by detailed findings explaining the reasons and criteria underlying said decision and shall advise the owner of the right to commence a hardship application process in accordance with § 182-8 and/or appeal the determination to the Board of Trustees as provided in § 182-11.
- D. If the Committee fails to issue a certificate or notify the owner of its determination not to issue a certificate within 60 days after the application therefor is filed or within such additional time period as the Committee and owner may agree on, such application shall be deemed approved.
- E. Nothing contained in this chapter shall be construed as authorizing the Committee, in acting with respect to an application for a certificate or in adopting regulations in relation thereto, to waive any provisions of Chapter 132, Building Construction and Fire Prevention, or Chapter 310, Zoning, of the Code. The Committee may, in exercising or performing its powers, duties or functions with respect to any historic building, apply or impose with respect to the demolition of such historic building determinations or conditions which are more restrictive than those contained in any other applicable provisions of the Code or other applicable provisions of law.
- F. Anything herein to the contrary notwithstanding, in any cases where a duly authorized enforcement agency shall order or direct the demolition of any historic building for the purpose of remedying conditions determined to be dangerous to life, health or safety, a certificate shall be issued to permit compliance with such order or direction, modified, if feasible, to permit the work to proceed in a manner whereby the danger to life, health and safety may be abated.
- G. Any certificate or permit to demolish a structure issued pursuant to this chapter shall expire 12 months from the date of issuance if the work authorized thereby is not commenced by the end of such twelve-month period. Any such certificate or permit shall expire if such authorized work is not completed or is abandoned within a period of 12 months after being commenced. Any period or periods of time during which the right to use any certificate or permit is stayed pursuant to this chapter or to any statutory or judicial authority or order shall be excluded from the computation of the 12 months.
- H. The Building Inspector shall refuse to grant a demolition permit where a certificate has been denied or where the grant of such permit is not within the terms and conditions of such certificate as has been granted.

§ 182-7. Hardship criteria.

An owner whose certificate has been denied or granted with conditions may apply to the Board of Trustees, within the time prescribed in § 182-8, for relief from such denial or conditions on the grounds that such denial or conditions constitute a hardship upon the applicant. In order to prove the existence of a hardship, the owner shall establish that:

- A. The historic building is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- B. The historic building cannot be adapted for any other use, whether by the owner or by a purchaser, which would result in a reasonable return;
- C. Efforts to find a purchaser interested in acquiring the historic building and preserving it have failed; and
- D. The hardship is not the result of any act or omission to act of the owner.

§ 182-8. Application procedure for hardship; issuance of delayed certificate.

A. Application procedures.

- (1) After receiving written notification from the Committee of the denial of a certificate or the grant with conditions, an owner may, within one year of the mailing of the notification, file an application with the Board of Trustees, on such form as the Board of Trustees may require, asserting that a hardship exists.
- (2) The Board of Trustees shall hold a public hearing on the hardship application with notice as provided for in § 182-6A and shall render a decision in accordance with the procedures set forth in § 182-6C within 60 days from the close of the public hearing or within such additional time period as the Board of Trustees and the owner may agree.
- (3) If the Board of Trustees determines that a hardship exists, it shall take one or more actions, which may include, without limitation, the following:
 - (a) Exercising its powers hereunder and its good offices to assist the owner in developing an economically feasible plan to overcome the objections to the issuing of a certificate.
 - (b) It may issue a certificate, if it finds such certificate may be issued without substantial detriment to the public welfare and without departure from the intent and purpose of this chapter.
 - (c) Recommending acquisition of the historic building by the Village where its preservation is essential to the intent and purposes of this chapter and private preservation is not feasible.
 - (d) Recommending acquisition by the Village by purchase or condemnation of an historic building on such terms as the Board of Trustees may approve.
 - (e) Issuing a delayed certificate pursuant to Subsection C of this section.

B. If the Board of Trustees recommends one or more of the steps to alleviate such hardships enumerated in Subsection (A)(3) of this section and within 90 days the Board of Trustees has failed to adopt one or more of such steps or other steps as may be sufficient to alleviate such hardship, the certificate shall be deemed to have been issued to the owner unless a delayed certificate has been issued by the Board of Trustees pursuant to Subsection C of this section. The ninety-day period shall be computed from the date the decision of the Board of Trustees is delivered to the Clerk.

C. If the Board of Trustees determines that a hardship exists and has determined to issue a delayed certificate, such delayed certificate shall prohibit demolition or razing for a period of up to 10 months from the date of application therefor, during which the time the Board of Trustees and/or Committee and the owner shall undertake serious and continuing discussion for the purpose of finding a method to save the historic building. During such period, the owner and the Committee shall cooperate in attempting to avoid demolition of the historic building. At the end of such period, unless the Committee shall have advised the Building Inspector, in writing, that either a mutually agreeable method of saving the historic building bearing a reasonable prospect of eventual success is under way or a formal application for funds from a governmental unit or nonprofit organization to preserve the historic building is pending, the Building Inspector, after notifying the Board of Trustees, may issue a permit to demolish the historic building without the approval of the Board of Trustees. If the Committee shall have so advised the Building Inspector as described in the preceding sentence, then unless the Committee shall, within two months following the end of the ten-month period, have advised the Building Inspector, in writing, that either such mutually agreeable method for saving the historic building has been successful or funds to preserve the historic building have been obtained and are available for disbursement, the Building Inspector, after notifying the Board of Trustees, may issue the permit to demolish the historic building without the approval of the Board of Trustees.

§ 182-9. Enforcement.

All work performed pursuant to a certificate issued under this chapter shall conform to all requirements included in such certificate. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not being performed in accordance with the certificate or upon notification of such fact by the Board of Trustees, the Building Inspector shall issue a stop-work order and

all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

§ 182-10. Penalties for offenses; court order to enjoin.

- A. Failure to comply with any of the provisions of this chapter shall be subject to a civil penalty of not more than \$50,000.
- B. Whenever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of the provisions of this chapter, the Board of Trustees may make application to a court of competent jurisdiction for an order enjoining such act or practice or requiring such person to refrain from such prospective violation. Upon a showing that such person has engaged in or is about to engage in any such act or practice, a permanent or temporary injunction, restraining order or other appropriate order shall be granted without bond. Any action to enforce this chapter shall be brought by the Village Attorney.

§ 182-11. Appeals.

- A. Any owner who is aggrieved by a decision of the Committee with respect to issuance of a certificate or the grant of a certificate with conditions may appeal to the Board of Trustees by filing a written notice of appeal with the Village Clerk within 30 days from the date notice of the decision of the Committee is mailed to the owner. The notice of appeal shall state the date, general nature of the decision appealed from and the ground of the appeal. The Board of Trustees may hear such appeal at a regular meeting or at a special meeting called for that purpose. The Board of Trustees shall not be bound by the record adduced before the Committee and may, in its discretion, affirm or reject, in whole or in part, the determination of the Committee. The decision of the Board of Trustees shall be rendered within 60 days after the filing of the notice of appeal. In the event that the Board of Trustees does not render a timely decision, the denial of a certificate shall be deemed disapproved.
- B. Any person or persons, jointly or severally, aggrieved by a decision of the Board of Trustees on an appeal for a certificate or grant of a certificate with conditions, or the Board of Trustees' determination regarding a hardship application, may, within 30 days after such decision is filed with the office of the Village Clerk, apply to the State Supreme Court for review pursuant to Article 78 of the Civil Practice Law and Rules.

§ 182-12. Maintenance, repair or alteration.

- A. Nothing in this chapter shall be construed to prevent, under proper permit, if applicable, the ordinary maintenance and repair of any architectural feature of a building that has been determined to be an historic building and denied a certificate.
- B. No owner or person with an interest in a building that has been identified by the Committee to be an historic building shall allow the property to fall into a serious state of disrepair so as to result in the deterioration of any part of the building or significant architectural feature.
- C. Any proposed addition, modification or alteration to a building that has been identified by the Committee as an historic building and denied a certificate shall be referred to the Board of Architectural Review (BAR) together with the detailed findings supporting the Committee's and/or Board of Trustees' determination that the building is an historic building. The detailed findings from the Committee and/or Board of Trustees shall serve as guidance to the BAR when reviewing any proposed addition, modification or alteration.

§ 182-13. Severability.

If any part or parts of this chapter are for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.

Chapter 218

HISTORIC PRESERVATION

GENERAL REFERENCES

Board of Architectural Review — See Ch. 6. Zoning — See Ch. 342.

§ 218-1. Legislative intent.

It is desirable to take measures to provide for the creation of preservation districts and protected sites and structures in furtherance of the following public purposes, which are found to promote the economic benefits, the cultural and educational advantages and the general welfare of the residents of the Village of Mamaroneck:

- A. To provide for the protection, enhancement, perpetuation and use of those districts, sites and structures which are illustrative of the growth and development of the Village of Mamaroneck and which are of particular historic or aesthetic value to the village.
- B. To recognize and ensure the preservation of those elements of the village's past which represent many and varied architectural, artistic and cultural achievements which cannot be duplicated or otherwise replaced.
- C. To promote the use of preservation districts and protected sites and structures as a means of providing enjoyment and unique educational benefit by perpetuating the physical evidence of the village's past.
- D. To stabilize and improve property values of such districts, sites and structures and otherwise promote their reuse.
- E. To protect and enhance the village's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.
- F. To foster civic pride in those elements of the village's past which give Mamaroneck its unique character and set it apart from other localities.

§ 218-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

CERTIFICATE OF APPROPRIATENESS — A certificate issued by the Board of Architectural Review authorizing a material change of appearance of a protected site or structure or within a district, subject to other applicable permit requirements.

DISTRICT — A preservation district.

EXTERIOR BUILDING COMPONENT — Any exterior structural, ornamental or functional element of a structure which shall be open to public view, including but not limited to type, color and texture of building materials; entryways; fenestration; lighting fixtures; roofing; sculpture and carving; steps; rails; fencing; vents and other openings; grillwork; signs; canopies; and other attachments.

INTERIOR BUILDING COMPONENT — Any structural, ornamental or functional element of a structure located within the interior of a public building or other building accessible to the general public, including but not limited to entryways, lobby area, hallways and corridors, auditoriums and places of public assembly, galleries and exhibition areas and interior courtyards. The structural, ornamental or functional elements referred to herein shall include but not be limited to type, color and texture of building materials; lighting fixtures; flooring; ceilings; ornamental woodwork; mouldings and trim; casings; stairs; rails; masonry; paintings and works of art; sculpture and carving; doors; transoms and sidelights; fenestration; skylights; and other interior elements.

MATERIAL CHANGE OF APPEARANCE — Includes but is not limited to:

- A. Any treatment to a structure which results in a change in materials, texture, colors, bulk, mass or any treatment by the addition, substitution or deletion of materials or fixtures, including such treatment which results in the covering of existing surfaces, or the severance or improvement of the land in a designated district or which is designated as a protected site.
- B. Complete or partial demolition.
- C. Commencement of excavation.
- D. Deposit of refuse, waste or fill on land not already used for that purpose.
- E. Change in design or location of advertising on the exterior of any structure.

ORDINARY MAINTENANCE OR REPAIR — Routine repair, replacement or maintenance of electrical or mechanical installations or of damaged or worn parts or surfaces, including repainting using the same color, landscaping and treatment of flat roof area not visible to the general public.

PRESERVATION DISTRICT — An area of the Village of Mamaroneck delineated on the Zoning Map of such village, which meets some or all of the criteria enumerated in § 218-5 and which, by reason of such factors, constitutes a distinct section of the village, and which is designated as a "preservation district" pursuant to amendment of the Zoning Ordinance.¹

PRESERVATION RESTRICTION — An easement or other interest less than a fee interest in favor of the Village of Mamaroneck in a protected site or structure or a structure in a district.

1. Editor's Note: See Ch. 342, Zoning.

PROTECTED SITE OR STRUCTURE — A parcel of land or a building or structure not located in a preservation district which, nevertheless, meets one (1) or more of the criteria enumerated in § 218-5 and is designated as a protected site or structure pursuant to § 218-5.

§ 218-3. Landmarks Advisory Committee.

A. Jurisdiction and purpose. To effectuate the goals of this chapter, there is hereby established in and for the Village of Mamaroneck the Mamaroneck Landmarks Advisory Committee, hereinafter called the "Committee."

B. Composition and selection.

(1) The members of the Committee shall be appointed by and serve at the pleasure of the Board of Trustees. The Committee shall consist of seven (7) members, of whom at least six (6) shall be village residents, any one (1) of whom shall be a property owner, and appointments shall include at least one (1) architect or architectural historian, one (1) member of the Village Historical Society and one (1) member of the Local Real Estate Board. **[Amended 10-11-1983 by L.L. No. 9-1983, effective 10-17-1983]**

(2) Members shall serve for three-year terms. The first appointments shall be established as follows: one (1) one-year term, two (2) two-year terms and two (2) three-year terms. Vacancies shall be filled by the Mayor with approval of the Board of Trustees in the same manner as provided for other appointments. A Chairperson shall be selected by the Committee from among its members for a one-year term.

(3) Members of the Committee shall serve without compensation.

C. Powers and duties.

(1) The Committee shall investigate, document and make annual recommendations, or more frequently at its discretion, to the Board of Trustees for designation of districts and protected sites and structures pursuant to § 218-5 herein.

(2) In carrying out the aforementioned duties, the Committee shall have the power to:

(a) Adopt such regulations pertaining to its duties as it may deem necessary to effectuate the purposes of this chapter. Copies of such regulations shall be filed with the Village Clerk and the Village Planning Board.

(b) Retain or employ professional consultants, secretaries, clerks or other such personnel as may be necessary to assist it in

carrying out its duties, to the extent that funds are appropriated and available therefor.

- (c) Conduct surveys, in consultation with public or private agencies as appropriate, of buildings for the purpose of determining those of historic and/or architectural significance and pertinent facts about them.
 - (d) Formulate and publish recommendations concerning the preparation of maps, brochures and historical markers for selected historic and/or architectural sites and buildings.
 - (e) Cooperate with and advise the Board of Trustees and other public and private agencies in matters involving historic and/or architectural sites and buildings.
 - (f) Advise owners of historic buildings on problems and benefits of preservation and restoration.
- (3) In making its recommendations, the Committee shall provide to the Board of Trustees, in writing, a statement which shall set forth the reasons for the establishment of each preservation district, protected site or protected structure, including, without limitation, a description of the relevant characteristics pursuant to § 218-5B of this chapter.

§ 218-4. Construction restrictions.

- A. No material change in appearance, as hereinabove defined, shall be made within a designated district or to a protected site or structure, except as hereinafter provided. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior building component in a district or a protected site or structure which does not involve such a material change in appearance.
- B. This chapter shall apply to all protected sites and structures and to all buildings, structures, outbuildings, walls, fences, steps, topographical features, earthworks, paving and signs within a designated district; provided, however, that it shall not apply to the construction, alteration or demolition of any structure where, prior to the date of public notice of any proposed designation:
 - (1) The applicant has in good faith either:
 - (a) Undertaken contractual commitments which require him to do such construction, alteration or demolition; or
 - (b) Obtained a permit to do such work, and such work has actually commenced.
 - (2) Failure to proceed with such work will expose the applicant to substantial financial hardship as defined in § 218-7.

- C. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any building component which a duly authorized public official shall order to remove a condition dangerous to life, health or safety, but a certificate of appropriateness pursuant to § 218-6 herein shall be obtained prior to commencement of such work, unless the delay attendant on obtaining such certificate would prevent timely compliance with said order. Notice of any such order or proposed order shall be given to the Committee as soon as practicable by the agency issuing such order.

§ 218-5. Designation of preservation districts or protected sites and structures.

- A. Designation of exteriors and interiors.
- (1) Designation of a protected site or structure may apply to the exterior only or to the interior only, or to both. The designation shall include a specific reference as to whether the interior or exterior, or both, is intended. Where such specific reference is omitted, the designation shall be deemed to apply to the exterior only.
 - (2) Designation of preservation district shall be deemed to apply to the exterior only of structures or sites therein, except that interiors of any structure within the district may be designated by specific reference thereto.
- B. No preservation district or protected site or structure, as the case may be, shall be designated, unless it is found to possess one (1) or more of the following characteristics:
- (1) Association with persons or events of historic significance to the village, region or state or nation.
 - (2) Illustrative of historic growth and development of the village, region, state or nation.
 - (3) In the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master or possessing unique architectural and artistic qualities or representing a significant and distinguishable entity whose components may lack individual distinction.
 - (4) In the case of districts, possessing a unique overall quality of architectural scale, texture, form and visual homogeneity, even though certain structures within the district may lack individual distinction.
 - (5) In the case of interiors, possessing one (1) or more of the characteristics enumerated in Subsection B(1), (2) or (3) above and, in addition, embodying distinctive characteristics of architectural scale, form and visual homogeneity which are an

integral part of the character of the structure in which the space is contained.

- C. Designation of a preservation district or a protected site or structure shall be deemed a proposed amendment to the Zoning Ordinance and Official Zoning Map of the Village of Mamaroneck² or the Code of the Village of Mamaroneck and shall become effective only after public hearing upon approval of such proposed amendment in the manner provided by law. The Landmarks Advisory Committee or any person, group or persons or association may petition the Village Board of Trustees for adoption of such an amendment. In addition to any other notices required by law, the Village Board of Trustees shall notify the Landmarks Advisory Committee ten (10) days prior thereto of any hearings bearing on a proposed designation or change thereof. No site or structure shall be designated unless the owner thereof files such written consent, nor shall any property be included within a preservation district unless the owner thereof files a written consent with the Clerk. **[Amended 3-23-1987 by L.L. No. 5-1987, effective 4-2-1987]**
- D. The proposed designations or changes thereof shall be filed by the Landmarks Advisory Committee with the Village Clerk, together with its request that all property owners affected by such proposals be notified thereof. The Village Clerk shall give public notice of such proposals and shall mail each property owner affected by the proposals a copy thereof.
- E. Following expiration of the time within which affected property owners may object, the proposals as to which there are no objections shall be referred to the Village Planning Board and the Board of Architectural Review for their review and recommendations to the Village Board of Trustees.
- F. The resolutions and/or recommendations of the Village Planning Board and the Board of Architectural Review with respect to any proposed designation or change thereof, together with the recommendations of the Landmarks Advisory Committee, shall be forwarded to the Village Clerk, who shall transmit copies of the same to the Board of Trustees. The Board of Trustees shall either adopt, modify or reject the recommendations of the Landmarks Advisory Committee, the Planning Board and the Board of Architectural Review with respect to proposed designation or change thereof. Designation of a district or a protected site or structure can be rescinded only by the Board of Trustees.
- G. Within five (5) business days after a designation of a district or protected site or structure becomes effective, notice of such designation shall be sent to all affected property owners and to all town, village and county departments having power to administer and enforce any laws, codes or regulations governing real property within

2. Editor's Note: See Ch. 342, Zoning.

the village, and a certified copy of the designating local law, ordinance or resolution shall be filed in the office of the Clerk of Westchester County and indexed against the affected parcels of land.

- H. The designated preservation district and protected sites and structures shall be set forth in this subsection by block and lot number, street designation and, if appropriate, by local designation and are as follows:
- (1) Section 4, Block 77, Lots 30B and 30C, on the Tax Map of the Village of Mamaroneck, also known as the "Old Mill" and located on Taylors Lane in the Village of Mamaroneck, New York (protected site and structure: both the interior and the exterior). **[Added 8-8-1983 by L.L. No. 7-1983, effective 9-6-1983]**
 - (2) Section 9, Block 50, Lot 3, on the Tax Map of the Village of Mamaroneck, also known as "100 Mamaroneck Avenue" (protected structure: both the exterior and portions of the interior). **[Added 12-12-1983 by L.L. No. 15-1983, effective 12-22-1983]**
 - (3) Section 9, Block 31, Lot 1D, on the Tax Map of the Village of Mamaroneck, also known as the "American Legion Hall" and located at 189 Prospect Avenue (protected structure: exterior portion only). **[Added 5-30-1984 by L.L. No. 12-1984, effective 6-8-1984]**
 - (4) Section 9, Block 51, Lot 8A, on the Tax Map of the Village of Mamaroneck, also known as the "Hook and Ladder Company No. 1 Firehouse" and located at 147 Mamaroneck Avenue (protected structure: front exterior portion only). **[Added 6-18-1984 by L.L. No. 13-1984, effective 6-29-1984]**
 - (5) Section 9, Block 49, Lot 4A, on the Tax Map of the Village of Mamaroneck, also referred to as the "Lichtenstein Building" and located at 158 West Boston Post Road (protected structure: exterior portion, including roof). **[Added 2-11-1985 by L.L. No. 8-1985, effective 2-25-1985]**
 - (6) Section 8, Block 58, Lots 7A, 8A and 9A, on the Tax Map of the Village of Mamaroneck, also referred to as the "Bedelle Cottage" and located at 130 Highview Street (protected structure: exterior and portions of interior). **[Added 2-25-1985 by L.L. No. 9-1985, effective 3-11-1985]**
 - (7) Section 8, Block 58, Lots 10A, 11A, 12A, 13, 14, 15 and 16, on the Tax Map of the Village of Mamaroneck, also referred to as the "Bedelle Homestead" and located at 136 Highview Street (protected structure: exterior and portions of interior). **[Added 2-25-1985 by L.L. No. 9-1985, effective 3-11-1985]**
 - (8) Section 8, Block 64, Lot 26A, on the Tax Map of the Village of Mamaroneck, also known as the "Skinny House" and located at 175 Grand Street (protected structure: both the interior and the

exterior). **[Added 1-27-1986 by L.L. No. 2-1986, effective 2-20-1986]**

- (9) Section 4, Block 66, Lot 22, on the Tax Map of the Village of Mamaroneck, also known as the "Town of Rye Dock Property," and located at the East Boston Post Road, adjacent to Guion Creek [including the land, two (2) rights-of-way, the bridge and the remnant of land wall]. **[Added 6-12-1989 by L.L. No. 10-1989, effective 6-22-1989]**
- (10) Section 9, Block 10, Lot 26, on the Tax Map of the Village of Mamaroneck, also known as the "Town of Mamaroneck Cemetery," and located at Mount Pleasant Avenue (including the land and gravestones). **[Added 8-14-1989 by L.L. No. 14-1989, effective 8-24-1989]**
- (11) Section 4, Block 59, Lot 10A (portion thereof) on the Tax Map of the Village of Mamaroneck, also known as the "Mamaroneck United Methodist Church" and located at 514 East Boston Post Road (including the interior and exterior of church structure and sanctuary, the exterior of the two-story parlor and the property site). **[Added 5-13-1991 by L.L. No. 5-1991, effective 5-24-1991]**

§ 218-6. Issuance of certificate of appropriateness.

- A. Notwithstanding any inconsistent ordinance, code, rule or regulation concerning the issuance of building or other permits, no material change of appearance in any designated feature of a structure in a designated district or of a designated protected site or structure shall be commenced without issuance of a certificate of appropriateness from the Board of Architectural Review, hereinafter referred to as "BAR," nor shall any building or other permit for such change be issued without such a certificate of appropriateness having first been issued. The certificate of appropriateness required by this section shall be in addition to and not in lieu of any building or other permit that may be required by any state or local law or regulation.
- B. Application for a certificate of appropriateness shall be submitted to the BAR in such form and including such information as the BAR may require.
- C. Issuance of certificate.
 - (1) Within a reasonable time after an application is filed and following consultations with the Landmarks Advisory Committee, the BAR shall determine whether the proposed material change will be appropriate to the preservation of the district or the protected sites or structures in view of the purposes of this chapter. In passing upon appropriateness, the BAR shall consider, in addition to any other pertinent factors, the historical and architectural style,

general design arrangement, texture, material and color of the building component involved and the relationship thereof to other structures in the immediate neighborhood or district.

- (2) If the BAR approves a material change proposed, said Board shall issue a certificate of appropriateness, which shall specify the work to be done. In issuing such certificate, the BAR may prescribe any conditions that it deems to be necessary to carry out the intent and purposes of this chapter. A certificate issued pursuant to this section shall relate solely to proposed plans accompanying the application or otherwise submitted to the BAR for official consideration prior to issuance of said certificate. It shall be unlawful to deviate from the plans, including any modifications required as a condition of the issuance of such certificate, unless and until an amended certificate shall be applied for and issued. Notwithstanding the foregoing, the BAR shall not issue any such certificate unless and until it has been advised by the agencies or department having jurisdiction that there is no impediment to the issuance of any building or other permit as may be required by applicable state or local law or regulation for said work.
- (3) If the BAR determines that a certificate should not be issued or that a certificate should be issued only upon specific conditions, the BAR shall notify the applicant, in writing, of such determination and of the BAR's reasons therefor. Such notice shall advise the applicant of his right to hearing before the BAR to appeal such determination or to show substantial hardship pursuant to § 218-7 herein, as a result of such determination, if the applicant makes written application to the BAR therefor within ten (10) days of receipt of such notice.
- (4) Notwithstanding the foregoing, if the BAR fails to issue a certificate or notify the applicant of its determination not to issue a certificate within thirty (30) days after application therefor is filed or within such additional time period as the BAR and the applicant may agree, such application shall be deemed approved.

D. Regulations.

- (1) Nothing contained in this chapter shall be construed as authorizing the BAR, in acting with respect to an application for a certificate of appropriateness or in adopting regulations in relation thereto, to waive any regulations or laws relating to height and bulk of buildings, area of yards, courts and other open spaces, density of population, the locations of trades and industries or the location of buildings designed for specific uses.
- (2) The BAR may, in exercising or performing its powers, duties or functions under this chapter with respect to any structure in a district or to any protected structure, apply or impose, with respect to the construction, reconstruction, alteration, demolition or use

of such structure, determinations or conditions which are more restrictive than those prescribed or made by or pursuant to the applicable district regulations contained herein or to any other applicable provisions of law.

- E. Removing dangerous conditions. Anything herein to the contrary notwithstanding, in any case where a duly authorized enforcement agency shall order or direct the construction, removal, alteration or demolition of any improvement on a protected site or in a preservation district, for the purpose of remedying conditions determined to be dangerous to life, health or safety, a certificate of appropriateness shall be issued to permit compliance with such order or direction; provided, however, that the work shall not result in a material change of appearance where the danger to life, health or safety may be abated without such material change of appearance.

§ 218-7. Substantial hardship; action of Board.

- A. Notwithstanding the foregoing, in the event that the BAR's failure to issue a certificate of appropriateness causes a substantial hardship to the applicant, the BAR shall take one (1) or more of the actions enumerated in Subsection B below. For purposes of this section, "substantial hardship" shall require a showing, to the satisfaction of the BAR, that:
- (1) The land or improvement in question cannot yield a reasonable return or be used for a necessary purpose of the owner if the proposed construction, removal, alteration or demolition is not permitted.
 - (2) The hardship is not the result of any act or omission by the applicant.
- B. Upon a showing of substantial hardship, the BAR shall take one (1) or more of the following actions:
- (1) Exercise its powers hereunder and its good offices to assist the owner in developing an economically feasible plan to overcome the BAR's objections to the issuance of a certificate of appropriateness.
 - (2) Reconsider its decision and issue such certificate if it finds that such certificate may be issued without substantial detriment to the public welfare and without deviation from the intent and purposes of this act.
 - (3) Recommend to the Board of Trustees a limitation or remission of taxes on the property affected, if permissible by law.
 - (4) Recommend to the Board of Trustees that the village acquire, by purchase or condemnation, a preservation restriction on the structure affected, on such terms and conditions as the Board of Trustees may approve.

- C. In the event that the BAR determines that failure to issue a certificate will cause a substantial hardship to the owner and recommends that the Board of Trustees takes one (1) or more steps to alleviate such hardship, and the Board of Trustees fails to adopt such measures recommended by the BAR or such other measures as may be sufficient to alleviate such hardship within ninety (90) days, then such certificate shall be deemed to have been issued to the owner. For purposes of this section, the ninety-day period shall be computed from the date the written findings and recommendations of the BAR are delivered to the Village Clerk. Any relief granted hereunder shall be in conformance with the objectives of this chapter and shall be limited to the minimum required to effect substantial justice and shall be in harmony with the general purpose and intent of this chapter.

§ 218-8. Village-owned property.

Plans for the construction, reconstruction, alteration or demolition of any improvement or proposed improvement which is owned by the village or is to be constructed upon property owned by the village and is or is to be located on a protected site or in a preservation district shall, prior to the final action by the village approving or otherwise authorizing the use of such plans with respect to securing the performance of such work, be referred to the BAR by the agency of the village having responsibility for the preparation of such plans. Within thirty (30) days after such referral, the BAR, after consultation with the Landmarks Advisory Committee, shall submit its recommendations thereon to the Board of Trustees and the referring agency. Failure of the BAR to submit such recommendations within sixty (60) days shall be deemed approval by said Board.

§ 218-9. Penalties for offenses.

- A. Any person who violates any of the provisions of this chapter shall be subject to a cumulative penalty of not more than one hundred dollars (\$100.) per day for each such violation, and each day such violation continues shall constitute a separate violation. Any person who knowingly and willfully violates or assists in the violation of this chapter shall be guilty of an offense and, upon conviction, shall be punished by a fine of not more than one hundred fifty dollars (\$150.) or imprisonment for not more than fifteen (15) days, or by both such fine and imprisonment, for each offense. For the purpose of this section, the term "person" shall include the owner, occupant, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly in control of a building or part thereof and is deemed to include all the officers and directors if such person is a corporation.
- B. The Village Attorney shall, when directed by the Board of Trustees after the Board of Trustees has received a complaint from the BAR or from the Landmarks Advisory Committee, institute appropriate action to restrain, prevent, enjoin, abate, correct or remove violations of this

chapter and to take such other legal action as is necessary to carry out the terms and provisions of this chapter. The remedies provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law; any and all remedies may be pursued concurrently or consecutively, and the pursuit of any remedy shall not be construed as an election or the waiver of the right to pursue any and all of the others.

LOCAL LAW NO. 1 OF 2017

TOWN BOARD
TOWN OF BEDFORD
LOCAL LAW AMENDING
CHAPTER 71 OF THE
CODE OF THE TOWN OF BEDFORD

A LOCAL LAW to
amend Chapter 71,
Article III concerning
Historic Building
Preservation.

BE IT ENACTED by the Town Board of the Town of Bedford as follows:

Section 1. Chapter 71, Article III of the Town of Bedford is hereby amended as follows:

§ 71-18. Designation; title.

This article shall be Article III of Chapter 71 of the Code of the Town of Bedford and may be cited as the "Historic Building Preservation Law of the Town of Bedford."

§ 71-19. Authority.

In accordance with § 96-a of the General Municipal Law of the State of New York, entitled "Protection of Historical Places, Buildings and Works of Art," and Article 5-K of the General Municipal Law of the State of New York, entitled "Historic Preservation," the Town Board of the Town of Bedford has authority to provide by local law, certain regulations, special conditions and restrictions for the protection, enhancement; perpetuation and the use of buildings having special character or special historical or other aesthetic interest or value. Pursuant to such authority, the Town Board has adopted this article setting forth standards to be followed in determining whether a permit should be issued for work affecting a Historic Building.

§ 71-20. Purpose; findings.

A. Purpose. The Town of Bedford determines that the historical, archeological, architectural and cultural heritage of the Town is among the most important assets of the Town and that it should be preserved. Historic preservation offers residents of the Town a sense of orientation and civic identity, is fundamental to localized concern for the quality of life, and produces numerous economic benefits to the Town. The existence of irreplaceable buildings of historical, archeological, architectural and cultural significance is threatened by the forces of change. It is hereby declared to be the public policy and in the public interest of this Town to engage in a comprehensive program of historic building preservation to accomplish the following purposes:

- (1) To promote the use, reuse and conservation of such buildings for the education, inspiration, welfare, recreation, prosperity and enrichment of the public;
- (2) To promote and encourage the protection, enhancement and perpetuation of such buildings which have or represent distinctive elements of the Town's historical, archeological, architectural or cultural significance;
- (3) To encourage and assist residents and local organizations of the Town to undertake preservation programs and activities;
- (4) To foster civic pride in the beauty and accomplishments of the past through cooperation with residents and local organizations;
- (5) To protect and enhance the Town's attractiveness to visitors and support and stimulate the Town's economy; and
- (6) To ensure the harmonious, orderly and efficient growth and development of the Town.

B. Findings. The Town of Bedford was founded on December 23, 1680, when a group of New England Puritans from Stamford, Connecticut purchased a three-square-mile tract of land known as the "Hopp Ground" from Chief Katonah and several other Native Americans. Bedford was originally part of Connecticut until King William of England issued a royal decree in 1700 declaring that Bedford was part of New York. The Town served as the wartime Westchester County seat during the Revolutionary War after the Battle of White Plains until it was burned by the British on July 11, 1779. After the Revolution, Bedford became one of the two seats of county government, alternating with White Plains until 1870. Bedford is rich with historic places and buildings such as Bedford Green, the Bedford Court House built in 1787, the John Jay Homestead, Caramoor, the 1920 Bedford Hills Community House, the 1927 Town House, as well as other historic buildings situated throughout the hamlets of Katonah, Bedford Hills and Bedford Village. To foster the preservation of historical buildings located within the Town of Bedford which are not already included as part of the Bedford Village Historic District or the Katonah Historic District, the following findings are hereby made:

- (1) A substantial number of residential, commercial and accessory buildings are of great historical significance to the Town by reason of:
 - (a) Historic events which have taken place within, on or near them;
 - (b) Their age or association with historic or famed personages; or
 - (c) The fact that they are illustrative of events in periods of history of the Town and surrounding areas;
- (2) It is further found that a number of residential, commercial and accessory buildings are of historical significance to the Town for their architectural and aesthetic value due to their representation of a style or period of architectural design of buildings which is significant to the Town's identity and which forms an integral part of the Town's environment; and

- (3) In consideration of the Town's history and character, and in the interests of preservation of those areas within the Town which are of historical, archeological, architectural or cultural importance, the Town of Bedford enacts the within article.

§ 71-21. Applicability.

The Historic Building Preservation Law shall apply in those areas comprising the Town of Bedford which are neither part of the hamlet of Bedford, commonly known as "Bedford Village," as shown on the map entitled "Bedford Village Historic District in the Town of Bedford," nor part of the hamlet of Katonah as shown on the map entitled "Katonah Historic District."

§ 71-22. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADMINISTRATIVE PERMIT

A permit issued by the Director of Planning for the Demolition of a Tier 2 Historic Building.

AS-OF-RIGHT ACTIONS

Actions affecting Historic Buildings that do not require review by the Historic Building Preservation Commission or the Director of Planning under this Historic Building Preservation Law.

A. AS-OF-RIGHT ACTIONS for Tier 1 Historic Buildings:

- (1) Changes of paint color, roofing materials, gutters or leaders;
- (2) Replacement of window sash, where frames, casings and openings are retained;
- (3) Repairs in kind (matching materials and details);
- (4) Changes to building interiors or landscapes;
- (5) Changes to additions built within the last 75 years;
- (6) Additions that result in an increase of less than 30% of the existing building floor area, that connect to the rear elevation, that are not visible from the public ways, that are not taller than the Historic Building, and that do not protrude forward of a primary façade.

B. AS-OF-RIGHT ACTIONS for Tier 2 Historic Buildings:

All actions affecting Tier 2 Historic Buildings are As-of-Right, exclusive of Demolition, as defined in this Article, which requires an Administrative Permit from the Director of Planning.

BUILDING

Any structure having a roof, supported by columns or by walls or self-supporting, and intended for the shelter, housing or enclosure of persons, animals or chattel.

BUILDING, ACCESSORY

A building subordinate to the principal building on the lot and used for purposes customarily incidental to that of said principal building. For purposes of this article, an accessory building must be at least 200 square feet for consideration as a Historic Building.

BUILDING INSPECTOR

The Town employee appointed by the Town Board and charged with the responsibility of administering and enforcing the New York State Fire Prevention and Building Code and related regulations pertaining to the demolition of structures and the use of land within the Town of Bedford.

DEMOLITION

The destruction, disassembly, replacement or relocation of more than 50% of the total exterior wall surface or more than 50% of the total structural frame of a Historic Building; or any actions that result in the above over a 5-year period.

DIRECTOR OF PLANNING

The individual designated by the Town Board to carry out the responsibilities assigned to the Director of Planning under this Article. The Director of Planning or Town Board designee shall have relevant training and experience in historic preservation, preferably including a minimum of 10 years' experience in a position with responsibility for the management of historic resources.

DWELLING

A building, or portion thereof, used principally as non-transient living quarters for one or more families. The term shall not include an automobile court, hotel, motel, boardinghouse, trailer, mobile home, tourist home or tent.

HISTORIC BUILDING

A dwelling, commercial building, or accessory building with a footprint of at least 200 square feet that contributes to the historic character of Bedford, and that is listed on the Survey of Historic Buildings adopted by the Town Board. Historic Buildings shall be identified and categorized according to the following criteria:

- (1) TIER 1 Historic Buildings—The Town Board shall categorize an individual property as a TIER 1 Historic Building if it:
 - (a) was constructed in 1900 or earlier and is substantially intact; or

- (b) is listed on the National Register of Historic Places; or
 - (c) exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic or social history of Bedford, with particular attention to properties that are representative of significant aspects of local history such as those associated with:
 - [1] the relocation of old Katonah or the Katonah Land Company, or
 - [2] the agrarian past (e.g., small farm houses, barns and outbuildings, characteristic proximity to the road), or
 - [3] the late 19th century or early 20th century estate periods; or
 - (d) is identified with persons or events significant in local, state or national history; or
 - (e) embodies the distinguishing characteristics of a type, period or method of construction or design style or is representative of the work of a known designer, architect or builder; or
 - (f) represents an established and familiar feature of the community by virtue of its unique location or singular physical characteristic.
- (2) TIER 2 Historic Buildings—The Town Board shall categorize an individual property as a TIER 2 Historic Building if it is of historic or architectural importance to the Town of Bedford, but of lesser significance or less intact than Tier 1 Historic Buildings, including properties that make a distinctive contribution to the overall historic and visual character of Bedford by virtue of location on a historic road or in a historic neighborhood.
- (3) UNREGULATED Historic Buildings — The Town Board shall categorize an individual property as an UNREGULATED Historic Building if, though not meeting the criteria for Tier 1 or Tier 2, including properties substantially compromised, it nonetheless contributes to the historic character of the Town. Unregulated Historic Buildings are not subject to regulation under this Article; however owners may be eligible for incentives upon voluntary application to the Commission and adherence to its recommendations.

HISTORIC BUILDING PRESERVATION COMMISSION or COMMISSION

The Town of Bedford Historic Building Preservation Commission.

HISTORIC RESOURCE REVIEW REQUEST

A request submitted by a property owner to the Commission requesting a review of the inclusion or assigned category of a Historic Building on the Survey.

NATIONAL REGISTER OF HISTORIC PLACES

A listing of buildings, sites and objects designated for historical, architectural or other special significance, as determined by established criteria, and which listing is maintained by the National Park Service under the National Historic Preservation Act of 1966, as amended. The program is administered by the State Historic Preservation Office at the state level.

PRESERVATION

Retention of essential character of art improvement, object, building, natural feature or structure as embodied in its existing form, integrity and material. This term may include temporary stabilization work, as well as ongoing maintenance of historic building materials.

RESTORATION

Recovery of the form and details of a building, structure or improvement and its site during a particular time.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Principles developed by the National Park Service (36 CFR 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties.

SUBSTANTIAL ALTERATION

The significant removal or alteration of historic form, material or details of a Tier 1 Historic Building's exterior; including the construction of additions that are taller than the Historic Building, or that align with or protrude forward of the wall plane of a primary façade. Actions defined as As-of-Right actions are not considered Substantial Alterations.

SURVEY OF HISTORIC BUILDINGS OR THE SURVEY

A written inventory of all dwellings, commercial buildings, and accessory buildings located within the Town of Bedford proposed by the Commission and designated by the Town Board as Historic Buildings in the "Survey of Historic Buildings", as adopted on April 18, 2017, and amended from time to time pursuant to § 71-25 of this article. The April 18, 2017 inventory adopted by the Town Board as part of this local law is attached hereto and made a part hereof.

§ 71-23. Establishment of Historic Building Preservation Commission.

- A. The Town Board shall appoint a commission to be known as "the Town of Bedford Historic Building Preservation Commission" to administer this article.
- B. The Commission shall consist of five residents of the Town of Bedford, who shall be appointed by the Town Board and who shall serve three-year terms. The first appointments shall be established as follows: one one-year term, two two-year terms and two three-year terms. Vacancies shall be filled by the Supervisor with approval of the Town Board in the same manner

provided for other appointments. The Town Board shall appoint a Chairperson for a one-year term.

- C. Membership shall be composed of the following individuals: There shall be at least one member from each of the three hamlet areas. At least one member shall be an architect one member shall be a second architect, a land use planner, a real estate professional, or a member of the construction industry; and one member shall be the Town Historian or another individual familiar with the historic character of the Town of Bedford. Insofar as possible, one member shall be a member or designee of the Bedford Village Historic District Commission and one member shall be a member or designee of the Katonah Historic District Commission.
- D. The Commission shall adopt procedural rules for conducting its business in accordance with the provisions of this article.

§ 71-24. Powers and duties of Commission.

- A. The Commission shall be responsible for helping to maintain the historic character of the areas of the Town within its jurisdiction. Unless otherwise specified herein, the duties of the Commission shall be as follows:
 - (1) To adopt any other criteria not provided in this article for the identification of significant historical, architectural, archeological or cultural buildings;
 - (2) To approve or disapprove applications for permits, subject to review by the Town Board pursuant to this article;
 - (3) To inform owners of property within the Town of the provisions of this article on a periodic basis;
 - (4) To compile and maintain a photographic inventory of Historic Buildings within the Town;
 - (5) To create, maintain and update the Survey adopted by the Town Board;
 - (6) To formulate and publish recommendations concerning the preparation of maps, brochures and historical markers for selected historical sites and buildings;
 - (7) To cooperate with and advise the Town Board and other public and private agencies in matters involving historic sites and buildings; and
 - (8) To make recommendations to the Town Board regarding the adoption of financial incentives for owners of Historic Buildings, and for awards recognizing outstanding preservation efforts by property owners.
- B. Additionally, the Commission may undertake the following:
 - (1) Increase public awareness of the value of historic, architectural, archeological and cultural preservation by developing and participating in public information programs in conjunction with other public and private organizations;

- (2) Cooperate with the Town Board and other Town departments, boards, agencies or commissions by requesting and providing appropriate information, cooperation, assistance or studies; and
 - (3) Recommend to the Town Board appropriate utilization of grants from federal, state, and county agencies, private groups and individuals and the utilization of budgetary appropriations to promote the preservation of historic buildings.
- C. Within the limits of its funds, the Commission may obtain the services of qualified persons to direct, advise and assist the Commission and may obtain equipment, supplies and other material necessary to its effective operation.
 - D. The Commission shall meet at least monthly if any business is pending. Meetings may be held at any time on the written request of any Commission member.
 - E. A quorum for a transaction of business shall consist of a majority of the Commission members, but not less than the majority of the full authorized membership may grant or deny an application for a permit; act on a Historic Resource Review Request; or otherwise recommend removal or amendment to the assigned category of a Historic Building on the Survey pursuant to §71-25.E. of this article.

§ 71-25 Amendments to the Survey of Historic Buildings.

- A. The Commission may, from time to time, recommend additional Historic Buildings to the Town Board for inclusion on the Survey. The Commission shall identify each proposed addition as a Tier 1, Tier 2, or Unregulated Historic Building, and each proposed addition shall be accompanied by a report from an independent consultant describing the historic, architectural, archeological or cultural importance of the individual property.
- B. The Town Board shall fix a reasonable time to hold a public hearing on any proposed Historic Buildings to be added to the Survey. Notice of the public hearing shall be published at least 10 days prior to the hearing in an official newspaper of the Town and shall be mailed at least 10 days prior to the hearing to all owners of subject properties.
- C. Within 62 days after the close of the public hearing, the Town Board shall by resolution approve or disapprove the proposed Historic Building additions to the Survey. A copy of said resolution shall be mailed to the owners of the subject properties and filed with the Building Department and Town Clerk.
- D. Any property owner wishing to appeal the inclusion or assigned category of a Historic Building on the Survey, may appeal such inclusion or assigned category at any time by submitting a Historic Resource Review Request to the Commission, specifying the grounds for seeking review.
- E. The Commission shall act on Historic Resource Review Requests or may take other actions from time to time to:
 - (1) Remove a Historic Building from the Survey or:

(2) Recategorize a Historic Building from Tier 1 to Tier 2, or to Unregulated Historic Building; or

(3) Recategorize a Historic Building from Tier 2 to Unregulated Historic Building.

F. Such action described in Subsection E of this section shall take place at a regularly scheduled meeting of the Commission. Any such amendments proposed by the Commission shall be reviewed by the Town Board. The Town Board may, after due notice and public hearing, approve such amendments. Any approved amendments shall be sent by the Commission to the owners of the subject properties, and filed with the Building Department and Town Clerk.

§ 71-26. Permits and approvals.

A. Once the Building Inspector has received an application for any permit, he or she must initially determine whether or not the building which is the subject of the application is listed on the Survey. If the Building Inspector determines that the building is listed on the Survey and is classified as a Tier 1 or Tier 2 Historic Building, the Building Inspector shall require the applicant to complete a Project Information Form attesting to the project's scope of work. The Project Information Form shall be accompanied by plans and in sufficient detail for the Building Inspector to have full knowledge of the proposed work. Modified applications may be treated as new applications. The Building Inspector shall review each application to ascertain whether, based on the proposed scope of work and Tier classification, it shall be referred to the Commission or the Director of Planning for a determination. This determination shall be in addition to, and not in lieu of, any other required permit or approval.

B. Tier 1 Historic Buildings

(1) Applications for proposed alterations to Tier 1 Historic Buildings where work is not limited to As-of-Right Actions shall be referred by the Building Inspector to the Commission to make a determination as to whether the proposed work constitutes Substantial Alteration or Demolition, and if so, whether a permit should be issued.

(2) Upon referral from the Building Inspector of an application for proposed alteration or Demolition of a Tier 1 Historic Building, the Commission shall notify the applicant of his/her right to submit evidence and proof in support of the application. Once this information is received, the Commission shall fix a reasonable time to hold a public hearing on each application for a permit. Notice of the public hearing shall be published at least 10 days prior to the hearing in an official newspaper of the Town and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of lots within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice required by this article shall be paid by the applicant, and the applicant must file with the Town Clerk an affidavit of mailing with a list of the names of the owners of record of the property within the 500 feet, together with the section, block and lot number of each, with such written notice prior to the public hearing. The Commission, applicant, and any interested parties may present testimony or documentary evidence at the hearing, which will become part of the record regarding the historic, architectural, archeological or cultural importance of the subject building.

- (3) Notwithstanding the procedure set forth in Subsection (2), above, the Commission may waive the holding of a public hearing and, instead, hold a conference with the applicant and/or its representative to determine whether a permit should be issued. Such conference shall be held at a regularly scheduled meeting of the Commission.

C. Tier 2 Historic Buildings

Applications for proposed Demolition of Tier 2 Historic Buildings shall be referred by the Building Inspector to the Director of Planning for review to determine whether to issue an Administrative Permit for Demolition.

D. Professional consulting services; reimbursement.

- (1) The Commission or Director of Planning may seek outside technical advice on any application. In such instance, the applicant and members of the Commission or Director of Planning shall receive copies of any consultant's or agency's written opinion, and such opinions shall become part of the record.
- (2) The Commission or Director of Planning, in the review of an application as described in this article, may refer any such application to such engineering, environmental or other technical consultant as such Commission or Director of Planning shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Town and such consultant. The applicant shall reimburse the Town for the cost of such consultant services upon submission of a copy of the voucher therefor. Such reimbursement shall be made prior to action on the application. Any reimbursement of fees for professional consultant services rendered may be extended for one period of 90 days upon written request made by the applicant demonstrating good cause as may be determined by the Commission or Director of Planning. However, in no event shall any action or approval on any pending application be determined until any and all such reimbursements have been made in full by the applicant.

E. The determination of the Commission or Director of Planning shall be in writing and shall be filed with the Town Clerk, Building Inspector, and the applicant within 30 calendar days from the close of the public hearing or conference on an application for alteration or demolition of a Tier 1 Historic Building, and within 30 calendar days from the receipt of a complete application for Demolition of a Tier 2 Historic Building.

- (1) If the Commission or Director of Planning determines that a permit should be issued, its determination shall so state and set forth its reasons for such determination.
- (2) If the Commission or Director of Planning determines that a permit shall be issued with conditions, its determination shall so state and set forth its reasons for such determination. Failure to comply with such conditions may result in penalties pursuant to § 71-30 of this article and/or revocation of the permit.

(3) If the Commission or Director of Planning determines that a permit should not be issued, it shall so state and set forth its reasons for such determination.

F. In arriving at its determination, the Commission or Director of Planning shall consider, in addition to any other pertinent factors, the Secretary of the Interior's Standards for the Treatment of Historic Properties and the following principles in assessing whether the historical, architectural, archeological or cultural significance of the subject building outweighs any special circumstances or potential hardships posed to the applicant:

- (1) Properties that contribute to the historic character of the Town shall be retained, with their historic features altered as little as possible.
- (2) Any alterations or additions to existing properties shall be compatible with their historic character and with the surrounding area. In applying the principle of compatibility, the Commission or Director of Planning shall consider the following factors:
 - (a) the general design, character, and scale of the proposed alteration or addition relative to existing features of the property, surrounding properties, and the neighborhood;
 - (b) visual compatibility with surrounding properties, including proportion of the property's front façade, proportion and arrangement of windows and other openings within the façade, roof shape, and the rhythm of spacing of properties on streets, including setback; and
 - (c) the importance of historic physical and visual features to the significance of the property.

§ 71-27. Appeals.

A. Town Board review.

- (1) Any determination, decision, or order of the Commission or Director of Planning made pursuant to or within the scope of this Article, may be reviewed by the Town Board at the request of any person aggrieved thereby, provided that such review is commenced by the filing of a notice of appeal to the Town Board within 30 days after the Commission files with the Town Clerk its determination. Such notice of appeal shall specify the grounds for seeking review.
- (2) In making its determination on the appeal, the Town Board shall review the written determination of the Commission or Director of Planning in conjunction with the permit application and the criteria set forth in § 71-26F, and consider the appropriateness of the alteration or demolition as well as the health, safety, morals and general welfare of the Town, with particular attention given to the needs of the residents and industries within the historic area or any special circumstances or hardship that the applicant may choose to bring forward.

- B. Based on its determination of appeal, the Town Board shall issue a written determination directing the Building Inspector to issue or deny a permit to the applicant.
- C. If no person appeals, the determination of the Commission becomes final and binding upon the applicant and Building Inspector.

§ 71-28. Judicial review.

Any determination, decision, or order of the Town Board under this article may be judicially reviewed pursuant to Article 78 of the Civil Practice Law and Rules in the Supreme Court for Westchester County if commenced within 30 days of the filing of the Town Board's determination. The Court may take evidence as it may direct and report the same with its findings of fact and conclusions of law, if it shall appear that testimony is necessary for the proper disposition of the matter. The Court at special term shall itself dispose of the cause on the merits, determining all questions which may be presented for determination.

§ 71-29. Enforcement; penalties for offenses.

- A. In case any building is altered or demolished, either partially or wholly, as set forth, pursuant to this article, either by proceeding without a permit or contrary to approved plans and specifications for which a permit is issued, the Building Inspector shall issue a stop-work order and serve same upon the owner of record, a tenant in possession and any contractor or subcontractor working at the subject premises.
- B. Failure to comply with any of the provisions of this article shall be deemed a violation and the violator shall be liable to a fine of not more than \$250 or to imprisonment for not more than 15 days, or both. Each day that such violation continues shall constitute a separate violation.
- C. In addition to the foregoing, the Town shall have such other remedies for any violation or threatened violation of this article as now or hereafter may be provided by law, including but not limited to prosecution in the Town Court of the Town of Bedford and proceeding in the Supreme Court in an action for an injunction to restrain any violation of this article and further in an action in Supreme Court for an injunction to order removal in whole or in part of any exterior architectural feature in existence in violation of this article or for reconstruction or restoration as may be necessary to restore the building to its appearance prior to the violation.

§ 71-30. Conflict with other provisions.

Where this article imposes greater restrictions than are imposed by the provisions of any law, ordinance, or regulation, the provisions of this article shall apply. Where greater restrictions are imposed by any other law, ordinance or regulation, such greater restrictions shall apply.

§ 71-31. Severability.

If any section, clause or provision of this article or the application thereof to any person is adjudged invalid, the adjudication shall not affect other sections, clauses or provisions or the application thereof which can be sustained or given effect without the invalid section, clause or provision or application, and, to this end, the various sections, clauses or provisions of this article are declared to be severable.

§ 71-32. When effective.

This article shall take effect immediately upon filing in the office of the Secretary of State of the State of New York in the manner prescribed by law.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 71 of the Town Code of the Town of Bedford is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the Town of Bedford and it is hereby enacted that the provisions of this Local Law shall be included in the Town Code of the Town of Bedford; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
16 - 18	Anderson Rd	49.10-3-18	1
2	Ashby Pl	49.19-1-32	1
6	Ashby Pl	49.19-1-34	1
10	Ashby Pl	49.19-1-35	1
44 - 52	Aspetong Rd	73.11-1-16	1
89	Baldwin Rd	83.16-1-1	1
100	Baldwin Rd	83.11-2-5.1	1
180	Baldwin Rd	83.8-1-15	1
32	Barrett Rd	49.16-1-17	1
125	Beaver Dam Rd	61.9-1-2	1
10	Bedford Center Rd	60.18-1-39	1
17	Bedford Center Rd	60.18-2-12	1
388	Bedford Center Rd	73.9-1-34	1
504	Bedford Center Rd	73.9-1-24	1
519	Bedford Center Rd	73.9-1-28.1	1
87	Bedford Rd	49.19-2-44	1
171	Bedford Rd	60.7-2-49	1
427	Bedford Rd	60.17-2-24	1
17 - 25	Black Brook Road	62.17-1-10	1
20 - 40	Black Brook Road	62.17-1-6	1
10	Broad Brook Road	72.10-1-2	1
40 - 44	Broad Brook Road	72.10-1-4	1
72	Broad Brook Road	72.10-1-5	1
3	Burbank Av	60.17-3-42	1
18	Burbank Av	60.17-3-48	1
21	Burbank Av	60.17-3-30	1
56 - 62	Buxton Rd	60.15-3-38	1
133	Buxton Rd	60.19-1-6	1
161	Buxton Rd	72.7-1-2	1
385	Byram Lake Rd	94.9-1-7.1	1
455	Byram Lake Rd	94.9-1-6	1
8	Cantitoe St	61.6-1-9	1
25	Cantitoe St	61.10-1-3	1
48	Cantitoe St	61.10-2-12	1
112	Cantitoe St	61.14-1-3	1
136	Cantitoe St	61.14-1-6	1
139	Cantitoe St	61.14-1-15	1
152	Cantitoe St	61.14-1-9	1
168	Cantitoe St	61.14-1-8	1
250	Cantitoe St	61.18-1-8	1
356	Cantitoe St	73.10-1-5	1
379	Cantitoe St	73.10-1-21	1
382 - 394	Cantitoe St	73.10-1-7	1
417	Cantitoe St	73.13-2-3	1
425	Cantitoe St	73.13-2-5	1
438	Cantitoe St	73.14-1-11	1
444	Cantitoe St	73.14-1-10	1
480	Cantitoe St	73.14-1-7	1
532	Cantitoe St	73.18-1-2	1
33	Charles Road	83.10-1-6	1
119	Cherry St	49.13-2-6	1
143	Cherry St	49.14-1-19	1
147	Cherry St	49.14-1-18	1
153	Cherry St	49.14-1-17	1
210	Cherry St	49.18-3-34	1
69	Chestnut Ridge	83.18-1-4	1

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier	
146		Chestnut Ridge	83.19-2-3	1
30		Church St	60.14-5-47	1
24		Clark Rd	84.9-1-6	1
64		Clark Rd	84.9-1-2	1
10		Clinton Rd	73.14-1-2	1
732		Cross River Rd	51.9-1-3	1
95		Croton Lake Rd	49.17-1-15	1
153		Croton Lake Rd	48.20-1-2	1
180		Croton Lake Rd	60.5-1-2	1
212		Croton Lake Rd	59.8-3-3	1
458		Croton Lake Rd	59.11-1-8	1
549		Croton Lake Rd	59.15-1-12	1
614		Croton Lake Rd	59.19-1-7	1
666		Croton Lake Rd	71.7-2-1	1
680		Croton Lake Rd	71.7-2-13	1
703		Croton Lake Rd	71.7-2-14	1
712		Croton Lake Rd	71.7-2-10	1
9 - 31		Depot Plaza	60.14-5-63	1
79		Edgemont Rd	49.15-1-11	1
80		Edgemont Rd	49.15-4-71	1
81		Edgemont Rd	49.15-1-12	1
82		Edgemont Rd	49.15-4-70	1
87		Edgemont Rd	49.15-1-14	1
95		Edgemont Rd	49.15-1-15	1
99		Edgemont Rd	49.15-1-17	1
149 - 181		Girdle Ridge Rd	61.15-1-1	1
14		Goldens Bridge Rd	49.12-3-2	1
105		Goldens Bridge Rd	49.8-2-5	1
218		Green Lane	72.9-1-1	1
53 - D		Greenville Rd	49.11-1-8	1
21		Greenwich Rd	84.11-1-53	1
25		Greenwich Rd	84.11-1-48	1
100		Greenwich Rd	84.15-2-15	1
101 - 121		Greenwich Rd	84.15-1-19	1
179		Greenwich Rd	84.19-1-1	1
288		Greenwich Rd	95.6-2-25	1
105		Guard Hill Road	72.17-2-1	1
227		Guard Hill Road	72.18-1-10	1
246		Guard Hill Road	72.19-1-1	1
270		Guard Hill Road	72.19-1-2	1
284		Guard Hill Road	72.19-1-7	1
340		Guard Hill Road	72.19-2-8	1
372		Guard Hill Road	72.20-1-1	1
391 - 399		Guard Hill Road	83.8-1-1	1
430 - 450		Guard Hill Road	72.20-1-6	1
462		Guard Hill Road	83.8-1-5	1
504		Guard Hill Road	84.5-1-16	1
524		Guard Hill Road	84.5-1-15	1
535		Guard Hill Road	84.5-1-14	1
568		Guard Hill Road	84.5-1-3	1
640		Guard Hill Road	73.18-2-9	1
693		Guard Hill Road	84.6-1-1	1
701		Guard Hill Road	84.6-1-3	1
761		Guard Hill Road	84.7-1-22	1
323		Haines Rd	59.11-1-5	1
403		Haines Rd	59.15-1-2	1

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
42		Harris Rd	60.6-2-35	1
121		Harris Rd	60.11-1-10	1
403		Harris Rd	60.16-2-4.2	1
451		Harris Rd	61.13-1-9	1
518		Harris Rd	61.17-1-6	1
25		Highland Ave	49.12-3-8.13	1
32		Hill St	60.14-5-72	1
36		Hillside Av	49-19.2.31	1
52		Hook Rd	73.10-1-16	1
110 -	112	Hook Rd	73.10-1-14	1
256		Hook Rd	61.19-1-1	1
100		Jay St	49.12-3-3	1
240		Jay St	50.17-2-1	1
369 -	377	Jay St	61.5-1-10	1
400		Jay St	61.5-1-6	1
6		Jingle Ln	85.5-1-15	1
27		Jingle Ln	74.17-1-25	1
15 -	31	Katonah Av N	49.15-4-11.1	1
33		Katonah Av N	49.15-4-14	1
37 -	43	Katonah Av N	49.15-4-13	1
107 -	109	Katonah Av S	49.15-4-31	1
113		Katonah Av S	49.15-4-33	1
120		Katonah Av S	49.15-4-30	1
121		Katonah Av S	49.15-4-34	1
125		Katonah Av S	49.15-4-35	1
131 -	139	Katonah Av S	49.15-4-39	1
26		Lewis Road	62.13-1-11	1
97		Little Town Ln	95.8-1-1	1
60		Long Meadow Rd	73.15-1-8	1
232		Long Ridge Road	85.17-3-3	1
233		Long Ridge Road	85.17-2-6	1
40		Loop Road	85.7-1-11	1
14		Main Street	60.14-5-64	1
66		Main Street	60.14-5-68	1
83		Main Street	60.17-3-45	1
70		Maple Av	50.18-1-14	1
111 -	129	Maple Av	50.18-1-10	1
60		Matthews Mill Rd	61.18-1-13	1
66		Matthews Mill Rd	61.18-1-12	1
118		McLain St	82.8-1-3	1
205		McLain St	72.13-1-16	1
238		McLain St	71.12-2-24	1
286		McLain St	72.9-1-3	1
320		McLain St	72.5-2-42	1
345		McLain St	72.9-1-12	1
11		McQueen St	60.7-1-52	1
91		Meeting House Rd	59.14-2-7	1
106		Meeting House Rd	59.18-1-4	1
15		Middle Patent Rd	84.12-1-6	1
40		Middle Patent Rd	84.12-2-49	1
254		Middle Patent Rd	96.5-1-1	1
50		Miller's Mill Rd	85.13-1-24	1
53		Millertown Road	85.7-3-4	1
152		Millertown Road	74.19-1-4	1
111		Mt Holly Rd	50.6-1-8	1
128 -	136	Mt Holly Rd	39.18-1-13	1

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier	
257		Mt Holly Rd	50.7-1-7	1
296		Mt Holly Rd	39.19-1-7	1
320		Mt Holly Rd	39.20-1-7	1
351		Mt Holly Rd	39.20-1-6	1
45		New St	60.7-1-20	1
159 -	175	North Salem Rd	39.14-2-8	1
183		North Salem Rd	39.14-2-7	1
41		North St	49.15-3-2	1
62		Oak Road	60.6-3-63	1
24		Old Cross River Rd	50.12-1-6	1
50		Old Cross River Rd	50.12-1-7	1
21		Old Post Road	95.9-2-8	1
45		Old Post Road	95.9-2-10	1
64		Old Post Road	95.9-1-2	1
164		Old Post Road	84.17-1-18.1	1
227		Old Post Road	84.17-1-4	1
249		Old Post Road	84.17-1-8	1
455		Old Post Road	84.11-1-60	1
459		Old Post Road	84.11-1-61	1
502		Old Post Road	84.10-1-6	1
751		Old Post Road	73.19-1-14	1
752		Old Post Road	73.19-1-11	1
845		Old Post Road	73.16-1-15	1
856		Old Post Road	73.16-1-3	1
908		Old Post Road	73.16-2-1	1
52		Oregon Rd	94.14-1-9	1
80		Oregon Rd	94.18-1-1	1
26 -	32	Park Way	49.15-4-22	1
29		Park Way	49.15-4-17	1
272		Pea Pond Road	61.16-1-21	1
98		Pound Ridge Rd	84.8-1-32	1
180		Pound Ridge Rd	84.8-1-14	1
270		Pound Ridge Rd	85.5-1-17	1
272		Pound Ridge Rd	85.5-1-16	1
273		Pound Ridge Rd	85.5-2-8	1
341		Pound Ridge Rd	85.10-1-8	1
516		Pound Ridge Rd	85.11-1-9	1
5		Quicks La	49.14-1-21	1
33		Reyburn Dr	49.9-1-1.2	1
5		Rock Hill Road	85.9-2-31	1
150		Sarles St	83.17-1-12	1
236		Sarles St	94.5-1-9	1
100		Seminary	73.19-1-18	1
401		South Bedford Rd	83.10-1-8	1
413		South Bedford Rd	83.10-1-7	1
721		South Bedford Rd	84.9-1-8	1
749 -	801	South Bedford Rd	84.9-1-5	1
816		South Bedford Rd	84.13-1-9	1
33		Springhurst Rd	72.6-1-1	1
83		Springhurst Rd	72.6-1-10	1
93		Springhurst Rd	72.6-1-9	1
103		Springhurst Rd	72.10-1-1	1
111		Stone Bridge Lane	72.7-1-5.1	1
24		Stone Hill Road	74.9-1-10	1
89		Stone Hill Road	74.10-1-4	1
121		Stone Hill Road	74.14-1-1	1

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
169	Stone Hill Road	74.10-2-6	1
183	Stone Hill Road	74.11-1-7	1
197	Stone Hill Road	74.11-1-4	1
1	Strother Xing	60.18-1-1	1
136	Succabone Rd	72.15-2-6	1
144	Succabone Rd	72.15-2-5	1
171	Succabone Rd	72.15-2-8	1
194	Succabone Rd	72.19-2-5	1
239	Succabone Rd	72.19-2-11	1
356	Succabone Rd	83.12-1-1	1
400	Succabone Rd	83.12-1-17	1
412	Succabone Rd	83.12-1-15	1
16	Sunset Dr	60.18-1-7	1
5	Terrace Heights	49.19-4-7	1
9	Terrace Heights	49.19-4-4	1
22	The Terrace	49.19-2-2	1
46	Upper Hook Road	61.12-1-1	1
48	Upper Hook Road	61.12-1-2	1
119	Valley Rd	49.18-3-15	1
153	Valley Rd	49.18-3-20	1
155	Valley Rd	49.18-3-21	1
97	West Patent Road	72.13-1-4	1
111	West Patent Road	72.13-1-5	1
37	Wildwood Road	49.19-1-8	1
60	Wood Rd	59.20-1-5	1
93	Wood Rd	59.20-1-2	1
153	Wood Rd	59.20-1-11	1

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
8	Anderson Rd	49.10-3-22	2
32	Anderson Rd	49.10-3-12	2
36	Anderson Rd	49.10-3-9	2
4	Ashby Pl	49.19-1-33	2
20	Aspetong Rd	73.11-1-22	2
28	Aspetong Rd	73.11-1-20	2
36	Aspetong Rd	73.11-1-17	2
39	Babbitt Rd	60.14-5-55	2
102	Babbitt Rd	60.14-5-38	2
109	Babbitt Rd	60.14-4-5	2
112	Babbitt Rd	60.14-3-62	2
253	Babbitt Rd	60.11-3-25	2
261	Babbitt Rd	60.11-3-24	2
	Babbitt Rd	60.14-3-64	2
1	Baldwin Rd	83.16-1-2	2
70	Baldwin Rd	83.11-2-5.2	2
128	Baldwin Rd	83.12-1-19	2
148	Baldwin Rd	83.12-1-3	2
194	Baldwin Rd	83.8-1-17	2
196	Baldwin Rd	83.8-1-14	2
8	Baylis Ln	84.15-2-14	2
2 - 8	Bedford Center Rd	60.18-1-38	2
21	Bedford Center Rd	60.18-2-13	2
30	Bedford Center Rd	60.18-1-41	2
33	Bedford Center Rd	60.18-2-14	2
90	Bedford Center Rd	72.7-1-1	2
111	Bedford Center Rd	72.7-1-5.2	2
205	Bedford Center Rd	72.11-2-2	2
209	Bedford Center Rd	72.11-2-3	2
213	Bedford Center Rd	72.11-2-4	2
229	Bedford Center Rd	72.12-1-3	2
249	Bedford Center Rd	72.12-1-1	2
374 - 380	Bedford Center Rd	72.8-1-8	2
455	Bedford Center Rd	73.13-1-2	2
472	Bedford Center Rd	73.9-1-7	2
489	Bedford Center Rd	73.9-1-30	2
493 - 497	Bedford Center Rd	73.9-1-29	2
509	Bedford Center Rd	73.9-1-27	2
55	Bedford Rd	49.19-2-8	2
59	Bedford Rd	49.19-2-7	2
61	Bedford Rd	49.19-2-4	2
62	Bedford Rd	49.19-2-9	2
64	Bedford Rd	49.19-2-11	2
131	Bedford Rd	60.7-1-83.1	2
352	Bedford Rd	60.14-5-83	2
401	Bedford Rd	60.17-2-31	2
459	Bedford Rd	60.17-2-13	2
50	Bisbee Lane	72.12-2-1	2
43	Broad Brook Road	72.10-1-7	2
71	Broad Brook Road	72.10-1-6	2
160	Broad Brook Road	72.11-1-6	2
9	Burbank Av	60.17-3-36	2
10	Burbank Av	60.17-3-44	2
12	Burbank Av	60.17-3-46	2
14	Burbank Av	60.17-3-47	2
26	Burbank Av	60.17-3-50	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier	
45		Buxton Rd	60.18-1-45	2
543		Byram Lake Rd	94.10-1-1	2
99		Cantitoe St	61.10-1-8	2
178		Cantitoe St	61.18-2-2	2
180		Cantitoe St	61.18-2-1	2
280		Cantitoe St	73.6-1-5	2
300		Cantitoe St	73.6-1-8	2
326		Cantitoe St	73.6-1-7	2
415		Cantitoe St	73.13-2-1	2
454		Cantitoe St	73.14-1-9	2
535		Cantitoe St	73.18-1-1	2
80		Cedar Rd	38.20-1-25	2
110		Cedar Rd	38.20-1-33	2
140		Cedar Rd	38.20-1-28	2
65		Cherry St	49.10-1-17	2
88		Cherry St	49.10-1-12	2
140		Cherry St	49.14-1-3	2
162		Cherry St	49.14-2-1	2
163		Cherry St	49.14-1-15.1	2
263		Cherry St	60.6-1-12	2
276		Cherry St	60.6-2-9	2
33		Chestnut Ridge	83.14-1-11	2
224		Chestnut Ridge	94.7-2-7	2
260		Chestnut Ridge	94.8-1-1	2
337		Chestnut Ridge	94.11-3-4	2
7		Church St	60.18-1-5	2
11		Church St	60.18-1-6	2
14		Church St	60.14-5-69	2
17		Church St	60.18-1-9	2
18		Church St	60.14-5-52	2
21		Church St	60.18-1-10	2
23		Church St	60.18-1-13	2
24		Church St	60.14-5-51	2
28		Church St	60.14-5-50	2
31		Church St	60.18-1-16	2
34		Church St	60.14-5-46	2
37		Church St	60.18-1-19	2
38		Church St	60.14-5-43	2
48 - 52		Church St	60.14-5-39	2
51		Church St	60.14-4-2	2
53		Church St	60.14-4-1	2
87		Clinton Rd	73.13-2-20	2
8		Congdon Ln	60.7-1-76	2
13		Cottage Pl	49.18-4-17	2
595		Cross River Rd	50.12-1-21	2
600		Cross River Rd	50.12-1-1	2
150		Croton Lake Rd	60.5-1-3	2
378 - 384		Croton Lake Rd	59.7-1-7	2
409		Croton Lake Rd	59.11-1-2	2
739		Croton Lake Rd	71.11-2-4	2
20		Darlington Road	83.10-1-10	2
3 - 5		Edgemont Rd	49.15-4-5	2
13		Edgemont Rd	49.15-4-4	2
19 - 21		Edgemont Rd	49.15-4-3	2
22		Edgemont Rd	49.15-4-8	2
25		Edgemont Rd	49.15-4-2	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
28		Edgemont Rd	49.15-4-7	2
35 -	37	Edgemont Rd	49.15-4-1	2
57		Edgemont Rd	49.15-1-3	2
73		Edgemont Rd	49.15-1-9	2
75		Edgemont Rd	49.15-1-10	2
78		Edgemont Rd	49.15-4-73	2
83		Edgemont Rd	49.15-1-13	2
96		Edgemont Rd	49.15-4-66	2
97		Edgemont Rd	49.15-1-16	2
104		Edgemont Rd	49.15-4-62	2
28		Fox Ln	83.16-1-9.1	2
117		Fox Ln	94.8-1-5	2
129		Fox Ln	95.5-1-1	2
65		Girdle Ridge Dr	61.14-1-5	2
79		Girdle Ridge Dr	61.11-1-4	2
81		Girdle Ridge Dr	61.11-1-3	2
48		Girdle Ridge Rd	61.7-1-1.2	2
49		Girdle Ridge Rd	61.6-1-10	2
161		Goldens Bridge Rd	38.20-1-4	2
171		Goldens Bridge Rd	38.20-1-2	2
10		Grandview	60.6-2-3	2
199		Green Lane	71.12-2-9	2
53	C	Greenville Rd	49.11-1-7	2
53	E	Greenville Rd	49.11-1-15	2
7		Greenwich Rd	84.11-1-64	2
13		Greenwich Rd	84.11-1-57	2
351		Greenwich Rd	95.6-1-9	2
363		Greenwich Rd	95.10-1-3	2
371		Greenwich Rd	95.10-1-20	2
64		Griffin Avenue	60.14-5-53	2
187		Guard Hill Road	72.18-1-12	2
235		Guard Hill Road	83.7-1-1	2
337		Guard Hill Road	83.7-2-4	2
369		Guard Hill Road	83.7-2-6	2
433		Guard Hill Road	83.8-1-2	2
449		Guard Hill Road	83.8-1-4	2
501		Guard Hill Road	83.8-1-8	2
521		Guard Hill Road	83.8-1-9	2
604		Guard Hill Road	73.18-2-13	2
741		Guard Hill Road	84.6-1-6	2
748		Guard Hill Road	84.7-1-3	2
		Guard Hill Road	83.7-2-3	2
29		Haines Rd	60.13-1-23	2
73		Haines Rd	60.13-1-27	2
87		Haines Rd	60.13-1-5	2
165		Haines Rd	59.12-3-1	2
24		Harris Rd	60.6-2-33	2
35		Harris Rd	60.10-2-3	2
41		Harris Rd	60.10-2-41	2
247		Harris Rd	60.15-2-41	2
349		Harris Rd	60.16-2-3	2
413		Harris Rd	61.13-1-12	2
476 -	498	Harris Rd	61.17-1-5	2
561		Harris Rd	73.5-1-5	2
668		Harris Rd	73.9-1-17	2
684		Harris Rd	73.9-1-21	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
696	Harris Rd	73.9-1-22	2
5	Highland Ave	49.12-3-12	2
9	Highland Ave	49.12-3-13	2
15	Highland Ave	49.12-3-16	2
28	Hill St	60.14-5-75	2
38 - 40	Hillside Av	49.19-2-34	2
43	Hillside Av	49.19-4-24	2
46 48	Hillside Av	49.19-2-28	2
55	Hillside Av	49.19-2-26	2
10	Holly Branch Rd	50.12-1-2	2
55	Holly Branch Rd	50.8-1-4	2
46	Hook Rd	73.14-1-13	2
132	Hook Rd	73.10-1-11	2
139	Hook Rd	73.11-1-23	2
151	Hook Rd	73.11-1-3	2
201 - 221	Hook Rd	73.7-1-9	2
270	Hook Rd	61.19-1-12	2
333	Hook Rd	61.19-1-7	2
29 - 31	Huntville Rd	49.19-4-31	2
9	Indian Hill Road	84.8-1-31	2
13	Indian Hill Road	84.8-1-29	2
53	Jay St	49.16-1-1	2
5 - 7	Katonah Av N	49.15-4-11.2	2
51 - 63	Katonah Av N	49.15-4-20	2
83 - 89	Katonah Av S	49.15-4-24	2
22	Lake Ridge	94.15-2-2	2
84	Little Town Ln	95.8-1-4	2
57	Long Ridge Road	84.12-2-16	2
80	Long Ridge Road	85.9-2-28	2
91	Long Ridge Road	85.13.1.3	2
21 - 23	Main Street	60.14-5-78	2
26	Main Street	60.14-5-65	2
29 - 31	Main Street	60.14-5-77	2
39 - 45	Main Street	60.14-5-74	2
52	Main Street	60.14-5-67	2
89	Main Street	60.17-4-15	2
95	Main Street	60.17-4-17	2
100	Main Street	60.18-1-2	2
81	Maple Av	50.18-1-11	2
23	Matthews Mill Rd	73.5-1-7	2
76	Matthews Mill Rd	61.18-1-11	2
231	McLain St	72.13-1-2	2
233	McLain St	72.13-1-1	2
275	McLain St	72.9-1-6	2
281	McLain St	72.9-1-7	2
289	McLain St	72.9-1-8	2
297	McLain St	72.9-1-9	2
305	McLain St	72.9-1-10	2
312	McLain St	72.5-2-43	2
328	McLain St	72.5-2-37	2
148	Meeting House Rd	59.18-1-1	2
2	Middle Patent Rd	84.12-2-1	2
89	Middle Patent Rd	84.16-2-15	2
228	Middle Patent Rd	85.17-1-4	2
236	Middle Patent Rd	85.17-1-5	2
248	Middle Patent Rd	96.5-1-2	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
12	Miller's Mill Rd	84.16-2-29	2
47	Miller's Mill Rd	85.13-1-25	2
105	Millertown Road	74.19-2-17	2
135	Mt Holly Rd	50.6-1-9	2
256	Mt Holly Rd	39.19-1-4	2
422	Mt Holly Rd	39.16-2-2	2
15	Mustato Rd	49.16-1-38	2
19	Mustato Rd	49.16-1-37	2
23	Mustato Rd	49.16-1-36	2
45	Mustato Rd	49.16-1-27	2
136	Narrows Rd	72.16-2-7	2
164	Narrows Rd	73.7-1-1	2
180 - 200	Narrows Rd	72.20-1-8	2
11	Nightingale Rd	60.7-1-8	2
174	North Salem Rd	39.14-2-9	2
197	North Salem Rd	39.14-2-6	2
198	North Salem Rd	39.14-2-2	2
39	North St	49.15-3-3	2
75	Old Deer Park	49.7-1-19	2
20 - 32	Old Post Road	95.9-1-4	2
84	Old Post Road	95.9-1-1	2
277	Old Post Road	84.14-3-1	2
402	Old Post Road	84.14-1-4	2
425	Old Post Road	84.10-2-15.1	2
453	Old Post Road	84.11-1-59	2
476	Old Post Road	84.10-1-19	2
480	Old Post Road	84.10-1-18	2
683	Old Post Road	84.7-2-9	2
719	Old Post Road	73.19-1-19	2
848	Old Post Road	73.16-1-16	2
941	Old Post Road	74.13-1-2	2
954	Old Post Road	73.12-2-1	2
12	Overlook	83.10-1-1.20	2
23	Park Way	49.15-4-18	2
24	Park Way	49.15-4-23	2
234	Pea Pond Road	61.16-1-23	2
520	Pea Pond Road	62.17-1-11	2
20	Pine Brook Rd	85.10-2-1	2
1	Pines Bridge Road	71.11-2-24	2
100	Pines Bridge Road	71.10-1-15	2
103 - 105	Pound Ridge Rd	84.12-1-4	2
216	Pound Ridge Rd	85.5-1-24	2
251	Pound Ridge Rd	85.5-2-5	2
327	Pound Ridge Rd	85.10-1-7.1	2
360	Pound Ridge Rd	85.6-4-4	2
165	Railroad Av	60.14-2-8	2
175	Railroad Av	60.14-2-9	2
15	Reyburn Dr	49.9-1-4	2
4	Robinson Av	60.14-5-12	2
8	Robinson Av	60.14-5-31	2
14	Robinson Av	60.14-5-30	2
16	Robinson Av	60.14-5-29	2
38	Robinson Av	60.14-3-60	2
42	Robinson Av	60.14-3-59	2
214	Sarles St	94.5-1-3	2
230	Sarles St	94.5-1-4	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
48	School St	60.14-3-71	2
25	Snyder's Hill Road	83.11-1-7	2
285	South Bedford Rd	83.9-1-5	2
326	South Bedford Rd	83.13-1-7	2
340	South Bedford Rd	83.14-1-4	2
357	South Bedford Rd	83.10-1-1.11	2
40	Springhurst Rd	72.6-1-4	2
81	Springhurst Rd	72.6-1-11	2
81	Stone Hill Road	74.10-1-2	2
136	Stone Hill Road	74.10-2-2	2
32	Succabone Rd	72.11-2-5	2
62	Succabone Rd	72.11-2-7	2
182	Succabone Rd	72.19-2-4	2
268	Succabone Rd	83.7-2-5	2
296	Succabone Rd	83.7-2-7	2
380	Succabone Rd	83.12-1-20	2
384	Succabone Rd	83.12-1-18	2
424	Succabone Rd	83.12-1-16	2
24	Summit Rd	49.15-2-53	2
29	Sunset Dr	60.18-1-31	2
6	Terrace Heights	49.19-4-32	2
8	Terrace Heights	49.19-4-33	2
11	Terrace Heights	49.19-4-39	2
5	The Terrace	49.15-4-59	2
7	The Terrace	49.19-1-18	2
9	The Terrace	49.19-1-19	2
12	The Terrace	49.19-2-5	2
13	The Terrace	49.19-1-22	2
15	The Terrace	49.19-1-23	2
17	The Terrace	49.19-1-24	2
19	The Terrace	49.19-1-26	2
26	The Terrace	49.19-2-1	2
28	The Terrace	49.19-4-15	2
30	The Terrace	49.19-4-14	2
32	The Terrace	49.19-4-13	2
33	The Terrace	49.19-1-31	2
36	The Terrace	49.19-4-12	2
38	The Terrace	49.19-4-11	2
49	The Terrace	49.19-1-38	2
68	Upper Hook Road	61.12-1-3	2
80	Upper Hook Road	61.12-1-4	2
128	Upper Hook Road	61.12-1-5	2
26	Valley Rd	49.15-4-48	2
63	Valley Rd	49.15-4-61	2
65	Valley Rd	49.15-4-60	2
69	Valley Rd	49.19-1-15	2
70	Valley Rd	49.19-1-25	2
73	Valley Rd	49.19-1-14	2
77	Valley Rd	49.19-1-13	2
79	Valley Rd	49.19-1-12	2
84	Valley Rd	49.19-1-30	2
85	Valley Rd	49.19-1-11	2
110	Valley Rd	49.19-1-43	2
145	Valley Rd	49.18-3-18	2
196	Valley Rd	49.18-4-1	2
44	West Patent Road	72.10-1-11	2

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
112		West Patent Road	72.14-1-3	2
126		West Patent Road	72.14-1-2	2
143		West Patent Road	72.17-1-2.3	2
15		Whitlockville Rd	49.10-1-6	2
100		Whitlockville Rd	49.14-1-12	2
11		Wood Rd	59.16-1-9	2
205		Wood Rd	71.8-1-1	2
22		Woods Bridge Road	49.15-3-10	2
24		Woods Bridge Road	49.15-3-9	2

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
13		Adams St	60.14-5-4	Unregulated Historic Building
17	- 19	Adams St	60.14-5-5	Unregulated Historic Building
25	- 27	Adams St	60.14-5-6	Unregulated Historic Building
95		Adams St	60.14-5-14	Unregulated Historic Building
169		Adams St	60.14-5-23	Unregulated Historic Building
172		Adams St	60.14-5-18	Unregulated Historic Building
200		Adams St	60.14-3-2	Unregulated Historic Building
264		Adams St	60.14-3-7	Unregulated Historic Building
2		Anderson Rd	49.10-3-25	Unregulated Historic Building
6		Anderson Rd	49.10-3-23	Unregulated Historic Building
22		Anderson Rd	49.10-3-16	Unregulated Historic Building
26		Anderson Rd	49.10-3-15	Unregulated Historic Building
34		Anderson Rd	49.10-3-11	Unregulated Historic Building
69		Anderson Rd	49.10-2-32	Unregulated Historic Building
68		Aspetong Rd	73.11-1-7	Unregulated Historic Building
1	- 3-5	Babbitt Rd	60.14-5-62	Unregulated Historic Building
7		Babbitt Rd	60.14-5-61	Unregulated Historic Building
11	- 13-15	Babbitt Rd	60.14-5-59	Unregulated Historic Building
17	- 19	Babbitt Rd	60.14-5-57	Unregulated Historic Building
23		Babbitt Rd	60.14-5-56	Unregulated Historic Building
52		Babbitt Rd	60.14-5-7	Unregulated Historic Building
66		Babbitt Rd	60.14-5-10	Unregulated Historic Building
69		Babbitt Rd	60.14-5-48	Unregulated Historic Building
75		Babbitt Rd	60.14-5-45	Unregulated Historic Building
79		Babbitt Rd	60.14-5-44	Unregulated Historic Building
85		Babbitt Rd	60.14-5-40	Unregulated Historic Building
94		Babbitt Rd	60.14-5-37	Unregulated Historic Building
101		Babbitt Rd	60.14-4-3	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
105		Babbitt Rd	60.14-4-4	Unregulated Historic Building
108		Babbitt Rd	60.14-3-63	Unregulated Historic Building
114		Babbitt Rd	60.14-3-61	Unregulated Historic Building
118		Babbitt Rd	60.14-3-57	Unregulated Historic Building
122		Babbitt Rd	60.14-3-53	Unregulated Historic Building
126		Babbitt Rd	60.14-3-50	Unregulated Historic Building
143		Babbitt Rd	60.14-4-10	Unregulated Historic Building
144		Babbitt Rd	60.14-3-47	Unregulated Historic Building
163		Babbitt Rd	60.15-3-3	Unregulated Historic Building
167		Babbitt Rd	60.15-3-5	Unregulated Historic Building
207		Barker Street	71.20-1-1	Unregulated Historic Building
119		Beaver Dam Rd	61.9-1-17	Unregulated Historic Building
128		Beaver Dam Rd	61.5-1-17	Unregulated Historic Building
18		Bedford Center Rd	60.18-1-40	Unregulated Historic Building
250		Bedford Center Rd	72.12-1-6	Unregulated Historic Building
326		Bedford Center Rd	72.12-1-14	Unregulated Historic Building
510		Bedford Center Rd	73.9-1-25	Unregulated Historic Building
514		Bedford Center Rd	73.9-1-26	Unregulated Historic Building
71		Bedford Rd	49.19-2-46	Unregulated Historic Building
127		Bedford Rd	60.7-1-82	Unregulated Historic Building
253		Bedford Rd	60.10-3-44	Unregulated Historic Building
269		Bedford Rd	60.10-4-18	Unregulated Historic Building
295 -	297	Bedford Rd	60.14-1-7	Unregulated Historic Building
307		Bedford Rd	60.14-1-2	Unregulated Historic Building
321		Bedford Rd	60.14-1-1	Unregulated Historic Building
386		Bedford Rd	60.17-3-40	Unregulated Historic Building
391		Bedford Rd	60.17-2-35	Unregulated Historic Building
392		Bedford Rd	60.17-3-39	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
393		Bedford Rd	60.17-2-34	Unregulated Historic Building
394		Bedford Rd	60.17-3-37	Unregulated Historic Building
395		Bedford Rd	60.17-2-33	Unregulated Historic Building
397		Bedford Rd	60.17-2-32	Unregulated Historic Building
398		Bedford Rd	60.17-3-35	Unregulated Historic Building
410		Bedford Rd	60.17-3-29	Unregulated Historic Building
414		Bedford Rd	60.17-3-28	Unregulated Historic Building
425		Bedford Rd	60.17-2-25	Unregulated Historic Building
426		Bedford Rd	60.17-3-22	Unregulated Historic Building
431		Bedford Rd	60.17-2-23	Unregulated Historic Building
433		Bedford Rd	60.17-2-22	Unregulated Historic Building
435		Bedford Rd	60.17-2-21	Unregulated Historic Building
481		Bedford Rd	60.17-2-5	Unregulated Historic Building
89		Broad Brook Road	72.11-3-2.1	Unregulated Historic Building
149		Broad Brook Road	72.11-3-1	Unregulated Historic Building
105		Bulls Head Road	60.13-1-7	Unregulated Historic Building
107		Bulls Head Road	60.13-1-9	Unregulated Historic Building
109		Bulls Head Road	60.13-1-10	Unregulated Historic Building
111		Bulls Head Road	60.13-1-11	Unregulated Historic Building
4		Burbank Av	60.17-3-43	Unregulated Historic Building
7		Burbank Av	60.17-3-38	Unregulated Historic Building
15		Burbank Av	60.17-3-34	Unregulated Historic Building
24		Buxton Rd	60.14-4-32	Unregulated Historic Building
30		Buxton Rd	60.14-4-30	Unregulated Historic Building
113		Buxton Rd	60.19-1-4	Unregulated Historic Building
121		Buxton Rd	60.19-1-5	Unregulated Historic Building
147		Cantitoe St	61.14-1-14.2	Unregulated Historic Building
339		Cantitoe St	73.10-1-2	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
347		Cantitoe St	73.10-1-3.1	Unregulated Historic Building
424		Cantitoe St	73.10-1-18	Unregulated Historic Building
453		Cantitoe St	73.14-1-3	Unregulated Historic Building
511		Cantitoe St	73.14-1-23	Unregulated Historic Building
109		Cedar Rd	39.17-1-201 through 208	Unregulated Historic Building
111		Cedar Rd	39.17-1-101 through 107	Unregulated Historic Building
123		Cherry St	49.14-1-22	Unregulated Historic Building
298		Cherry St	60.6-2-46	Unregulated Historic Building
200		Chestnut Ridge	94.7-2-1	Unregulated Historic Building
228		Chestnut Ridge	94.7-2-5	Unregulated Historic Building
312		Chestnut Ridge	94.11-3-2	Unregulated Historic Building
376		Chestnut Ridge	94.16-1-1	Unregulated Historic Building
71		Clinton Rd	73.13-2-22	Unregulated Historic Building
37		Cottage Terrace	60.17-4-25	Unregulated Historic Building
472		Cross River Rd	50.7-1-1	Unregulated Historic Building
516		Cross River Rd	50.7-1-12	Unregulated Historic Building
540		Cross River Rd	50.7-1-11.1	Unregulated Historic Building
731		Cross River Rd	51.13-1-2	Unregulated Historic Building
84		Croton Lake Rd	49.17-1-14	Unregulated Historic Building
110		Croton Lake Rd	60.5-1-7	Unregulated Historic Building
149		Croton Lake Rd	49.17-1-18	Unregulated Historic Building
161		Croton Lake Rd	48.20-1-1	Unregulated Historic Building
181 -	201	Croton Lake Rd	59.8-4-1	Unregulated Historic Building
387		Croton Lake Rd	59.7-1-2	Unregulated Historic Building
406		Croton Lake Rd	59.11-1-4	Unregulated Historic Building
428		Croton Lake Rd	59.11-1-9	Unregulated Historic Building
532		Croton Lake Rd	59.15-1-10	Unregulated Historic Building
591		Croton Lake Rd	59.19-1-4	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
617		Croton Lake Rd	59.19-1-8	Unregulated Historic Building
668		Croton Lake Rd	71.7-2-2	Unregulated Historic Building
80		Darlington Road	83.6-1-13	Unregulated Historic Building
125		Davids Hill Rd	73.9-1-1	Unregulated Historic Building
63		Edgemont Rd	49.15-1-5	Unregulated Historic Building
100		Edgemont Rd	49.15-4-63	Unregulated Historic Building
101		Edgemont Rd	49.19-1-9	Unregulated Historic Building
30		Fox Ln	83.16-1-9.2	Unregulated Historic Building
48		Fox Ln	83.20-1-2	Unregulated Historic Building
97		Girdle Ridge Dr	61.11-1-2	Unregulated Historic Building
9		Greenwich Rd	84.11-1-62	Unregulated Historic Building
188		Guard Hill Road	72.18-1-6	Unregulated Historic Building
491		Guard Hill Road	83.8-1-7	Unregulated Historic Building
634		Guard Hill Road	73.18-2-10	Unregulated Historic Building
699		Guard Hill Road	84.6-1-2	Unregulated Historic Building
740		Guard Hill Road	84.7-1-2	Unregulated Historic Building
47		Haines Rd	60.13-1-25	Unregulated Historic Building
200		Haines Rd	59.16-1-8	Unregulated Historic Building
462		Haines Rd	59.14-2-5	Unregulated Historic Building
16		Harris Rd	60.6-2-37	Unregulated Historic Building
53		Harris Rd	60.7-2-8; 60.7-2-9	Unregulated Historic Building
103		Harris Rd	60.11-1-6	Unregulated Historic Building
376		Harris Rd	61.9-1-14	Unregulated Historic Building
453		Harris Rd	61.17-1-1	Unregulated Historic Building
485		Harris Rd	61.17-1-11	Unregulated Historic Building
525		Harris Rd	73.5-1-3	Unregulated Historic Building
577		Harris Rd	73.5-1-4	Unregulated Historic Building
627		Harris Rd	73.9-1-13	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
676		Harris Rd	73.9-1-18	Unregulated Historic Building
680		Harris Rd	73.9-1-19	Unregulated Historic Building
682		Harris Rd	73.9-1-20	Unregulated Historic Building
34		High Street	49.15-2-44	Unregulated Historic Building
7		Highland Ave	49.12-3-11	Unregulated Historic Building
11		Highland Ave	49.12-3-15	Unregulated Historic Building
29		Hillside Av	49.19-4-20	Unregulated Historic Building
34		Hillside Av	49.19-2-35	Unregulated Historic Building
7		Homestead Ln	84.10-1-7	Unregulated Historic Building
84		Honey Hollow	62.18-1-12	Unregulated Historic Building
40		Hook Rd	73.14-1-14	Unregulated Historic Building
300 - 306		Hook Rd	61.19-1-11	Unregulated Historic Building
35		Huntville Rd	49.19-4-35	Unregulated Historic Building
39		Huntville Rd	49.19-4-36	Unregulated Historic Building
11		Indian Hill Road	84.8-1-30	Unregulated Historic Building
57		Jay St	49.16-1-2	Unregulated Historic Building
81		Jay St	49.16-1-4	Unregulated Historic Building
134		Jay St	49.16-2-1	Unregulated Historic Building
20		Jingle Ln	85.5-1-11	Unregulated Historic Building
95		Katonah Av S	49.15-4-26	Unregulated Historic Building
101		Katonah Av S	49.15-4-27	Unregulated Historic Building
140		Katonah Av S	49.15-4-41	Unregulated Historic Building
155		Katonah Av S	49.15-4-50	Unregulated Historic Building
156		Katonah Av S	49.15-4-44	Unregulated Historic Building
165		Katonah Av S	49.15-4-51	Unregulated Historic Building
173 - 175		Katonah Av S	49.15-4-52	Unregulated Historic Building
180 - 188		Katonah Av S	49.15-4-45	Unregulated Historic Building
2		Lawrence	60.14-3-13	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
List by Address and Tax ID
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Street No.		Street Name	Tax ID	Tier
22	- 28	Lincoln Ave	84.11-1-50	Unregulated Historic Building
22		Little Town Ln	84.20-2-3	Unregulated Historic Building
38		Long Ridge Road	85.9-1-18	Unregulated Historic Building
78		Long Ridge Road	85.9-2-30	Unregulated Historic Building
42		Main Street	60.14-5-66	Unregulated Historic Building
91		Main Street	60.17-4-16	Unregulated Historic Building
126		McLain St	71.20-1-11	Unregulated Historic Building
148		McLain St	71.20-1-2	Unregulated Historic Building
173		McLain St	72.13-1-14	Unregulated Historic Building
177		McLain St	72.13-1-10	Unregulated Historic Building
182		McLain St	71.16-1-9	Unregulated Historic Building
194		McLain St	71.16-1-7	Unregulated Historic Building
254		McLain St	72.9-1-23	Unregulated Historic Building
268		McLain St	72.9-1-4	Unregulated Historic Building
300		McLain St	72.9-1-2	Unregulated Historic Building
8		McQueen St	49.19-4-28	Unregulated Historic Building
28		Middle Patent Rd	84.12-2-52	Unregulated Historic Building
24		Miller's Mill Rd	85.13-1-27	Unregulated Historic Building
35		Miller's Mill Rd	85.13-1-26	Unregulated Historic Building
212	- 228	Mt Holly Rd	39.19-1-3.1	Unregulated Historic Building
310		Mt Holly Rd	39.20-1-9	Unregulated Historic Building
57		Mustato Rd	49.16-1-25	Unregulated Historic Building
60		Mustato Rd	49.16-1-22	Unregulated Historic Building
121		Narrows Rd	72.16-1-8	Unregulated Historic Building
149		Narrows Rd	72.20-1-5	Unregulated Historic Building
33		North St	49.15-3-6	Unregulated Historic Building
45		North St	49.15-3-1	Unregulated Historic Building
79		Old Deer Park	49.7-1-20	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
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Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
40		Old Post Road	95.9-1-3	Unregulated Historic Building
92		Old Post Road	95.5-2-8	Unregulated Historic Building
441		Old Post Road	84.10-2-29	Unregulated Historic Building
1294		Old Post Road	62.9-1-9	Unregulated Historic Building
9		Oregon Rd	94.13-1-5	Unregulated Historic Building
29	- 61	Oregon Rd	94.13-1-6	Unregulated Historic Building
99		Oregon Rd	94.17-1-2	Unregulated Historic Building
17	- 19	Park Way	49.15-4-19	Unregulated Historic Building
360	- 362	Pea Pond Road	61.20-2-1	Unregulated Historic Building
480		Pea Pond Road	62.17-1-18	Unregulated Historic Building
492		Pea Pond Road	62.17-1-14	Unregulated Historic Building
65		Penwood	71.20-2-1	Unregulated Historic Building
1		Pine Brook Rd	85.10-1-14	Unregulated Historic Building
100		Pine Brook Rd	85.15-2-1	Unregulated Historic Building
115		Pine Brook Rd	85.15-1-3	Unregulated Historic Building
383		Pine Brook Rd	85.18-1-1	Unregulated Historic Building
110		Pines Bridge Road	71.10-1-16	Unregulated Historic Building
375		Pound Ridge Rd	85.10-1-10	Unregulated Historic Building
4		Quicks La	49.14-1-20	Unregulated Historic Building
14		Quicks La	49.13-2-9	Unregulated Historic Building
29		Quicks La	49.13-2-8	Unregulated Historic Building
37		Quicks La	49.13-2-13	Unregulated Historic Building
75		Quicks La	49.13-2-14	Unregulated Historic Building
20		Robinson Av	60.14-5-28	Unregulated Historic Building
26		Robinson Av	60.14-5-26	Unregulated Historic Building
34		Robinson Av	60.14-3-65	Unregulated Historic Building
45		Robinson Av	60.14-3-56	Unregulated Historic Building
50		Robinson Av	60.14-3-54	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS
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Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
54		Robinson Av	60.14-3-42	Unregulated Historic Building
128		Sarles St	83.17-1-1	Unregulated Historic Building
144		Sarles St	83.17-1-3	Unregulated Historic Building
50		School St	60.14-3-70	Unregulated Historic Building
53		School St	60.14-5-19	Unregulated Historic Building
17		Shady Brook Lane	60.17-3-56	Unregulated Historic Building
33		Snyder's Hill Road	83.11-1-6	Unregulated Historic Building
332		South Bedford Rd	83.14-1-1	Unregulated Historic Building
40		South Church St	60.17-4-7	Unregulated Historic Building
54		Springhurst Rd	72.6-1-5	Unregulated Historic Building
55		Springhurst Rd	72.6-1-13	Unregulated Historic Building
71		Springhurst Rd	72.6-1-12	Unregulated Historic Building
72		Springhurst Rd	72.6-1-6	Unregulated Historic Building
101		Springhurst Rd	72.6-1-8	Unregulated Historic Building
101		Stone Hill Road	74.10-1-5	Unregulated Historic Building
144		Stone Hill Road	74.10-2-3	Unregulated Historic Building
309		Succabone Rd	83.7-2-9	Unregulated Historic Building
8		Sunset Dr	60.18-1-4	Unregulated Historic Building
18		Sunset Dr	60.18-1-8	Unregulated Historic Building
20		Sunset Dr	60.18-1-11	Unregulated Historic Building
42		Sunset Dr	60.18-1-23	Unregulated Historic Building
10		The Terrace	49.19-2-6	Unregulated Historic Building
27		The Terrace	49.19-1-27	Unregulated Historic Building
40		The Terrace	49.19-4-10	Unregulated Historic Building
59		The Terrace	49.19-1-44	Unregulated Historic Building
60		The Terrace	49.19-4-3	Unregulated Historic Building
61		The Terrace	49.19-1-45	Unregulated Historic Building
66		The Terrace	49.19-4-2	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.		Street Name	Tax ID	Tier
72		The Terrace	49.19-4-1	Unregulated Historic Building
7		Undercliff Road	49.15-3-28	Unregulated Historic Building
7		Upper Hook Road	61.16-1-25	Unregulated Historic Building
61		Upper Hook Road	61.12-1-8	Unregulated Historic Building
131		Upper Hook Road	62.13-1-1	Unregulated Historic Building
25		Valley Rd	49.15-4-38	Unregulated Historic Building
145		West Patent Road	72.17-1-2.1	Unregulated Historic Building
200		West Patent Road	72.17-2-2	Unregulated Historic Building
16		Westfield Rd	72.12-1-13	Unregulated Historic Building
19		Westfield Rd	72.12-1-12	Unregulated Historic Building
34		Whitlockville Rd	49.10-2-38	Unregulated Historic Building
123		Whitlockville Rd	49.14-1-14	Unregulated Historic Building
110		Wood Rd	59.20-1-9	Unregulated Historic Building
184		Wood Rd	71.8-1-3.1	Unregulated Historic Building

SURVEY OF HISTORIC BUILDINGS

List by Address and Tax ID

Town of Bedford, New York

Street No.	Street Name	Tax ID	Tier
CROSS REFERENCES			
41	Babbitt Rd	See 39 Babbitt Rd	
203	Bedford Center Rd	See 205 Bedford Center Rd	
525	Bedford Center Rd	See 519 Bedford Center Rd	
12	Bisbee Lane	See 136 Succabone Road	
184	Broad Brook Road	See 62 Succabone Rd	
531	Byram Lake Rd	See 455 Byram Lake Rd	
350	Cantitoe St	See 356 Cantitoe St	
439	Cantitoe St	Rippowam Cisqua School see 425 Cantitoe St	
3	Church St	See 1 Strother Xing	
	Clark Rd	Sunnyfield Farm see 749-801 South Bedford Rd	
165	Croton Lake Rd	See 161 Croton Lake Rd	
433	Croton Lake Rd	See 409 Croton Lake Rd	
761	Croton Lake Rd	See 1 Pines Bridge Rd	
7 - 11	Edgemont Rd	See 13 Edgemont Rd	
1	Guard Hill Road	See 65 Penwood	
235	Haines Rd	See 165 Haines Rd	
277	Haines Rd	See 165 Haines Rd	
44	Harris Rd	See 42b Harris Rd	
244	Harris Rd	See 247a Harris Rd	
250	Harris Rd	See 247b Harris Rd	
674	Harris Rd	See 676 Harris Rd	
688	Harris Rd	See 684 Harris Rd	
44	Holly Branch Rd	See 600 Cross River Rd	
260	Jay St	See 240 Jay St	
8	Jingle In	See 6 Jingle Ln	
35	Katonah Av N	See 33 Katonah Av N	
369 - 377	Katonahs Wood Rd	See 369-377 Jay St	
77	Main Street	See 32 Hill St	
252	Middle Patent Rd	See 254 Middle Patent Rd	
109	Mt Holly Rd	See 111 Mt Holly Rd	
100	Old Mill Road	See 100 Whitlockville Rd	
66	Oregon Rd	See 80 Oregon Rd	
25	Park Way	See 23 Park Way	
128	Pound Ridge Rd	See 11 Indian Hill Road	
130	Pound Ridge Rd	See 13 Indian Hill Road	
10	Robinson Av	See 14 Robinson Av	
12	Robinson Av	See 14 Robinson Av	
	School St	See Babbitt Rd (60.14-3-64)	
649	South Bedford Rd	See 474 Succabone Rd	
95	Springhurst Rd	See 93 Springhurst Rd	
108	Springhurst Rd	See 10 Broad Brook Road	
1	Succabone Rd	See 1 Baldwin Rd	
386	Succabone Rd	See 384 Succabone Rd	
401	Succabone Rd	See 100 Baldwin Rd	
120	West Patent Road	See 126 West Patent Road	
130	West Patent Road	See 126 West Patent Road	
214	West Patent Road	See 200 West Patent Road	
44	Wood Rd	See 60 Wood Rd	
157	Wood Rd	See 153 Wood Rd	
241	Wood Rd	See 153 Wood Rd	