

LOCAL LAW NO. 10 OF 2023

**TOWN BOARD
TOWN OF BEDFORD**

**LOCAL LAW TO AMEND
THE ZONING MAP OF THE TOWN OF BEDFORD**

A LOCAL LAW to Amend, the
Zoning Map of the Town of
Bedford

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

Section 1. Legislative Intent.

The Town Board believes that it is reasonable and appropriate to rezone property located at 12 McClain Street, Mount Kisco, New York, also known and designated as Section 82.12, Block 1, Lot 4 on the Town Tax Maps, from a Residence Two-Acre Zoning District to a Residence Multifamily Zoning District, in order to effectuate the development of the existing vacant site to four (4) affordable for-sale townhome styled units with on-site parking and landscaping.

This local law is determined to be an exercise of the police powers of the Town to protect the public health, safety and welfare of its residents and is consistent with the goals of the Town of Bedford Comprehensive Plan.

Section 2. Proposed Zoning Map Amendment

The zoning district designation of the parcel listed below is hereby amended from Residence Two-Acre Zoning District to a Residence Multifamily Zoning District on the Zoning Map of the Town of Bedford:

12 McLain Street, Mount Kisco, New York
Tax Map Designation - Section 82.12, Block 1, Lot 4

As shown in the attached Zoning Map Amendment

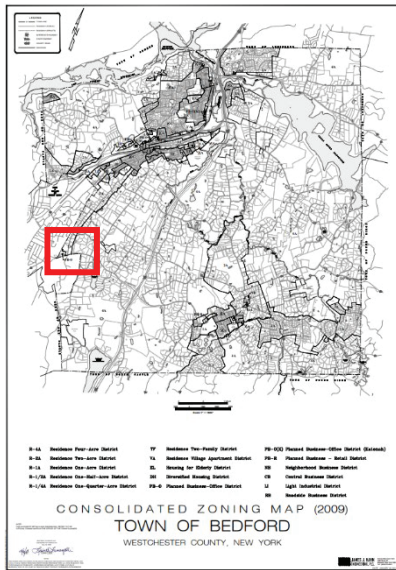
Section 3. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to

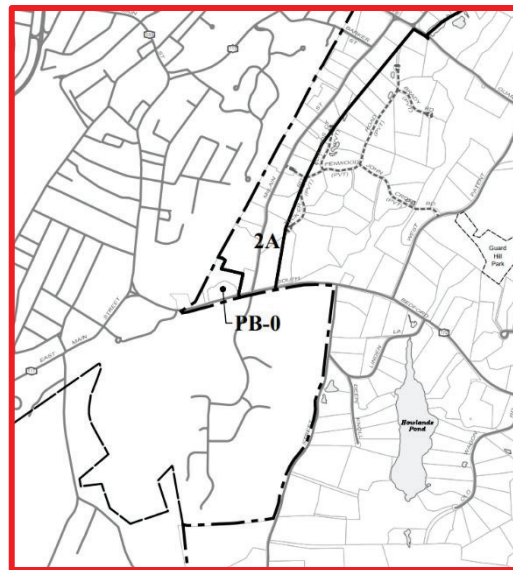
any person or circumstance, such as illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 4. Effective Date

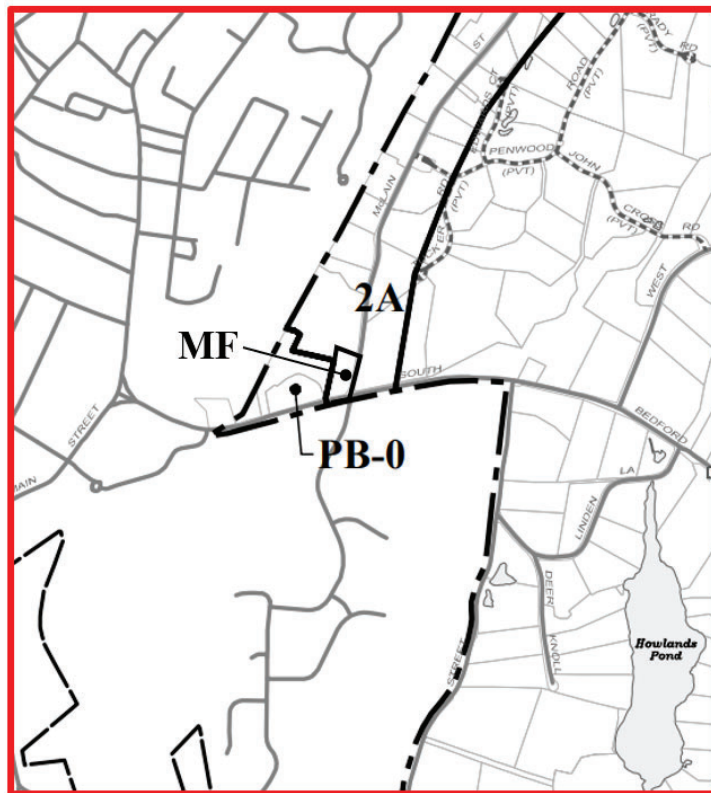
This local law shall become effective immediately upon filing with the Office of the Secretary of State.



Existing Zoning Map: Full Scale



Existing Zoning Map Showing Subject Parcel



Proposed Zoning Map Change Showing Affected Parcel

AFFECTED PARCEL: SECTION-BLOCK-LOT	EXISTING ZONING DISTRICT	PROPOSED ZONING DISTRICT
82.12-1-4	R-2A - Residence Two-Acre	MF - Multifamily