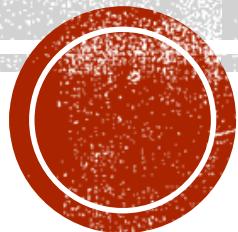


# **BED AND BREAKFASTS IN BEDFORD**



# WHO ARE THE STAKEHOLDERS

- Local Cultural Venues
- Restaurants
- All local businesses
- Residents who want keep their homes and stay in Bedford
- Horseback Riding Community
- Real Estate Offices



# OUR STORY

- Honey Maple Grove had been a thriving BnB for 6 years
- We were a 5\* rated BnB
- We hosted
  - Wedding guests
  - Funeral Attendees
  - Local residents dealing with house emergencies
  - Horseback Event Riders
  - People dealing with older parent issues and estates
  - Small, off-site business groups
  - People house hunting in the area
  - Caramoor guests
  - Getaways for NYC residents
  - Guest overflows from local residents



# OUR STORY

- Our guests...
  - Ate at local restaurants
  - Took out food locally
  - Bought clothing and riding gear
  - Went horseback riding
  - Walked the trails of
    - Mianus River Gorge
    - Westmorland Sanctuary
    - Ward Pound Ridge Reservation
  - Were able to drink at restaurants and have a place to stay Not Drive Drunk
  - Interviewed at jobs in the area
  - Made us a jumping off point for the Hudson Valley



# MAKE BEDFORD BnB FRIENDLY

Other communities around us have BnB regulations.

Including them in our code will:

- Make BnBs legal, not hiding in the background
- Give Bedford a way of monitoring BnB operations
- Help area businesses to thrive
- Allow residents to get the income needed to pay some of the highest taxes in the country.



**Prototype Bed and Breakfast Code: Town of Bedford**  
**Presented by Abbott Fleur**

A. Purpose. It is the specific purpose and intent of this provision to address the need of residents to locate convenient accommodation for visitors, to provide local accommodation for short-term visitors to the community, to encourage preservation of large older dwellings by providing a cost effective alternate or adaptive use that can relieve the maintenance burden on the owners of such buildings and to encourage the preservation of large residential lots and their open space character by permitting an alternative use consistent with the residential character of the community. Furthermore, it is the purpose and intent of this provision to provide economic support for present resident families, to protect and preserve property values, to ensure healthy and safe living conditions and to have more effective regulation and control of Town growth and development. In furtherance of these purposes, specific conditions are set forth herein for bed-and- breakfast establishments.

B. Bed-and-breakfast establishments shall be special uses as follows:

1. In addition to the specific requirements set forth herein, the property and the principal and accessory structures located thereon shall conform to the lot area, yard and other requirements for the zoning district in which the property and structures are located unless a variance therefor shall have been granted by the Board of Appeals.

2. The building housing a bed-and-breakfast establishment shall be an existing, detached single-family dwelling, and its use as a bed-and-breakfast establishment shall not conflict with its appearance or function as such.

**Prototype Bed and Breakfast Code: Town of Bedford**  
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3. The minimum lot size on which a bed-and-breakfast establishment may be located is two acres. A bed-and-breakfast establishment may be permitted on a lot with a smaller area only if such lot is located in a nonresidential district, the Planning Board finds that a bed-and-breakfast establishment can be adequately accommodated within the existing principal dwelling building, that it will not overburden the property, and that it will be a use compatible with the surrounding properties.
4. The owner of the lot upon which the bed-and-breakfast establishment is to operate shall occupy and maintain the bed-and-breakfast establishment as his/her primary legal residence. The owner of the lot must reside in the premises at the time rooms are being used by guests.
5. The maximum number of bedrooms that may be available to overnight guests shall be three bedrooms. The Planning Board shall be responsible for determining and limiting the number of bedrooms in each dwelling in connection with its review of the special use permit application.
6. Guests in such bed-and-breakfast establishment may reside in such establishment for a maximum of seven nights. The maximum occupancy of each guest room in the bed-and-breakfast establishment shall be two adults and their minor children, as long as such occupancy is in compliance with the New York State Uniform Fire Prevention and Building Code.
7. Meal service shall be limited to a morning meal served to overnight guests of the bed-and-breakfast establishment only.

**Prototype Bed and Breakfast Code: Town of Bedford**  
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8. There shall be a standard price per room per night for overnight guests of the bed-and-breakfast establishment, which price shall include the morning meal.
9. No fewer than one off-street parking space shall be provided per bedroom designated as available for overnight guests. Said parking shall be in addition to the parking required by this chapter for the single-family dwelling use. The Planning Board shall be responsible in connection with its review of the special use permit application for determining that the required number of parking spaces can be provided in a safe manner on the subject lot so as to not establish a nuisance or burden for adjacent and surrounding lots.
10. Evidence of the approval of the proposed method and adequacy of water supply and sewage disposal shall be obtained from the Westchester County Department of Health.

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11. The special use permit shall be granted for a period of three years and may be renewed for additional three-year periods. An application for, and a renewal of, the special use permit shall be made to the Building Department on a form provided by the Building Department for such purpose, and by payment of a fee in an amount set forth in a fee schedule as adopted and as may be amended from time to time by resolution of the Town Board. The Building Department, after receiving the completed application and fee, shall reissue the special use permit if inspection of the premises finds it to be in compliance with all applicable codes including the New York State Uniform Fire Prevention and Building Code, the requirements of this section and the provisions of the original special use permit approval. If the Building Department finds that the property is not in compliance with all applicable codes including the New York State Uniform Fire Prevention and Building Code, the requirements of this section and the provisions of the original special use permit approval, then the Building Department shall refer the application to the Planning Board for action.

12. Each property for which a special permit has been issued for use as a bed-and-breakfast establishment is subject to periodic inspections by the Building Department and Fire Inspector to ensure continued compliance with all applicable codes, including the New York State Uniform Fire Prevention and Building Code, the requirements of this section and the provisions of the original special use permit approval. Such inspections shall be conducted at least annually and may be conducted more frequently if the Building Department or Fire Inspector reasonably suspects that more frequent inspections are necessary to ensure the safety of the bed-and-breakfast establishment.

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13. If any inspection of the property and dwelling by the Building Department or Fire Inspector for the purpose of ensuring compliance with the provisions of this section is refused by the owner, when said inspection occurs at any reasonable time during daylight hours, or if the continuing conditions of the special use permit are violated, the special permit shall be subject to revocation after a hearing by the Planning Board at which the permit holder is provided an opportunity to be heard.
14. When during the review of an application the Planning Board finds that significant site work will be required to increase parking areas, to enlarge subsurface sewage disposal areas or to otherwise alter the physical site conditions, the Planning Board shall require the submission of a site plan which shall be processed concurrently with the application for a special use permit. In all other situations, site plan approval by the Planning Board shall not be required.
15. In addition to the special standards described above, bed-and-breakfast establishments shall comply with any other requirements of this chapter and any special requirements deemed appropriate by the approving agency in accordance with the requirements of existing building codes.