



II
***Description
of the
Proposed Action***



II. DESCRIPTION OF THE PROPOSED ACTION

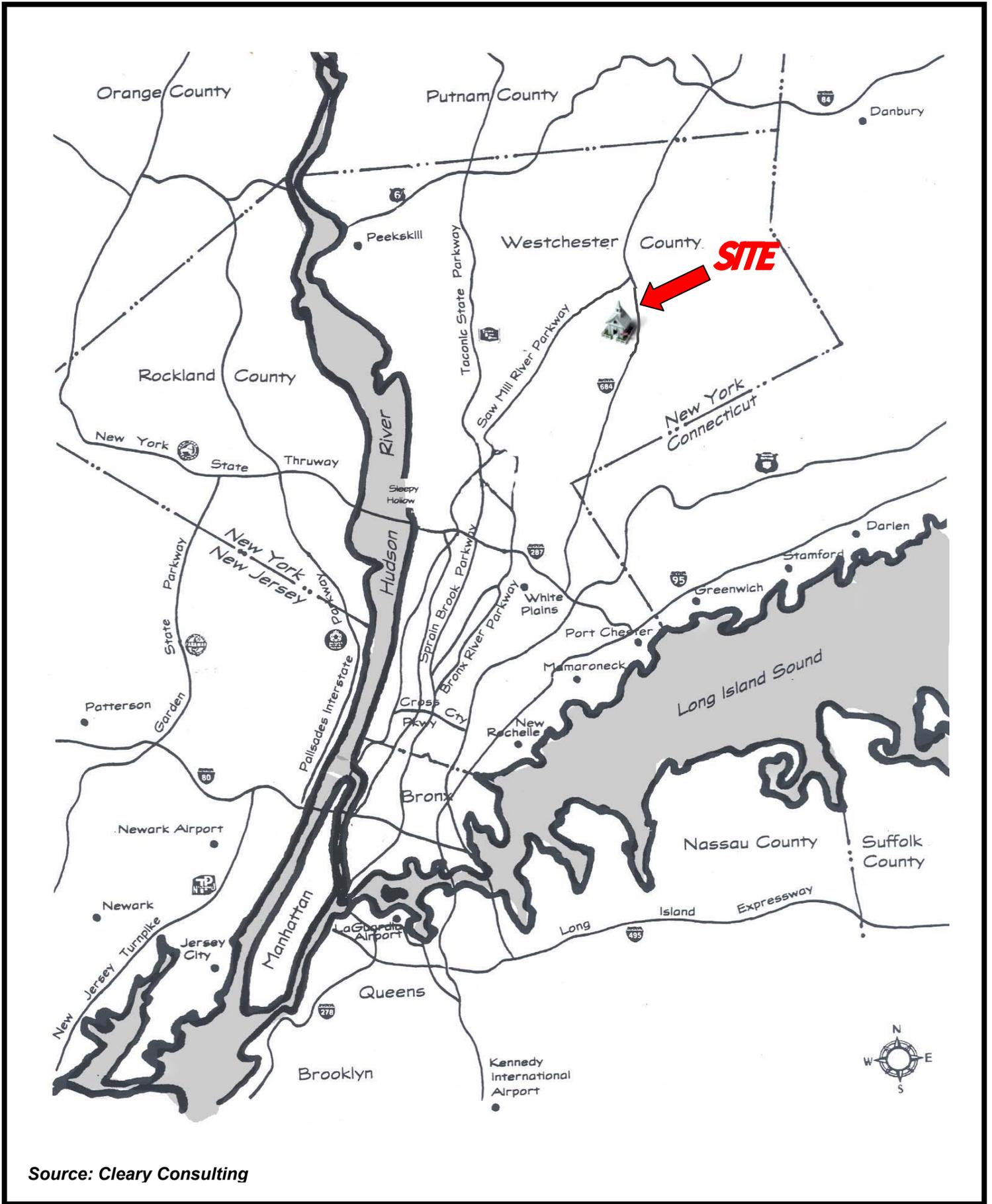
INTRODUCTION

This portion of the DEIS provides a detailed description of the proposed development of the new Bedford Community Church facility, both physically and operationally. The project site is identified and described, the development concept is explained, the various project components detailed and the operational characteristics of the use set forth. This section also summarizes the anticipated construction schedule as well as the purpose of and need for the project.

1. PROJECT LOCATION

The project site is located within the Town of Bedford which lies in the north-central portion of Westchester County, New York, approximately 48 miles north of New York City (Figure II-1 Regional Location Map). The Town is approximately 39 square miles in size and is bounded to the south by the Town of North Castle, to the east by the Towns of Pound Ridge and Lewisboro, to the north by Lewisboro and the Town of Somers and to the west by the Town of New Castle and the Village of Mount Kisco (Figure II-2 Surrounding Municipalities Map, Figure II-3 Regional Context Map).

The site itself is located near the geographic center of the Town, on the west side of Interstate 684, just over 1 mile east of the hamlet of Bedford Hills, and approximately ½ mile south of the Bedford Correctional Facility (Figure II-4 Site Location Map). The site consists of two parcels, which front on Bedford Center Road and Buxton Road. The western parcel is approximately 4.3 acres in size and currently supports the existing 7,198 square foot Bedford Community Church, an off-street parking lot and associated site improvements. The eastern parcel is approximately 13.3 acres in size and is predominantly wooded and undeveloped. This eastern parcel extends to the I-684 right-of-way to the east and to Broad Brook to the north which defines the site's northern boundary as well as the edge of the Buxton Gorge property which lies further to the north. The two parcels are bisected by Buxton Road. The property is more specifically known and identified as 160 Bedford Center Road, Town of Bedford Tax Map Section 72.7, Block 2, Lot 1 (hereinafter referred to as the "Site").



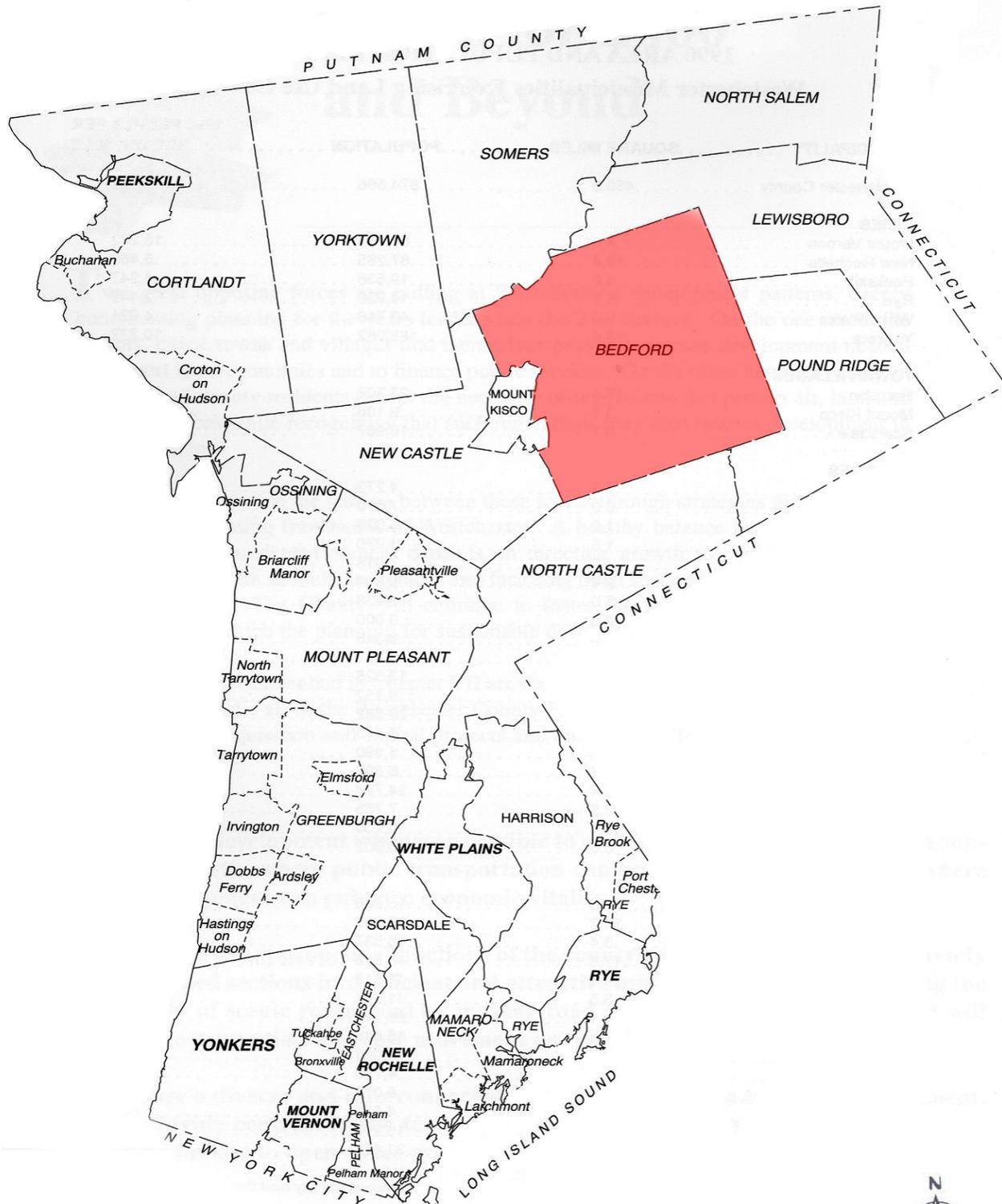
Source: Cleary Consulting

Scale: N.T.S.

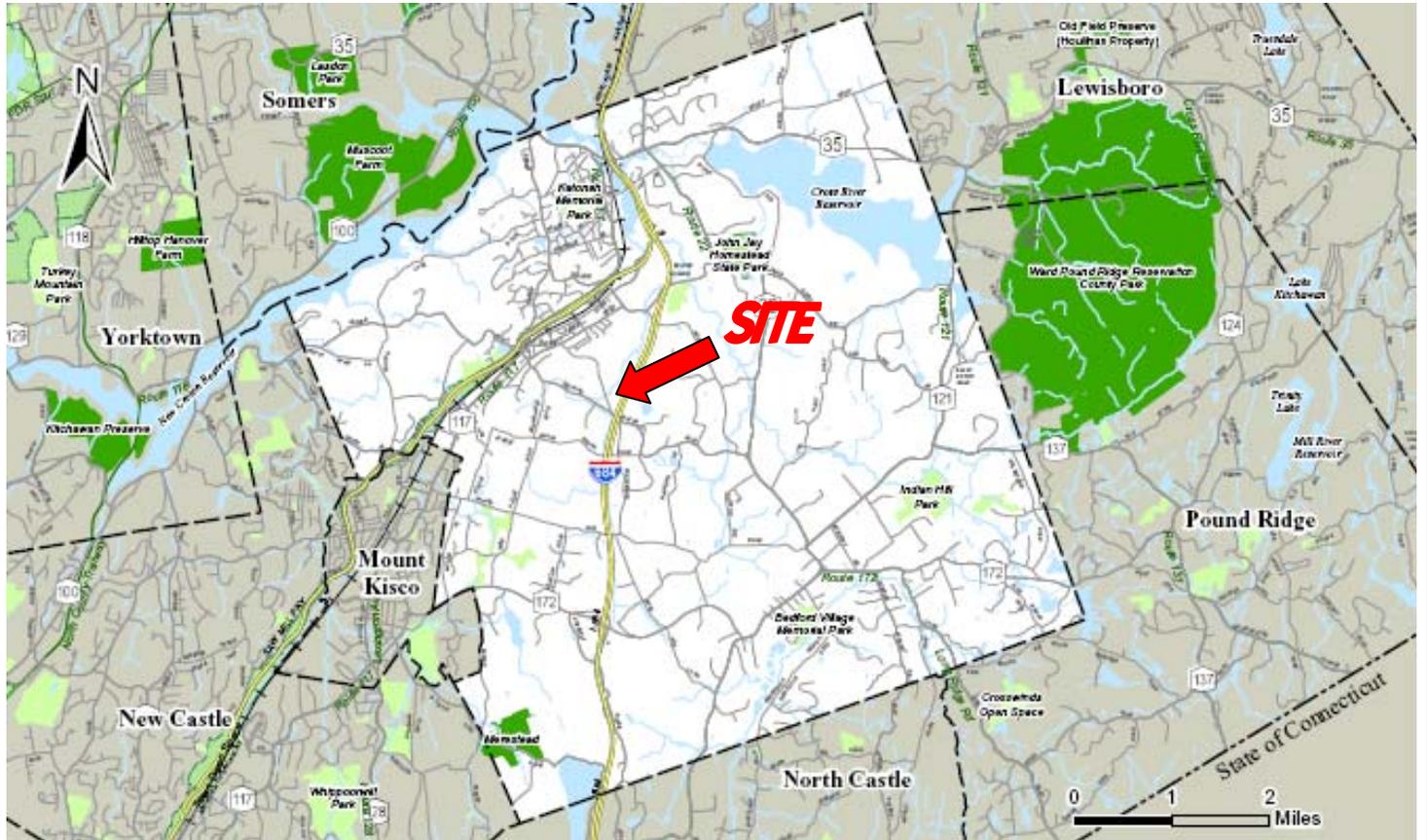
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Regional Location Map

FIGURE II-1



Source: Westchester County Dept. of Planning



Source: Westchester 2025

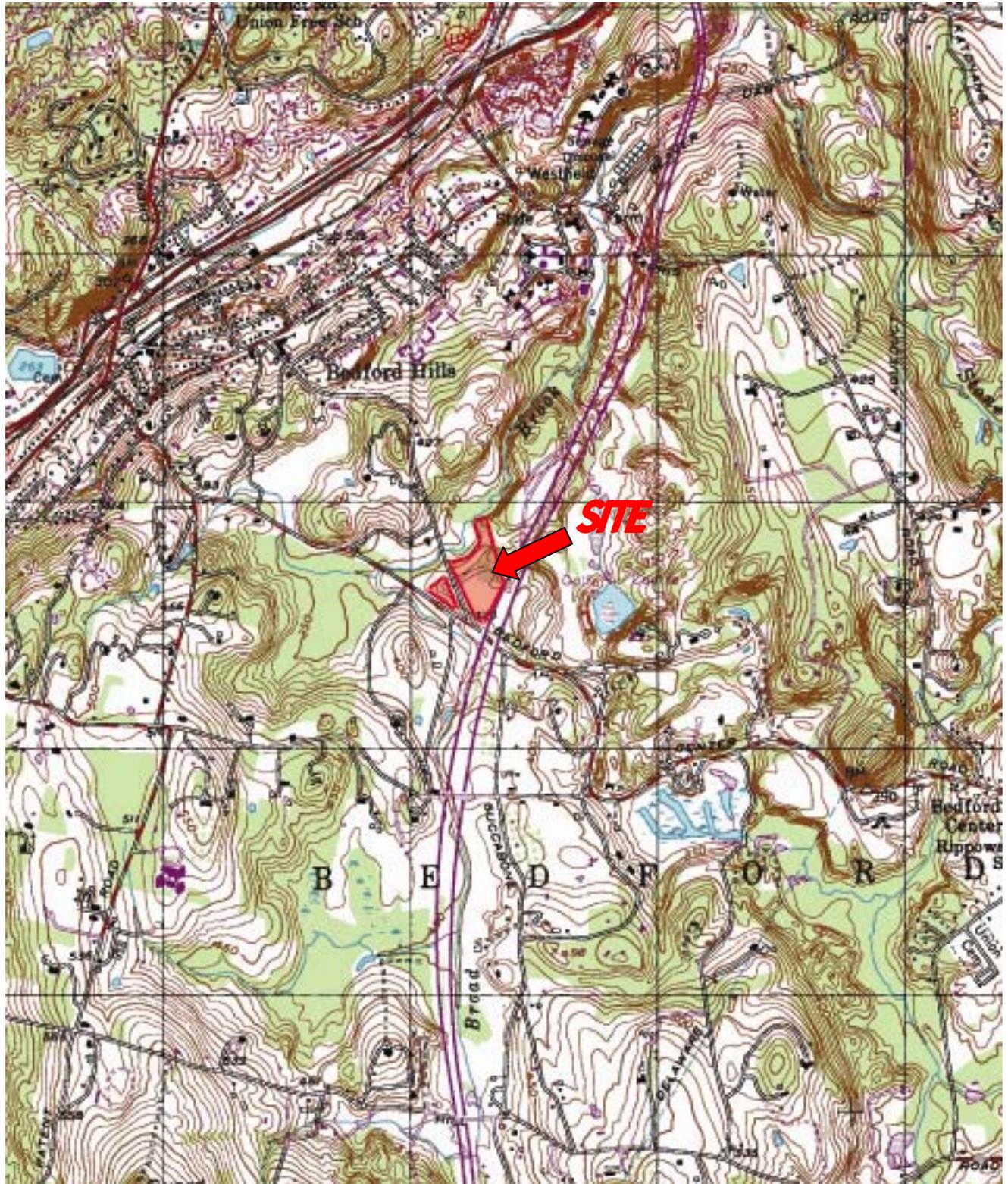
Scale: As Noted



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Regional Context Map

FIGURE
II-3



Source: USGS Mt. Kisco Quad, 1998

Scale: N.T.S.



Site Location Map

FIGURE
II-4

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2. PROJECT HISTORY & BACKGROUND

The Bedford Community Church has been serving its parishioners at the current site since the early 1970's. By the mid 1990's, the church's leadership began assessing the future needs and physical requirements of the church. In 2000 – 2001, a more focused discussion took place, where options such as expanding the existing church in-place, purchasing an adjacent parcel to allow for expansion and starting a sister congregation were debated. An investigation of available suitable properties in upper Westchester and lower Putnam Counties was undertaken.

In late 2001, church leaders met with the Town Supervisor to discuss the desire to create a “community church” that would be integrated into the Town of Bedford's long term vision. Shortly thereafter, the church reached a critical decision to focus on its various ministries.

Consistent with its stated goals of working within the Town's long term vision, in mid 2002, the church began discussions with Lakeover Development, the owner of property across Buxton Road, to purchase approximately 13.3 acres of land. A contract for the sale of the property was executed in August, 2002.

In August 2003, the church reached out to its congregation with an appeal to expand investments in its ministries. This effort was intended to facilitate the hiring of additional ministerial and support staff. This decision highlighted the inadequacy of the existing church's physical space.

In 2003-2004 Lakeover Development processed a subdivision application with the Town of Bedford to create the 13.3 acre subject parcel.

By the fall of 2003, the church began to compile a development program for a new church facility on the 13.3 acre parcel, and to interview architects to assist in this process. In November of 2004, the Bedford Community Church closed on the newly subdivided parcel. Throughout 2005, the church worked with the project architect (KG&D Architects & Engineers, P.C.) to develop various design alternatives.



3. SITE DESCRIPTION

The Site consists of two separate and distinct parcels. The 4.3 acre western parcel (hereinafter referred to as “Parcel A”) supports the existing Bedford Community Church facility. This facility consists of a 7,198 square foot, two-story, white clapboard church building with two wings connected by a central entry vestibule capped by shingled peaked roofs. With the exception of a small identification sign and the existing driveway, the Site’s entire frontage along Bedford Center Road is devoted to a broad lawn varying from 75’ to 150’ in depth. A dry laid stone wall extends along the front of the Parcel from its western edge, all the way across to Buxton Road. The majority of the western half of this parcel is devoted to a 120 space off-street parking lot consisting of two interconnected double loaded parking bays. A dense evergreen buffer exists along the western edge of the pavement of the parking lot. This wooded buffer extends along the rear property line, as well as along Buxton Road. The Site has been maintained in excellent condition.

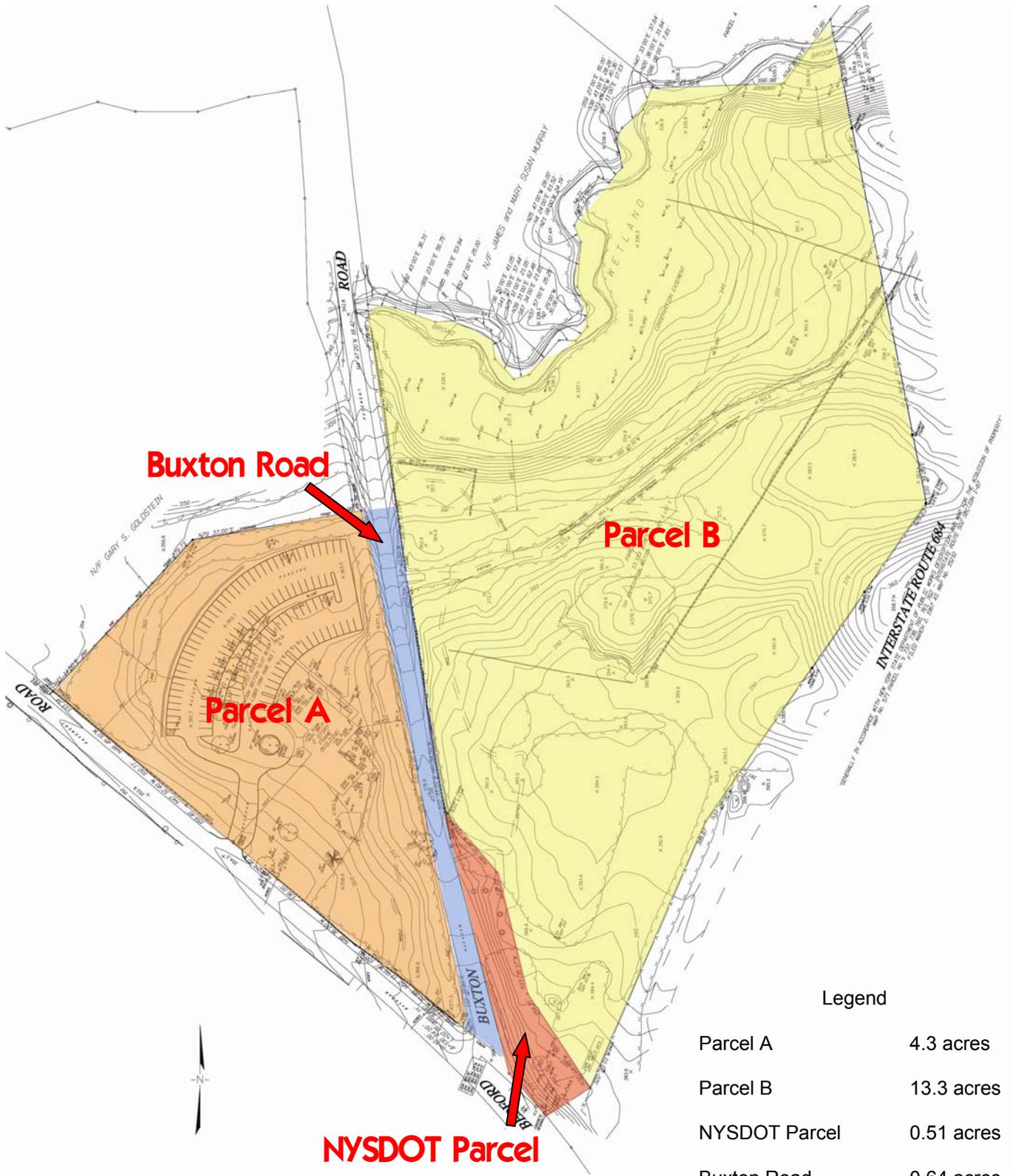
The 13.3 acre eastern parcel (hereinafter referred to as “Parcel B”) located between Buxton Road and I-684 is wooded and undeveloped. The southern portion of the property, which rises up in elevation from Bedford Center Road and Buxton Road is crisscrossed with horse trails. An upper plateau contains a fairly open broad meadow area that is not visible from the lower roadways. The northern portion of this parcel, which is only visible from Buxton Road, presents a heavily wooded appearance. The Broad Brook delineates the Site’s northern property line in this area.

The southern end of Parcel B, between the I-684 property line and the southern end of Buxton Road, is separated from Bedford Center Road by a small parcel of land, 22,216 square feet (0.51 acres) in size, owned by the NYSDOT.

Figure II-5 presents a parcel map of the Site.

4. DESCRIPTION OF THE SURROUNDING NEIGHBORHOOD

The Site lies within a neighborhood dominated by Bedford’s characteristic rural charm. A close examination however, reveals that the neighborhood is actually composed of some unique and distinctive elements. Uses such as a large horse farm, a private county club, a cemetery, a major interstate transportation corridor, a correctional facility, privately owned open space and single family residences surround



Source: H. Stanley Johnson & Co. Land Surveyors

Scale: N.T.S.



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Site Parcel Map

**FIGURE
II-5**



the religious institutional use of the Site, and add a unique and somewhat dynamic flavor to the neighborhood. I-684 and to a lesser degree Bedford Center Road create edges to, and paths through the area that diminish the continuity of the neighborhood (Figure II-6 Neighborhood Aerial Photograph).

5. PROJECT DESCRIPTION & BUILDING DESIGN

The proposed Bedford Community Church facility (hereinafter referred to as the “Project”) includes the construction of a two-story 35,500 square foot religious use building with a sanctuary seating 720 people, off-street parking for 240 vehicles and associated site improvements (Figure II-7 – Site Plan). Due to the existing topography of the Site, the bulk of the new building will be nestled into an existing approximately 10,000 square foot hollow or “bowl” located in the center of the property. As such, the south side of the building will present a one-story appearance in the direction of Bedford Center Road, while the northern façade will be two stories in height.

The overall building massing consists of three parts: 1) the flat roofed low height perimeter volumes which include the greeting hall, the fellowship hall, and the office wing; 2) the sanctuary volume which incorporates a gently sloping roof and 3) the spire. The height of the church ranges from 14’ to 27’ along the perimeter measured from south to north; the sanctuary roof eaves range from 20’ to 33’ from south to north. The average height of the total building is 23.8’. The spire volume will extend 50’ above the finished grade adjacent to the building on the north side, and 36’ above the main level grade. (Figure II-8 – Grading Plan). Table II-1 provides a details breakdown of the building height calculations.



Source: Google Earth

Scale: N.T.S.



Neighborhood Aerial Photograph

FIGURE
II-6

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LEGEND

- IMPERVIOUS (ASPHALT) ROADS/PARKING
- PERVIOUS (GRASS PAVERS) ROADS/PARKING
- NEW CONIFEROUS TREE SCREENING
- PROPERTY LINE
- SETBACK LINE

Parcel B Site Statistics

Building Area	0.39
Impervious Pavement	0.84
Pervious Pavement	1.43
Open Space Area	4.21
Wooded Area	6.51
Disturbance Area	5.95

Mechanical Options:

- A – Ground mounted air conditioner condenser units, screened by site retaining wall.
- B – Geothermal system under primary parking area (40 – 50 wells).

Source:

KG&D architects



Proposed Action Site Plan

FIGURE II-7



Scale: As Noted





Source:
KG&D architects

**Proposed Action
 Grading Plan**

**FIGURE
 II-8**



Scale: N.T.S.





TABLE II-1 AVERAGE HEIGHT CALCULATIONS		
Low Roof		
Height (Feet)	Linear feet	% of Total Perimeter
27.2	79.3	14.9%
26.0	140.0	26.3%
22.7	13.3	2.5%
21.5	30.0	5.6%
17.0	27.7	5.2%
16.7	19.3	3.6%
13.3	223.0	41.9%
Total Perimeter = 532.6		
Average Height = 19.7'		
Roof Area (% Of whole) = 67.0%		
Mezzanine Roof		
Height (Feet)	Linear feet	% of Total Perimeter
38.5	10.3	3.7%
37.3	125.5	45.0%
24.7	142.8	51.3%
Total Perimeter = 278.6		
Average Height = 30.9'		
Roof Area (% Of whole) = 31.0%		
Spire Roof		
Height = 50'		
Roof Area (% Of whole) = 2.0%		
Average Total Building Height = 23.8'		

The building massing has been conceived to provide the programmatically required religious, educational and social functions within the smallest possible overall footprint and volume. By wrapping the office and social functions around the sanctuary, the overall perimeter height of the building has been reduced and the minimum required circulation space is created. The sanctuary roof geometry is designed to have a low profile while still allowing an elevated internal volume associated with the sanctuary spaces. 50% of the proposed program space is located on the basement level. Primarily for educational purposes, the basement opens out to grade on the north side of the building only allowing direct natural light into the exterior classrooms and borrowed light through the children’s church area into the internally located classrooms. This plan provides an additional advantage because the density of design and reduction of exterior wall space reduces the overall building energy consumption.

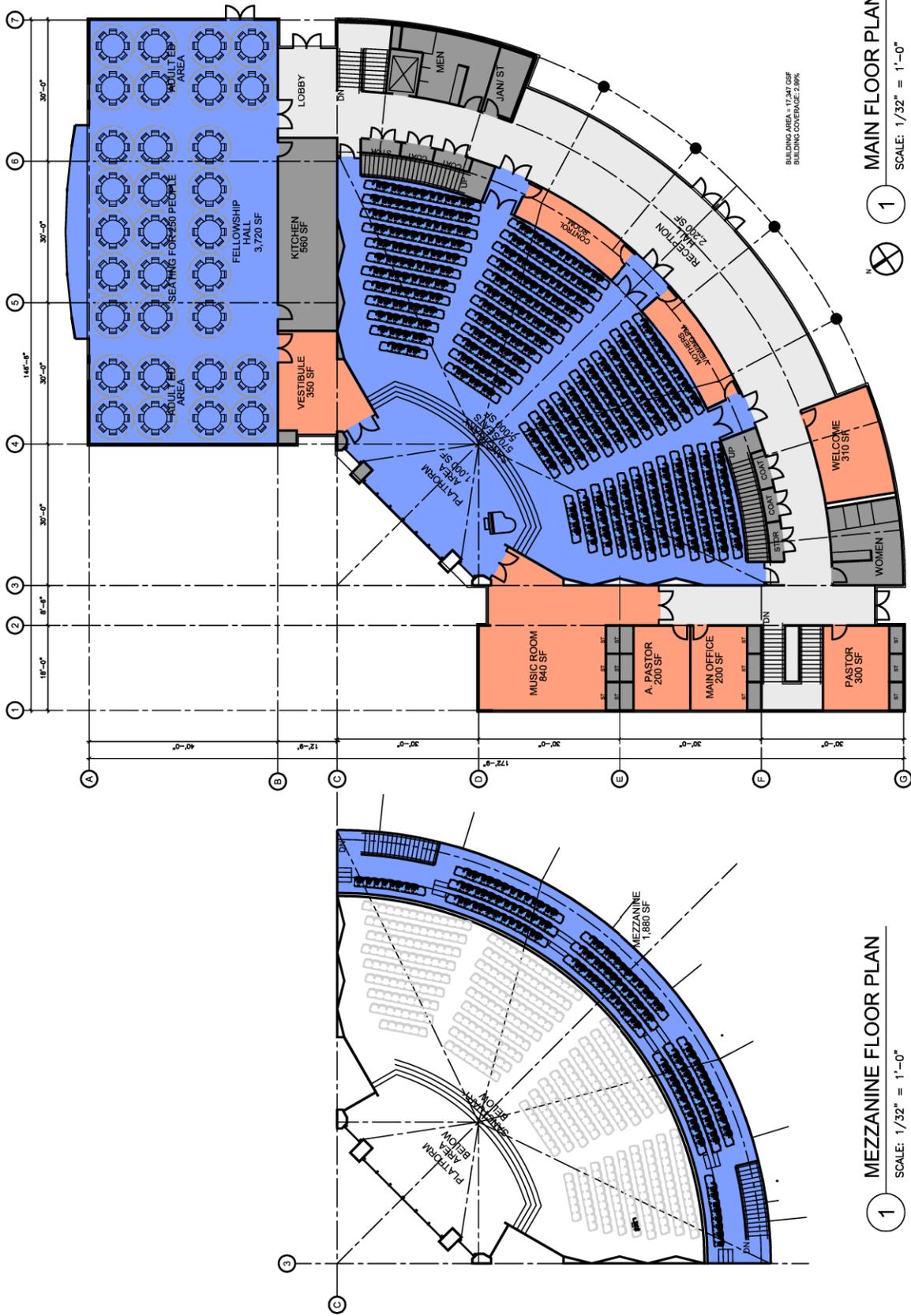
The location of the building’s various functions and orientation was also carefully considered while planning and revising the layout. The more socially focused Greeting



and Fellowship Halls are positioned on the South and East sides of the building respectively, away from neighboring resident vantage points. In designing the most sensitive north elevation, the overall building footprint was rotated 45 degrees from its original orientation so that the sanctuary does not face the neighboring residence. In this layout, the function that faces the adjacent homes through the woods is office use which is primarily occupied only during daylight hours.

As depicted on the Floor Plans (Figures II-9 & II-10) the building layout includes religious, educational, administrative, and social function spaces. The primary worship spaces are the 570-seat sanctuary on the main level and 150 seat mezzanine and the lower level multipurpose Children’s Church. Worshippers and guests are welcomed in the Greeting Hall and adjacent Welcome Center. The Fellowship Hall is designed to accommodate 250 people for events such as a Friday evening Pot Luck Dinner and has an adjacent Pantry which is used primarily for warming and food serving needs. The main level also includes a music room and a green room adjacent to the sanctuary platform, as well as administration spaces for the pastor, assistant pastor, and administrators. On the lower level there are thirteen (13) classrooms and an activity room to support the church’s religious education program. There are toilet facilities, circulation, storage, and mechanical spaces supporting the main functions of the building. Table II-2 provides a details summary of the distribution of spaces within the building.

TABLE II-2 PROPOSED BUILDING SQUARE FOOTAGES				
Space	Used For	Times of Use	Square Footage	Occupancy
MAIN LEVEL	The Main Level’s primary uses: religious & social		17,347 sqft	720 (w/ Mezz)
Fellowship Hall	Social occasions, coffee hour, potluck dinners, large group religious discussions	90 minutes after Sunday service; Saturday evening 90 minutes; one Friday evening 2 hours/month; post baptism and memorial services (1 hour/month); daytime discussion groups (religious subjects-3 hr/wk)	3,720 sqft	248 w/ tables: 360 max
Pantry	Food warming and preparation - Not a full service kitchen.	Used in conjunction with Fellowship Hall	560 sqft	3
Reception Hall	Greeting congregants before & after service	30 minutes before first service and after last	2,200 sqft	440



Source:
KG&D architects

FIGURE II-10

**Proposed Action
 Main & Mezzanine Level Floor Plan**



Scale: As Noted





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		service		
Sanctuary	Sunday worship service, some evening religious/musical use	Sunday services; 9:15	5,000 sqft	570
Platform	Alter for pastor, readers, choir, and seasonal pageants	Used during services	1,000 sqft	Included
Welcome Center	New member services office	Office open daily; Sundays	310 sqft	3
Pastors Office	Pastor	Office open daily; Sundays	300 sqft	1
Main Office	Pastor's assistant	9-5 daily	200 sqft	1
Assistant Pastors Office	Assistant Pastor	9-5 daily	200 sqft	1
Music Room	Instrument/choir practice & green room for pageant prep	Weekday evenings 7-9pm; Sunday mornings	840 sqft	42
Mothers Room	Sound isolated service viewing room for mothers with infants	Used during services	190 sqft	20
Control Room	Audio/video equipment room for sound, light and projection	Used during services	190 sqft	2
Total Net SqFt Main Level			14,710 sqft (1.18x Net to Gross)	
MEZZANINE			1,990 sqft	150
LOWER LEVEL	The Mezzanine's primary use: religious		18,262 sqft	360
Children's Church/Commons	Sanctuary for children + indoor group space for nursery	Weekday mornings; Sunday mornings	2,300 sqft	360
Computer Room	Teen/adult education & religious research center	Weekdays 9am-5pm; Sunday 9-2pm	560 sqft	22
Activity Room or Adult Ed (1)	Adult education, arts & crafts, multi-purpose group activity	Weekdays 9am-5pm; Sunday 9-2pm	450 sqft	22
Activity Room or Adult Ed (2)	Adult education, arts & crafts, multi-purpose group activity	Weekdays 9am-5pm;	450 sqft	22
Babies Nursery	0-6 mo. Babies	M-F 9am-12pm; Sun 9-12	515 sqft	9
Viewing/Changing Room	Parent viewing/changing	M-F 9am-12pm; Sun 9-12	345	4
Crawlers Nursery*	6-12 mo. Babies	M-F 9am-12pm; Sun 9-12	585 sqft	10
1 Year Old Nursery*	1-2yr Infants	M-F 9am-12pm; Sun 9-12	585 sqft	10
2 Year Old Nursery*	2-3yr Toddlers	M-F 9am-12pm; Sun 9-12	585 sqft	10
3 Year Old Nursery*	3-4yr Children	M-F 9am-12pm; Sun 9-12	585 sqft	10
4 Year Old Classroom	4-5yr Children	M-F 9am-12pm; Sun 9-12	460 sqft	13
5 Year Old Classroom	5-6yr Children	M-F 9am-12pm; Sun 9-12	460 sqft	13
1 st Grade Classroom	1 st Gr Children	Sunday 9am-12pm	560 sqft	16
2 nd Grade Classroom	2 nd Gr Children	Sunday 9-12	560 sqft	16
3 rd Grade Classroom	3 rd Gr Children	Sunday 9-12	560 sqft	16
4 th Grade Classroom	4 th Gr Children	Sunday 9-12	560 sqft	16



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5 th Grade Classroom	5 th Gr Children	Sunday 9-12	560 sqft	16
Education Office	Education Dept Chairperson	M-F 9am-12pm; Sun 9-12	145 sqft	1
Total Net SqFt			10,825 sqft	
Lower Level				

* The church currently plans on utilizing the nursery school classrooms during the week for childcare during Mothers religious discussion groups. This will not occur on a daily basis, and there is no plan to utilize these rooms on a daily basis.

Source: KGD Architects PC

Energy efficiency is important for both environmental reasons and operational cost concerns. The Project proposes to incorporate environmental and energy solutions into its building and campus plan. The building design plans for the use of local building materials such as local granite as a exterior veneer material, a high level of recyclable building materials with low VOC’s, low flow plumbing fixtures, solar hot water systems, energy efficient lighting fixtures, extensive use of natural light, programmable intelligent mechanical systems, highly insulated wall systems, and low-E insulated window glazing.

The estimated cooling requirement for the facility would be 120 tons for the total building. Estimated heating requirement would be 1,100,000 btu/hr. (33 Boiler H.P.).

As the architectural plans for the Project evolve, the design team will investigate the use of alternative energy systems such as geothermal heating and photovoltaic cells as potential life-cycle energy savings options.

If a conventional hot water boiler and air cooled chiller system is utilized, cooling would be accomplished by an outdoor air cooled chiller with underground chilled water piping to floor mounted pump(s). From the pumps chilled water piping would serve energy recovery air handlers. The chiller could be located at the southwest corner of the building, enclosed by retaining walls and the buildings so as to be out of site of the neighbors. Sufficient space would be required for air flow and service clearance.

Each floor would be served by several units. Each of the units would have ductwork distribution to variable air volume boxes, each dedicated to a controlled zone. Ducted return air would be routed to its respective energy recovery air handler. Each unit would be capable of using 100% outside air for cooling when temperature-humidity



conditions allow without mechanical cooling. The units would be located in mechanical equipment rooms at the southeast and southwest corners of the lower level.

Heating would be accomplished by hot water generated by an oil-fired boiler. Fuel oil serving the boiler would be contained in an underground, double wall storage tank with underground double walled piping routed to the boiler. The boiler would be located in the southwest mechanical equipment room. Generated hot water would be distributed throughout the building via pumped distribution piping to terminal heating items - i.e. controlled fin tube radiation, convectors and air handling systems. Radiant floor systems would be considered for the Sanctuary, Children's Church and Nursery/Crawlers Room.

Proper ventilation requirements shall be maintained by the air supply and exhaust systems. The temperature of the air shall be controlled. The fresh air requirements for this high occupancy building will be significant. The use of energy recovery units will provide substantial operating cost savings and reduce the environment impact of the building through reduced energy usage.

If a geothermal heat pump system is employed, it would provide for both heating and cooling. The system would be comprised of a water loop system which is piped to and from underground vertical piping loops which act as heat exchangers connected to compressorized heat pump units. For this building approximately 40 – 45 wells would be required for the geothermal system.

The proposed heat pump units for this building would be similar to the energy recovery air handlers described above for the conventional system. In this option, rather than having a boiler and chiller supplying hot and chilled water to coils in each unit, the units would be equipped with a single refrigerant coil. The coil would be connected to a unit mounted water cooled condensing section which in turn would be connected to the geothermal water loop. Water-to-water heat pump units could be utilized to generate hot water for radiant floors or other direct radiation. There would be no outdoor grade mounted equipment, no oil tank and no chimney under this option.

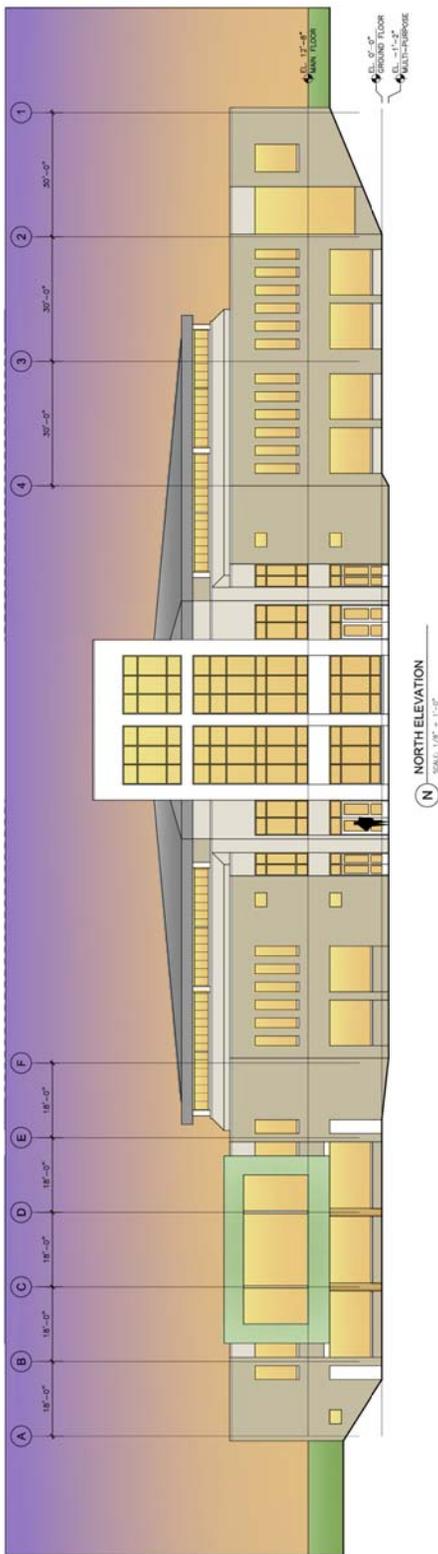


Achieving LEED certification is also a goal of the project design team.

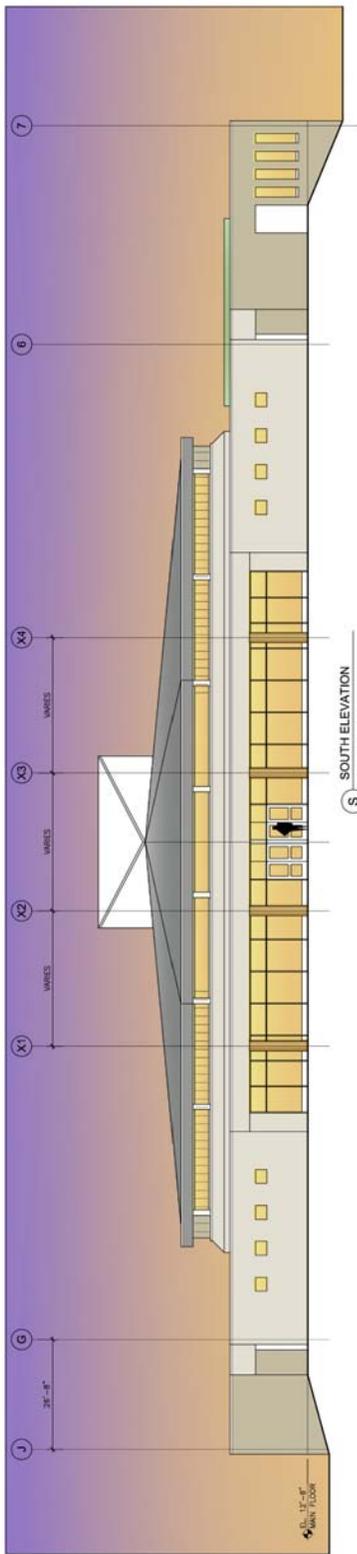
The primary exterior building materials are proposed to blend into the adjacent environment. The exterior walls consist of a combination of an ashlar pattern local granite masonry veneer from grade to main level sill height and an off-white/beige panelized stucco finish to the roof coping. All flashing/coping is proposed as clear copper. All window sills in the masonry walls as well as the vertical sanctuary elevation will be precast with wood or aluminum insulated windows. The windows will be a combination of fixed and operable for natural ventilation as appropriate. The sanctuary fenestration will be a combination of clear and stained glass. Additional exterior materials include metal paneling at the Fellowship Hall bay window and standing seam metal on all pitched roof areas. Figures II-11 & II-12 provide elevations and Figure II-13 provides a rendering of the proposed church building.

The existing church building located on the western parcel is proposed to remain. It will be used to serve the congregation's youth ministry (young men and women between the ages of 13 – 25). The sanctuary will be used for religious based services on Sunday. Due to the fact that most teenagers are late sleepers on the weekend, services would likely be held from noon to 6 PM, instead of the typical morning service hours. After services, the social hall in the lower level would be used for activities such as games, art projects, sports, TV/movies, music and food. During the week the building would primarily be used for after school activities for clubs, choir, bible study, social activities, multi-denominational religious discussions, etc. The youth program director's office would be located in this building. The Church has no plans to sell, lease or share either the existing church or the proposed facility with any outside organizations.

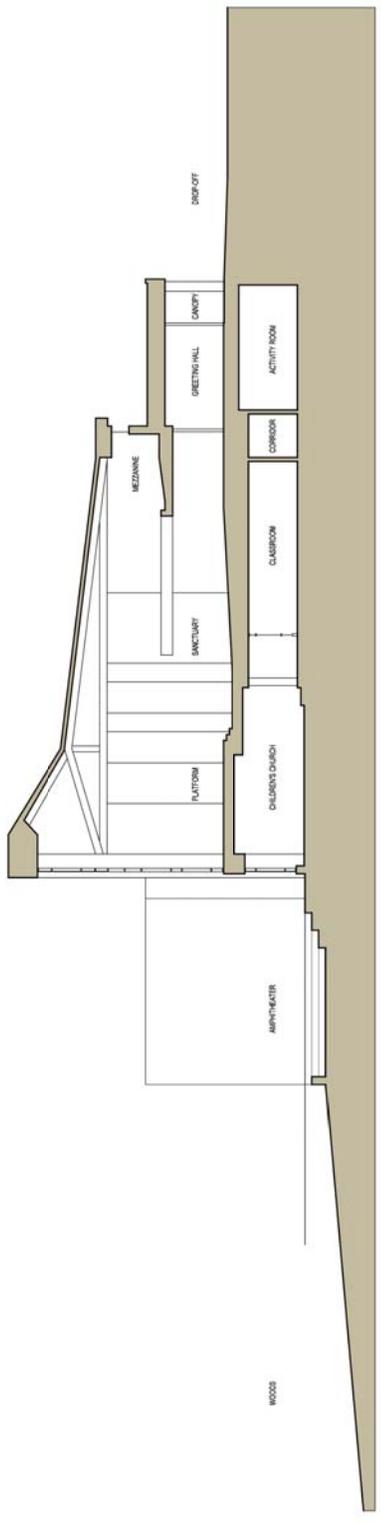
The Project includes redirecting approximately 800' of roadway at the southern end of Buxton Road through the existing western parcel of the Bedford Community Church property (Parcel A) and reusing the Buxton/Bedford Center Road curb cut as the entrance to the entire campus. There are several advantages to modifying the existing Buxton Road from both the point of view of the community and the applicant. The modifications to Buxton Road would create a safer perpendicular intersection with Bedford Center Road, while also reducing the speed of drivers entering Buxton Road from Bedford Center Road. The proposed re-alignment would also eliminate the



N NORTH ELEVATION
SCALE: 1/8" = 1'-0"



S SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



X1 CROSS SECTION
SCALE: 1/8" = 1'-0"

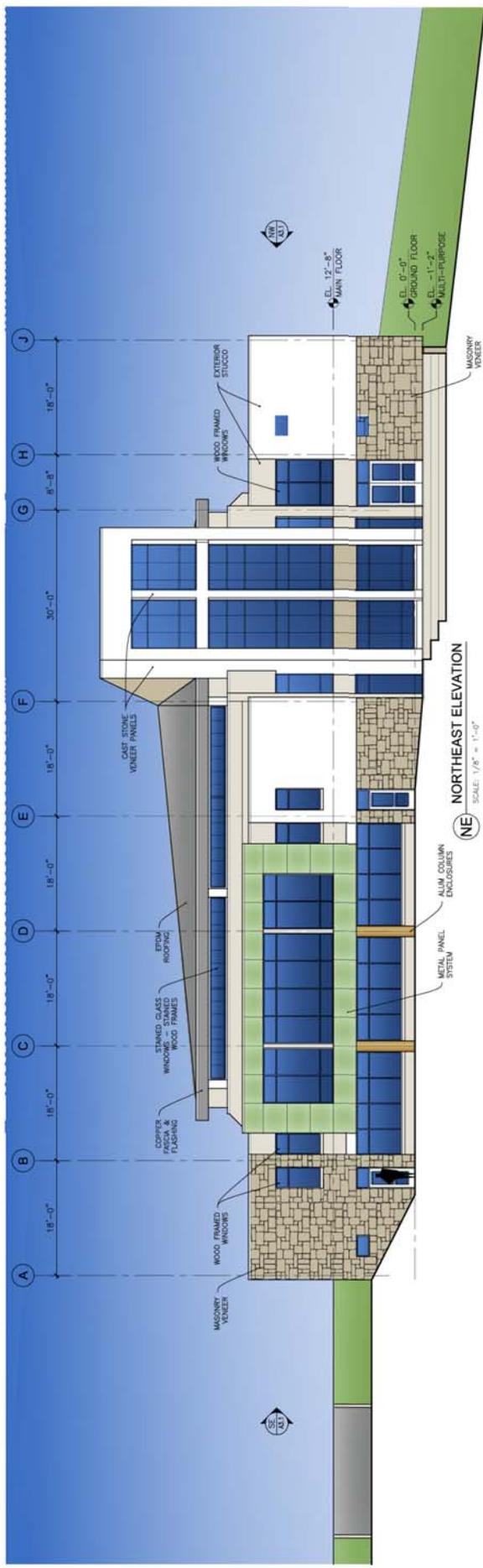
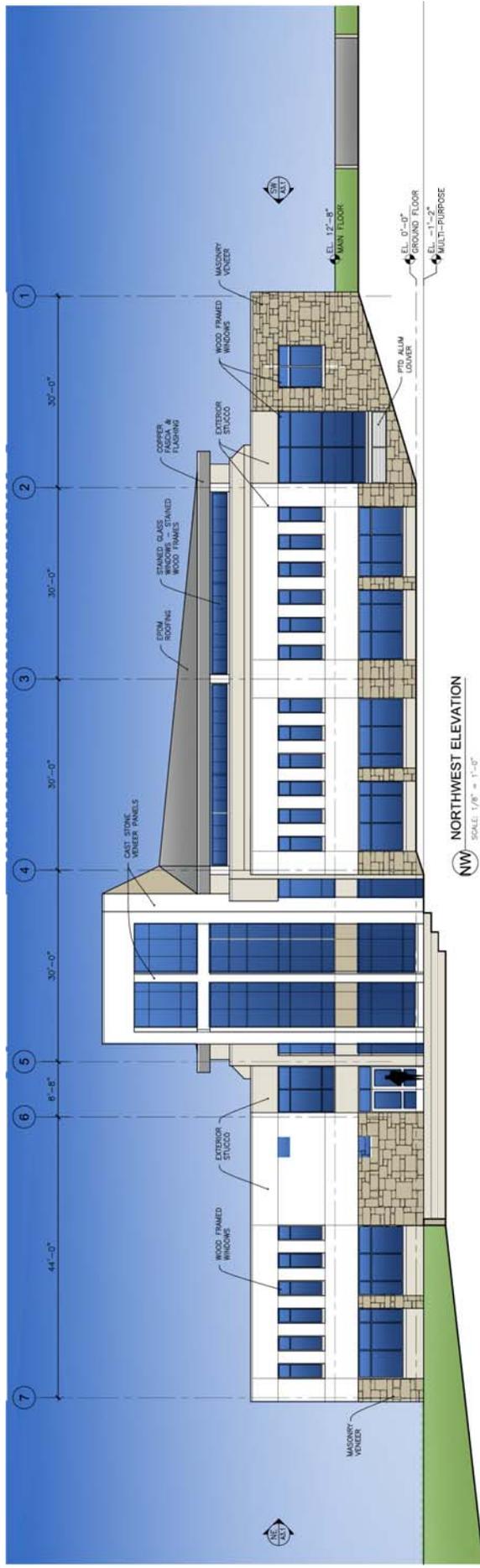
Source:
KG&D architects

Scale: As Noted



Proposed Action Elevations & Section

**FIGURE
II - 11**



Source:
KG&D architects

**FIGURE
 II-12**

**Proposed Action
 NE & NW Elevations**



Scale: As Noted





Source:
KG&D architects

Proposed Action Building Rendering



Scale: As Noted



FIGURE
II-13



dangerous current BLRA crossing of Buxton Road while maintaining the current access traversing the property. The relocation of Buxton Road would also benefit the vehicular and pedestrian circulation between existing and proposed buildings by allowing the campus to be one contiguous site. By entering the church campus at the Buxton/Bedford Center Road intersection both parcels can be accessed by one longer entrance driveway. The longer driveway allows for additional vehicle queuing space at the beginning and end of services. Temporary parallel parking would also be possible along the driveway during expanded holiday services. The existing driveway entrance would be modified to serve only as an emergency egress access point.

The 240 parking spaces on Parcel B have been provided within two separate but interconnected parking lots. The main or “upper” parking lot is proposed on the southeast side of the building, and radiates in a semi-circle from the driveway/drop-off circle around toward the eastern (I-684) property line. 122 parking spaces are provided within two double loaded parking bays and two single loaded parking bays. Eight (8) handicapped spaces are also located in this lot, adjacent to the buildings main entrance.

The second or “lower” parking lot is located to the north, accessed by an extension of the site driveway. This rectangularly shaped lot consists of two double loaded parking bays containing 118 spaces. A circular traffic flow is provided, allowing vehicles to maneuver efficiently throughout the lot. The Church is amenable to allowing the community to utilize the parking lot to gain access the Buxton Gorge during non-peak use times. Larger vehicles, such as horse trailers or organized groups should contact the Church in advance to confirm that a visit does not coincide with a church event.

In the opinion of the Applicant, emergency access directly onto Buxton Road, as suggested by the Planning Board is impractical for several reasons; an additional driveway in this location would require the removal of additional trees and reduce the available area for supplemental landscaping along Buxton Road, thereby creating visual impacts; an unpaved driveway would be difficult to maintain since it would require a minimum grade of 13% to engineer, and a paved driveway would increase stormwater impacts into the adjacent brook; the top of an emergency driveway in this area would potentially be too close to the main driveway to be affective in an emergency situation since, since emergency vehicles in the main drop-off circle would



impede access to both driveways. As a result, a new emergency access driveway is proposed at the location of the existing driveway on Parcel A. An alternative solution for emergency access could be the installation of a breakaway gate along the I-684 property line where currently there is direct level grade and an access route used by State maintenance vehicles.

The parking lot layout and design has been carefully developed to minimize impervious surfaces and to maintain maximum separations between adjacent residential uses. The building itself will serve to shield headlights and much of the site lighting. All site lighting will be limited to shielded cut-off fixtures that provide the minimum required light levels that safely illuminate walking surfaces for pedestrian movement. To minimize power consumption and unnecessary illumination, all site fixtures will be programmable with photocell sensors and timers (Figure II-14, Site Lighting Plan).

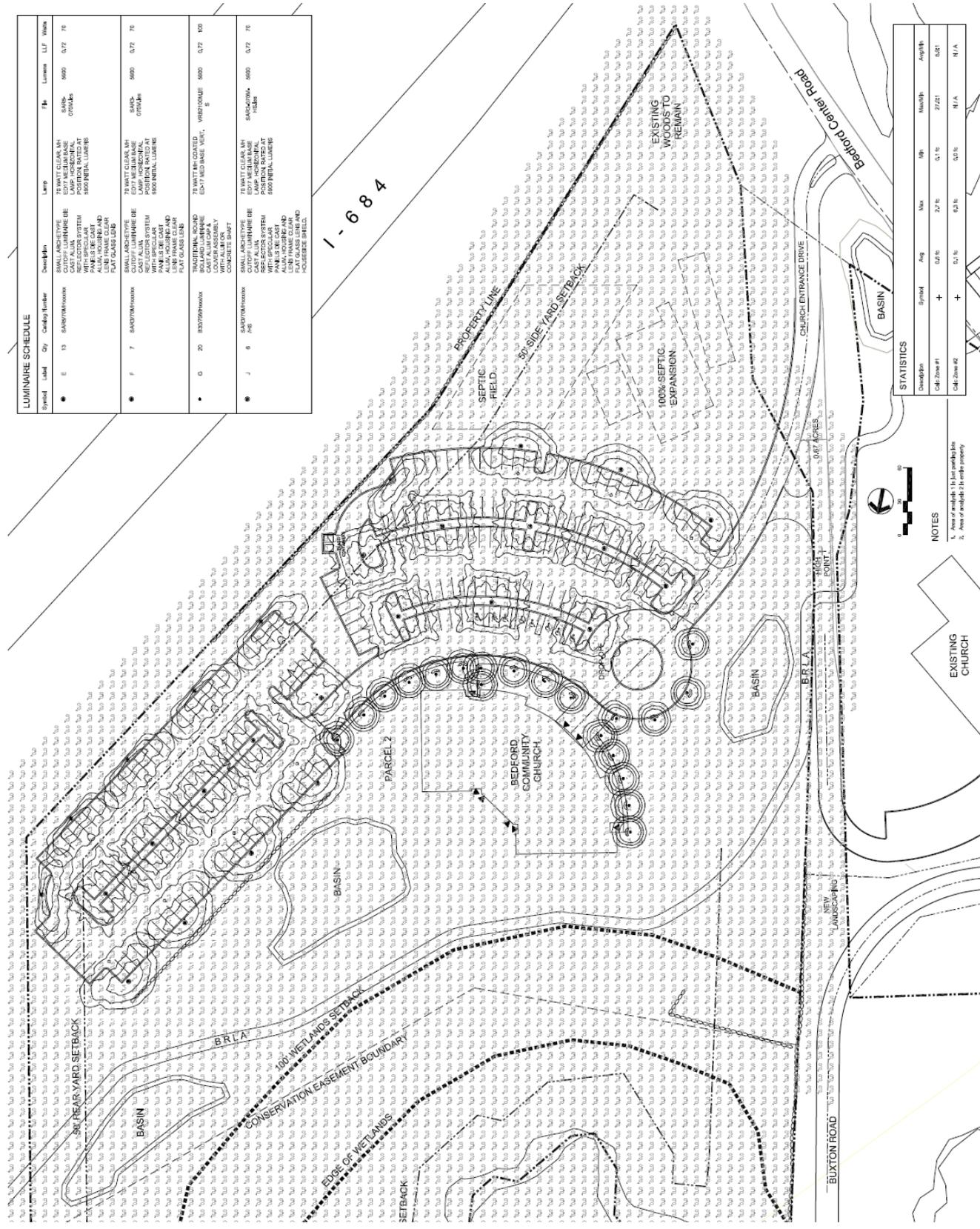
Environmental site solutions have been carefully considered in the proposed design. Since the majority of the parking spaces are primarily required only for Sunday worship services, much of the parking lot is shown as pervious grass pavers to reduce stormwater run-off and reduce the 'heat island effect' of standard asphalt parking lots. Less stormwater run-off will reduce the design size requirements of the detention system which in turn will reduce the overall site disturbance. The revised plan also modifies the parking layout and building stormwater management plan to capture rain water in the improved areas and direct it into detention basins that are away from the Buxton Gorge / Broad Brook area.

The Landscape Plan (Figure II-15) depicts both screening and decorative plant materials. As part of the plan, land berming and evergreen screening will provide visual privacy between neighboring properties and roadways and the proposed project. The existing stone walls that are within the proposed building and site development footprint will be temporarily stockpiled and reused in the site landscape design based on *Bedford Stone Wall Watcher* best practices. All plant material will be selected based on its indigenous character and low maintenance/water requirements. A pesticide free maintenance plan will also be developed.

LUMINAIRE SCHEDULE					
Symbol	Lead	Qty	Canopy Number	Description	Notes
●	E	13	840079HXXXX	SMALL ARCHITECTURE CAST ALUM. HUBRE DE REGULATED SYSTEM WITH SPECULAR LENSES PANELS BE CARBON FIBER FRAME CLEAR FLAT GLASS LENS	70 WATT CLEAR, MH LAMP, HORIZONTAL POSITION MOUNTED AT 5000 INITIAL LUMENS
●	F	7	840079HXXXX	SMALL ARCHITECTURE CAST ALUM. HUBRE DE WITH SPECULAR LENSES PANELS BE CARBON FIBER FRAME CLEAR FLAT GLASS LENS	70 WATT CLEAR, MH LAMP, HORIZONTAL POSITION MOUNTED AT 5000 INITIAL LUMENS
●	G	20	830779HXXXX	SMALL ARCHITECTURE CAST ALUM. HUBRE DE WITH ALUM. OR COMPLETE SHIRT	70 WATT CLEAR, MH LAMP, HORIZONTAL POSITION MOUNTED AT 5000 INITIAL LUMENS
●	J	6	840079HXXXX	SMALL ARCHITECTURE CAST ALUM. HUBRE DE WITH SPECULAR LENSES PANELS BE CARBON FIBER FRAME CLEAR FLAT GLASS LENS AND HOUSING BEHIND.	70 WATT CLEAR, MH LAMP, HORIZONTAL POSITION MOUNTED AT 5000 INITIAL LUMENS

LEGEND

- POLE LIGHT
- BOLLARD



STATISTICS					
Dimension	Symbol	Area	Max	Min	Length
Cell Zone #1	+	50.76	2.776	0.116	212.21
Cell Zone #2	+	51.16	0.316	0.016	N/A
					N/A

NOTES
 1. Area of wetlands - 15.14 ac (per parcel data)
 2. Area of wetlands - 18 acres (per property)

Source:
KG&D architects

Proposed Action Lighting Plan

Scale: N.T.S.



**FIGURE
 II-14**



6. DESCRIPTION OF CHURCH ACTIVITIES

As set forth in a current brochure, the Bedford Community Church is...

“... a worshipping, celebrating, fellowshiping and praying community that exists to equip and encourage believers to become mature and devoted followers of Jesus, and which seeks to lead those who might not know Christ to accept His love and grace towards them.”

Services are held on Sundays at 9:15 and 11:00 AM. Coffee time between services is offered in the Fellowship Hall.

The following additional programs are offered:

- Sunday School Age Appropriate Programs
 - ✓ Nursery (birth – 30 months)
 - ✓ Team Kid (October-May, Tuesday 6:00 – 7:30)
 - ✓ Vacation Bible School (August – weeklong ½ day)

- Youth Programs (times to be determined)
 - ✓ Outlet (Middle School)
 - ✓ Fision (High School)
 - ✓ College Group

- Adult Programs
 - ✓ MOPS - Mothers of Pre-Schoolers (1st Thursday, 9:30 – 11:45 AM)
 - ✓ DivorceCare – Wednesday 7:00 PM
 - ✓ GriefShare – Monday 7:30 PM
 - ✓ Community Bible Study – Wednesday 9:15 AM
 - ✓ Small Groups
 - ✓ Retreats & Seminars
 - ✓ Adult Sunday School – Sunday 11:00 AM

7. CONSTRUCTION SCHEDULE

Construction is anticipated to begin in the Fall of 2009 and is to be completed in approximately 18 months (i.e., the Spring of 2011).



8. PURPOSE, NEED AND BENEFITS OF THE PROJECT

The Project will provide for the continued religious and spiritual fulfillment of the residents of the Town of Bedford and the parishioners of the Bedford Community Church within a new facility specifically designed to meet their existing and growing needs; including the new emphasis on creating a “community church” as well as the substantial investment in the church’s ministries. Additionally, the new facility will offer an array of community and faith based programs that contribute so importantly to social fabric of the Town.

The existing church building is over 30 years old, and a facility assessment conducted by the church determined that the existing building is inadequate to meet the current and future needs of the church’s growing congregation, particularly a desire to hold a single Sunday service. It was determined that the only practical method to meet this congregational need while maintaining a full schedule of services and programs is to construct a new facility on the adjacent parcel. Upon completion, all church functions would be transferred from the existing church building to the new facility with little or no disruption to services and programs.

The Project will create approximately 85 construction jobs and will preserve 5 existing jobs and create approximate 2 new permanent jobs, and will produce a range of secondary benefits that will ripple throughout the local economy.

9. POTENTIAL FUTURE DEVELOPMENT OF THE TWO PARCELS

The proposed construction of the new church facility on Parcel B is limited by the 3% building coverage and the 8% impervious surface coverage requirements established in the R-4A zoning district. The Project proposes a building coverage of 3% and an impervious surface coverage of 7.7%, which is representative of the full build-out of the parcel. No further development of the Parcel B would be possible under the existing zoning regulations.

The existing church building on the Parcel A already exceeds the maximum building coverage and impervious surface limitations. As a result no further development would be possible on Parcel A.