

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }
} ss:

County of Putnam }

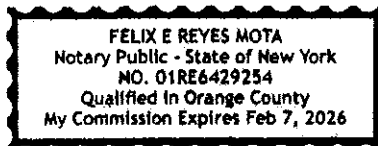
_____ being duly sworn, deposes and says:

1. That I/we are the Peder Scott, P.E., R.A. - PW Scott Engineering & Architecture, PC named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Peder Scott
Licensed Professional

Licensed Professional

Felix E Reyes Mota
Notary Public



DISCLOSURE OF BUSINESS INTEREST

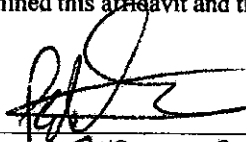
State of NY }

} ss:

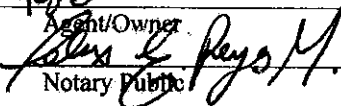
County of Putnam }

being duly sworn, deposes and says:

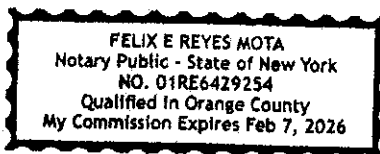
1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)
None
2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)
None
3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.



Agent/Owner


Notary Public

Agent/Owner



~~CONFIDENTIAL~~

**Town of Kent Planning Board
Agricultural Data Statement**

In accordance with §283-a of the New York State Town Law and §305-a of the Agriculture and Markets Law, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): _____

Address: _____

Telephone: _____

Description of the Project: _____

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____

Final Subdivision _____

Site Plan _____

Project Location: _____

Tax Map Number of all parcels: _____

Is any portion of the project site currently being farmed? _____

Is the project site located in an Agricultural District? Yes _____ No _____

Who is farming the site? _____

Does the person farming the site: Rent _____ Own _____ the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: _____ Date: _____

**REQUEST FOR WETLAND DELINEATION CONFIRMATION
PLANNING DEPARTMENT
TOWN OF KENT, NEW YORK**

Date: June 12, 2023

Property Address: Nichols Street

Property Tax Identification: 33.18-1-17 & 33.18-1-10

Property Size: 11.05 acres & 7.46 acres

Name of Wetland Consultant: Michael Nowicki, Ecological Solutions, LLC

Phone Number of Wetland Consultant : (203) 910-4716

Name of Design Professional: Peder Scott, P.E., R.A./PW Scott Engineering & Architecture, PC

Phone Number of Design Professional: 845-278-2110

Name of Applicant: Thomas Racek, Kent RE Holdings LLC

Name of Owner: Kent RE Holdings, LLC

(Note: If the applicant is not the owner, written and executed authorization to access the property must be provided to the Planning Board Secretary (845-225-7802 or planning@townofkentny.gov) prior to site inspection).

Request:

I request the Town of Kent confirm the wetland boundary delineation(s) completed by the applicant's wetland consultant at the above referenced site. I understand that the wetland confirmation will be conducted to verify only Town of Kent jurisdictional wetlands, watercourses and waterbodies as defined in Chapter 39A of the Town of Kent Town Code. I also understand that this confirmation does not constitute an application for any activity at the above referenced property. If an activity is proposed, then the appropriate application must be filed with the Town of Kent Planning Board Secretary and reviewed by the Town of Kent Planning Board.

I agree to the fee of \$1,000.00 (\$125.00 per hour) which shall include document review, travel time, on-site inspection and verbal/written correspondence. If the fee of \$1,000.00 is not used any funds remaining will be returned or placed in an escrow account.

Signed: _____

Owner/Authorized Representative

Please attach a sketch map depicting the approximate location of the delineated wetlands.

Rev. Sept. 2018

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY 10509	

June 12, 2023

Hugo German, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

Re: Nichols Street Site Development

Dear Chairman and Planning Board Members,

Please find enclosed a site plan for the development of Nichols Street property 33.18-1-17 of 11.05 acres in the C Zone and 33.18-1-10 of 7.46 acres in the R40 Zone. The intent of the project is to create 3 lots in the commercial zone and based on the supplementary minimum lot area regulations, 2 lots in the R40 zone.

The project has several factors which require clarification by the Planning Board and Consultants in order to proceed. These are outlined below:

1. Nichols Street has been dedicated to the Town of Kent and is currently under construction. The ability to subdivide the lots is requested to be clarified by the Town Attorney based upon road dedication status.
2. Subdivision procedure clarification requested: Is a separate subdivision application required for each of the two lots or can they be applied for simultaneously (one application) if drainage easements are implemented on the residential lots?
3. Zoning regulations pertaining to the proposed uses are requested to be reviewed by the Planning Consultant prior to completion of the final design documents for the Self-Storage Facility (not referenced in any zone) and Medical/Professional use. Please refer to the Statement of Use, included with this submission, which discussed the project and zoning compliance.
4. Since the Residential Zone is of such low density, it is requested that the concept of placing stormwater facilities within easements within the R40 Zone be reviewed. This placement allows more land area for the development and placing of the bio-retention and pocket wetland detention basins in the areas of lower slope than those of the Commercial Zone. Two plans with basin placement are provided for review.
5. The commercial property has been granted sewer capacity which is currently under construction. The procedure for site plan approval is requested pending said sewer service.

With the above noted clarifications requested the intent is to apply for a sketch plan review of the project. Accordingly, per the combined application form our office is initiating this process with a "Sketch Plan (Subdivision)" to start the process.

With regards,

Peder Scott

Peder Scott, P.E., R.A.

ARCHITECTURE * ENGINEERING * SITE PLANNING

SAOPEN PROJECTS\Racek - Kent Project\Correspondence\PB ltr re Site Development.doc

Professional Engineer I, Division of Water

New York State Department of Environmental Conservation

21 South Putt Corners Road, New Paltz, NY 12561

P: (845) 255-3760 | F: (845) 255-3414 | Douglas.Upright@dec.ny.gov

www.dec.ny.gov |



Department of
Environmental
Conservation



From: David P. Lombardi, PE <DLombardi@jmcpllc.com>

Sent: Tuesday, July 19, 2022 9:20 AM

To: Upright, Douglas J (DEC) <Douglas.Upright@dec.ny.gov>

Cc: Nathan Kahn <ctadult@aol.com>; Gregory Kamedulski <gkamedulski@gmail.com>; Jody Cross <jcross@zarin-steinmetz.com>; Richard Franzetti <richf714@yahoo.com>; kyoung@YOUNGSOMMER.com; Richard Breck (<richardfbreck@gmail.com>) <richardfbreck@gmail.com>; Whitney Singleton <wsingleton@sdslawny.com>; Joseph Sarchino <JSarchino@jmcpllc.com>; Michael Thompson, PE <mthompson@jmcpllc.com>

Subject: Kent Manor; Request for Authorization [JMC Project 18024]

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. Upright,

As discussed, SPDES General Permit GP-0-20-001 coverage for the above referenced project was recently transferred to our client (see attached acknowledgement letter). On behalf of our client, we are requesting your review of the SWPPP regarding disturbance of more than five acres of soil at one time, as per Condition 5 of the acknowledgement letter. Please click the below link to download the Stormwater Pollution Prevention Plan-Kent Manor, last revised October 2021, by Richard Franzetti:

 [link](#)

Please direct your attention to Section 3.2, Section 4.0, Appendix G and Appendix I.

If you have questions or require additional information, please contact our office at (914) 273-5225.

Sincerely,

DAVID P. LOMBARDI, PE
Senior Project Manager

**SITE DEVELOPMENT CONSULTANTS**

120 Bedford Road • Armonk, NY 10504

V 914 273-5225, x220 • F 914 273-2102

www.jmcpllc.com

**SITE PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | TRANSPORTATION ENGINEERING | LAND SURVEYING | 3D
SCANNING & MODELING**

**JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC
| JOHN MEYER CONSULTING, INC.**

Agreement for transfer of information

The information in this (these) file(s) is the internal property of JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC | John Meyer Consulting, Inc. (JMC) and has been prepared by JMC for exclusive use by its staff.

It is provided herewith for information only and is not to be relied upon by any parties other than JMC's staff and employees. Any reliance thereupon by any party other than JMC's staff and employees shall be at that user's sole risk; and said user choosing to rely upon this information agrees, that by relying on it, he/she accepts full responsibility for all work related thereto and agrees to indemnify and hold JMC harmless from any and all liability arising from or relating to the use of or reliance upon said information.

The party receiving this information is responsible for requesting any future updated and/or current copy of the information hereon prior to considering this information final. No update notification will be sent. Any comments or questions are to be directed in writing to the preparer at JMC.

By extracting these files, you agree to these terms and conditions.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Region 3

220 White Plains Road, Suite 110, Tarrytown New York 10591

P: (914) 803-8157 F: (914) 482- 0323

www.dec.ny.gov

June 22, 2023

Kent Hills Development, LLC
Nathan Khan
500 River Avenue, Suite 255
Lakewood, New Jersey 08701

RE: Request for authorization to disturb more than 5 acres of soil

The New York State Department of Environmental Conservation has received and reviewed your request for authorization to disturb more than 5 acres of soil at one time dated August 30, 2022 and the revised submission dated May 8, 2023.

The Department offers the following comments:

1. The draft construction sequence and May 8th response letter incorrectly states one inspection per week where disturbance is less than five acres.
According to the SPDES General Permit for Stormwater Discharges From Construction Activity: For construction sites that directly discharge to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C (EOH Watershed), the qualified inspector shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.
2. Response No. 3 is not an acceptable response. Please elaborate and specify the type of heightened erosion and sediment controls that will be implemented in areas with greater than 5 acres of soil disturbance.

Please submit a revised SWPPP which address the above comments.

If you have any questions or concerns, please feel free to contact me at 914-803-8134 or manoara.begum@dec.ny.gov.

Sincerely,



Manoara Begum, P.E.
Professional Engineer I

ECC: Natalie Browne, NYSDEC
Meena George, NYSDEC
Matthew Giannetta, NYCDEP

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-306-5712

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

DATE: June 23, 2023
TO: Finance Department
CC: pwscott@pwscott.com
FROM: Vera Patterson
RE: Nichols St. Project TM: 33.18-1-10 & 17

The attached material is for a new project, Nichols St. Project, (previously known as Kent Manor). There are new owners with new plans so please open an escrow account for this project and deposit the other two checks appropriately.

Please find enclosed supporting documentation for the above mentioned property.

Wells Fargo Bank Check 1244, in the amount of \$ 750.00, for site plans

Wells Fargo Bank Check 1245, in the amount of \$1,500.00, for 3 new lot fees

Wells Fargo Bank Check 1246, in the amount of \$1,000.00, for escrow fees

Thanks very much.

RECEIPT		DATE <u>June 23, 2023</u>	No. <u>533373</u>
RECEIVED FROM <u>Dynamite Contracting Inc.</u>		\$ <u>1,000.00</u>	
<u>One Thousand and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Escrow TM 33-1-10 E 17 / Nichols St Proj.</u>			
ACCOUNT		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	1246 FROM <u>V. Patten</u> TO <u>Dynamite</u> BY <u>cash</u>
PAYMENT			
BAL. DUE			

RECEIPT		DATE <u>June 23, 2023</u>	No. <u>533371</u>
RECEIVED FROM <u>Dynamite Contracting Inc.</u>		\$ <u>750.00</u>	
<u>Seven Hundred fifty and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Site Plans TM 33-1-10 E 7 / Nichols St.</u>			
ACCOUNT		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	1244 IPW 1000 Project FROM <u>V. Patten</u> TO <u>Dynamite</u> BY <u>cash</u>
PAYMENT			
BAL. DUE			

RECEIPT		DATE <u>June 23, 2023</u>	No. <u>533372</u>
RECEIVED FROM <u>Dynamite Contracting Inc.</u>		\$ <u>1,500.00</u>	
<u>Fifteen Hundred and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>TM 33-18-1-10 E 17 / Nichols St. Proj / POJO</u>			
ACCOUNT		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	New lots FROM <u>V. Patten</u> TO <u>Dynamite</u> BY <u>cash</u>
PAYMENT			
BAL. DUE			

Nichols St. Project
DYNAMITE CONTRACTING SERVICE
GROUP CORP
65 SECOR RD
MAHOPAC, NY 10541-8011

1244

1-1288/280 9038

DATE 6/12/2023

PAY
TO THE
ORDER OF

Town of Kent

\$ 750.00

Seven Hundred and Fifty

DOLLARS



Wells Fargo Bank, N.A.
New York
wellsfargo.com

FOR

Site Plan (3) 33.18-1-10
Application Fee - TM 33.18-1-7

[Signature]

⑈0000001244⑈ ⑆026012881⑆ 8966452412⑈

Nichols St. Project
DYNAMITE CONTRACTING SERVICE
GROUP CORP
65 SECOR RD
MAHOPAC, NY 10541-8011

1245

1-1288/280 9038

DATE 6/12/2023

PAY
TO THE
ORDER OF

Town of Kent

\$ 1,500.00

One thousand Five Hundred

DOLLARS



Wells Fargo Bank, N.A.
New York
wellsfargo.com

FOR

New lot Fee (x3) TM: 33.18-1-10
33.18-1-17

[Signature]

⑈0000001245⑈ ⑆026012881⑆ 8966452412⑈

Nichols St. Project
DYNAMITE CONTRACTING SERVICE
GROUP CORP
65 SECOR RD
MAHOPAC, NY 10541-8011

1246

1-1288/280 9038

DATE 6/12/2023

PAY
TO THE
ORDER OF

Town of Kent

\$ 1,000.00

One thousand

DOLLARS



Wells Fargo Bank, N.A.
New York
wellsfargo.com

FOR

Escrow TM: 33.18-1-10
33.18-1-17

[Signature]

⑈0000001246⑈ ⑆026012881⑆ 8966452412⑈

	P.W. Scott	pwscott@pwscott.com
	Engineering & Architecture, P.C.	www.pwscott.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY 10509	

Letter of Transmittal

To: Vera Patterson
Town of Kent Planning Board
25 Sybils Crossing
Kent, NY 10512

Date: June 13, 2023

Re: Nichols Street, Kent, NY
PB Application

We are sending you: ☒ Attached ☐ Under Separate Cover via _____ the following items:

☐ Drawing(s) ☐ Letter(s) ☐ Plans ☐ Misc Documents

Copies	Date	Pages	Description
1	6/12/23	1	Dynamite Contracting ck#1244 - \$750 PB Application Fee <i>not different (\$150 fee) for Site Plans</i>
1	6/12/23	1	Dynamite Contracting ck# 1245 - \$1,500 New Lot Fee
1	6/12/23	1	Dynamite Contracting ck# 1246 - \$1,000 Escrow
19	6/12/23	11	Planning Board Site Plan Application (Orig & 18 copies)
19	6/12/23	1	PWS ltr to Planning Board (Orig & 18 copies)
19	4/17/23	10	Statement of Use (Orig & 18 copies)
8	3/17/23	2	SY1, SY1A (24 x 36) (stamped and signed) (Orig & 7 copies)
11	3/17/23	2	SY1, SY1A (11 x 17)
PDFs of all documents & dwgs emailed to Vera at planningkent@townofkentny.gov			

These are submitted (as checked below):

- ☐ For Approval ☐ Approved as Submitted ☐ Re-submit _____ Copies for Approval
☐ For Your Use/Records ☐ Approved as Noted ☐ As Requested
☐ Returned for Corrections ☐ Return _____ Corrected Prints ☐ For Review & Comment

Remarks: _____ Delivered by hand _____

Copy To _____ Signed _____

	P.W. Scott	pwsconfig@pwsconfig.com
	Engineering & Architecture, P.C.	www.pwsconfig.com
	3871 Danbury Rd (Route 6)	(845) 278-2110
	Brewster, NY. 10509	

June 12, 2023

Hugo German, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

Re: Nichols Street Site Development

Received
mo/date/year

JUN 14 2023

Planning Department
Town of Kent

Dear Chairman and Planning Board Members,

Please find enclosed a site plan for the development of Nichols Street property 33.18-1-17 of 11.05 acres in the C Zone and 33.18-1-10 of 7.46 acres in the R40 Zone. The intent of the project is to create 3 lots in the commercial zone and based on the supplementary minimum lot area regulations, 2 lots in the R40 zone.

The project has several factors which require clarification by the Planning Board and Consultants in order to proceed. These are outlined below:

1. Nichols Street has been dedicated to the Town of Kent and is currently under construction. The ability to subdivide the lots is requested to be clarified by the Town Attorney based upon road dedication status.
2. Subdivision procedure clarification requested: Is a separate subdivision application required for each of the two lots or can they be applied for simultaneously (one application) if drainage easements are implemented on the residential lots?
3. Zoning regulations pertaining to the proposed uses are requested to be reviewed by the Planning Consultant prior to completion of the final design documents for the Self-Storage Facility (not referenced in any zone) and Medical/Professional use. Please refer to the Statement of Use, included with this submission, which discussed the project and zoning compliance.
4. Since the Residential Zone is of such low density, it is requested that the concept of placing stormwater facilities within easements within the R40 Zone be reviewed. This placement allows more land area for the development and placing of the bio-retention and pocket wetland detention basins in the areas of lower slope than those of the Commercial Zone. Two plans with basin placement are provided for review.
5. The commercial property has been granted sewer capacity which is currently under construction. The procedure for site plan approval is requested pending said sewer service.

With the above noted clarifications requested the intent is to apply for a sketch plan review of the project. Accordingly, per the combined application form our office is initiating this process with a "Sketch Plan (Subdivision)" to start the process.

With regards,

Peder Scott

Peder Scott, P.E., R.A.

ARCHITECTURE * ENGINEERING * SITE PLANNING

SAOPEN PROJECTS\Racek - Kent Project\Correspondence\PB ltr re Site Development.doc

**TOWN OF KENT PLANNING BOARD
SITE PLAN CHECKLIST**

Received
mo/date/year

APPLICANT NAME: Tommy Racek, Kent RE Holdings, LLC

JUN 14 2023

ADDRESS: 56 Papania Dr. Mahopac, NY 10541

Planning Department
Town of Kent

CONTACT TELEPHONE NUMBER: (914) 497-3230

TM: 33.18-1-17, 33.18-1-10

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☒ The dimensions of all property lines
2. ☒ Identify scale used
3. ☒ Name of all adjacent roads and driveway location
4. ☒ Sight distances if new curb cut is requested
5. Pending Easements for utilities including overhead
6. N/A All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☒ Distance from the proposed structure to ALL property lines
8. ☒ Completed bulk zoning table
9. ☒ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. N/A Location of septic system (including 100% expansion area)
11. ☒ Location of well head
12. Pending Pre and post-construction topography (grading plan)
13. ☒ Total limit of disturbance line
14. ☒ Area(s) of disturbance where slopes are greater than 15%
15. ☒ Total area of disturbance calculation (in square feet)
16. Pending Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
17. Pending Cost estimate (breakdown) to implement erosion and sediment control plan
18. Pending KNOX box system (if commercial property)

Check list completed by:

Peder Scott, P.E., R.A.

(Print or type name here)

Professional Engineer

(Print or type Title here)

(Signature)

June 12, 2023

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

**Town of Kent Planning Board
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision)	<u> X </u>	Preliminary Subdivision	<u> </u>
Final Subdivision	<u> </u>	Lot Line Change	<u> </u>
Site Plan	<u> X </u>	Conditional Use Permit	<u> </u>
Freshwater Wetland	<u> X </u>	Steep Slope & Erosion Ctrl	<u> X </u>
Change of Use	<u> </u>	Sign Approval	<u> X </u>

Name of Project: Nichols Street Commercial Development

Description of Proposed Activity: Development of 2 parcels along Nichols Street with residential and commercial projects. Refer to Statement of Use.

Name of Applicant(s): Tommy Racek, Kent RE Holdings, LLC

Address: 56 Papania Dr., Mahopac, NY 10541

Telephone: 914-497-3230

Name and Address of Record Owner(s): Tommy Racek, 56 Papania Dr., Mahopac, NY 10541

Anthony Genovese, 53 Athena Court, Mahopac, NY 10541

Tax Map Number of all parcels: 33.18-1-17, 33.18-1-10

A) For All Applications:

1) Total acreage involved in application: 11.05 & 7.46 acres

2) Total contiguous acreage controlled by applicant/owner (1): 18.51

3) Total number of existing structures: Vacant Land

4) Type of existing structures:

5) Total square footage of all new construction:

6) Estimated value of new construction or addition:

7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential X Commercial X Institutional

Expansion: Residential Commercial Institutional

Home Occupation: Change in use: Other:

8) Zoning District: R40 and C-Commercial

1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No ☒ Yes _____. If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: Peder Scott, P.E., R.A.

PW Scott Engineering & Architecture, PC, 3871 Danbury Rd., Brewster, NY 10509

Telephone: 845-278-2110

Name and Address of Licensed Land Surveyor: Major Abstract Corp

1171 Route 55, LaGrangeville, New York 12540

Telephone: 845-337-4910

Name and Address of Attorney: Michael Caruso, Esq.

445 Hamilton Avenue, 14th Floor, White Plains, NY 10601

Telephone: 914 -761 -1300

Name and Address of Wetland Consultant: Michael Nowicki, Ecological Solutions, LLC, PO Box 291,
West Wardsboro, VT 05360

Telephone: (203) 910-4716

B) For Subdivision and Lot Line Change Applications Only:

1) Total number of lots proposed: (2) R40 Zone (3) Commercial Zone

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-306-5712

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

DATE: June 21, 2023
TO: Accounting
CC: elongonotti@hotmail.com
FROM: Vera Patterson
Re: Longinotti Property - TM: 12.-3-1

Please find enclosed supporting documentation for the above mentioned property, which is a new erosion control project, and the following checks:

PCSB Bank Check 4045, in the amount of: \$ 500.00 for an Erosion Control permit
PCSB Bank Check 4046, in the amount of: \$1,000.00 in order to open an escrow account

Thanks very much.

RECEIPT		DATE <u>June 21, 2023</u>	No. <u>533369</u>
RECEIVED FROM <u>Mrs. Longinotti</u>		<u>\$500.00</u>	
<u>Ek Permit Five Hundred and ⁰⁰/₁₀₀</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>Erosion Control Permit TM 12-3-16</u>	
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	<u>4045</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>E. Longinotti</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY

RECEIPT		DATE <u>June 21, 2023</u>	No. <u>533370</u>
RECEIVED FROM <u>Mrs. Longinotti</u>		<u>\$1,000.00</u>	
<u>One Thousand and ⁰⁰/₁₀₀</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>Erosion Control Escrow TM 12-3-16</u>	
<input checked="" type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	<u>4046</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>E. Longinotti</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

Ettore Longinotti
 Ettore Longinotti
 REGULAR ACCOUNT
 16 ADDRESSES

50-7098/2219 4045
 DATE 6/20/23
 \$ 500.00
 DOLLARS

PCSBbank
 E/C TM 12-3-16
 MEMO Permit Alessa Longinotti
 2219709801 803 43956601 4045
 LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

Ettore Longinotti
 Ettore Longinotti
 REGULAR ACCOUNT
 16 ADDRESSES

50-7098/2219 4046
 DATE 6/20/23
 \$ 1000.00
 DOLLARS

PCSBbank
 E/C TM 12-3-16
 MEMO Permit Alessa Longinotti
 2219709801 803 43956601 4046
 LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: Elena Longino H.

ADDRESS: 16 Saddle Ridge Ct.
Holmes, NY 12581

CONTACT TELEPHONE NUMBER: 845-590-9294

TM: 12-3-16

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☐ The dimensions of all property lines
2. ☐ Identify scale used
3. ☐ Name of all adjacent roads and driveway location
4. ☐ Sight distances if new curb cut is requested
5. ☐ Easements for utilities including overhead
6. ☐ All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☐ Distance from the proposed structure to ALL property lines
8. ☐ Completed bulk zoning table
9. ☐ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. ☐ Location of septic system (including 100% expansion area)
11. ☐ Location of well head
12. ☐ Pre and post-construction topography (grading plan)
13. ☐ Total limit of disturbance line
14. ☐ Area(s) of disturbance where slopes are greater than 15%
15. ☐ Total area of disturbance calculation (in square feet)
16. ☐ Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
17. ☐ Cost estimate (breakdown) to implement erosion and sediment control plan
18. ☐ KNOX box system (if commercial property)

Check list completed by:

(Print or type name here)

(Print or type Title here)

(Signature)

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

**Town of Kent Planning Board
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____	Preliminary Subdivision _____
Final Subdivision _____	Lot Line Change _____
Site Plan _____	Conditional Use Permit _____
Freshwater Wetland _____	Steep Slope & Erosion Ctrl _____
Change of Use _____	Sign Approval _____

Name of Project: _____

Description of Proposed Activity: Filling in side of Pond

Name of Applicant(s): Longino Hi

Address: 16 Saddle Ridge Ct. Holmes, NY

Telephone: 845-590-9244

Name and Address of Record Owner(s): _____

Tax Map Number of all parcels: _____

A) For All Applications:

1) Total acreage involved in application: _____

2) Total contiguous acreage controlled by applicant/owner (1): _____

3) Total number of existing structures: _____

4) Type of existing structures: House & above ground pool

5) Total square footage of all new construction: _____

6) Estimated value of new construction or addition: _____

7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential _____ Commercial _____ Institutional _____

Expansion: Residential _____ Commercial _____ Institutional _____

Home Occupation: _____ Change in use: _____ Other: _____

8) Zoning District: _____

1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No _____ Yes _____. If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No _____ Yes _____. If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No _____ Yes _____. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No _____ Yes _____. If yes, please list in detail (attach separate pages if necessary):

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No _____ Yes _____. If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: _____

Telephone: _____

Name and Address of Licensed Land Surveyor: _____

Telephone: _____

Name and Address of Attorney: _____

Telephone: _____

Name and Address of Wetland Consultant: _____

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: _____
- 2) What is the size of the smallest lot proposed? _____
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: _____
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

- 4) Proposed activity is located in:
 - a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [_____]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

D) For Steep Slopes and Erosion Control Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
 - a) Any disturbance involving 5,000 square feet or more of land? Yes _____ No _____.
 - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?
Yes _____ No _____.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

4) Refer to Chapter 66 of the Town Code for the application requirements.

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Kent; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: Elena Longinotti
Print Name: Elena Longinotti
Date: 6/13/23

Notarized

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

County of Putnam }

Elena Longinotti being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision /Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Nicholas Longinotti to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Elena Longinotti
Applicant/Owner Applicant/Owner

Anne M. Iorillo
Notary Public

ANNE M. IORILLO
Notary Public, State of New York
No. 01106308016
Qualified in Putnam County
Commission Expires July 21, 2026

DISCLOSURE OF BUSINESS INTEREST

State of New York ,

) ss:

County of Putnam ,

Elena Longinotti being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Elena Longinotti
Agent/Owner

Agent/Owner

Anne M. Iorillo
Notary Public

ANNE M. IORILLO
Notary Public, State of New York
No. 01106308016
Qualified in Putnam County
Commission Expires July 21, 2026

5811

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }

} ss:

County of Putnam }

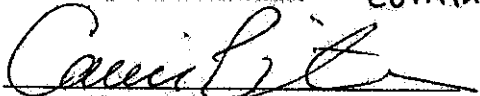
Nicholas Longinotti being duly sworn, deposes and says:

1. That I/we are the Nicholas Longinotti named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

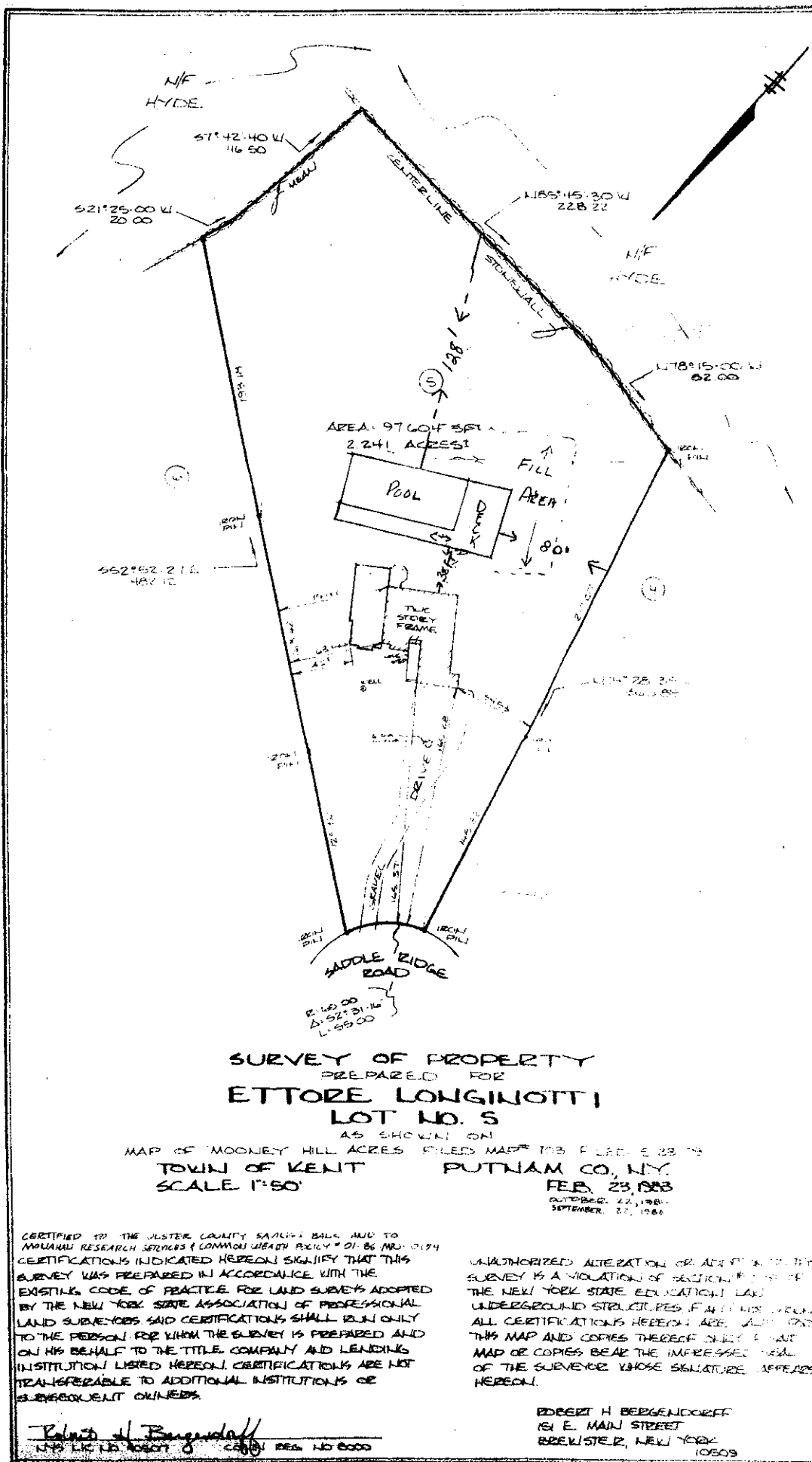


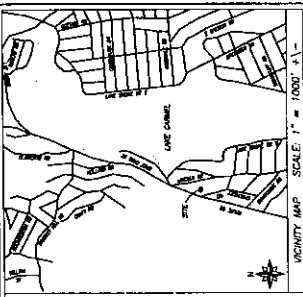
Licensed Professional - Contractor / son

Licensed Professional


Notary Public

<p style="text-align: center;">CARRIE PINGITORE NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01PI5014013 Qualified in Dutchess County My Commission Expires: <u>7/15/2023</u></p>



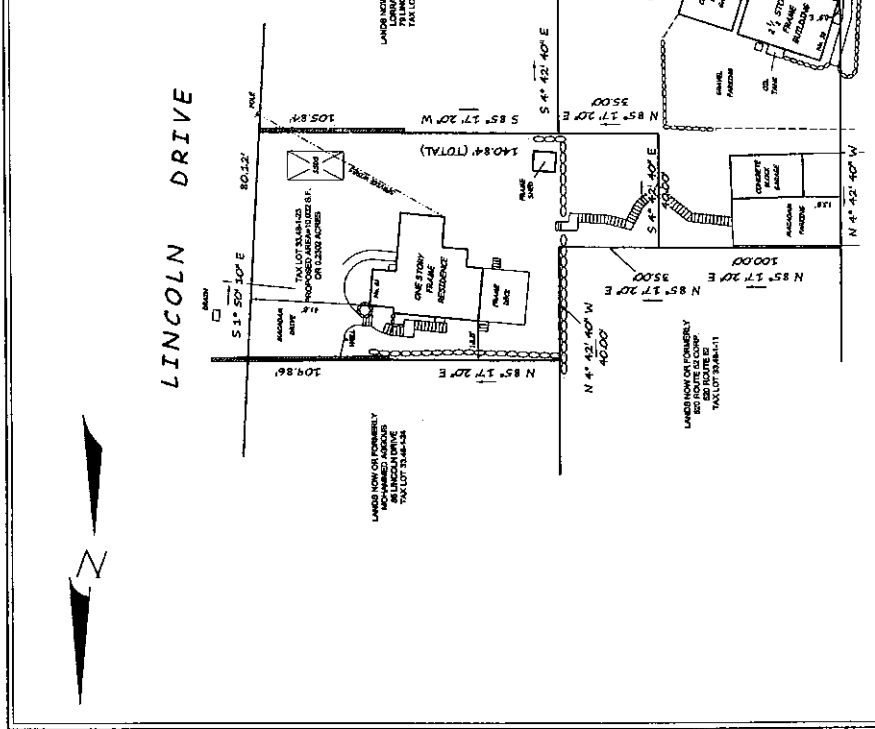


GENERAL NOTES:

- 1. ZONING DISTRICT: COMMERCIAL
- 2. CARMEL CENTRAL SCHOOL DISTRICT

MAP REFERENCES:

- 1. REFER TO "TWELFTH MAP OF LAKE CARMEL", FILED MAP NUMBER 134-K
- 2. TAX LOT 33.46-1-18 SUBDIVISION LOTS 13720 THRU 13724 INCLUSIVE, LIBER 1671 PAGE 311
- 3. TAX LOT 33.46-1-18 SUBDIVISION LOTS 13718 & 13719, LIBER 1671 PAGE 311
- 4. TAX LOT 33.46-1-18 SUBDIVISION LOTS 13725 & 13726 THRU 13771 INCLUSIVE, LIBER 3119 PAGE 249



6/14/23

LOT LINE CHANGE PREPARED FOR THE ROBERT & KATHERINE DOHERTY

SITUATE IN THE
TOWN OF KENT
PUTNAM COUNTY, NEW YORK



CHAUNCEY ROAD

TOWN OF KENT PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF KENT, PUTNAM COUNTY, NEW YORK, ON THE _____ DAY OF _____, 2023, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, DEVIATIONS, MODIFICATIONS OR REVISIONS OF THIS PLAN, AS APPROVED, SHALL BE THE PROPERTY OF THE TOWN OF KENT, PUTNAM COUNTY, NEW YORK.

SIGNED THIS _____ DAY OF _____, 2023.

CHAIRMAN: _____

SECRETARY: _____

COMMISSIONER OF PLANNING

THE COMMISSIONER OF PLANNING HEREBY CERTIFIES THAT ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGES, DEVIATIONS, MODIFICATIONS OR REVISIONS OF THIS PLAN, AS APPROVED, SHALL BE THE PROPERTY OF THE TOWN OF KENT, PUTNAM COUNTY, NEW YORK.

SIGNED THIS _____ DAY OF _____, 2023.

COMMISSIONER OF PLANNING: _____

PUTNAM COUNTY CLERK'S OFFICE

CARMEL, NEW YORK

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COMMISSIONER OF PLANNING: _____

PUTNAM COUNTY CLERK'S OFFICE

CARMEL, NEW YORK

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PUTNAM COUNTY CLERK'S OFFICE

CARMEL, NEW YORK

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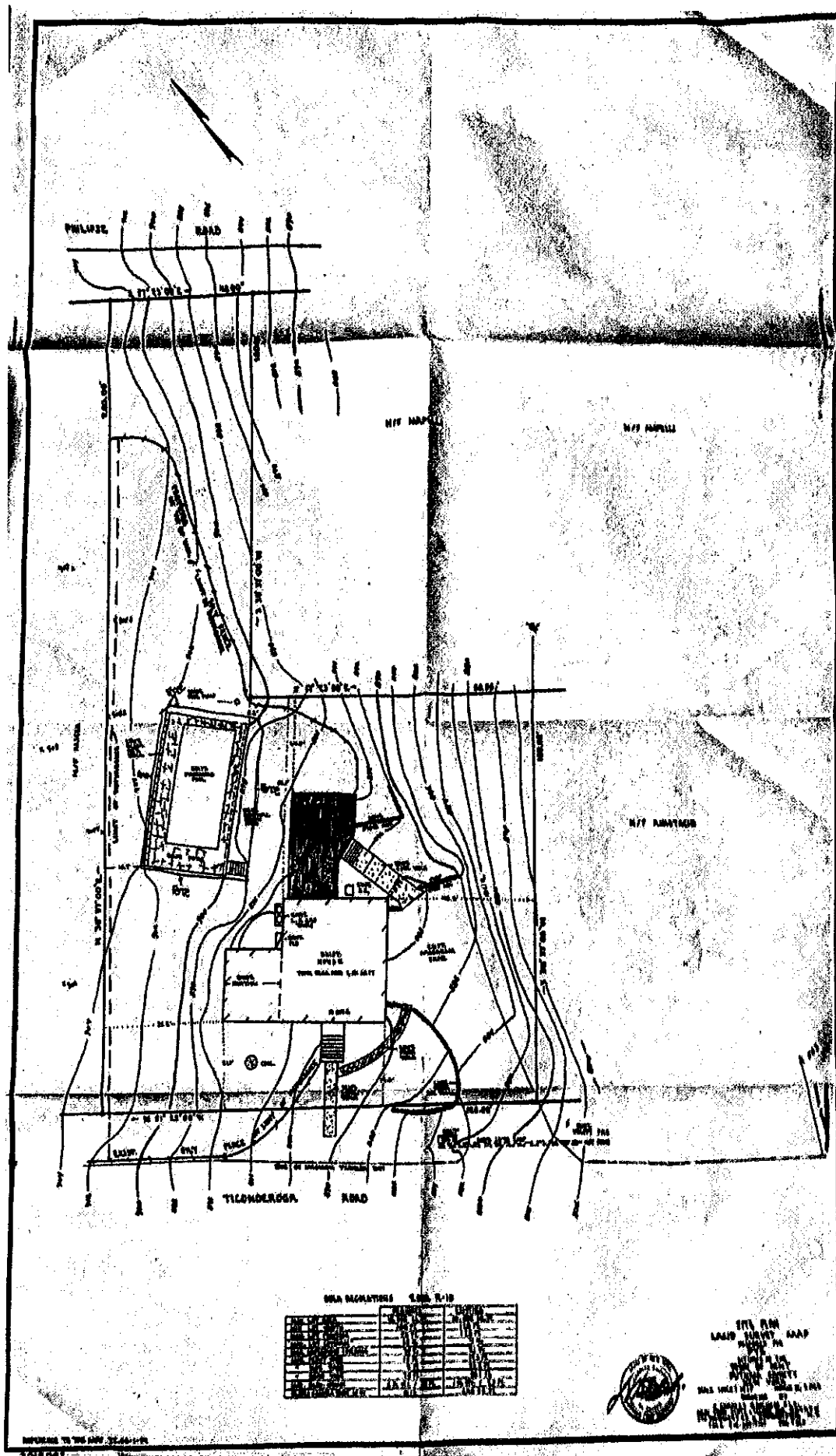
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SIGNED THIS _____ DAY OF _____, 2023.

COMMISSIONER OF PLANNING: _____



DATA DESCRIPTIONS 1.00, 1.10

1.00	1.10	1.20	1.30	1.40	1.50	1.60	1.70	1.80	1.90	2.00	2.10	2.20	2.30	2.40	2.50	2.60	2.70	2.80	2.90	3.00	3.10	3.20	3.30	3.40	3.50	3.60	3.70	3.80	3.90	4.00	4.10	4.20	4.30	4.40	4.50	4.60	4.70	4.80	4.90	5.00	5.10	5.20	5.30	5.40	5.50	5.60	5.70	5.80	5.90	6.00	6.10	6.20	6.30	6.40	6.50	6.60	6.70	6.80	6.90	7.00	7.10	7.20	7.30	7.40	7.50	7.60	7.70	7.80	7.90	8.00	8.10	8.20	8.30	8.40	8.50	8.60	8.70	8.80	8.90	9.00	9.10	9.20	9.30	9.40	9.50	9.60	9.70	9.80	9.90	10.00
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THE PLAN
LARGE SCALE MAP
OF THE
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, D.C. 20546

Received
mo/date/year

MAY 11 2023

TOWN OF KENT PLANNING BOARD
SITE PLAN CHECKLIST

Planning Department
Town of Kent

APPLICANT NAME: Douglas Holly, Laurel Holly

ADDRESS: 102 Rt 311 Clemet Ny 10572

CONTACT TELEPHONE NUMBER: 845 222 0652

TM: 33.16-1-8

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☒ The dimensions of all property lines
2. ☒ Identify scale used
3. ☒ Name of all adjacent roads and driveway location
4. ☒ Sight distances if new curb cut is requested
5. ☒ Easements for utilities including overhead
6. ☒ All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☐ Distance from the proposed structure to ALL property lines
8. ☒ Completed bulk zoning table
9. ☒ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. ☒ Location of septic system (including 100% expansion area)
11. ☒ Location of well head
12. ☐ Pre and post-construction topography (grading plan)
13. ☐ Total limit of disturbance line
14. ☒ Area(s) of disturbance where slopes are greater than 15%
15. ☐ Total area of disturbance calculation (in square feet)
16. ☒ Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
17. ☐ Cost estimate (breakdown) to implement erosion and sediment control plan
18. ☒ KNOX box system (if commercial property)

Check list completed by:

Robert Brodsky
(Print or type name here)

Consultant
(Print or type Title here)

[Signature]
(Signature)

5-10-23
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

**Town of Kent Planning Board
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____	Preliminary Subdivision _____
Final Subdivision _____	Lot Line Change _____
Site Plan <u>X</u> _____	Conditional Use Permit _____
Freshwater Wetland _____	Steep Slope & Erosion Ctrl _____
Change of Use _____	Sign Approval _____

Name of Project: Winkler Farm

Description of Proposed Activity: Addition of 3 units with 12 separate apts.

Name of Applicant(s): Douglas and Loretal Holly
Address: 102 Rt 311 Chamel Ny 12572
Telephone: 845 222 0652

Name and Address of Record Owner(s): Same.

Tax Map Number of all parcels: 33.16-1-8
Winkler Farm Court

A) For All Applications:

- 1) Total acreage involved in application: 11
- 2) Total contiguous acreage controlled by applicant/owner (1): 11
- 3) Total number of existing structures: 6
- 4) Type of existing structures: 2 Garages 4 residential building
- 5) Total square footage of all new construction: 3838 sq
- 6) Estimated value of new construction or addition: _____

7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential <u>X</u> _____	Commercial _____	Institutional _____
Expansion: Residential _____	Commercial _____	Institutional _____
Home Occupation: _____	Change in use: _____	Other: _____

8) Zoning District: R10 1/4 ac residential

- 1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No ☒ Yes _____. If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No _____ Yes ☒. If yes, please list in detail (attach separate pages if necessary):

Building Permit for Garage

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No _____ Yes ☒. If yes, please list in detail (attach separate pages if necessary):

New York State Supreme Court Decision

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: _____

Telephone: _____

Name and Address of Licensed Land Surveyor: _____

Telephone: _____

Name and Address of Attorney: _____

Telephone: _____

Name and Address of Wetland Consultant: _____

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: _____
- 2) What is the size of the smallest lot proposed? _____
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: _____
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

- 4) Proposed activity is located in:
 - a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [_____]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

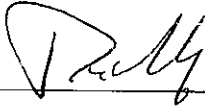
D) For Steep Slopes and Erosion Control Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
 - a) Any disturbance involving 5,000 square feet or more of land? Yes _____ No _____
 - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?
Yes _____ No X
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

4) Refer to Chapter 66 of the Town Code for the application requirements.

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Kent; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: _____



Print Name: _____

Douglas Holly

Date: _____

10 May 2023

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

County of Putnam }

Douglas Holly being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Robert Bradley, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Robert J. Bradley
Applicant/Owner Applicant/Owner

Notary Public

ROBERT J. BRADLEY
Notary Public, State of New York
Reg. No. 50148-5
Qualified in Putnam County
Commission Expires July 6, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }

} ss:

County of Putnam }

Robert Bradley being duly sworn, deposes and says:

1. That I/we are the Agent named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 11 Craft Road in the County of Putnam and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

[Signature]
Applicant/Agent

[Signature]
Notary Public

ROBERT L BRADLEY
Notary Public, New York
Qualified to Perform Notary Public Duties
Commission Expires 03/2023

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }

} ss:

County of Putnam }

Paul Lygett being duly sworn, deposes and says:

1. That I/we are the Engineers named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Licensed Professional

Engineer
Licensed Professional

[Signature]
Notary Public

ROBERT J. BRADLEY
Notary Public, State of New York
Exp. No. 5017000
Qualified in Putnam County
Commission Expires July 6, 2023

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Putnam }

Douglas Holly being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

N/A

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

N/A

3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Agent/Owner

Notary Public

Agent/Owner

ROBERT J. BEADLEY
Notary Public, State of New York
Commission Expires July 6, 2023

**Town of Kent Planning Board
Application Forms and Description of Procedures**

**Subdivision Sketch Approval
Subdivision Preliminary Approval
Subdivision Final Approval
Site Plan Approval
Conditional Use Permit Approval
Freshwater Wetland Permit Approval**

1) Meetings

- a) The Town of Kent Planning Board meets in regular session on the second Thursday of each month starting at 7:30 PM.
- b) The Planning Board meets in a workshop session on the first Thursday of each month starting at 7:30 PM. The workshop meeting is an open meeting. The public may attend but may not speak except by invitation of the Planning Board.
- c) If a workshop or meeting is cancelled due to inclement weather, lack of quorum, or other conflict, this information will be posted on the website.
- d) Special meetings may be called by the Planning Board Chair and shall be noticed pursuant to the Open Meetings Law.

2) Deadlines

- a) All submittals are due no later than 12:00 PM (noon) on the Thursday prior (21 days) prior to the regular meeting. There shall be no exceptions.

3) Application Submittals

- a) All applications shall include the following:
 - i) Original and 18 copies of the completed application forms, affidavits, and EAF. We will need 11 (eleven) collated complete sets (applications, Forms, 11" x 17" maps and surveys and seven sets including completed application forms, affidavits and EAFs and 7 full-size drawings and surveys).
 - ii) Seven (7) full-size sets of maps and applications and eleven (11) reduced size (11" x 17" size sheet) sets of maps and applications depicting the proposed activity and prepared in accordance with the requirements of the Town Code. Should be sent or delivered to:

The Kent Planning Board
25 Sybil's Crossing
Kent, NY

PDF files should also be sent to: the
planningkent@townofkentny.gov

- iii) All maps shall be folded. Maps that are not folded will not be accepted. When the drawings are approved Three full size drawings are retained in the Planning Board file; one is retained in the Building Department file; one is given to the Planning Board Engineer, a full size drawing is returned to the applicant and one to the architect/engineer

- iv) Applicants are advised to contact the Planning Board Secretary to determine the amount of Application fees, as established by the Town Board.
 - v) Applicants are advised to consult the Planning Board Clerk to determine the Initial Review Fee amount. As the project progresses this escrow account may need to be replenished. After the project has been completed and inspected any funds remaining in the escrow account will be refunded upon request by the applicant.
 - vi) Survey information shall be recent or recently re-certified by a New York State Licensed Surveyor so as to accurately depict topographic and site conditions as of the date the application is submitted.
 - vii) Short Form Environmental Assessment Form. Applicants are advised that the Planning Board may require the applicant to provide a Long Form Environmental Assessment Form where the Board determines that the Short Form does not provide sufficient information about the application.
 - viii) Agricultural data statement, if applicable.
 - ix) Recent aerial photo at a scale of 1:200 or less with tax parcels delineated.
- b) Applicants are advised to consult the following Town Code sections:
- i) Subdivision Sketch Plan Plat - §A81-7 of the Subdivision Regulations
 - ii) Subdivision Preliminary Plat - §A81-8 of the Subdivision Regulations
 - iii) Subdivision Final Plat - §A81-9 of the Subdivision Regulations
 - iv) Site Plan- §77-60 of the Town Zoning Law
 - v) Conditional Use Permit Application - §77-59 of the Town Zoning Law
 - vi) Freshwater Wetland Permit - §39A-7 of the Town Code.

4) Application Procedures

- a) All applications and submittals are formally received as of the submittal date each month as shown on the Planning Board Schedule (attached), reviewed at the workshop and discussed in depth at the regular meeting of the Planning Board. Applicants are not required to attend the workshop, but are welcome. The applicants and/or their representatives are required to attend the meeting, which is televised.
- b) Upon receipt of an application, including all application and escrow fees, the maps and supporting documentation will be forwarded by the Planning Board Clerk to: the Planning Board members, Building Inspector, Planning Board's Planner, the Planning Board's Engineer and Environmental Consultant. All communication(s) must be directed to the Planning Board Office and not directly to the Planning Board's consultants.
- c) All maps must comply with the Town requirements for preliminary plats and site plans. In addition, all submissions must contain enough engineering data to enable a proper engineering and planning review in accordance with the Zoning Law. If maps either fail to comply with the code requirements or are insufficient to support a proper engineering and planning review, the result may be the denial of approval and the requirement of a new application and applicable fees. The adequacy of all submissions will be determined by the Planning Board after recommendations from the Planning Board Engineer, Environmental Consultant and the Planning Board Planner.
- d) If a public hearing is required the hearing will be set only after the Board is satisfied that the applicant has addressed all comments and questions to the satisfaction of the Board.
- e) An application is not complete until a Negative Declaration has been issued or a DEIS has been received and declared complete.

5) Notes

- a) In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:
 - i) Driveway Construction notes. (See attached)
 - ii) Erosion Control notes. (See attached)

6) Actions of the Planning Board

- a) Prior to making a decision on the application, the Planning Board shall make a determination of significance under the State Environmental Quality Review Act. The Planning Board may open a public hearing prior to the determination of significance in order to obtain public comment on the issues of environmental concern. An application is not considered complete until a SEQRA determination has been made.
- b) Decisions of approval or disapproval will be made no more than sixty two (62) days after the close of a public hearing on a complete application unless extended by agreement of the Planning Board and the applicant. The decision of the Planning Board will be filed with the Town Clerk within five (5) business days of the date of the decision.
- c) Disapproval of an application will require the resubmission of a preliminary application if the applicant wishes to pursue further consideration of the plan.
- d) The Plat will be void if it is revised after Planning Board signature. No changes, erasures, modifications or revisions shall be made on any plat after the plat has been signed by the Board. If the recorded plan contains any changes, the plat shall be considered void, and the Planning Board shall take action to remove the plat from county records.

7) Fees

All application fees and review fees are due at the time an application is submitted. Application fees are not refundable. At the time an application is submitted to the Planning Board fees shall be paid with separate checks to cover the following: (1) Application Fee (Erosion Control, and/or Site Plan, and/or Wetland Permit, and/or Lot Line Revision); and (2) Review Fee. Checks shall be made payable to the "Town of Kent", but should be mailed or delivered to:

The Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
Tel: 845-225-7802

Unexpended review fees are returnable upon completion of the Planning Board's review of the application and the receipt of final invoice(s) from all professionals retained by the Planning Board to review the application. After a project is completed the Planning Board needs to be notified. A letter from the applicant requesting bonds and/or review fees asking for refunds needs to be sent to the Planning Board. The consultants will inspect the property to ensure that it is stabilized and they will make a recommendation to the Planning Board at that time with their determination. Based on the consultants' recommendation the Planning Board will discuss the matter and vote on it and make a recommendation to the Town Board at the appropriate time to return the bond(s) and after all invoices have been processed the review fees may be returned if the Planning Board agrees and they will make a recommendation to the Town Board to return the review fees.

Recreation Fees are due and payable prior to the Chairman signing the approved residential subdivision or site plan map. Approval of any application is expressly conditioned on the payment of all application fees, review fees, and recreation fees, and the signature of the Chairman on the final plat or site plan shall be withheld pending payment of all fees.

Pursuant to §55 of the Town of Kent Code an applicant is responsible to pay the cost of services of consulting attorneys, engineers, planners, architects, and other professionals retained by the Planning Board to review an application. At the time an application is submitted the applicant shall pay to the Planning Board an initial deposit in an amount set by the Planning Board for the Review Fee. The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application. The deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application. The applicant may be periodically advised as to the need to replenish the review fee fund, and the Planning Board may cease its review of an application pending such replenishment. Any unexpended deposit amounts will be returned to the applicant. As the project moves forward all invoices will be sent to the applicant and/or their representatives as they are received along with a summary of the review account. If/when additional funds are needed the applicants will be notified.

**Town of Kent Planning Board
Application Forms and Description of Procedures**

Steep Slope & Erosion Control Approval

1) Application Submittals

- a) All applications shall include the following:
 - i) Original of the completed application form with affidavits.
 - ii) Seven (7) full-size and ten (11) reduced sets (11" x 17") of maps prepared and sealed by a New York State licensed professional depicting the proposed activity and prepared in accordance with the requirements of the Town Code. **All maps shall be folded. Maps that are not folded will not be accepted. PDF files must also be sent to the Planning Board office.** The applicable sections of the Town Code are as follows:
 - (1) Steep Slope and Erosion Control Permit - §66 of the Town Code.
 - iii) Survey information shall be recent or recently re-certified by a New York State Licensed Surveyor so as to accurately depict topographic and site conditions as of the date the application is submitted.

3) Application Procedures

- a. Within five (5) days of receipt an application, including payment of all fees, the maps and supporting documentation will be forwarded by the Planning Board Clerk to the Planning Board's Engineer, Town Planner, Environmental Consultant and Building Inspector. All communication(s) must be directed to the Planning Board Office and not directly to the Planning Board Engineer.
- b) All maps must comply with the Town requirements for Steep Slope and Erosion Control Permit as set forth in §66 of the Town Code. If maps either fail to comply with the code requirements or are insufficient to support a proper engineering review, the result may be the denial of approval and the requirement of a new application and applicable fees. The adequacy of all submissions will be determined by the Planning Board Engineer, Planning Board Consultant and the Planning Board Planner.

4) Notes

- a) In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:
 - i) Driveway Construction notes. (See attached)
 - ii) Erosion Control notes. (See attached)

5) Actions of the Planning Board

- a) The Planning Board will only approve the application based on the recommendation of the Planning Board Engineer.

6) Fees

All application fees and review fees are due at the time an application is submitted. Application fees are not refundable. At the time an application is submitted to the Planning Board fees shall be paid with separate checks to cover the following: 1) Application Fee; and 2) Review Fee. Checks shall be made payable to the "Town of Kent" and mailed or delivered to the Kent Planning Board, 25 Sybil's Crossing, Kent, NY 10512.

Pursuant to §55 of the Town of Kent Code an applicant is responsible to pay the cost of services of consulting attorneys, engineers, planners, architects, and other professionals retained by the Planning Board to review an application. At the time an application is submitted the applicant shall pay to the Planning Board an initial deposit in an amount set by the Planning Board for the Review Fee. The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application. The deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application. The applicant may be periodically advised as to the need to replenish the review fee fund, and the Planning Board may cease its review of an application pending such replenishment. Any unexpended deposit amounts will be returned to the applicant.

Unexpended review fees are returnable upon completion of the Planning Board's review of the application and the receipt of final invoice(s) from all professionals retained by the Planning Board to review the application. After a project is completed the Planning Board needs to be notified. A letter from the applicant requesting bonds and/or review fees asking for refunds needs to be sent to the Planning Board. The consultants will inspect the property to ensure that it is stabilized and they will make a recommendation to the Planning Board at that time with their determination. Based on the consultants' recommendation the Planning Board will discuss the matter and vote on it and make a recommendation to the Town Board at the appropriate time to return the bond(s) and after all invoices have been processed the review fees may be returned if the Planning Board agrees and they will make a recommendation to the Town Board to return the review fees.

Applicants are advised to contact the Planning Board Clerk to determine the amount of the application fee and the amount of the initial deposit for the review fee that must be submitted with the application.

7) Erosion Control, Stormwater, Performance Bonds

When bonds are required, cash bonds, surety bonds or Letters of Credit are acceptable (see attached document). The bond is first approved by the Planning Board and then forwarded to the Town Board for their approval when the bond and notarized agreement is delivered to the Planning Board office.

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-306-5712

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

DATE: May 23, 2023
TO: Finance Department
CC: jennypye8@gmail.com
FROM: Vera Patterson
RE: Pye Property
TM: 22.-80-1-14

This is a new project, for an erosion control permit. Attached are the following Checks:

Chase/JP Morgan bank check 260 - \$ 500.00 for an erosion control permit
Chase/JP Morgan bank check 261 - \$1,000.00 for escrow

Please open a new account for this project. Thanks very much.

Thanks very much.

RECEIVED FROM F. Pye DATE May 23, 2023 No. 533359
Five Hundred and 00/100 \$500.00
 FOR RENT XXX DOLLARS
 FOR Erosion Control Permit - TM 22.80-1-14
 ACCOUNT

--	--	--

☐ CASH
 PAYMENT

--	--	--

☒ CHECK
 BAL. DUE

--	--	--

☐ MONEY ORDER
 FROM V. Patters TO M. Pye
☐ CREDIT CARD BY _____ 3-11

RECEIPT DATE May 23, 2023 No. 533360
 RECEIVED FROM F. Pye \$1,000.00
One Thousand and 00/100 DOLLARS
 FOR RENT XXX
 FOR Erosion TM 22.80-1-14
 ACCOUNT

--	--	--

☐ CASH
 PAYMENT

--	--	--

☒ CHECK
 BAL. DUE

--	--	--

☐ MONEY ORDER
 FROM V. Patters TO M. Pye
☐ CREDIT CARD BY _____ 3-11

FORDYCE PYE
JENNY PYE
 32 TICONDEROGA RD.
 CARMEL, NY 12012
 DATE 5/22/23 260
 PAY TO THE ORDER OF Town of Kent \$500.00
Five hundred and 00/100 DOLLARS
CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com
 MEMO TM 22.80-1-14
 ⑆021000021⑆ 89268941510260

FORDYCE PYE
JENNY PYE
 32 TICONDEROGA RD.
 CARMEL, NY 12012
 DATE 5/22/23 261
 PAY TO THE ORDER OF Town of Kent \$1000.00
One thousand and 00/100 DOLLARS
CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com
 MEMO TM 22.80-1-14
 ⑆021000021⑆ 89268941510261

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: FORDYCE RYEADDRESS: 32 TICONDEROGA RD.Jennyrye8@gmail.comCONTACT TELEPHONE NUMBER: 845-661-8808TM: 22-801-14

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☒ The dimensions of all property lines
2. ☒ Identify scale used
3. ☒ Name of all adjacent roads and driveway location
4. ☒ Sight distances if new curb cut is requested
5. ☒ Easements for utilities including overhead
6. ☒ All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☒ Distance from the proposed structure to ALL property lines
8. ☒ Completed bulk zoning table
9. ☒ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. ☒ Location of septic system (including 100% expansion area)
11. ☒ Location of well head
12. ☒ Pre and post-construction topography (grading plan)
13. ☒ Total limit of disturbance line
14. ☒ Area(s) of disturbance where slopes are greater than 15% 8x30 240 S.F.
15. ☒ Total area of disturbance calculation (in square feet) 7,145
16. ☒ Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet) 7,145
17. ☒ Cost estimate (breakdown) to implement erosion and sediment control plan
18. ☒ KNOX box system (if commercial property)

Check list completed by:

J. CHARLES BOOLAKOS L.S.

(Print or type name here)

SUPERVISOR NO. 49494

(Print or type Title here)

J. Charles Boolakos

(Signature)

3/18/23

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

Chapter § 39, Flood Damage Prevention

Flood hazard construction application

\$500

Application for a variance from requirements of Chapter 39

\$500

Rescission of a Stop Work Order :

- First \$150
- Second \$250
- Additional Thereafter \$350

2: PLANNING DEPARTMENT:

Chapter § 39A, Freshwater Wetlands

Permit Application fee

\$ 500

Rescission of a Stop Work Order :

- First \$ 150
- Second \$ 250
- Additional Thereafter \$ 350

Chapter § 63, Soil Removal

~~Application~~ Application for a permit

\$ 500

Chapter § 66, Steep Slope Protection and Stormwater Management

~~Application~~ Application for permit

\$ 500

~~Inspection~~ fee

\$1,000 Initial review fee deposit

Applicant shall be responsible for
Full payment of actual costs of inspection
As the project progresses additional review
Fees may be necessary. A summary of
The Review account and copies of the
Invoices will be sent when they are
Processed.

AFFIDAVIT TO BE COMPLETED BY OWNER

[Handwritten mark]

State of New York }

} ss:

County of WESTCHESTER

John Fordyce & Pye being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize N/A, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]
Applicant/Owner Applicant/Owner

[Signature]
Notary Public

RONALD R. FUTIA
Notary Public State of New York
No. 0180610181
Qualified in Westchester County
Certificate Filed in Westchester County
My Commission Expires July 24, 2026

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York

§ 55:

County of Westchester

J. Charles Boslukos being duly sworn, deposes and says:

1. That I/we are the Licensed Land Surveyor named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

J. Charles Boslukos
Licensed Professional

Licensed Professional

Will R. Fisher
Notary Public

RONALD R. FULTA
Notary Public State of New York
No. 01F00150(21)
Qualified in Westchester County
Certificate Filed in Westchester County
City Commission Expires July 29, 20

Town of Kent Planning Board
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision)	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Change	_____
Site Plan	_____	Conditional Use Permit	_____
Freshwater Wetland	_____	Steep Slope & Erosion Ctrl	<input checked="" type="checkbox"/>
Change of Use	_____	Sign Approval	_____

Name of Project: Fordyce Pyle

Description of Proposed Activity: Existing Pool

Name of Applicant(s): Fordyce Pyle

Address: 32 Ticanderoga Rd Carmel NY 10512

Telephone: 914 563 4201

Name and Address of Record Owner(s): Fordyce Pyle 32 Ticanderoga Rd Carmel NY 10512

Tax Map Number of all parcels: 11726, 11727

A) For All Applications:

- 1) Total acreage involved in application: _____
- 2) Total contiguous acreage controlled by applicant/owner (1): _____
- 3) Total number of existing structures: 3
- 4) Type of existing structures: House, Deck, Pool
- 5) Total square footage of all new construction: _____
- 6) Estimated value of new construction or addition: 16,000
- 7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential	_____	Commercial	_____	Institutional	_____
Expansion: Residential	_____	Commercial	_____	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	<u>Pool</u>

8) Zoning District:

Zone R-10

- 1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No ☒

Yes _____

If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: _____

Telephone: _____

Name and Address of Licensed Land Surveyor: J. Charles Boudewes 343 Viewmont Rd,
Getmantown, NY

Telephone: _____

518 537 7127

Name and Address of Attorney: _____

Telephone: _____

Name and Address of Wetland Consultant: _____

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: _____
- 2) What is the size of the smallest lot proposed? _____
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: _____
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application? _____
- 4) Proposed activity is located in:
 - a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [_____]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

D) For Steep Slopes and Erosion Control Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
 - a) Any disturbance involving 5,000 square feet or more of land? Yes ☒ No ☐
 - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?
Yes ☒ No ☒
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

March 13, 2023

- 4) Refer to Chapter 66 of the Town Code for the application requirements.

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Kent Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Kent; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: 

Print Name: Fordyce W Rye

Date: 3/17/23

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting and above described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first to the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

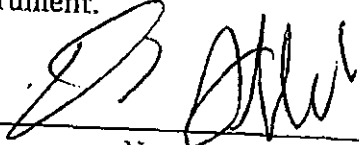
IN PRESENCE OF:

PGA REAL ESTATE SOLUTIONS LLC

By: 
RICHARD BURGOS

STATE OF NEW YORK, COUNTY OF
DUTCHESS ss:

On the 23rd day of December, 2019,
before me, the undersigned, personally
appeared RICHARD BURGOS, personally
known to me or proved to me on the
basis of satisfactory evidence to be the
individual whose name is subscribed to
the within instrument and acknowledged
to me that he executed the same in their
capacity, and that by their signature on
the instrument, the individual, or the
person upon behalf of which the
individual acted, executed the
instrument.



Notary Public

Daniel Cade Stafford
Notary Public, State of New York
No. 02ST6281537
Qualified in Orange County 21
Commission Expires May 13, 20__

STATE OF NEW YORK, COUNTY OF
ss:

On the _____ day of _____, 2019,
before me, the undersigned, personally
appeared _____,
personally known to me or proved to me
on the basis of satisfactory evidence to be
the individual whose name is subscribed
to the within instrument and
acknowledged to me that (s)he executed
the same in their capacity, and that by
their signature on the instrument, the
individual, or the person upon behalf of
which the individual acted, executed the
instrument.

Notary Public

Bargain and Sale Deed

With Covenant Against Grantor's Acts

SECTION: 22.80
BLOCK: 1

