

Approved: March 10, 2016

**Minutes**  
**Town of Kent Planning Board Meeting**  
**February 11, 2016**

Following the Pledge of Allegiance, the meeting was called to order at 7:30 PM by Mr. Michael McDermott, Chair of the Town of Kent Planning Board.

**In attendance were the following Planning Board members:**

Michael McDermott, Chair  
George Brunner

Dennis Lowes, Vice Chair  
Charles Sisto  
Philip Tolmach

**Others in Attendance:**

Bruce Barber, Environmental Consultant  
Bill Walters, Kent Building Inspector  
Bill Rohde, Engineering Consultant  
Neil Wilson, Planner

**Absent:**

Julie Mangarillo, Engineering Consultant  
Janis Bolbrock

• **Approve Planning Board Minutes from January 14, 2016**

Mr. McDermott, Planning Board Chairman, asked for a motion to put the January 14, 2016 Planning Board minutes on the table. The motion was made by Mr. Tolmach and seconded by Mr. Lowes. Mr. McDermott asked for a vote to approve the January minutes as they stood and the Board voted unanimously to approve them. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- **Carmel Brick Oven Pizzeria, 520 Route 52, Kent, NY; TM: 33.48-1-11**

This applicant was requesting approval for a change of use on this property. Mr. Wilson prepared and distributed a Resolution of approval for a change of use on this property. There were only interior changes being made to the building. Mr. McDermott asked for a motion to grant the request for approval for a change of use on this property. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- **Center for Physical Therapy, 264 Route 52, Kent, NY; TM: 46.6-1-4**

Mr. Todd Snyder attended the meeting. This was a site plan review.

Mr. Barber's Comments (memo attached)

Mr. Barber advised the Planning Board that this application had been before the Planning Board approximately two years ago. No changes have been noted from the previous application, however, an outstanding item was that the site is located within a NYSDEC wetland environmental "check zone" and he encouraged the applicant to check into that.

Mr. Wilson's Comments (memo attached)

Mr. Wilson referred to his memo of January of 2014 (attached) and said he had not received any response from the applicant to that memo and asked that the applicant respond to it at this time. The package submitted had an updated survey dated January 2015, but the site plan did not reflect the latest boundary information and needs to be updated. He also requested a full-size copy of the site plan. Mr. Wilson said title blocks need to be put on the site plan. A public hearing will need to be scheduled tentatively in April, provided we receive an updated site plan.

Mr. McDermott asked for a motion to schedule a Public Hearing in April, provided an updated site plan is submitted. Mr. Tolmach made the motion and it was seconded by Mr. Sisto. . The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

• **Licari/Limitone Property, 14 Lorne Court, Kent, NY; TM; 22.-2-5**

Ms. Kristen Limitone, the homeowner, attended the meeting.

Mr. Barber's Comments (memo attached)

Mr. Barber said that fill had been brought to the rear yard to level it and that he, Bill Rohde and Bill Walters had been to the site. It was noted that there was some construction debris and they had asked that the soil be tested. The applicant's consultants submitted a soil test conducted in September of 2015 from the Westchester Medical Center. The "chain of custody" was questionable. Therefore, a soil test from the applicant's site was requested. Mr. Barber mentioned that there were some pollutants in the soil delivered to the site and a couple of metals (one was iron) which may require remediation. Mr. Barber said that he and Mr. Rohde would work with the applicant to ensure that the "chain of custody" and those protocols were followed at minimal cost to the applicant. Ms. Limitone said that she was under the impression, based on information given to her from her contractor and a report submitted, that information pertaining to the location where the soil originated from had been resolved. Mr. Barber said that the company (Legacy Valve), who had tested the soil, submitted a letter and that the Board could request an affidavit from them. However, the soil on the applicant's site still needed to be tested by a certified laboratory.

Mr. Rohde's Comments (memo attached)

Mr. Rohde reviewed drawings submitted by Mr. Cameron of Putnam Engineering. He agreed with the following items:

- The Short Environmental Assessment Form (EAF);
- Erosion and Sediment Control Drawing; and
- The Erosion and Sediment Control Bond amount of \$4,095.00

Mr. Rohde recommended leaving the construction entrance at the end of the driveway. He also said that an NOI may be required to ensure that all stormwater regulations were complied with and that Mr. Cameron had that information as well.

- **Holmes Presbyterian, 60 Denton Lake Road, Holmes, NY; TM: 2.-1-48**

Mr. Wilson's Comments (memo attached)

Mr. Wilson said that the applicant had submitted their request for a time extension of approvals granted in March of 2015 in a timely manner and that he recommended granting it. The extension would be for two ninety (90) day extensions to expire September 8, 2016.

Mr. McDermott asked for a motion to adopt the Resolution for the time extension pertaining to a Site Plan and Erosion Control Permit requested by the applicant. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- **Hilltop Estates (Kent Development Corp), Peckslip Road, Kent, NY; TM: 12.-1-38& 42**

Mr. Jeffrey Contelmo, of Insite Engineering, represented Mr. Esposito who is the applicant for this project. This was a request for a time extension of approvals for a sub-division on this property.

Mr. Wilson's Comments (memo/Resolution attached)

Mr. Wilson prepared and distributed a draft Resolution for this property. Approvals expire on February 26, 2016 and he recommended granting a ninety (90) day extension through May 25, 2016. Mr. Wilson stated that the Planning Board still has concerns about the applicant's failure to complete this project and to submit their bond. Mr. Wilson also strongly recommended the applicant appear before the Board within the next 90 days.

Mr. McDermott said that the following two items were discussed at the workshop and are conditions of approval for this project.

Item 1 - The Homeowners' Association and whether or not it was a pending issue. Mr. Wilson said that there is a deminimus homeowners' procedure that does not require a full filing of a homeowners' offering plan with the Comptrollers' Office.

Item 2 - There was a fire protection water tank shown on the original plans which was not shown on the latest drawings. The plans won't be signed unless this is shown on the plans. Mr. Contelmo said he would look into the matter.

Mr. Contelmo also stated that the delays pertaining to the development of this property was due to the state of the economy and the real estate market. He also advised the Planning Board that New York State had passed a law in 2010 to replace the law granting two 90 day extensions and instead give an unlimited number of time extensions. The remaining open items on this project are related to his finances. Mr. Contelmo presented a letter from Mr. Esposito's realtor to the Planning Board, which was also distributed prior to the meeting.

Mr. Wilson confirmed that the state law regarding time extensions had been changed in 2010. Mr. McDermott stated that the law grants the Board the ability to grant unlimited time extensions, but does not require that they do so.

Mr. Wilson recommended granting two ninety (90) day extensions of approval for this project to expire on May 25, 2016.

Mr. McDermott asked for a motion to adopt the Resolution for approval of time extensions for: Final Sub-division, lot-line adjustment, Steep Slope/Erosion and Sediment Control and Freshwater and Wetland Permits for Hilltop Estates. The motion was made by Mr. Tolmach and seconded by Mr. Lowes. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

• **Patterson Crossing, Route 311, Kent, NY; TM: 22.-2-48**

This was a request for a time extension of approvals. Mr. Sisto was recused from this discussion and Planning Review.

Mr. Contelmo represented the applicant and stated that there were two changes to this project. The changes to the site plan were:

- A refinement of the stormwater controls located along the western portion of the property which will collect stabilized tree run-off from the Lake Carmel community situated above the applicant's property. The East of Hudson Watershed Corporation is partnering with the Patterson Crossing landowner to enact those improvements, which will go out for bids on March 1, 2016. The plans submitted reflect these changes.
- The entry driveway will be aligned to lessen the grade from 8% to 7% and improve the horizontal drive to make it safer.

Mr. Barber's Comments (memo attached)

The modifications to the stormwater components have been modified several times in order to reduce sediment and phosphorous floating into Lake Carmel. The DEC approved new phosphorous calculation methods (an 11.2 Kilogram reduction) which made this project viable again. This was to have been done later in the project, but has now been moved to be scheduled in the spring of 2016. Mr. Barber mentioned that previous plans showed the deep-channel being rip-rapped and stabilized requiring a tremendous amount of fill being removed in order to stabilize the embankments. Now the majority of that channel, which is not a town of Kent watercourse and is regulated by the DEP, is slated to be filled in and the water at the top of the hill will be redirected to flow into a stormwater basin. These changes will require a change to the Stormwater Pollution Prevention Plan (SWPPP). There were some changes made to the lower section which adjoins Route 311 where there were some Kent jurisdictional watercourses and it turned out that they were not. However, the Planning Board will be looking at the modifications to see if there may be any changes made to the Kent wetlands. Mr. Barber recommended that the Planning Board request any permits from regulatory agencies such as the DEP now that the watercourse will be filled. Since the watercourse will be filled, Mr. Barber asked Mr. Contelmo if the area above the main stormwater basin at the curve in the driveway will remain undisturbed. Mr. Barber stated that this project is progressing quickly and there will be some net phosphorous reduction to Lake Carmel. Mr. Tolmach asked if the Board needed to be concerned about fertilization in future plantings on this property and the possible contamination of Lake Carmel. Mr. Barber said that phosphorous fertilization is no longer allowed, with the exception of two exemptions, which are:

- The creation of a new turf surface where you are allowed to use phosphorous if the soil testing proves it is necessary to establish a healthy root growth
- The planting beds are also exempt from use of phosphorous

Mr. Brunner asked if the fill for the stormwater basin would be brought in from outside of the property and if it would be tested. Mr. Contelmo said the channel would be filled and that there would be a temporary sediment basin in the area where the stormwater basin would be installed and that fill would be used in order to minimize disturbance and to make it efficient from an operations and cost standpoint. Mr. Contelmo pointed out that previous plans were to rip-rap the channel and that it was ludicrous to do so. The last version of the plans approved by the Planning Board regarding the channel, which is as deep as 8' and as wide as 25', picks up and pipes the upper section and brings it to a small stormwater basin and then rip-raps that outlet into a new channel, which will be built in virgin ground to minimal depth but correct sizing. Once that was completed, a temporary borrow area would be corrected in the place of the temporary sediment trap and use it to fill the existing channel. Mr. Contelmo advised Mr. Barber and the Planning Board that the area where the watercourse would be eliminated would not be developed, but would greatly reduce the phosphorous flowing into Lake Carmel from the existing community and not the Patterson Crossing property.

Mr. Rohde's Comments (memo attached)

Mr. Rohde said he saw the changes on the revised drawings and liked them. Mr. Brunner asked what stores were going into the Patterson Crossing. Mr. Contelmo said he was not aware of that information. Mr. Contelmo pointed out that there were two or three details not incorporated into the plans, but they are working on them. They are:

- The rims and inverts for the catch basins for the piping coming down the road changed and they are working on that;
- The photometrics has changed and was updated; and
- Snapshots of the phasing/staging

Mr. Wilson's Comments (memo attached)

Mr. Wilson said that he agreed that dropping the grade and the other changes being made were a huge benefit to the community, the waterways and the town. This is an amended site plan and needs to be delivered to Putnam County Planning. The Planning Board needs to decide whether or not to hold a Public Hearing. The current approval expires April 5, 2016 and he prepared a Resolution and recommended granting two ninety (90) day extensions to expire October 2, 2016. During that time period Mr. Wilson said he would expect to see final amended plans and once the plans were approved another year would be given to the applicant. Mr. McDermott suggested holding off on voting on granting the time extension and deciding whether or not to hold a Public Hearing on this project until the March meeting because one member of the Planning Board was absent and another one was recused. Mr. Wilson said that was fine. Mr. Contelmo said that he also agreed with that decision.

• Staley Company, 5 Bowen Court, Kent, NY; TM: 12.-1-69

Mr. Staley sent a letter to the Planning Board requesting that two bonds from 1997 and 1998 be consolidated in order to cover a new bond in the amount of \$1,890. Mr. McDermott asked for a motion to recommend to the Town Board that the previous bonds be transferred. The motion was made by Mr. Tolmach and seconded by Mr. Lowes. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

Permit Applications Review (Applicants attendance not required/Workshop Discussion):

- Patrick O'Mara Property  
Woodland Road/Nimham Circle  
TM: 20.20-1-3  
Erosion Control/Site Plan  
NOI Submitted  
Status Report
- Basharat/Mann Property  
105 Towners Road, Kent, NY  
TM: 11.-15-1-35  
Lot Line Adjustment  
Status Report

The applicant met with the consultants at a review meeting and said that he would be meeting with the Putnam County clerk regarding the fact that this property had consisted of two lots which were merged into one lot. The consultants gave the applicant the necessary documents and suggested that he submit an application for a sub-division to the Planning Board.

- Bene Property  
Tibet Drive, Kent, NY  
TM: 30.20-1-16  
Erosion Control  
Discussion

This property was before the Zoning Board for a variance and had been granted one with conditions. Mr. Lansky represented the applicant. Mr. Barber said that there was an existing septic system which was situated on a neighboring property and that there was an easement. However, the neighbor's septic system is failing and they need to have a new system installed where the easement is. The ZBA's meeting minutes state that the Board of Health is not willing to entertain the use of the easement. If there is no longer access through the neighboring property the limits of disturbance on the applicant's site will be increased and there could be changes to the erosion and sediment control design.

Mr. Lansky said that he disagreed with Mr. Barber. There is a septic tank installed on the property and previously there were concerns as to how the septic system could be accessed if repairs needed to be made. An easement was put into place and the Board of Health doesn't take any position on that easement and, in Mr. Lansky's opinion, the neighbor's problems with their own septic system has nothing to do with the easement. Mr. Lansky stated that, if Mr. Bene needed to make repairs to his septic system, he has the right to do whatever is necessary through his own property or the neighboring property. Mr. Lansky stated that there was a septic system which was approved by the Board of Health as well as an erosion control plan that was approved by the Zoning Board and the Planning Board. He reminded the Planning Board that this project has been on-going since 2012 and it has been thoroughly reviewed.

Mr. Barber responded that there is a requirement for the applicant to obtain an Erosion and Sediment Control Permit and that to date none has been granted. In the Zoning Board Minutes of November 2015 there is a reference made about the failing septic system next door and that the Board of Health insists that that easement be extinguished in order for the owner of that property to make repairs to their system. At the monthly review meeting in January Mr. Lansky was advised that the Planning Board would like to see documentation from the Board of Health solidifying Mr. Lansky's claims that this is a non-issue and none has been provided.

Mr. Lansky stated that the Zoning Board had submitted a letter from the Board of Health asking if they had any issues with the easement. According to Mr. Lansky, the Board of Health signed the plan granting their approval and he felt that whatever occurred on the neighboring property doesn't affect that approval. He said an erosion control plan was reviewed by the Planning Board, not signed, referred to the Zoning Board for a variance and reviewed again by them. The Kent Highway Superintendent was asked by the Zoning Board to sign that plan to confirm whether or not there was enough capacity in the culvert and downgrading storm pipe and he has done so. Mr. McDermott asked Mr. Lansky if he had the requested documentation from the Planning Board consultants. Mr. Lansky replied that he went through his files and provided the plans and that everything else is in the record. When he met with the Zoning Board there was a discussion about "double jeopardy" and that the applicant was not going to be required to go through the same review and have pay the same fees when they went back to the Planning Board. Mr. Lansky said he doesn't see how the fact that Mr. Bene has the right to cross someone's property to service his own system is an erosion control issue. He also said that he didn't see in any of the records that the Board of Health has any negative comments regarding this and they were asked to do so.

Mr. Barber said that the subject system has been installed and that there is no house, driveway nor any site improvements. What avenue and access is not clear to him. If the septic system needs to be accessed through the applicant's property it would require modifications to the site because it is very steep and rocky. If trees and rock needed to be removed it would change the erosion control plan and limits of disturbance necessitating further evaluation, as discussed at the review meeting. Mr. Barber understood at that meeting that the resolution to this would be that Mr. Bene has continual access and that the Board of Health has not indicated, as the Zoning Board minutes said, that the easement on the adjoining property may not be used. In conclusion, Mr. Barber said that the Planning Board is waiting for one of two things:

- Documentation that the easement is viable and may be used to access the septic on the adjoining property, or
- That this is not the case and then the erosion control plan will need to reflect access to the system on the subject site.

Mr. McDermott asked Mr. Barber to confirm that there is an Erosion Control Application which is being reviewed at this time. Mr. Barber said there was, however, additional information requested has not been delivered. Mr. McDermott advised Mr. Lansky that the Planning Board relies on the consultants for their guidance. The Planning Board will not approve any plans unless the consultants have authorized them to do so. Mr. Rohde gave Mr. Barber the Zoning Board minutes of November 16, 2015 – Item 1 regarding the Bene property where Mr. Bradley stated he had received a phone call from the Board of Health and they advised him they would be sending a letter that the applicant may not use the easement any longer. He asked, again, for documentation regarding this.

Mr. Lansky told the Planning Board that the existing system may not fail for years and how and if Mr. Bene accesses that system is not important now. If and when that happens it would be between him and his neighbor.

Mr. McDermott reiterated the Planning Board will not approve Mr. Bene's Erosion Control Plan without the approval of the consultants and asked the Planning Board if they wished to approve it at the present time and none of the members wished to do so. Mr. McDermott told Mr. Lansky that there would be no further action taken at the meeting and that he needed to work things out with the consultants.

- Timber Harvest Project/NYSDEP  
Barrett Circle Paper Court, Kent, NY  
TM: 43.-2-1-7 & 81

Status Report

Mr. Barber discussed a site visit he made, along with DEP foresters, to determine whether or not there were Kent jurisdictional wetland watercourses which would be crossed requiring wetland permits and there were. A wetland permit will be required and Mr. Barber has contacted Amanda Locke, the project manager for the DEP, and advised her of this and she will be sending in an application. When another site visit is scheduled he will advise the Planning Board so that any member wanting to go along may do so.

Mr. Wilson said he also received a series of emails regarding his suggestion that it would be prudent for the DEP to re-circulate the EAF and include the Planning Board as an involved agency and Ms. Locke agreed to do so.

- Goldfine/Rynn Project  
Daffodil Lane, Kent, NY  
TM: 11.12-1-21

Erosion Control Plan

Status Report

Mr. Barber advised the Planning Board that the review for this property has been completed and that the bond has been approved. When the bond is submitted to the Planning Board the recommendation to accept it will be forwarded to the Town Board to accept. When the Town Board passes their Resolution accepting it the plans are ready to be signed.

- Towners Road Mart (Sclafani Property) Amended Site Plan/Change of Use Status Report  
2 Towners Road, Carmel, NY  
TM: 33.64-1-6

The applicant needs to deliver the signage mockups to the Planning Board

- Iglinska Polish Deli  
531 Route 52 - Office #1  
Kent, NY 10512

Change of Use

Status Report

No new information regarding this project.

- Lema/Rte 52 Corp  
Report  
Route 52, Kent, NY  
TM: 33.18-1-6, 7, 8, 9

Site Plan

/Wetland Permit

Status

No new information regarding this project.

- Biben Property  
146 South Knapp Court, Kent Lakes, NY  
TM: 10.-1-1

Erosion Control/Site Plan/  
Wetland permit

Status Report

No new information regarding this project.

- Schulhof-Kravits  
8 Cat Briar Road/Gipsy Trail, Kent, NY  
TM: 21.19-1-10

Erosion Control

Status Report

No new information regarding this project.

Mr. McDermott asked for a motion to adjourn the meeting at 9:30 PM. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Absent</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

Respectfully Submitted,

  
Vera Patterson  
Planning Board Secretary

cc: Planning Board Members  
Building Inspector  
Town Clerk

**Town of Kent Planning Board  
Change of Use Approval**

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**Matter of Carmel Brick Oven Pizza**

**Whereas**, the Town of Kent Planning Board has received an application from Florina Alijaj doing business as Carmel Brick Oven Pizza and Café for approval of a “Change of Use Approval to allow the conversion of the first floor space of an existing building formerly used as a pet care business for use as a pizza restaurant located on a ±0.33 acre lot at 520 Route 52, tax parcel 22.-2-48; and

**Whereas**, the conversion of the space for use as a restaurant does not involve the physical alteration of the building footprint and qualifies the proposed activity as a Type II Action under 6 NYCRR 617.5 for which no further environmental review is required; and

**Whereas**, after review of the application and consideration of the criteria set forth in §77-60 of the Town Zoning Law, the Planning Board hereby waives the usual requirements for a site plan and accepts the survey dated October 9, 2008 prepared by J. Charles Boolukos, L.S. in lieu of a site plan as the basis for granting permission for the change of use since the existing exterior conditions in regard to the location of parking, site access, water supply, and sewage disposal would not change; and

**Whereas**, the proposed restaurant is an allowed use in the Commercial District; and

**Whereas**, the Board has determined that the proposed use would be consistent with the amount of land available, and that access to the site would not impede or adversely affect the use and enjoyment of neighboring lands; and

**Whereas**, the Planning Board has waived a public hearing on the application;

**Therefore Be It Resolved**, the Planning Board grants Change of Use to allow a pizza restaurant on the ground floor of the existing building with no changes to the exterior of the building or the site, except as may be required for accessibility subject to Building Inspector approval; and

**Be It Further Resolved**, that this Site Plan Approval is expressly conditioned on the completion and/or adherence to following:

- 1) *The applicant shall pay all Planning Board costs and fees including professional review fees incurred during the review and approval of the application.*

Motion: George Brunner

Second: Philip Tolmach

Michael McDermott, Chairman Aye

Dennis Lowes, Vice Chairman Aye

Janis Bolbrock Absent

George Brunner Aye

Gary Lam Aye

Charles Sisto Aye

Phil Tolmach Aye

Date: February 11, 2016

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.



\_\_\_\_\_  
Vera Patterson, Clerk  
Town of Kent Planning Board



# LRC PLANNING SERVICES, LLC

LAND USE/REAL ESTATE/ENVIRONMENTAL CONSULTING

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## MEMORANDUM

TO: Town of Kent Planning Board  
From: Neil A. Wilson  
Date: February 11, 2016  
Re: Center for Physical Therapy Site Plan  
Change of Use

With reference to the above matter, we have reviewed the latest set of plans and materials submitted January 21, 2016 and offer the following for the Board's consideration:

### Summary

1. The proposal is change of use to allow the establishment of a Physical Therapy office in a former library building.
2. The project includes changes to the exterior of the existing building and to the site for drainage and parking.

### SEQRA

1. The proposal is an Unlisted Action under SEQRA. The applicant is required to provide, at a minimum, the new Short Form EAF that may be found on the NYS DEC website. This was also requested in our review memo of January 9, 2014.
2. Pursuant to our prior memo information that should be provided with this application includes the following:
  - a. Business hours.
  - b. Peak number of employees expected on site.
  - c. Peak and average number of patient arrivals and departures and days and hours during which such may occur.
  - d. Water usage and sewage generation.
  - e. Vehicle trips during the weekday and weekend peak hour.
  - f. Number and type of deliveries, if any.

### Site Plan

1. The package we received included a full size version of the existing conditions survey but only a reduced 11x17 copy of the proposed site plan that is difficult to read. Please provide a full size (i.e. 24" x 36" or larger) copy of the site plan for review.
2. The following items were also requested in our memo of January 9, 2014:

- a. The applicant's attention is called to §77-60 of the Zoning Law with respect to required site plan information and design criteria.
  - b. Zoning setbacks for the front, side and rear yards should be depicted on the site plan to show the relation of existing to the property lines and to establish a baseline for future changes.
  - c. A zoning table showing required and actual setbacks and area information for the Commercial District should be provided.
  - d. The location (known, estimated, or presumed) of the water supply well and water line should be depicted.
  - e. Details of a dumpster enclosure including dimensions and material should be provided. See §77-34.1 of the Zoning Law for screening requirements.
  - f. The Board should review the dimension and type of the proposed freestanding sign including colors, materials, lettering, artwork and other attributes of the sign, and the proposed method of illumination. See §77-35 of the Zoning Law for sign requirements.
  - g. The location and attributes of any freestanding and wall mounted directional signs should be identified and placed on the site plan.
  - h. The location and style of any freestanding and wall mounted lighting should be identified and placed on the site plan.
  - i. The Board should review the proposed architectural changes to the building exterior with respect to color and materials, including any roof mounted fixtures.
  - j. Areas for storage of snow should be depicted.
3. To assist the Planning Board and the applicant as to the completeness of this submittal the following checklist from §77-60(F) of the Zoning Law along with our analysis as to completeness/incompleteness is offered:

- a. *The site plan shall use as a base map an accurate boundary and topographic survey of the property depicting all existing improvements and grades prepared by a New York State licensed land surveyor.*

Comment: The applicant has provided a survey that is dated January 25, 2015, but the site plan pre-dates the survey. (Many of the notes on the reduced size site plan are impossible to read including the date of the drawing). A comparison of the boundary information on the site plan against the new survey indicates that there are differences. The site plan must be updated to reflect the boundary and topographic information on the 2015 survey. This item is incomplete.

- b. *The plan shall depict all proposed improvements and shall be prepared by a professional engineer, a landscape architect, or an architect licensed by the State of New York and shall include the following information:*

Comment: See prior comment on the site plan. This item is incomplete.

- c. *A location map, at a convenient scale, showing the applicant's entire property and all boundaries, easements and streets within 500 feet thereof.*

Comment: Not provided. This item is incomplete.

- d. *The location, size, use and architectural design of all existing buildings and structures.*

Comment: The location and size of the existing structures is provided but information regarding the existing architectural design is not. Photographs may be provided to address this item. This item is incomplete.

- e. *The location of all property lines and structures within 200 feet of the property boundary, with topography extended 50 feet outward from the site property boundary and 200 feet outward along existing roads.*

Comment: The required information has not been provided. This item is incomplete.

- f. *Any proposed division of buildings into units of separate occupancy.*

Comment: Separate occupancies are not proposed. This item is complete.

- g. *Existing topography and proposed grade elevations at a contour interval of not more than two feet, unless waived by the Planning Board, soil types, wetlands and watercourses, one-hundred-year floodplains, bedrock outcrops, slopes in excess of 10%, and the location of trees with a diameter of eight inches dbh and greater.*

Comment: Not all of the required information has been provided. The applicant should review the list of required information and submit a waiver request if necessary. This item is incomplete.

- h. *The location and capacity or number of all existing and proposed roads, driveways, parking and loading areas, including access and egress drives.*

Comment: No new roads, driveways, or parking areas are proposed. This item is complete.

- i. *The location of outdoor storage areas.*

Comment: This item appears to be complete.

- j. *The location of fire access roads and fire protection features.*

Comment: No new roads, driveways, or parking areas are proposed. This item is complete.

- k. *The location, description and design of all existing and proposed site improvements, including pavement, walkways, curbing, drains, culverts, retaining walls, fences, parks, open spaces, and recreation areas.*

Comment: This item appears to be complete.

- l. *The location, design and description of water supply and sewage disposal facilities.*

Comment: No information as to the location of the on-site well or water lines to the building has been provided. The site is served by municipal sewer but the location of sewer lateral lines is not shown. This item is incomplete.

- m. *The location, design and description of stormwater management facilities, including proposed grading plan.*

Comment: We defer to the Planning Board engineer as to whether this item is complete.

- n. *The location, height, size and design of all signs.*  
Comment: See prior discussion of signage. This item is incomplete.
- o. *The location, height, and species of landscape plantings on a landscape plan.*  
Comment: Pending receipt of a full size plan for review this item is incomplete.
- p. *The location and design of lighting and communication facilities.*  
Comment: No information has been provided. This item is incomplete.
- q. *The location, type and design of all waste and refuse storage and handling facilities.*  
Comment: See prior discussion regarding the dumpster.
- r. *The character and location of all power distribution and transmission lines.*  
Comment: Depicted on the new survey but not on the site plan. This item is incomplete.
- s. *The location and description of all subsurface site improvements and facilities.*  
Comment: We defer to the Planning Board Engineer as to whether this item is complete.
- t. *The extent and amount of cut and fill for all disturbed areas, including before-and-after profiles of typical development areas, parking lots, driveways and roads.*  
Comment: Inasmuch as the proposed site changes are minimal it appears that this item is complete.
- u. *Adequate provisions for the handling of stormwater runoff, including retention/detention, piping or channeling to existing or proposed drainage systems during and after construction.*  
Comment: We defer to the Planning Board Engineer as to whether this item is complete.
- v. *Phasing of development, if any.*  
Comment: This item is not applicable to this project.
- w. *A signature block for Planning Board endorsement of approval.*  
Comment: Signature blocks per our comment below should be added to the site plan.
- x. *The name and address of the owner of the property proposed for development along with the signature of said owner.*  
Comment: Signature blocks per our comment below should be added to the site plan.
- y. *The name and address of the applicant, if different, along with the signature of said applicant.*  
Comment: Not provided. This item is incomplete.
- z. *At the request of the Planning Board, any other pertinent information as may be deemed necessary to determine and provide for the proper enforcement of this Chapter.*

Comment: Pending additional Planning Board comments this item is incomplete.

4. Please add the following signature blocks to the site plan.

TOWN OF KENT PLANNING BOARD OWNER / APPLICANT SIGNATURES	
The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to keep the premises as per plan approval by the Planning Board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.	
Owner	_____
Date	_____
Applicant	_____
Date	_____

TOWN OF KENT PLANNING BOARD PLAN APPROVAL	
The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Kent Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions. Any change, erasure, modification, or revision of this Site Plan, without the prior approval of the Planning Board, shall render this Site Plan void and of no effect.	
Chairman	_____
Date	_____

5. We defer to Bruce Barber with respect to wetland, stream, and steep slope impact issues.
6. We defer to Bill Rohde with respect to site engineering, sewer, water supply, and storm water management impact issues.

**Recommendation**

1. Upon receipt from the applicant the Board should discuss any requested waivers.
2. We recommend that the Board consider scheduling a public hearing for the March 10, 2016.
3. If it has not already been done the application should be referred to the County Planning Department for review under GML 239-m.
4. We may have additional comments in response to future submittals.



## Cornerstone Associates

---

*Environmental Consultants*  
1770 Central Street  
Yorktown Heights, NY 10598  
Phone: (914)-299-5293

February 11, 2016

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

Re: **Center for Physical Therapy**  
254 NYS Route 52

I have reviewed the following pertinent documents relative to the above referenced project:

Town of Kent Planning Board Site Plan Checklist executed by James Sanok dated 12/30/15.

Town of Kent Planning Board Combined Application dated 1/18/16.

Plans entitled; "Center for Physical Therapy" prepared by Gaidis Tirums, PE, dated 12/16/15, 2 sheets: A-2, L-300.

Property Survey prepared by Baxter Land Surveying dated 01/25/15.

### **Comments:**

The applicant has indicated in a note on the above referenced plan sheet that the entire site is located within a NYSDEC wetland check zone. It is advised that the applicant contact the NYSDEC to determine any delineation and permitting requirements.

Based on this information, a determination will be made if a town wetland permit is required for the proposed action.

The applicant should provide an EAF.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Bruce Barber, PWS  
Town of Kent Environmental Consultant



# Cornerstone Associates

*Environmental Consultants*  
1770 Central Street  
Yorktown Heights, NY 10598  
Phone: (914)-299-5293

---

February 11, 2016

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Limitone/Licari Erosion Control and Steep Slopes Permit Application**  
14 Lorne Court  
Section 22 Block 2 Lot 5

Please be advised the following pertinent documents have been reviewed relative to the above referenced application:

1. Memo executed by Robert Cameron, Jr., RA of Putnam Engineering dated 01/20/16, 1 page.
2. Short-form EAF executed by Robert Cameron Jr., RA dated 11/16/15.
3. Plan entitled; "Erosion and Sediment Control Plan" prepared by Putnam Engineering dated 01/20/16 (rev.), 1 sheet: EC-1.
4. Report entitled; "Technical Report prepared for Legacy Valve" prepared by York Analytical Laboratories dated 09/21/15.
5. Letter executed by Scott Filizzola of Legacy Valve LLC dated 02/09/16, 1 page.

## **Review Comments:**

The applicant has responded to the majority of the review comments in the December 9, 2015 memo prepared by this office. The following comments remain:

The soil testing and analysis is not conclusive based on the field chain of custody report contained in the above referenced technical report as there has not been any on-site sampling of the fill placed on the subject property.

It is recommended that the Planning Board direct the applicant to conduct an on-site soil sampling and testing survey using recognized protocols which are acceptable to the Town Engineer and Town Environmental Consultant. The Town Engineer and Town Environmental Consultant at their discretion may witness the on-site soil survey and collection.

It is recommended that review of the erosion and sediment control permit application not be addressed at the administrative level until such time as the Planning Board finds the on-site fill does not require remediation.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Bruce Barber, CPESC  
Town of Kent Environmental Consultant



## Cornerstone Associates

*Environmental Consultants*  
1770 Central Street  
Yorktown Heights, NY 10598  
Phone: (914)-299-5293

February 11, 2106

To: Planning Board  
From: Bruce Barber  
Town of Kent Environmental Consultant  
Re: Patterson Crossing  
Route 311  
Town of Kent, New York  
Section 22 Block 2 Lot 48

I have reviewed the following pertinent documents relative to the above referenced project:

Letter executed by Jeffrey Contelmo, PE of Insite Engineering dated 01/21/16,  
2 pages.

Plans entitled: "Patterson Crossing Retail Center" prepared by Insite Engineering  
dated 01/21/16, 15 total sheets: Figure A, VM-1K, EX-1K, SS-1K, SP-1K, SP-2K,  
SP-3K, SP-4.1K, SP-5K, PR-1K, DA-1K, D-1K, D-2K, D-3K, D-4K.

### **Review Comments:**

Plans that were provided indicate a total of 18 sheets (not including cover). Please provide a complete plan set with revision dates.

The updated plans are reflective of stormwater revisions to the original plan as per the East of Hudson Corporation (EOH) project as well as a minor reduction in road grade (from 8% to 7%).

The applicant anticipates construction of the EOH project which will reduce sediment and phosphorous loading to Lake Carmel in the Spring of 2016. The applicant should provide the following details to the Town of Kent:

1. Executed maintenance agreement indicating that the stormwater structures will be maintained by the applicant in compliance with EOH requirements.
2. An as-built survey of the stormwater structures upon completion of the project.
3. Amended wetland and stormwater permits from all applicable regulatory agencies reflective of the current project.
4. Amended construction phasing (indicated as part of Phase 2) of the stormwater structures to reflect the Spring 2016 construction.
5. Amended SWPPP which includes post-construction phosphorus reduction calculations for the review and acceptance by the Town Engineer.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Bruce Barber  
Town of Kent Environmental Consultant

# LRC PLANNING SERVICES, LLC

LAND USE/REAL ESTATE/ENVIRONMENTAL CONSULTING

8 MOREHOUSE ROAD  
POUGHKEEPSIE, NEW YORK 12603-4010  
TELE: 845-452-3822  
FAX: 845-452-3346

## MEMORANDUM

TO: Town of Kent Planning Board  
From: Neil A. Wilson  
Date: February 11, 2016  
Re: Patterson Crossing Retail Center  
Application for Amended Site Plan Approval  
Steep Slope and Erosion Control Permit  
Freshwater Wetland Permit

We have reviewed the proposed amended site plan submitted by the applicant's consulting engineer by letter dated January 21, 2016. The application would amend the location, grading and length of the proposed access driveway, and would incorporate the erosion control work to be performed by the East of Hudson Corporation on the "gully" located near Brentwood Road and Greenridge Court into the first phases of project construction.

The changes to the access driveway would drop the overall driveway grade from approximately 8% to 7% and would lengthen the driveway to accommodate the switchback. This change would result in some additional land disturbance for the additional driveway length and cut into the slope but would not alter the project so as to increase traffic or cause additional uncontrolled storm water runoff and erosion.

The slope stabilization and mitigation work that would be performed by the East of Hudson Corporation on the eroded gully along the westerly side of the site would be performed during the early phases of the project work instead of at a later phase of site development. As the Board is aware the erosion in this area of the site has resulted in a deep gully that carries uncontrolled storm water runoff during storm events. The silt and eroded material that is carried into and down the gully eventually ends up in Lake Carmel and has been identified as a major contributor of phosphorus to local waterways. Having this work incorporated into the design plans for the project under which the work would be performed during the early phases of site development is an important and valued element of the overall project.

The proposed amendments to the access driveway and the erosion control mitigation work raise no planning concerns and do not, in our opinion, raise substantial or additional environmental issues that might otherwise necessitate reconsideration of the Board's prior SEQRA determination.

One item for the Board to consider is whether the members wish to convene a public hearing on the Amended Site Plan. Additionally, there are a number of outstanding conditions of the prior site plan approval that remain to be completed, and that presumably would be carried over as part of any approval the Board may grant for the current Amended Site Plan. We have attached a copy of the October 9, 2014 resolution of approval for the convenience of the Board.

We defer to Bill Rohde and to Bruce Barber as to specific issues related to site engineering, storm water control, and water resources.

**Town of Kent Planning Board  
Resolution Of Time Extension Pertaining To  
Site Plan Approval  
Steep Slope and Erosion Control Permit**

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**Matter of Holmes Presbyterian Camp & Conference Center  
Town of Kent / Town of Patterson**

**Whereas**, on March 12, 2015 the Town of Kent Planning Board conditionally granted Site Plan and Steep Slope and Erosion Control Permit for the expansion of the Holmes Presbyterian Camp and Conference Center, a summer camp and conference center located on a 510-acre site in Dutchess and Putnam Counties, New York (hereinafter "Project"); and

**Whereas**, said approvals are valid for one year from the date of approval, and may be extended by the Planning Board; and

**Whereas**, the Planning Board previously granted conditional approvals for the project on June 10, 2010, and re-approved the project on February 28, 2014, again on March 12, 2015; and

**Whereas**, said approvals are valid for one year from the date of approval, and may be extended by the Planning Board; and

**Whereas**, the delay in completing the conditions of approval is related to obtaining other local, regional, and state agency approvals for the project; and

**Whereas**, the Board has been advised that the applicant continues to make progress in completing the conditions of the approvals; and

**Now Therefore Be It Resolved**, pursuant to §77-61(C) of the Town Code the Planning Board hereby grants two ninety (90) day extensions, for a total of 180 days, forward from March 12, 2016 to September 8, 2016 for the Site Plan and Steep Slope and Erosion Control Permit approvals for the project; and

**Be It Further Resolved**, that this resolution is an extension of time only to allow completion of the conditions of the approvals as set forth in the Board's resolution of March 12, 2015, said conditions remaining unchanged and in force and effect.

Motion: George Brunner

Second: Philip Tolmach

Michael McDermott, Chairman Aye

Dennis Lowes, Vice Chairman Aye

Janis Bolbrock Absent

George Brunner Aye

Charles Sisto Aye

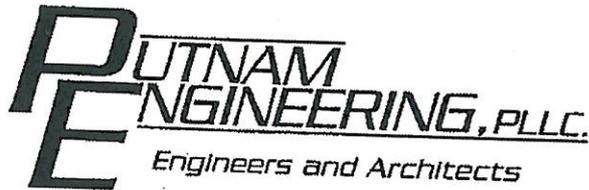
Phil Tolmach Aye

Date: February 11, 2016

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on February 11, 2016.



\_\_\_\_\_  
Vera Patterson, Clerk  
Town of Kent Planning Board



January 20, 2016

Mr. Michael McDermott, Chairman  
Town of Kent Planning Board  
25 Sybil's Crossing  
Kent Lakes, NY 10512

Re: Limitone/ Licari  
Erosion Control and Steep Slopes Permit  
14 Lorne Court  
P/E 8271

Dear Chairman McDermott and Members of the Board:

Attached please find an Erosion Control Plan and documents for the above referenced project.

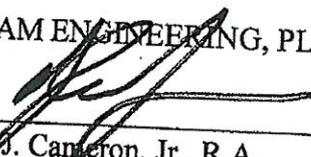
The plan has been revised to indicate the following items as requested by the Board and consultants.

- 1) The septic area has been located.
- 2) The septic areas is proposed to be fenced off with construction fence to stop machinery from driving over it.
- 3) A swale and level spreader have been provided along the northern property line.
- 4) The grading has been revised to accommodate the swale.
- 5) The owner has placed the erosion control blanket as requested.
- 6) Calculation for the swale flow and level spreader are provided.
- 7) A bond is provided.
- 8) A Short Environmental Assessment Form – Part 1 and 2 is enclosed.

It is requested this application be placed on the February agenda for administrative review.

Sincerely,

PUTNAM ENGINEERING, PLLC

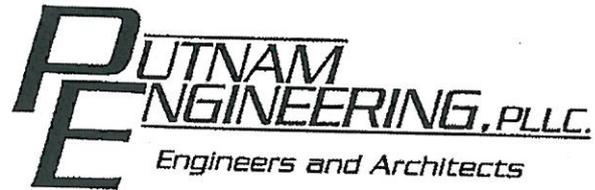
  
Robert J. Cameron, Jr., R.A.

RJC/tal

Enclosures

cc: Owner

(101607)

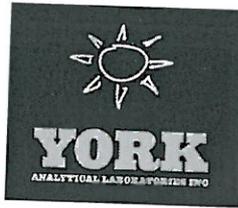


Limitone/Licari  
14 Lorne Court  
Tax Map #22.-2-5

### EROSION CONTROL BOND ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Earthwork (Swale)	46 cu. yds.	\$ 5.00 cu. yd.	\$ 230.00
Seeding & Mulching	1522 sq. yds.	\$ 1.25 sq. yd.	\$ 1,902.00
Silt Fence	406 lin. ft.	\$ 1.75 lin. ft.	\$ 710.00
Construction Fence	453	\$ 1.00 lin. ft.	\$ 453.00
Stabilized Construction Entrance	1	\$ 350.00 ea.	\$ 350.00
Level Spreader	1	\$ 450.00 ea.	\$ 450.00
		<b>TOTAL</b>	<b><u>\$ 4,095.00</u></b>

(FM1601)



# Technical Report

prepared for:

**Legacy Valve LLC**  
14 Railroad Ave.  
Valhalla NY, 10595  
**Attention: Scott Filizzola**

Report Date: 09/21/2015  
**Client Project ID: Westchester County Medical Center**  
York Project (SDG) No.: 1510488

CT Cert. No. PH-0723

New Jersey Cert. No. CT-005



New York Cert. No. 10854

PA Cert. No. 68-04440

120 RESEARCH DRIVE

STRATFORD, CT 06615

(203) 325-1371

FAX (203) 357-0166

Report Date: 09/21/2015  
Client Project ID: Westchester County Medical Center  
York Project (SDG) No.: 15I0488

**Legacy Valve LLC**  
14 Railroad Ave.  
Valhalla NY, 10595  
Attention: Scott Filizzola

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on September 15, 2015 and listed below. The project was identified as your project: **Westchester County Medical Center**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the attachment to this report, and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
15I0488-01	WCMC No1 Westchester County Medical Center	Soil	09/14/2015	09/15/2015

## General Notes for York Project (SDG) No.: 15I0488

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation, unless otherwise noted.
6. All analyses conducted met method or Laboratory SOP requirements. See the Qualifiers and/or Narrative sections for further information.
7. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
8. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.

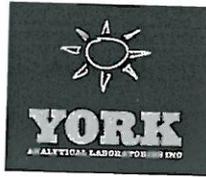
Approved By:



Benjamin Gulizia  
Laboratory Director

Date: 09/21/2015





**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 15I0488-01

**York Project (SDG) No.**  
15I0488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

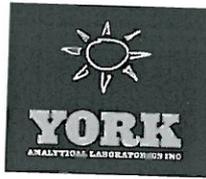
**Volatile Organics, 8260 - Comprehensive**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
630-20-6	1,1,1,2-Tetrachloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
71-55-6	1,1,1-Trichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
79-34-5	1,1,2,2-Tetrachloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
76-13-1	1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
79-00-5	1,1,2-Trichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
75-34-3	1,1-Dichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
75-35-4	1,1-Dichloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
87-61-6	1,2,3-Trichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
96-18-4	1,2,3-Trichloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	NELAC-NY10854,NJDEP		
120-82-1	1,2,4-Trichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	NELAC-NY10854,NJDEP		
95-63-6	1,2,4-Trimethylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
96-12-8	1,2-Dibromo-3-chloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
106-93-4	1,2-Dibromoethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
95-50-1	1,2-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
107-06-2	1,2-Dichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
78-87-5	1,2-Dichloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
108-67-8	1,3,5-Trimethylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
541-73-1	1,3-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		
106-46-7	1,4-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
123-91-1	1,4-Dioxane	ND		ug/kg dry	31	62	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	CTDOH,NELAC-NY10854,NJDEP,PADEP		
78-93-3	2-Butanone	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
								Certifications:	NELAC-NY10854,NJDEP		
								Certifications:	CTDOH,NELAC-NY10854,NJDEP		



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 1510488-01

**York Project (SDG) No.**  
1510488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

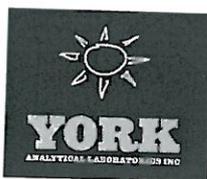
**Volatile Organics, 8260 - Comprehensive**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
591-78-6	2-Hexanone	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
108-10-1	4-Methyl-2-pentanone	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
67-64-1	Acetone	14	CCV-E	ug/kg dry	3.1	6.2	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
			SCAL-E								
107-02-8	Acrolein	ND		ug/kg dry	3.1	6.2	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
107-13-1	Acrylonitrile	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
71-43-2	Benzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
74-97-5	Bromochloromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-27-4	Bromodichloromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-25-2	Bromoform	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
74-83-9	Bromomethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-15-0	Carbon disulfide	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
56-23-5	Carbon tetrachloride	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
108-90-7	Chlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-00-3	Chloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
67-66-3	Chloroform	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
74-87-3	Chloromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
156-59-2	cis-1,2-Dichloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
10061-01-5	cis-1,3-Dichloropropylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
110-82-7	Cyclohexane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
124-48-1	Dibromochloromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
74-95-3	Dibromomethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 15I0488-01

**York Project (SDG) No.**  
15I0488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

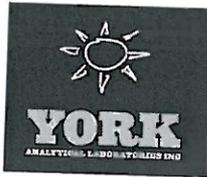
**Volatiles Organics, 8260 - Comprehensive**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
75-71-8	Dichlorodifluoromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
100-41-4	Ethyl Benzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
87-68-3	Hexachlorobutadiene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
98-82-8	Isopropylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
79-20-9	Methyl acetate	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
108-87-2	Methylcyclohexane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-09-2	Methylene chloride	ND		ug/kg dry	3.1	6.2	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
104-51-8	n-Butylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
103-65-1	n-Propylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
95-47-6	o-Xylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
179601-23-1	p- & m- Xylenes	ND		ug/kg dry	3.1	6.2	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
99-87-6	p-Isopropyltoluene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
135-98-8	sec-Butylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
100-42-5	Styrene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
75-65-0	tert-Butyl alcohol (TBA)	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
98-06-6	tert-Butylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
127-18-4	Tetrachloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
108-88-3	Toluene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
156-60-5	trans-1,2-Dichloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
10061-02-6	trans-1,3-Dichloropropylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
79-01-6	Trichloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 15I0488-01

**York Project (SDG) No.**  
15I0488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

**Volatile Organics, 8260 - Comprehensive**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
75-69-4	Trichlorofluoromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:52	SS
75-01-4	Vinyl Chloride	ND		ug/kg dry	1.6	3.1	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
1330-20-7	Xylenes, Total	ND		ug/kg dry	4.7	9.3	1	EPA 8260C	09/18/2015 09:36	09/18/2015 12:32	SS
<b>Surrogate Recoveries</b>		<b>Result</b>			<b>Acceptance Range</b>						
17060-07-0	Surrogate: 1,2-Dichloroethane-d4	96.9 %			77-125						
2037-26-5	Surrogate: Toluene-d8	100 %			85-120						
460-00-4	Surrogate: p-Bromofluorobenzene	96.0 %			76-130						

**Semi-Volatiles, PAH Target List**

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3546 SVOA

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
91-57-6	2-Methylnaphthalene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
83-32-9	Acenaphthene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
208-96-8	Acenaphthylene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
120-12-7	Anthracene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
56-55-3	Benzo(a)anthracene	255		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
50-32-8	Benzo(a)pyrene	158		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
205-99-2	Benzo(b)fluoranthene	219		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
191-24-2	Benzo(g,h,i)perylene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
207-08-9	Benzo(k)fluoranthene	239		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
218-01-9	Chrysene	300		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
53-70-3	Dibenzo(a,h)anthracene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
206-44-0	Fluoranthene	579		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
86-73-7	Fluorene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
193-39-5	Indeno(1,2,3-cd)pyrene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 1510488-01

**York Project (SDG) No.**  
1510488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

**Semi-Volatiles, PAH Target List**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 3546 SVOA

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
91-20-3	Naphthalene	ND		ug/kg dry	46.8	93.3	2	EPA 8270D	09/16/2015 14:10	09/18/2015 01:25	KH
85-01-8	Phenanthrene	200		ug/kg dry	46.8	93.3	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 14:10	09/18/2015 01:25	KH
129-00-0	Pyrene	435		ug/kg dry	46.8	93.3	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:10	09/18/2015 01:25	KH
<b>Surrogate Recoveries</b>		<b>Result</b>			<b>Acceptance Range</b>						
4165-60-0	Surrogate: Nitrobenzene-d5	55.6 %			10-95						
321-60-8	Surrogate: 2-Fluorobiphenyl	40.4 %			10-97						
1718-51-0	Surrogate: Terphenyl-d14	45.3 %			19-99						

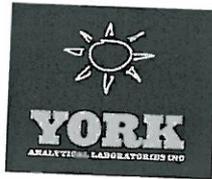
**Pesticides, 8081 target list**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
72-54-8	4,4'-DDD	ND		ug/kg dry	1.85	1.85	5	EPA 8081B	09/16/2015 14:16	09/21/2015 04:27	RB
72-55-9	4,4'-DDE	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
50-29-3	4,4'-DDT	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
309-00-2	Aldrin	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
319-84-6	alpha-BHC	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
5103-71-9	alpha-Chlordane	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
319-85-7	beta-BHC	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: NELAC-NY10854,NJDEP	09/16/2015 14:16	09/21/2015 04:27	RB
57-74-9	Chlordane, total	ND		ug/kg dry	73.8	73.8	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
319-86-8	delta-BHC	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
60-57-1	Dieldrin	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
959-98-8	Endosulfan I	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
33213-65-9	Endosulfan II	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
1031-07-8	Endosulfan sulfate	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
72-20-8	Endrin	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 1510488-01

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Soil

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September 14, 2015 9:00 am

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**Pesticides, 8081 target list**

Sample Prepared by Method: EPA 3550C

Log-in Notes:

Sample Notes:

CAS No.	Parameter	Result	Flag	Units	LOD/MDL	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7421-93-4	Endrin aldehyde	ND		ug/kg dry	1.85	1.85	5	EPA 8081B	09/16/2015 14:16	09/21/2015 04:27	RB
53494-70-5	Endrin ketone	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
58-89-9	gamma-BHC (Lindane)	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 14:16	09/21/2015 04:27	RB
5566-34-7	gamma-Chlordane	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
76-44-8	Heptachlor	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: NELAC-NY10854,NJDEP	09/16/2015 14:16	09/21/2015 04:27	RB
1024-57-3	Heptachlor epoxide	ND		ug/kg dry	1.85	1.85	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
72-43-5	Methoxychlor	ND		ug/kg dry	9.23	9.23	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
8001-35-2	Toxaphene	ND		ug/kg dry	93.4	93.4	5	EPA 8081B Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 14:16	09/21/2015 04:27	RB
<b>Surrogate Recoveries</b>		<b>Result</b>			<b>Acceptance Range</b>						
877-09-8	Surrogate: Tetrachloro-m-xylene	112 %			30-140						
2051-24-3	Surrogate: Decachlorobiphenyl	110 %			30-140						

**Polychlorinated Biphenyls (PCB)**

Sample Prepared by Method: EPA 3550C

Log-in Notes:

Sample Notes:

CAS No.	Parameter	Result	Flag	Units	LOD/MDL	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
12674-11-2	Aroclor 1016	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A	09/16/2015 14:16	09/17/2015 23:51	AMC
11104-28-2	Aroclor 1221	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
11141-16-5	Aroclor 1232	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
53469-21-9	Aroclor 1242	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
12672-29-6	Aroclor 1248	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
11097-69-1	<b>Aroclor 1254</b>	<b>0.0285</b>		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
11096-82-5	Aroclor 1260	ND		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
1336-36-3	<b>* Total PCBs</b>	<b>0.0285</b>		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	09/16/2015 14:16	09/17/2015 23:51	AMC
<b>Surrogate Recoveries</b>		<b>Result</b>			<b>Acceptance Range</b>						
877-09-8	Surrogate: Tetrachloro-m-xylene	90.0 %			30-140						
2051-24-3	Surrogate: Decachlorobiphenyl	86.0 %			30-140						



**Sample Information**

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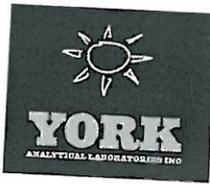
**Metals, Target Analyte**

**Log-in Notes:**

**Sample Notes:**

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	LOD/MDL	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7429-90-5	Aluminum	13500		mg/kg dry	5.59	5.59	1	EPA 6010C	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-36-0	Antimony	0.663		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-38-2	Arsenic	3.02		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-39-3	Barium	95.8		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-41-7	Beryllium	ND		mg/kg dry	0.112	0.112	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-43-9	Cadmium	ND		mg/kg dry	0.336	0.336	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-70-2	Calcium	13200		mg/kg dry	0.559	5.59	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-47-3	Chromium	21.2		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-48-4	Cobalt	11.6		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-50-8	Copper	24.6		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7439-89-6	Iron	20400	B	mg/kg dry	2.24	2.24	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7439-92-1	Lead	18.2		mg/kg dry	0.336	0.336	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7439-95-4	Magnesium	9290		mg/kg dry	5.59	5.59	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7439-96-5	Manganese	415		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-02-0	Nickel	16.5		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-09-7	Potassium	2840		mg/kg dry	5.59	5.59	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7782-49-2	Selenium	ND		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-22-4	Silver	ND		mg/kg dry	0.559	0.559	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-23-5	Sodium	466	B	mg/kg dry	11.2	11.2	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-28-0	Thallium	ND		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-62-2	Vanadium	32.1		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD
7440-66-6	Zinc	58.9		mg/kg dry	1.12	1.12	1	EPA 6010C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/16/2015 10:57	09/16/2015 22:14	ALD



**Sample Information**

**Client Sample ID:** WCMC No1 Westchester County Medical Center

**York Sample ID:** 1510488-01

**York Project (SDG) No.**  
1510488

**Client Project ID**  
Westchester County Medical Center

**Matrix**  
Soil

**Collection Date/Time**  
September 14, 2015 9:00 am

**Date Received**  
09/15/2015

**Mercury by 7473**

Sample Prepared by Method: EPA 7473 soil

Log-in Notes:

Sample Notes:

CAS No.	Parameter	Result	Flag	Units	LOD/MDL	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7439-97-6	Mercury	ND		mg/kg dry	0.0336	0.0336	1	EPA 7473 Certifications: CTDOH,NJDEP,NELAC-NY10854,PADEP	09/18/2015 07:49	09/18/2015 13:34	ALD

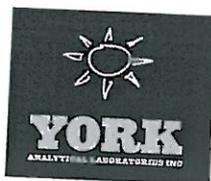
**Total Solids**

Sample Prepared by Method: % Solids Prep

Log-in Notes:

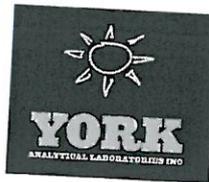
Sample Notes:

CAS No.	Parameter	Result	Flag	Units	LOD/MDL	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
solids	* % Solids	89.4		%	0.100	0.100	1	SM 2540G Certifications: CTDOH	09/17/2015 15:33	09/18/2015 11:26	CLS



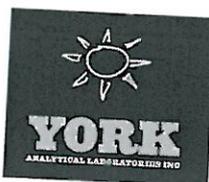
**Volatile Analysis Sample Containers**

<b>Lab ID</b>	<b>Client Sample ID</b>	<b>Volatile Sample Container</b>
15I0488-01	WCMC No1 Westchester County Medical Cent	40mL Vial with Stir Bar-Cool 4° C



## Notes and Definitions

- SCAL-E The value reported is ESTIMATED. The value is estimated due to its behavior during initial calibration (average Rf > 20%).
- QL-03 This LCS analyte recovered outside of acceptance limits. The LCS contains approximately 70 compounds, a limited number of which may be outside acceptance windows.
- M-DB Analyte in Method Blank > MDL. Sample conc. > 10 X blank conc.
- CCV-E The value reported is ESTIMATED. The value is estimated due to its behavior during continuing calibration verification (> 20% Difference for average Rf or > 20% Drift for quadratic fit).
- B Analyte is found in the associated analysis batch blank. For volatiles, methylene chloride and acetone are common lab contaminants. Data users should consider anything < 10x the blank value as artifact.
- 
- \* Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
- ND NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
- RL REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
- LOQ LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
- LOD LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
- MDL METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
- Reported to This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
- NR Not reported
- RPD Relative Percent Difference
- Wet The data has been reported on an as-received (wet weight) basis
- Low Bias Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- High Bias High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- Non-Dir. Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.
- If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.
- If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.
- 2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.
- Certification for pH is no longer offered by NYDOH ELAP.
- Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.



For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

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YORK ANALYTICAL LABORATORIES  
120 RESEARCH DR.  
STRATFORD, CT 06615  
(203) 325-1371  
FAX (203) 357-0166

# Field Chain-of-Custody Record

Page      of     

York Project No. 15I0488

NOTE: York's Std. Terms & Conditions are listed on the back side of this document. This document serves as your written authorization to York to proceed with the analyses requested and your signature binds you to York's Std. Terms & Conditions.

## YOUR Information

Company: Leary Supply LLC  
Address: 14 Railroad Ave.  
Westchester County Medical  
Center  
Phone No. 914-262-2048  
Contact Person: Scott Filizola  
E-Mail Address: scott@learysupplyllc.com

## Report To:

Company: Same  
Address:       
Phone No.       
Attention:       
E-Mail Address:     

## Invoice To:

Company: Leary Supply LLC  
Address: 14 Railroad Ave  
Phone No. 914-262-2048  
Attention: Lisa Lyons-Cassidy  
E-Mail Address: lsc@learysupplyllc.com

## YOUR Project ID

Westchester County Medical Center

## Purchase Order No.

914-262-2048

## Turn-Around Time

RUSH - Same Day   
RUSH - Next Day   
RUSH - Two Day   
RUSH - Three Day   
RUSH - Four Day   
Standard (5-7 Days)

## Report Type

Summary Report   
Summary w/ QA Summary   
CT RCP Package   
CTRCP DQA/DUE Pkg   
NY ASP A Package   
NY ASP B Package   
NIDEP Red. Deliv.   
*Electronic Data Deliverables (EDD)*  
Simple Excel   
NYSEDEC EQUS   
EQUS (std)   
EZ-EDD (EQUS)   
NIDEP SRP HazSite EDD   
GIS/KEY (std)   
Other   
York Regulatory Comparison   
Excel Spreadsheet   
Compare to the following Regs. (please fill in):

**Primi Clearly and Legibly. All Information must be complete. Samples will NOT be logged in and the turn-around time clock will not begin until any questions by York are resolved.**

## Standard (5-7 Days)

Full Lists	Misc. Org	Misc.
Env. Poll.	TPH GRO	Corrosivity
TCL Ogrs	TPH DRO	Resistivity
TAL-Misc	CT ETPH	Ignitability
Full TCLP	NY 310-13	Flash Point
Full App IX	TPH 1664	Sieve Anal.
Part 360-Rooms	NIDEP list	Heterotrophs
Part 360-Residential	Total	TOX
Part 360-Industrial	Acids Only	BTU/lb.
Part 360-Agricultural	TAGM list	Aquatic Tox.
NYSEDEC-Sewer	CT RCP list	NYSEDEC-TOC
NYSEDEC-Other	TCL list	TAGM
Silica	NIDEP list	Helium
	App IX	
	TCLP BNA	
	SEPC/TCLP	
	608 PCB	

## Metals

RCRA8
PP13 list
TAL
CT 15 list
TAGM list
NIDEP list
Total
Dissolved
SEPC/TCLP
Indic. Metals
LIST Below
Helium

## Volatiles

8260 full
624
Site Spec.
Nassau Co.
Suffolk Co.
BTEX
MTBE
Ketones
Oxyaromatics
TCLP list
224.2
CT RCP list
Arom. only
502.2
Halog. only
NIDEP list
App IX
SEPC/TCLP
8021B list

## Matrix Codes

S - soil
Other - specify (oil, etc.)
WW - wastewater
GW - groundwater
DW - drinking water
Air-A - ambient air
Air-SV - soil vapor

Samples Collected/Authorized By (Signature)

Name (printed)

Sample Identification

Sample Matrix

Choose Analyses Needed from the Menu Above and Enter Below

Container Description(s)

WCMC No. 1  
Westchester County Medical Center

Soil

VOC, PAH, Pest, PCB, TAL, MET

(1) Test VOC (1) 802

Comments

4°C  Frozen  HCl  MeOH  HNO<sub>3</sub>  H<sub>2</sub>SO<sub>4</sub>  NaOH

Other

Temperature on Receipt 41.7 °C

Check those Applicable  
Special Instructions  
Field Filtered   
Lab to Filter

Samples Relinquished By Scott Filizola Date/Time 9/15/15 15:10

Samples Received By Chris Patis Date/Time 9/15 9:30

Samples Received in LAB by      Date/Time

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Giovanni Licari			
Name of Action or Project: Limitone / Licari Erosion Control Plan			
Project Location (describe, and attach a location map): 14 Lorne Court, Carmel, NY 10512			
Brief Description of Proposed Action: Erosion control plan for disturbance of 0.4 acres +/- . Grading, filling, topsoil/ seeding and related erosion controls.			
Name of Applicant or Sponsor: Giovanni Licari		Telephone: 914-774-1979	
Address: 14 Lorne Court		E-Mail:	
City/PO: Carmel		State: NY	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Kent Planning Board, NYSDEC stormwater and erosion control ( GP-0-15-002 )			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			2 acres
b. Total acreage to be physically disturbed?			0.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2 acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

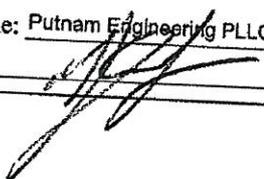
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Putnam Engineering PLLC

Date: Nov 18, 2015

Signature: 

**PRINT FORM**

Agency Use Only [If applicable]

Project: \_\_\_\_\_

Date: \_\_\_\_\_

## Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRINT FORM**

Project: \_\_\_\_\_  
Date: \_\_\_\_\_

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF KENT PLANNING BOARD

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

# Short Environmental Assessment Form

## Part 1 - Project Information

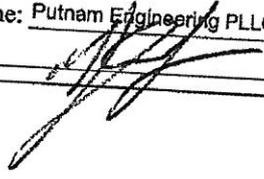
### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Giovanni Licari			
Name of Action or Project: Limitone / Licari Erosion Control Plan			
Project Location (describe, and attach a location map): 14 Lorne Court, Carmel, NY 10512			
Brief Description of Proposed Action: Erosion control plan for disturbance of 0.4 acres +/- Grading, filling, topsoil/ seeding and related erosion controls.			
Name of Applicant or Sponsor: Giovanni Licari		Telephone: 914-774-1979	
Address: 14 Lorne Court		E-Mail:	
City/PO: Carmel		State: NY	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Kent Planning Board, NYSDEC stormwater and erosion control (GP-0-15-002)			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2 acres	
b. Total acreage to be physically disturbed?		_____ 0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Putnam Engineering PLLC	Date: Nov 18, 2015	
Signature: 		

**PRINT FORM**

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Short Environmental Assessment Form  
 Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: \_\_\_\_\_  
Date: \_\_\_\_\_

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF KENT PLANNING BOARD  
Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

Signature of Responsible Officer in Lead Agency \_\_\_\_\_ Signature of Preparer (if different from Responsible Officer) \_\_\_\_\_

**PRINT FORM**



January 21, 2016

Town of Kent Planning Board  
Kent Town Centre  
25 Sybil's Crossing  
Kent Lakes, New York 10512

RE: Hilltop Estates Subdivision  
Peckslip Road & NYS Route 52  
Kent, New York  
Tax Map No. 12.-1-42

Dear Chairman McDermott and Members of the Board:

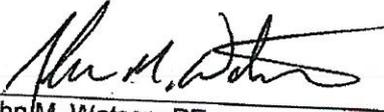
At this time, we are requesting to be placed on the February 11, 2016 Planning Board agenda for an extension of Conditional Final Subdivision Approval. Conditional Final Subdivision Approval was granted on September 11, 2014, an extension of Conditional Final Approval was granted on December 10, 2015, and will expire on February 11, 2016. Due to economic times and the current market, the applicant is requesting the extensions of approval for the ability to develop during more marketable and economic times.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
John M. Watson, PE  
Principal Engineer

JMW/jll

Enclosures:

cc: Richard Esposito  
Doug Esposito  
Richard Othmer, Jr., Highway Superintendent  
Shawn Madsen, Fire Inspector  
William Walters, Lake Carmel Fire Department Chief

Insite File No. 13120.100

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3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

012115kpb.doc

1/18/2016

122/  
12.30

# Town of Kent Planning Board

25 Sybil's Crossing  
Kent Lakes, NY 10512  
Phone: 845-225-7802 Fax: 845-306-5283  
Email: [planning@townofkentny.gov](mailto:planning@townofkentny.gov)

APPROVAL REQUESTED FOR: (Check all that apply)

- |                        |                                     |                            |                          |
|------------------------|-------------------------------------|----------------------------|--------------------------|
| Pre-Application Review | <input type="checkbox"/>            | Preliminary Subdivision    | <input type="checkbox"/> |
| Final Subdivision      | <input type="checkbox"/>            | Revised Lot Line           | <input type="checkbox"/> |
| Site Plan              | <input checked="" type="checkbox"/> | Conditional Use Permit     | <input type="checkbox"/> |
| Freshwater Wetland     | <input type="checkbox"/>            | Steep Slope & Erosion Ctrl | <input type="checkbox"/> |

Name of Project: CAMPILII-SNYDER FAMILY FARM Chris Campilii

Description of Proposed Activity:

SITE IMPROVEMENTS TO ALTER COMMERCIAL USE FROM FORMER LIBRARY TO PHYSICAL THERAPY

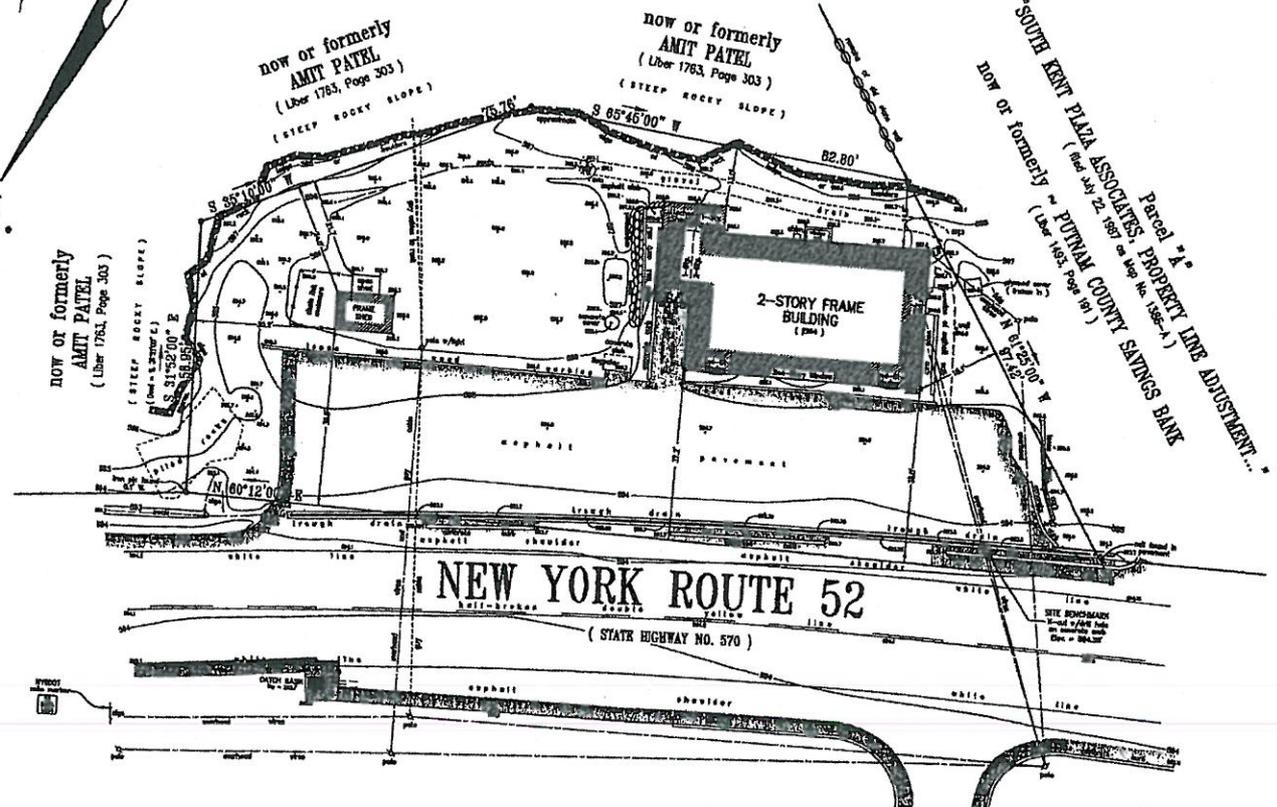
Name of Applicant(s): Chris Campilii / CAMPILII-SNYDER FAMILY FARM

Address: 2 Delavergne Ave Wappingers Falls NY 12590

Telephone: 845 297-4789

Name and Address of Record Owner(s): CAMPILII-SNYDER FAMILY FARM  
2 DELAVERGNE AVENUE, WAPPINGERS

Tax Map Number of all parcels: 44.06-1-6



AREA = 0.3298 ACRE  
(14,367 SQ. FT.)

Distances given herein refer to NAVD 1983 vertical datum, which was determined on site by means of survey-grade GPS methods.

Certified, as noted and limited herein, only to:  
- CAMPILII SNYDER FAMILY FARM LLC

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice established by the New York State Association of Professional Land Surveyors, Inc.

Objections shall run only to the person for whom this survey was prepared, and on the basis of, to the file number, listing individual and governmental agency stated herein; said objections are not intended to be construed as a challenge to the surveyor's qualifications, subsequent owners or future contract holders.

© Copyright 2015 - Robert E. Baxter, All Rights Reserved.

Prepared by:  
**Baxter Land Surveying, P.C.**  
855 Peekskill Hollow Road  
Putnam Valley, New York 10579

Phone: (845) 821-8582 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.  
N.Y.S. Lic. No. 48434

The highway line shown herein is as set forth in the current deed of record, and includes within the bounds of the subject parcel some lands which are currently used by the public and by the public for highway purposes may have jurisdiction of this. It is also noted that the New York State Department of Transportation was made to provide any mapping or documentation introducing the road line shown herein, but it is not intended to be construed as a challenge to the surveyor's qualifications or subsequent owners or future contract holders.

The field work upon which this survey is based was performed when a substantial and/or even cover existed on the site, and may not fully comply with the specifications normally required for those of Kent Planning Board submissions.

Only copies of the original of this survey map marked with both the surveyor's seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown herein unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a Surveyor's Seal is a violation of Section 7205, Sub-Section 2 of the New York State Education Law.

No regulated wetlands or other jurisdictional features of the subject parcel have been mapped or related adjacent regulated areas, if any, are shown herein.

The premises shown herein being lands currently described in Liber 1912, Page 219 of Deeds.

The premises shown herein may be affected by adverse rights of way, easements, restrictions and encumbrances not specifically referenced or noted in documents furnished to this surveyor and, therefore, not reflected herein. It is hereby advised that any parties with a current or potential interest in the property should properly investigate as to quality of title and claims, provided one use to surveyors, dealers and/or construction.

Attention of this map by anyone other than the surveyor whose signature and seal appears hereon, including any amounts, conditions, additions or alterations for building department or "survey" purposes, is an unauthorized and unauthorized use of the surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

BOUNDARY & TOPOGRAPHIC  
SURVEY OF PROPERTY  
PREPARED FOR  
**CAMPILII SNYDER  
FAMILY FARM LLC**  
PROPERTY SITUATE IN  
**TOWN OF KENT  
COUNTY OF PUTNAM  
STATE OF NEW YORK**

SCALE: 1" = 15'  
1 FT. CONTOUR INTERVAL  
DATE: JANUARY 25, 2015

**LEGEND**

-  EXISTING WALLS TO REMAIN
-  PROPOSED WALL

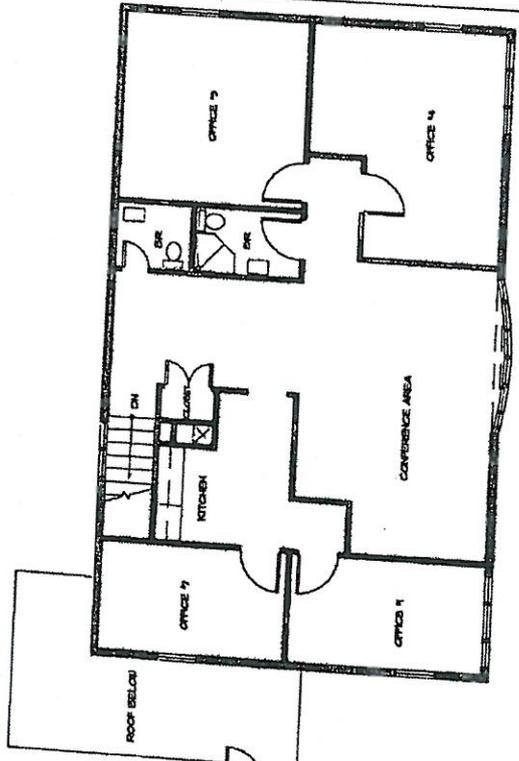
1	EXISTING WALLS TO REMAIN
2	PROPOSED WALL



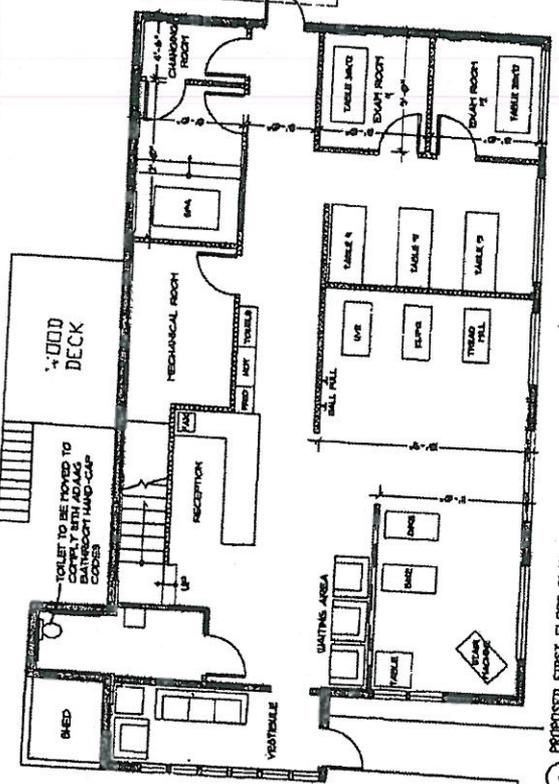
**CENTER FOR PHYSICAL THERAPY**  
 200 SOUTH ST.  
 CHAMBERS, NEW YORK 10013

**FIRST AND SECOND FLOOR PLANS**

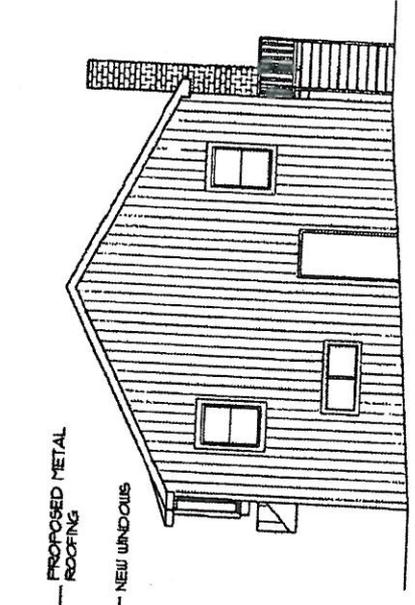
DATE	NO.	BY	SCALE
11/11/77	1	...	1/4" = 1'-0"
<b>A-2</b>			



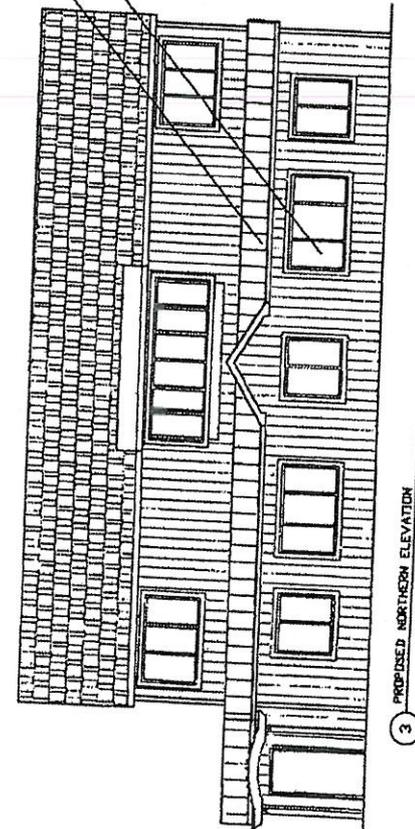
2 EXISTING SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"



4 PROPOSED WESTERN ELEVATION  
 SCALE 1/4" = 1'-0"



3 PROPOSED NORTHERN ELEVATION  
 SCALE 1/4" = 1'-0"



**LEGEND**

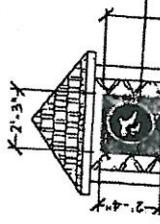


**NOTES**

1. ALL SURVEY INFORMATION MUST BE CHECKED AGAINST THE LATEST AVAILABLE RECORDS AND THE LATEST AVAILABLE RECORDS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.
4. IF ANY BARRIER OR SIGN IS REQUIRED, IT SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.

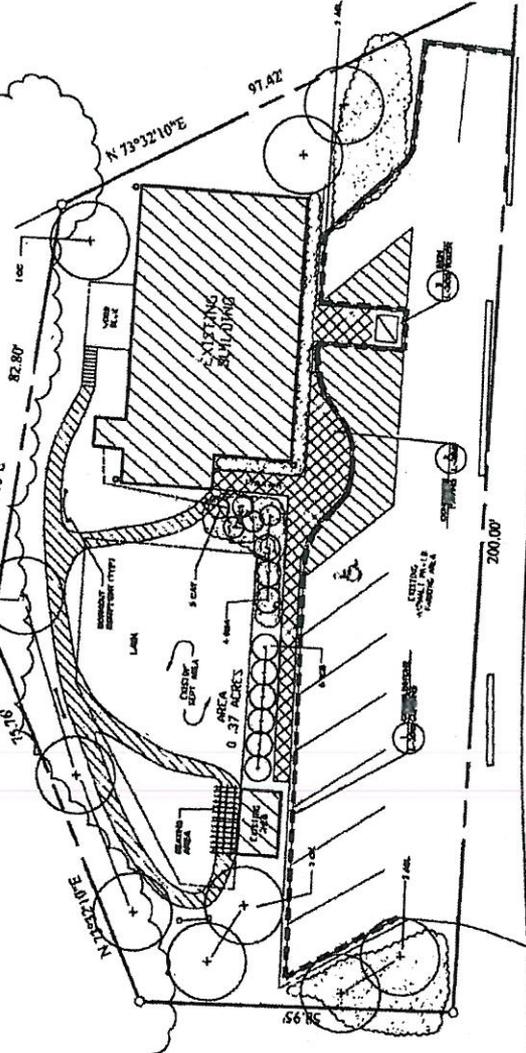
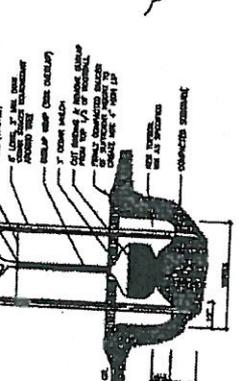
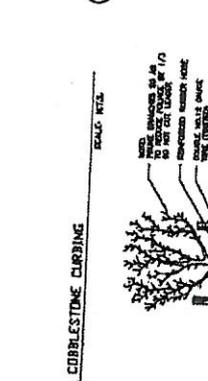
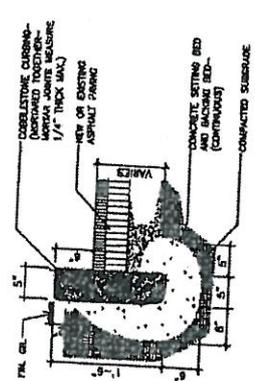
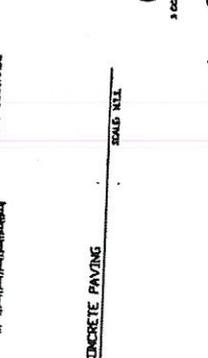
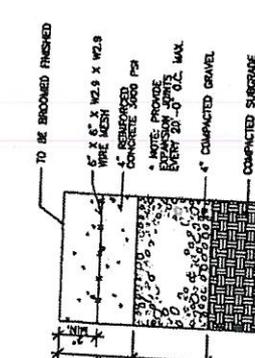
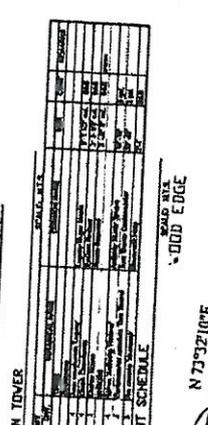
**NOTES CONT.**

1. GRADING BETWEEN DRIVE LANE AND DRIVE SHALL BE DONE BY HAND METHOD. BE DONE BY HAND METHOD.
2. GRADING SHALL BE DONE BY HAND METHOD.
3. FOR ALL NEW STORM DRAINAGE, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.

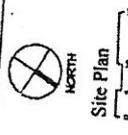


**PLANT SCHEDULE**

NO.	DESCRIPTION	QUANTITY
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...



**N.Y.S. ROUTE 52**



**NOTES**

1. THIS SITE IS SITUATED IN THE...
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.

**SHRUB PLANTING**

1. SHRUBS SHALL BE PLANTED...
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.

**CENTER FOR PHYSICAL THERAPY**  
 300 N. ROUTE 52  
 CAMDEN, NEW YORK 13812

**LAYOUT MATERIALS DRAWINGS**  
**PLAN**

**L-200**

**SCALE: 1/8" = 1'-0"**