

**Town of Kent Planning Board
Resolution of Site Plan Re-Approval**

Matter of Holmes Presbyterian Camp & Conference Center

Whereas, the Town of Kent Planning Board has received an application from Holmes Presbyterian Camp & Conference Center for re-approval of the Site Plan 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, the Planning Board granted conditional site plan approval for the project on June 10, 2010, and re-approved the project on February 28, 2014; 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 action involves the expansion of the existing, 2-story, 12,900 square foot Agape I conference center and the construction of two additional conference centers (Agape II and Agape III) on an approximately 4.34-acre parcel to occur in three phases, specifically:

1. Phase 1 includes the construction of a 15,064 square foot, 2-story, 16 guest room (Agape II) conference center; modifications to the existing walkways, parking and service areas at Agape I; construction of a 25 space parking area; construction of a new sanitary system and a subsurface sewage treatment system (SSTS) for the Agape I kitchen and the two new conference buildings (Agape II and Agape III); upgrading of the water supply distribution, storage and treatment system to provide year round service domestic water supply to the facilities; and storm water management infrastructure improvements; and
2. Phase 2 will include a 1,500 square foot expansion of the existing Agape I dining hall, installation of a sprinkler fire protection and HVAC equipment, repairs to the existing residential cabins, and winterization and waterproofing of the existing cabins, and interior repairs to the Hayden Center; and
3. Phase 3 will include the construction of a 2-story, 24 guest room, approximately 21,000 square foot conference center (Agape III) with fire sprinkler system; the construction of Agape III service area, 3 ADA parking spaces and walkway connection to the existing Agape I Conference Center; construction of a parking area with 25 spaces; construction of storm water management infrastructure for Phase 3 expansion; and

Whereas, the current application is the same as that which was approved by the Planning Board on June 10, 2010 with the exception of plan amendments and additional information added to the proposed plan set as a result of other agency review requirements since the time of the original approval; and

Whereas, the lapse in completing the conditions of the June 10, 2010 approval is related to the time it has taken the applicant to secure permits and approvals from other agencies; and

Whereas, the Planning Board remains the established Lead Agency for the review of this action; and

Whereas, the Planning Board has examined the current application and current site conditions in light of the passage of time since the June 2010 approvals and has determined that the environmental issues examined by the Board in its June 10, 2010 Negative Declaration remain relevant and unchanged; and

Whereas, the Town of Kent Planning Board has determined that the findings as set forth in the June 10, 2010 Negative Declaration remain valid; and

Whereas, pursuant to General Municipal Law §239-m the prior application was referred to the Putnam County Department of Planning for review which recommended approval of the project without comment or modification; and

Whereas, because the project remains unchanged except as to the timing of commencement and completion of construction of the various phases of the project the Planning Board has determined that the County recommendation remains valid; and

Whereas, the Planning Board has determined that a waiver of a public hearing on the application for re-approval is appropriate; and

Whereas, the Planning Board has reviewed the information and data supplied by the applicant and has determined that the requirements of §77-59 and §77-60 *ET seq* of the Town Zoning Law have been met, and the Planning Board hereby finds:

1. The Project is the expansion of an existing conference center use in a location on the site that would place the proposed additions many hundreds of feet from the nearest private residence. The Board is satisfied that the use of the site is 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.
2. The Project is an allowed use and plans reviewed by the Planning Board indicate that the size and appearance of the Project improvements are appropriate to the property.
3. The Project is consistent with the existing use of the site as a conference center and seasonal camp, and is consistent with, and meets the requirements of, §77-60(B) of the Town Zoning Law regarding siting and location of proposed improvements, access for emergency vehicles, lighting, signage and overall visual appearance.
4. The Project is consistent with and meets the requirements of §77-60(AA) of the Town Zoning Law with respect to the nature, arrangement and appearance of all proposed structures, improvements and uses of the lot, including their potential impact on adjacent properties, architectural features and land uses.

5. The Project is consistent with, and meets the requirements of, §77-59(A) of the Town Zoning Law regarding harmony with the appropriate and orderly development of the neighborhood, potential effect on neighboring property values, and the general public health, safety, welfare and convenience.
6. The Project will not produce objectionable noise, odor, fumes, vibration or glare and will not cause undue traffic congestion or create a traffic hazard.

Now Therefore Be It Resolved, the Planning Board affirms and re-adopts the findings of the June 10, 2010 Negative Declaration, a copy of which is attached hereto and made part hereof; and

Be It Further Resolved, the Planning Board grants Site Plan Approval for the Holmes Presbyterian Camp & Conference Center Project as describe herein.

Be It Further Resolved, this Site Plan Approval is expressly conditioned completion of, and compliance with, the following:

- 1) *The Project facility shall be developed in accordance with the plans and specifications that have been reviewed by the Planning Board, specifically:*
 - a) *Site Plan Map Set prepared by Walter Sedovic Architects dated January 18, 2010 consisting of the following:*
 - i) *Cover Sheet, dated February 4, 2015.*
 - ii) *Sheet A-0.01, "Drawing List, Symbols and Abbreviations", revised May 20, 2010.*
 - iii) *Sheet A-0.02, "Zoning Analysis / Phasing Narrative", revised May 20, 2010.*
 - iv) *Sheet A-0.03, "Site Plan", revised June 6, 2011.*
 - v) *Sheet A-0.03A, "Photos of Existing Architecture", revised May 20, 2010.*
 - vi) *Sheet A-0.04, "Enlarged Site Plan - Existing", revised May 20, 2010.*
 - vii) *Sheet A-0.05, "Enlarged Site Plan - Proposed", revised August 5, 2011.*
 - viii) *Sheet VT.00, "Topographic Survey", revised May 20, 2010.*
 - ix) *Sheet VT.01, "Topographic Survey – Agape Area", revised May 20, 2010.*
 - x) *Sheet VT.02, "Topographic Survey - SSTS", revised May 20, 2010.*
 - xi) *Sheet VT.03, "Slope Plan", revised August 30, 2010.*
 - xii) *Sheet VT.04, "Slope Plan – Agape Area", revised May 20, 2010.*
 - xiii) *Sheet CG.01, "Grading Plan – Agape Area", revised May 20, 2010.*
 - xiv) *Sheet CG.02, "Grading Plan - SSTS", revised May 20, 2010.*
 - xv) *Sheet CE.01, "SESC Plan", revised September 13, 2011.*
 - xvi) *Sheet CG.00, "Overall Grading Plan", added September 13, 2011.*

- xvii) Sheet CG.01, "Grading Plan Agape Area", added June 10, 2011.*
- xviii) Sheet CG.02, "Grading Plan SSTS & Hayden Area", added June 10, 2011.*
- xix) Sheet CG.103, "Existing Watershed Plan", added August 30, 2010.*
- xx) Sheet CG.104, "Proposed Watershed Plan", added June 10, 2011.*
- xxi) Sheet CG.105, "Drainage Area Map", added June 10, 2011.*
- xxii) Sheet CU.00, "Utility Plan", revised September 21, 2011.*
- xxiii) Sheet CU.01, "Utility Plan – Agape Area", revised May 20, 2010.*
- xxiv) Sheet CU.02, "STSS Plan", revised September 21, 2011.*
- xxv) Sheet CU.03, "Sanitary Sewer Profile", revised May 20, 2010.*
- xxvi) Sheet CU.51, "Civil Details", revised May 20, 2010.*
- xxvii) Sheet CU.52, "Civil Details", revised May 20, 2010.*
- xxviii) Sheet CU.53, "Civil Details", revised May 20, 2010.*
- xxix) Sheet CS.51, "Civil Details", revised February 4, 2011.*
- xxx) Sheet CS.52, "Civil Details", revised February 4, 2011.*
- xxxi) Sheet CE.52, "Soil Erosion & Sediment Control Details", added June 10, 2011.*
- xxxii) Sheet TP-1, "Tree Removals & Protection Plan, Notes & Details", revised May 20, 2010.*
- xxxiii) Sheet LP-1, "Landscape Plan", revised February 3, 2011.*
- xxxiv) Sheet LP-2, "Planting Notes, Schedules and Details", revised May 20, 2010.*
- xxxv) Sheet LP-30 "Site Details", revised May 20, 2010.*
- xxxvi) Sheet LP-31, "Site Details", revised May 20, 2010.*
- xxxvii) Sheet A-2.00, "Agape II Lower Level Plan", revised May 20, 2010.*
- xxxviii) Sheet A-2.01, "Agape II Upper Level Plan", revised May 20, 2010.*
- xxxix) Sheet A-2.02, "Roof Plan", revised May 20, 2010.*
- xl) Sheet A-2.10, "Hayden Basement Floor Plan", revised May 20, 2010.*
- xli) Sheet A-2.11, "Hayden Main Floor Plan", revised May 20, 2010.*
- xl ii) Sheet A-3.00, "Agape II Elevations", revised May 20, 2010.*
- xl iii) Sheet A-3.10, "Hayden Elevations", revised May 20, 2010.*
- xl iv) Sheet A-5.00, "Agape II Sections", revised May 20, 2010.*

- 2) *Prior to the obtaining Chairman's signature on the project plans the following additional approvals and permits shall be obtained:*
 - a) *Town of Kent - Steep Slope Permit approval and approval of the Storm Water Pollution Prevention Plan by the Town Engineer and Town Environmental Consultant; and*
 - b) *New York City DEP - approval of the Storm Water Pollution Prevention Plan.*
 - c) *NYS Department of Environmental Conservation and Putnam County Health Department – State Pollutant Discharge Elimination System (SPDES) permit for the sewage disposal system.*
 - d) *Putnam County Health Department – community water supply permit approval for the potable water supply system.*
- 3) *At all times the applicant shall maintain the site in accordance with the approved Site Plan and any on-going conditions of Site Plan Approval as set forth herein or as required by any other permitting or approving agency.*
- 4) *There shall be no vehicles parked and offered for sale on the site.*
- 5) *At the completion of construction, and prior to issuance of a Certificate of Occupancy, the applicant shall provide a certification sealed and signed by a New York State Licensed Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an "as built" survey of the completed improvements.*
- 6) *Payment of all application and review fees accrued by the Planning Board during the review of the application.*
- 7) *Address the comments of the Planning Board's Consulting Professional Engineering as set forth in a memorandum dated June 10, 2010.*
- 8) *It is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of this Site Plan Approval have been completed, and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memoranda from the Planning Board's consulting Planner verifying that the conditions of this approval have been completed.*
- 9) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans for the development and shall be maintained in a good and functional condition during the course of site work and construction.*
- 10) *This site plan approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant.*

Motion: Philip Tolmach

Second: Dennis Lowes

Michael McDermott, Chairman Aye

Janis Bolbrock Aye

George Brunner Absent

Dennis Lowes Aye

Charles Sisto Aye

Phil Tolmach Aye

Glenna Wright Aye

Date: March 12, 2015

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
Vera Patterson, Clerk
Town of Kent Planning Board

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: June 10, 2010, Re-Adopted February 28, 2014, Re-Adopted March 12, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **TOWN OF KENT PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Holmes Presbyterian Camp & Conference Center**

SEQR Status: Type 1
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The project is an application for Site Plan and Steep Slopes & Erosion Control approvals to allow the expansion of the Holmes Presbyterian Camp and Conference Center (Holmes PCC), a summer camp and conference center located on a 510-acre site that straddles the border between Putnam and Dutchess counties in New York State. The action involves the expansion of the existing, 2-story, approximately 12,900 square foot Agape I conference center and the construction of two additional conference centers (Agape II and Agape III) on an approximately 4.34-acre parcel (Block 1, Lot 47). The proposed action would occur in three phases.

Phase 1 includes the construction of a 15,064 square foot, 2-story, 16 guest room (Agape II) conference center; modifications to the existing walkways, parking and service areas at Agape I; construction of a 25 space parking area; construction of a new sanitary system and a subsurface sewage treatment system (SSTS) for the Agape I kitchen and the two new conference buildings (Agape II and Agape III); upgrading of the water supply distribution, storage and treatment system to provide year round service domestic water supply to the facilities; and storm water management infrastructure improvements.

Phase 2 will include a 1,500 square foot expansion of the existing Agape I dining hall, installation of a sprinkler fire protection and HVAC equipment, repairs to the existing residential cabins, and winterization and waterproofing of the existing cabins, and interior repairs to the Hayden Center.

Phase 3 will include the construction of a 2-story, 24 guest room, approximately 21,000 square foot conference center (Agape III) with fire sprinkler system; the construction of Agape III service area, 3 ADA parking spaces and walkway connection to the existing Agape I

Conference Center; construction of a parking area with 25 spaces; construction of storm water management infrastructure for Phase 3 expansion.

The project will require Site Plan, Steep Slope, and Storm Water Pollution Prevention Plan (SWPPP) approvals from the Town of Kent Planning Board, and approvals from the New York State Department of Environmental Conservation (NYSDEC) and Putnam County Health Department under the State Pollutant Discharge Elimination System (SPDES) permit requirements for the sewage treatment and water supply systems.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

60 Denton Lake Road, Town of Kent, Putnam County, New York.

Reasons Supporting This Determination:

1. Development on Steep Slopes; Potential Effects of Storm Water Runoff

The project site is located in the East Branch Reservoir drainage basin of New York City's water supply. The East Branch Reservoir is unfiltered and is phosphorus restricted and the New York City Department of Environmental Protection's (NYCDEP) regulations require mitigation of water quality impacts for turbidity and runoff to maintain water quality at the Reservoir. The project plans depict measures incorporated into the project design to ensure that storm water flows are managed so as to eliminate erosion potential and that the rate of off-site storm water flow would not exceed the pre-development rates. The proposed development must comply with the State Pollutant Discharge Elimination System (SPDES) General Permit requirements for storm water discharge to provide long-term water quality protection for down stream locations. The applicant is also required to address storm water quality and quantity regulatory compliance under the New York City Department of Environmental Protection's (NYCDEP) review program. The City's storm water review program essentially mirrors the SPDES General Permit regulations in that water quantity and quality protections are mandated for the project to proceed. Best Management Practice recommendations for this project include temporary erosion control measures that will be utilized during construction, permanent erosion control measures which will exist after construction is complete, and storm water treatment devices. Best Management Practices, which have been incorporated into the design of this project, include storm water quantity (peak flow) and quality mitigation.

The proposed action includes both "redevelopment" and "new development" areas. The redevelopment area is the previously developed portions of the site in the vicinity of the existing Agape I Conference Center. The new development areas are the areas where no development currently exists.

The proposed stormwater management design for the proposed action addresses water quality and water quantity. Water quality and quantity objectives within the "redevelopment area" are met by reducing the existing impervious coverage by more than 25 percent. Within the new development area, bio-retention and an underground sand filter have been integrated into the site plan to capture and treat runoff from the proposed conference buildings and parking areas. On-site detention was not needed to attenuate post-development peak discharges from the 10 yr (Q_p) and 100 yr (Q₁) storm to pre-development rates because the development expansion is relatively small compared to the watershed areas, and post-development peak flow rates are

attenuated by Browns Pond and Westminster Lake. The proposed expansion development does not change the runoff conditions at Denton Lake Road.

Construction for the proposed action would occur on an approximately four-acre portion of the project site which includes approximately 1.2 acres on slopes in excess of 15 percent, primarily at the Agape II building site, which is located north of the existing Agape I Conference Center. As indicated in Part I of the EAF, the breakdown of project site slopes is as follows: 49 percent feature slopes of 0 to 10 percent; 22 percent feature slopes of 10 to 15 percent; and 29 percent feature slopes of 15 percent or more.

The intent of the proposed grading plan and site layout is to minimize the extent of disturbance to the greatest extent possible to preserve the existing topography and woods. Grading will be required to prepare building foundation sub-grades, infrastructure and acceptable grades for parking and service areas. The total site re-grading effort will require cuts and fills. However, the grading plan was developed with the intention of balancing to the extent possible the cuts with fills. According to the grading plan maximum 2:1 slopes may be used in landscape areas while lawn areas will be limited to maximum 3:1 slopes.

Any blasting that may be required must be in accordance with a blasting permit issued by the Town pursuant to Chapter 38, Article II of the Town of Kent Code. In accordance with Section 38-13.3 of the Town Code blasting may be conducted when authorized by permit Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m., and is prohibited on Saturdays, Sundays and legal holidays. In addition, the blasting permit will require the applicant to conduct pre-blast structural surveys, neighbor notification of blasting operations, seismic monitoring of blasting operations, and post-blasting follow-up.

In addition, limits of disturbance areas are defined for the project to ensure that clear cutting and removal of vegetation that is unrelated to construction of proposed on-site improvements would not occur. Minimizing the amount of land clearing and implementation of a plan for the capture and treatment of runoff would ensure that long-term water quality for down stream locations would be protected. The Lead Agency is satisfied that compliance with the SPDES General Permit and the NYCDEP storm water regulations will provide the protections required for down stream land owners and surface waters without the need for specific mitigation as a condition of approval. Accordingly, the potential adverse impacts to land and surface water and ground water related to land disturbance and construction and post-construction changes to existing drainage patterns would be avoided or minimized to the extent practicable.

2. Water Supply and Sewage Disposal

The water supply will be provided by existing wells located on the site. Water distribution will be upgraded to provide a year-round distribution system. The existing wells are capable of meeting the maximum day domestic demand of 18,950 gpd for the full site. Following treatment for iron and manganese removal, corrosion control, and disinfection, finished water will be stored in a 45,000 gallon at-grade storage tank. System pressure and fire flows will be provided through booster pumps. Additional detail is provided in the January 2010 Water System Design Basis Report prepared by Woodard & Curran. The water supply system is classified as a community water system and is subject to State Health Department standards for quality and periodic testing for contaminants.

In addition, the project would require the installation of a new subsurface treatment system. The new subsurface system is designed to handle the generated flow at full build-out of 4,738

gallons per day (gpd) and dispense the effluent to aid in the recharge of the subsurface water table. This system would be designed, installed, and operated in accordance with the Health Department and NYCDEP standards. The requirements for subsurface sewage disposal systems for facilities such as the one proposed are designed to ensure that effluent is properly treated before release to soils, while the water supply wells must be located to maintain appropriate separation distances from existing and proposed septic systems.

Construction and operation of the individual water supply and sewage disposal systems in accordance with Health Department and NYCDEP standards would ensure that the project would not cause a substantial adverse change in existing ground or surface water quality or quantity, and that the health and safety of existing and future residents would be protected.

3. Traffic

The proposed 2003 development included an approximately 54,000 square feet expansion of the existing Agape Camp building, which proposed a 200-seat dining hall and conference rooms, 31 bedrooms and 90 beds. By comparison, the current action includes two new conference buildings that together will provide 40 guest rooms year round with a maximum occupancy of 80. The new conference buildings will also provide a total of approximately 6,450 sq. ft. of lounge/meeting room/multi-purpose space. In addition, at full build out the proposed action includes a total of 53 guest parking spaces and 6 staff spaces.

As part of the SEQR review for the previously proposed project, the Lead Agency reviewed a 2003 Traffic Analysis prepared by Tim Miller Associates. The Traffic Analysis concluded that the 2003 project would result in 12 peak hour vehicle trips. The report noted that Denton Lake Road, which provides the only access to the Holmes facility, and other local intersections (including the existing site driveway), had a Level of Service "A", which indicated an extremely low volume of traffic. Based on this information, it was determined that the previously proposed development would not result in any significant adverse traffic impacts, and ultimately, a negative declaration was issued for the project.

As mentioned above, based on review of the currently proposed site plan and development program for the proposed action, similar site trip generation volumes would be anticipated. The 2003 project called for 84 new beds while the current proposal is for a total of 40 guest rooms for occupancy of 80 guests. Similar expansions of meeting space and dining facilities are proposed.

For the current application, the 40 additional rooms would be considered hotel rooms. Based on this criteria the Institute of Transportation Engineers (ITE) Trip Generation Manual Hotel Category (Land Use Code 310), which defines hotels as having restaurants, meeting and banquet rooms or convention facilities, a total of 14 additional automobile peak hour entering trips would be generated by the proposed action. This is consistent with the projection made in the 2003 Traffic Analysis, and represents a *de minimis* number of vehicles that would be added to the surrounding roadway system during the peak hour.

The number of available parking spaces on site has a direct correlation to the number of people anticipated to be using the site during the non-camp time periods, which also relates to peak hour traffic arrivals and departures. The proposed 53 guest parking spaces in the current site plan allows for more than 1 additional parking space per room even though operationally, a significant number of guests arrive by van and buses.

Accordingly, no significant adverse impacts related to additional vehicle traffic related to the project have been identified and no off-site improvements to local roads or intersections are required.

4. Noise and Odors

Typical of construction projects there will be temporary increases in noise levels due to construction activities on the site during the development of the property. In order to identify the noise impacts during construction of the project, specific data is required, including an identification of the type of construction equipment that will be used on the subject property. It can be anticipated that the types of equipment used on the site will be used for the following purposes:

- Earth work and excavation
- Removal of vegetation
- Construction of the driveways

For these activities the types of construction equipment generally utilized would include bulldozers, compressors, front-end loaders, dump trucks and pavers. At a reference distance of 50 feet, the above equipment generally has levels ranging from 70-95 dBA. However, noise and odors potentially generated by the project would be short-term in nature and therefore would be an unavoidable adverse impact of short-term duration. As for post-construction noise, the proposed conference center use is not the type of activity which is expected to generate significant noise or odors that might adversely affect area residents. It is also noted that the location of the conference center project is many hundreds of feet from the nearest residence. Accordingly, the potential adverse impacts related to noise and odors would not be significant.

5. Flora and Fauna

The area of proposed development includes land that was previously disturbed for the existing conference center, driveway, and parking areas, and an extensive area of fill material. It is unlikely that these disturbed areas contain suitable habitat for common types of flora and fauna much less endangered, threatened, rare or special concern species. The lack of any records or reports of endangered, threatened, rare or special concern species has been confirmed by the New York State Department of Environmental Conservation (NYSDEC). Accordingly, the proposed project would not have a significant adverse impact on any rare, endangered, threatened or special concern species of flora or fauna or their habitat.

6. Cultural Resources

A review of records maintained by the New York State Office of Parks, Recreation and Historic Preservation indicates that the project area holds a low probability for the presence of significant pre-historic cultural resources, and there are no documented historic resources on or near the conference center site. Accordingly, implementation of the project would not have an adverse impact on historic or pre-historic cultural resources of local, state or federal significance.

7. Impact on Growth and Character of Community or Neighborhood

As a result of the expansion of the facilities and increase in number of beds and guests, the proposed action is anticipated to result in a minor increase in demand for Town of Kent fire and police protection services. Because the proposed project would not result in any year round

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Negative Declaration
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June 10, 2010, Re-Adopted February 28, 2014 and March 12, 2015*

residential units, it would not result in any significant adverse impacts to area schools, open space or park areas. The demand for fire services is expected to be mitigated by the installation of modern fire protection sprinkler systems in the existing Agape I Conference Center and the proposed Agape II and III Conference Centers, with an on-site water storage system for fire protection/sprinklers. Upon completion of the proposed action, it is expected that appropriate Town of Kent Police Department services would be deployed based on need and staffing levels.

The proposed project is anticipated to result in the creation of 14 full-time and 4 part-time jobs. During the three year construction period, the proposed project is expected to create 12 full-time employment opportunities. Upon completion, the proposed project is expected to provide 2 full-time and 4 part-time positions for operation of the facilities. Due to the present level of employment opportunities and available labor in the region, the proposed action is not expected to result in any significant adverse impacts to the job market or socioeconomics in the project area.

The lead agency has determined that the design and location of the project would be in keeping with the low density rural character of the community, and would not introduce adverse operational or visual changes out of keeping with the character of the neighborhood. The lead agency further finds that the proposed activity is consistent with all current development plans and goals as officially approved and adopted, and would not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use. The scale of the proposed development is appropriate for the site at the proposed location, and no significant adverse impacts to community or neighborhood character would occur.

For Further Information:

Hon. Michael McDermott, Chairman
Town of Kent Planning Board
Town Center
25 Sybil's Crossing
Kent Lakes, New York 10512
Tele: 845-225-7802

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON JUNE 10, 2010, WAS RE-ADOPTED ON FEBRUARY 28, 2014, AND WAS RE-ADOPTED ON March 12, 2015.

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

Planning Kent

From: WRohde@rsaengrs.com
Sent: Wednesday, February 03, 2016 2:19 PM
To: Planning Kent; 'Bruce Barber'; Building Inspector; 'Neil Wilson'; 'Charles Sisto'; 'Dennis Lowes'; 'George Brunner'; 'Glenna Wright'; 'Janis Bolbrock'; 'Michael McDermott'; 'Phillip Tolmach'
Subject: RE: Holmes Presbyterian Time extension_2016
Follow Up Flag: Follow up
Flag Status: Flagged

To All:

I think we need to know if any work has started on the site.

The MS4 Acceptance Form was signed February 9, 2012 and was in accordance with GP-0-10-001.

If no work has commenced on site, then we may have to make sure that the SWPPP is in accordance with the new GP-0-15-002 from January 2015, and a new MS4 Acceptance Form may have to be issued.

To be discussed tomorrow please.

Thank you

Bill Rohde

Wilfred A. Rohde, PE
Rohde Soyka & Andrews
Consulting Engineers PC
40 Garden Street
Poughkeepsie NY 12601
845-452-7515 (Office)
914-474-0029 (Cell)

From: Planning Kent [<mailto:planningkent@townofkentny.gov>]
Sent: Monday, January 25, 2016 1:23 PM
To: Bruce Barber; Building Inspector; WRohde@rsaengrs.com; 'Neil Wilson'; Charles Sisto (csisto4004@comcast.net); Dennis Lowes (dennis.lowes@ralphmac.com); George Brunner (bluehog90@verizon.net); Glenna Wright (glennacw@aol.com); Janis Bolbrock (Janis_Bolbrock@msn.com); Michael McDermott (edituhmike@verizon.net); Phillip Tolmach (bestscapes@verizon.net); Planning Kent
Subject: Holmes Presbyterian Time extension_2016

Please find attached a note from Peter Surgenor, from the Holmes Presbyterian Conference Center, requesting a time extension for their project. Also attached are the Negative Declaration and Site Plan Resolution from March of 2015. Mr. Surgenor stopped in on Friday and discussed this matter with Bruce and Neil at our review meeting. We've added this to our February agenda.

Vera Patterson
Planning Board Secretary
Town of Kent
25 Sybil's Crossing
Kent, NY 10512

Planning Kent

From: WRohde@rsaengrs.com
Sent: Friday, February 05, 2016 2:53 PM
To: 'Robert Cameron'
Cc: 'Bruce Barber'; 'Neil Wilson'; Planning Kent; 'Michael McDermott'; Building Inspector
Subject: FW: Limitone / Licari - Erosion Control - 14 Lorne Ct
Attachments: Limitone Licari Soil Report-WCMC - Soil Sample Results - 091415.pdf

Hi Robert

We had the Kent Planning Board Workshop meeting last night and was looking over the York Soil Report from Westchester Medical that you had submitted (attached).

In the report, there were several test items that appeared to be well above the EPA contamination level.

Questions that were going back and forth:

1. Is this the soils that is being brought to this residential site?
2. Where on the Westchester Medical Center did the soils come from?
3. Has the contractor gotten permission to transport & deposit this soil to a residential area in Kent?
4. Are EPA, NYCDEP and NYSDEC guidelines being followed?
5. What is being done about the various contaminants contained in the soils?
6. Where and how are the soils being placed?
7. ETC.

Need to resolve this ASAP. Feel free to call me, even on my cell. Thanks so much

Bill Rohde

Wilfred A. Rohde, PE
Rohde Soyka & Andrews
Consulting Engineers PC
40 Garden Street
Poughkeepsie NY 12601
845-452-7515 (Office)
914-474-0029 (Cell)

From: Robert Cameron [<mailto:rcameron@putnameng.com>]
Sent: Wednesday, January 20, 2016 5:03 PM
To: Vera Patterson, Town of Kent Planning Board Secretary
Cc: Neil Wilson; 'Edituhmike'; Bruce Barber; WRohde@rsaengrs.com
Subject: RE: Limitone / Licari - Erosion Control - 14 Lorne Ct

Attached is Cover letter, bond , swale and level spreader calcs., EAF, soil report, and drawing. I will be bringing hard copies to Vera tomorrow , 1/21/2016

Robert Cameron, R.A.
Putnam Engineering PLLC
4 Old Route 6
Brewster, NY 10509

Phone (845) 279-6789x16
Fax (845) 279-6769
rcameron@putnameng.com

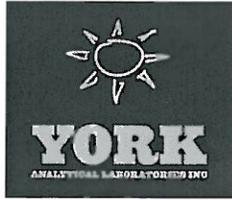
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From: Robert Cameron [<mailto:rcameron@putnameng.com>]
Sent: Thursday, January 07, 2016 4:31 PM
To: Vera Patterson, Town of Kent Planning Board Secretary (planningkent@townofkentny.gov)
<planningkent@townofkentny.gov>
Cc: Neil Wilson <nwilson.lrcplanning@gmail.com>; 'Edituhmike' <edituhmike@verizon.net>; Bruce Barber <barberbruce@yahoo.com>; WRohde@rsaengrs.com
Subject: Limitone / Licari - Erosion Control - 14 Lorne Ct

Letter advising Board of status.

Robert Cameron, R.A.
Putnam Engineering PLLC
4 Old Route 6
Brewster, NY 10509
Phone (845) 279-6789x16
Fax (845) 279-6769
rcameron@putnameng.com

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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.: 15I0488

CT Cert. No. PH-0723

New Jersey Cert. No. CT-005



New York Cert. No. 10854

PA Cert. No. 68-04440

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.

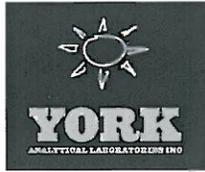
Approved By:



Benjamin Gulizia
Laboratory Director

Date: 09/21/2015





Sample Information

Client Sample ID: WCMC No1 Westchester County Medical Center

York Sample ID: 1510488-01

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

1510488

Westchester County Medical Center

Soil

September 14, 2015 9:00 am

09/15/2015

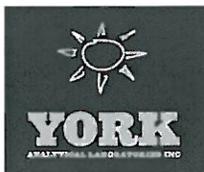
Volatile Organics, 8260 - Comprehensive

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 Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
71-55-6	1,1,1-Trichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
79-34-5	1,1,2,2-Tetrachloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
76-13-1	1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
79-00-5	1,1,2-Trichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
75-34-3	1,1-Dichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
75-35-4	1,1-Dichloroethylene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
87-61-6	1,2,3-Trichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
96-18-4	1,2,3-Trichloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
120-82-1	1,2,4-Trichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
95-63-6	1,2,4-Trimethylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
96-12-8	1,2-Dibromo-3-chloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
106-93-4	1,2-Dibromoethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
95-50-1	1,2-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
107-06-2	1,2-Dichloroethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
78-87-5	1,2-Dichloropropane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
108-67-8	1,3,5-Trimethylbenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
541-73-1	1,3-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
106-46-7	1,4-Dichlorobenzene	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
123-91-1	1,4-Dioxane	ND		ug/kg dry	31	62	1	EPA 8260C Certifications: NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
78-93-3	2-Butanone	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	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: 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

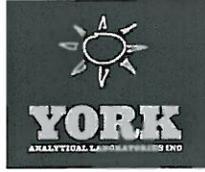
Volatile Organics, 8260 - Comprehensive

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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
67-64-1	Acetone	14	CCV-E SCAL-E	ug/kg dry	3.1	6.2	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	09/18/2015 09:36	09/18/2015 12:32	SS
107-02-8	Acrolein	ND		ug/kg dry	3.1	6.2	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: NELAC-NY10854,NJDEP,PADEP	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 Certifications: NELAC-NY10854,NJDEP	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: 1510488-01

York Project (SDG) No.
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Westchester County Medical Center

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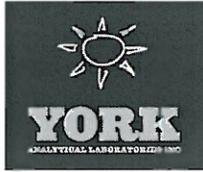
Volatile Organics, 8260 - Comprehensive

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
75-71-8	Dichlorodifluoromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854	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 Certifications: CTDOH,NELAC-NY10854	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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: 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
75-69-4	Trichlorofluoromethane	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
75-01-4	Vinyl Chloride	ND		ug/kg dry	1.6	3.1	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	09/18/2015 09:36	09/18/2015 12:32	SS
Surrogate Recoveries		Result			Acceptance Range						
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						

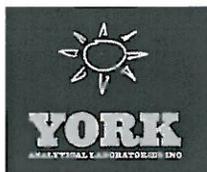
Semi-Volatiles, PAH Target List

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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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 Certifications: CTDOH,NELAC-NY10854,NJDEP	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,PADEP	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
Surrogate Recoveries		Result			Acceptance Range						
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						

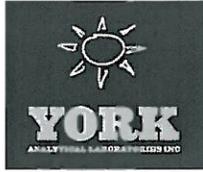
Pesticides, 8081 target list

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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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: NELAC-NY10854,NJDEP	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: CTDOH,NELAC-NY10854,NJDEP,PADEP	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: 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

Pesticides, 8081 target list

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

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 Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	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	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,PADEP	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: NELAC-NY10854,NJDEP	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: CTDOH,NELAC-NY10854,NJDEP,PADEP	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	09/16/2015 14:16	09/21/2015 04:27	RB
Surrogate Recoveries		Result	Acceptance Range								
877-09-8	Surrogate: Tetrachloro-m-xylene	112 %	30-140								
2051-24-3	Surrogate: Decachlorobiphenyl	110 %	30-140								

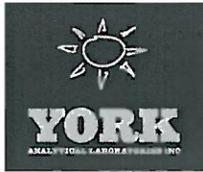
Polychlorinated Biphenyls (PCB)

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

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 Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	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	Aroclor 1254	0.0285		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	* Total PCBs	0.0285		mg/kg dry	0.0186	0.0186	1	EPA 8082A Certifications:	09/16/2015 14:16	09/17/2015 23:51	AMC
Surrogate Recoveries		Result	Acceptance Range								
877-09-8	Surrogate: Tetrachloro-m-xylene	90.0 %	30-140								
2051-24-3	Surrogate: Decachlorobiphenyl	86.0 %	30-140								



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

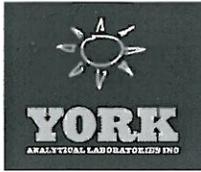
Metals, Target Analyte

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 Certifications: CTDOH.NELAC-NY10854,NJDEP	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,PADEP	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	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,PADEP	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	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,PADEP	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	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,PADEP	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	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,PADEP	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	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,PADEP	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	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:** 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

Mercury by 7473

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 7473 soil

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	09/18/2015 07:49	09/18/2015 13:34	ALD
								Certifications:	CTDOH,NJDEP,NELAC-NY10854,PADEP		

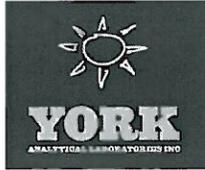
Total Solids

Log-in Notes:

Sample Notes:

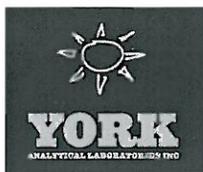
Sample Prepared by Method: % Solids Prep

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	09/17/2015 15:33	09/18/2015 11:26	CLS
								Certifications:	CTDOH		



Volatile Analysis Sample Containers

Lab ID	Client Sample ID	Volatile Sample Container
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.

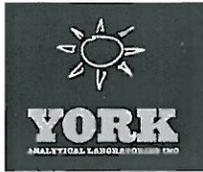
If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For 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.



HOULIHAN LAWRENCE
SINCE 1888

Friday, February 05, 2016

Richard Esposito
Esposito Builders, Inc
Peekskill, NY 10566

BROKER OPINON OF MARKET CONDITIONS

Re: Hilltop Estates, Old Peckslip Road, Kent , NY

Richard,

We continue to recommend that you do not move forward with building your residential subdivision at this time. Current market conditions continue to be extremely weak for new and vacant land sales in the area.

Please find the attached data from the Hudson Gateway Association of Realtors MLS indicating that there has only been one sold new home in the Town of Kent in the past year and that it took 323 days to sell. Additionally land sales records indicate that there have been only 2 vacant lots that have sold in that time period.

Although the upper Westchester market has seen some new activity in new home sales recently, this has yet to translate to the Putnam County area.

Thank you in advance for the opportunity to offer my companies services to you regarding the above mentioned property.

Sincerely,

John E. Ravetto
Associate Broker
HOULIHAN LAWRENCE COMMERCIAL GROUP

John Ravetto

Associate Real Estate Broker - John Lawrence Inc.
 "EXPERIENCE COUNTS" - 7 days professional service.

Office: (845) 279-6600
 Cell: 914-656-0063
 Fax: (845) 278-6621
 jravetto@houlihanlawrence.com

Property Type: Single Family
 Prepared By: John Ravetto

CMA 1 - Line

Listings as of 02/04/16 at 1:59 pm

Status is 'Contract' Status is 'Sold' Status Date is 02/04/2016 to 02/09/2015 County is 'Putnam County' School District is 'Carmel' Current Price is 300000 to 800000 Year Built is 2011 to 2016

MLS #	Address	Post Office	Bds	Bths	Sq Ft	Lot Sz	Date	S\$/SqFt	Yr Built	DOM	Orig Price	List Price	Sold Price	SP%OLP	
4427561	4 Bowen Road	Carmel	4	3 (3 0)	2,384	2.3700	04/17/15	\$155.20	2014	160	\$349,000	\$359,000	\$370,000	106.02	
4520574	41 Vista Lane	Patterson	4	4 (3 1)	2,850	1.5000	10/26/15	\$140.35	2014	87	\$579,000	\$579,000	\$400,000	69.08	
4437544	35 Theodore Trail	Carmel	4	3 (2 1)	2,200	1.0300	11/13/15	\$219.77	2014	372	\$500,000	\$450,000	\$483,500	96.70	
3306751	34 Burton Farm (Lot 6) Road	Patterson	4	3 (2 1)	2,600	1.7000	11/03/15	\$213.46	2014	674	\$549,500	\$549,500	\$555,000	101.00	
Sold Totals			Averages:												
Listing Count:	4				2,509	1.6500		\$182.20		323	\$494,375	\$484,375	\$452,125	93.20	
Price:															
								High		Low		Median		\$441,750	

Grand Totals
 Count: 4

Averages: \$/SqFt: \$182.20 DOM: 323 OP: \$494,375 LP: \$484,375 SP: \$452,125

*New Homes
 Community
 District 360*

John Ravetto Office: (845) 279-6800
 Cell: 914-656-0063
 Associate Real Estate Broker - Houlihan Lawrence Inc. Fax: (845) 278-6624
 "EXPERIENCE COUNTS" - 7 day professional service. jravetto@houlihanlawrence.com

Single Family Single Line

Listing #	S	Address	Post Office	List/Sell \$	BD BA	Sq Ft	Yr Built	Acres	DOM City/Town	List Office ID
4427561	S	4 Bowen Road	Carmel	\$370,000	43 (3 0)	2,384	2014	2.3700	160 Kent	EDWYER
4520574	S	41 Vista Lane	Patterson	\$400,000	44 (3 1)	2,850	2014	1.5000	87 Patterson	PRUSER08
4437544	S	35 Theodore Trail	Carmel	\$483,500	43 (2 1)	2,200	2014	1.0300	372 Patterson	KELWIL
3306751	S	34 Burton Farm (Lot 6) Ro.	Patterson	\$555,000	43 (2 1)	2,600	2014	1.7000	674 Patterson	HOULAW01

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New Homes Built 2011 - 2016

Carmel Schools
Past 360 days

only one in Kent
1

Average Days on Market 323

John Ravetto
 Associate Real Estate Broker - Houlihan Lawrence Inc.
 "EXPERIENCE COUNTS" 7 day professional service.

Office (845) 279-6800
 Cell 914-656-0063
 Fax (845) 278-6621
 jravetto@houlihanlawrence.com

Land Single Line

Listing #	S	Address	County	Post Office	List/Sell \$	Lot Sz	DOM City/Town	List Office ID
4517294	C	Gordon Road	Putnam County	Carmel	\$119,000	9.040	216 Kent	WEICHT03
4511347	S	75 Birch Paper Trail	Putnam County	Carmel	\$44,000	10.580	69 Carmel	CLBANS08
3404786	S	Marshall Drive	Putnam County	Carmel	\$50,000	3.800	179 Kent	RANDBH03
4438358	S	Seifert Lane	Putnam County	Putnam Valley	\$50,000	4.900	392 Putnam Valley	CBNEWC
4530009	S	478 Richardsville Road	Putnam County	Carmel	\$50,000	7.190	117 Kent	HOULAW01
4437686	S	35 Theodore Trail	Putnam County	Carmel	\$199,000	1.030	371 Patterson	KELWIL

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Vacant Land

Carmel Schools

Over 360 Days

2 Sold Kent
1 in contract in Kent

John Ravetto

Associate Real Estate Broker - Houlihan Lawrence Inc.
 "EXPERIENCE COUNTS" - 7 day professional service

Office: (845) 279-6800

Cell: 914-656-0063

Fax: (845) 278-6621

jravetto@houlihanlawrence.com

Single Family Agent Full



MLS#:	4427561	<i>Sold</i>	List Price:	\$359,000
			Sold Price:	\$370,000
Addr:	4 Bowen Road		Putnam County	
PO:	Carmel		Zip:	10512
City/Town:	Kent		Hamlet/Loc.:	
Village:	None		Avail 4/Lease:	No
Street Type:				
<hr/>				
P Type:	Single Family	Type:	Detached	
Sub/Devel:		55+ Comm:		
Beds:	4	SqFt:	2,384	Acre(s): 2.3700
Baths:	3 (3 0)	Rooms:	8	
Style:	Raised Ranch		Model:	
Wtr Access:		PUD:	Builders Lot #:	
<hr/>				
Sch Dist:	Carmel	Elem:	Kent Elementary	
Jr High:	George Fischer	High:	Carmel	

<u>Level</u>	<u>Description</u>
1	(LR, DR, EIK, BR BR, bath, MBR bath)
Basement	(FR, BR, Utility, Bath)

Basement:	Finished	Attic:	Pull Stairs	Fireplaces:	
Addl Fees:	No	Yr Bilt:	2014/Under Const	Yr Reno:	
Addl Fee Des:		Cnstrctn:	Fiberglass Insulation		

Tax ID#:	TAX ID NOT FOUND	Tax:	\$1	Tax Year:	2014(Other)
Taxes Include:		Assmt:	\$1	Monthly HOA:	
Avail Financing:		HOA\$ Inc:			

Amenities:	Eat in Kitchen, Granite Countertops, Privacy		
Includes:			
Excludes:			
Parking:	2 Car Attached	Elec Co:	NYSEG
Heat Zones/Type:	Forced Air	Fuel:	Propane
A/C:	Ductwork	Water:	Drilled Well
Hot Water:	Electric Stand Alone	Sewer:	Septic
Garbage:	Private	Siding:	Vinyl
Lot Description:	Corner Lot, Partly Wooded		

Remarks
 New Construction - 50 X 32 Raised Ranch, Quality Built - now under construction, Central A/C, Stainless Steel appliances, Granite Countertops, Mahogany Front door, lot cleared, stick built by local builder with high level of quality, fireplace ready, 4 BR, 3 Bath with fourth bedroom and full bath on the lower level, oversized garage on over 2.7 private acres. Picture is similar to house being constructed. Still time to customize to buyer's needs. Upper level - 1,582 sq. ft., Lower level - 50 X 28, Ready for occupancy soon.

Agent Only Remarks
 New Construction 50 X 32 Upper Level Raised Ranch - 50 X 28 Finished Lower Level

Show Instr: **Call L/A**
 Access for Show: **Combo Lockbox**
 Directions: **Route 52 to Bowen - First Driveway on the Right.**

Appt Ph:	8456283755	Appt Ph 2:		DOM:	160
Owner:	ALOU Corp.	REO:	No	Org Price:	\$349,000
LA:	(5002) Kevin Dwyer	LA Ph:		Mod/Excl:	M3
LA Email:	KevinBDwyer@MSN.com	LO Ph:	(845) 628-3755	List Dt:	07/28/2014
LO:	(EDWYER) Dwyer Agency	CLA Ph:		Expire Dt:	
CLA:		CLA Ph:		Agr Type:	ERS
CLA Email:		CLO Ph:		Neg Thru:	Listing Agent
CLO:		BRA:	0%	\$/SqFt:	\$150.59
SA:	0%			TOM Dt:	
	BA: 2.5%			OM Date:	

SA:	(38089) Norberto Tirado	Sell Price:	\$370,000	Sell Dt:	04/17/2015
SO:	(NTRE01) N Tirado Realty LLC	List Price:	\$359,000	Contract Dt:	01/15/2015

2/4/2016

HGMLS Matrix

LSA:
CSO:

SP%LP/OL:103% / 100%
Financing: **Conventional**

Sell CNS: \$15,000
\$/SqFt Sold: \$155.20

Prepared By: John E. Ravetto

Date Printed: 02/04/2016

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101215

MLS#:	4520574	<i>Sold</i>	List Price:	\$579,000
Addr:	41 Vista Lane		Sold Price:	\$400,000
PO:	Patterson		Putnam County	
City/Town:	Patterson		Zip:	12563
Village:	None		Hamlet/Loc.:	
Street Type:	Public		Avail 4/Lease:	No

P Type:	Single Family	Type:	Detached
Sub/Devel:	Fairview Meadows	55+ Comm:	No
Beds:	4	SqFt:	2,850
Baths:	4 (3 1)	Acre(s):	1.5000
Style:	Colonial	Rooms:	9
Wtr Access:	No	Levels:	2.00
		Model:	
		PUD:	No
		Builders Lot #:	

Sch Dist:	Carmel	Elem:	Matthew Paterson
Jr High:	George Fischer	High:	Carmel

Level Description

1 Kitchen (granite, hardwood floors, ss appliances, pantry, eat in)
 , Family Room (gas fireplace, ceiling fan, high ceiling, hardwood floors, sliding door, deck)
 , Living Room (hardwood floors, large windows), Lavatory (tiled, two way access)
 , Dining Room (hardwood floors, chandelier, large window)
2 (entryway with wood floors, chandelier, large staircase)
 , Master Bedroom (hardwood floors, walk in closet, tray ceilings)
 , Bathroom (master, two granite vanities, water closet, jet tub, glass enclosed shower)
 , Bedroom (hardwood floors, jack and jill bath, granite), Bathroom (jack and jill adjoining two bedrooms)
 , Bedroom (hardwood floors, high ceilings), Additional (washer and dryer in closet)
 Basement Bathroom (full bath), (full basement, large windows, sliding doors to backyard)

Basement: Full, Partial, Walk Out Attic: Pull Stairs Fireplaces: 1
 Addl Fees: No Yr Blt: 2014/New Existn Yr Reno:
 Addl Fee Des: Cnstrctn: Frame

Tax ID#: 372400-013-000-0003-081-000-0000 Tax: \$14,875 Tax Year: 2014(Other)
 Taxes Include: Trash Assmt: \$400,000 Monthly HOA:
 Avail Financing: HOA\$ Inc:

Amenities: Cathedral/Vaulted/High Ceiling, Close to Railroad, Close to School, Close to Shops, Deck, Eat in Kitchen, Formal Dining Room, Granite Countertops, Hardwood Floors As Seen, Heated Parking, Laundry Room/Private, Master Bath, Mountain Views, Pantry, Porch, Powder Room, Scenic View, Security System, Walk In Closet, Walk Out Basement
 Includes: Alarm System, Ceiling Fan, Central Vacuum, Chandelier(s), Dishwasher, Dryer, Energy Star Appliance(s), Garage Door Opener, Generator, Light Fixtures, Microwave, Oven/Range, Refrigerator, Washer, Whirlpool Tub
 Excludes:
 Parking: 2 Car Attached, Driveway Elec Co: NYSEG
 Heat Zones/Type: 4/Hydro Air Fuel: Natural Gas
 A/C: Central Water: Drilled Well
 Hot Water: Gas Stand Alone Sewer: Septic
 Garbage: Public Siding: Vinyl
 Lot Description: Level, Sloping

Remarks
 Beautiful new sun drenched custom built Colonial home located in Fairview Meadows. This home features high ceilings, open floor plan, kitchen with granite counter tops, stainless steel appliances. wood floors, gas f/p in family room which adjoins the kitchen. Lavish master suite w/tray ceilings, enormous walk in closet. Exquisite master bath w/double vanities and whirlpool tub. 3 additional bedrooms and full bath. Walkout basement with massive storage space. 2 car attached heated garage. Also a Generac whole house generator. Close to Metro North, school, town recreation center and library. Visit this home and see all that it has to offer.
Agent Only Remarks
 Brand new construction, move in ready. Call office for appointment. If office cannot be reached call LA. All offers in writing w/pre- approval. Assessment is based on 2014, as are taxes. Taxes do not reflect star \$1341. BA to confirm taxes and information. Please leave card.

Show Instr: Call office for appointments. Log in and Go
 Access for Show: Combo Lockbox
 Directions: Route 22 North, left on route 311 to Fairview Meadows. Left on Vista, #41

Appt Ph: 845 855 8500 Appt Ph 2: DOM: 87
 Owner: Astro Assoc Inc REO: No Org Price: \$579,000
 LA: (23504) Stacey J. Cronin LA Ph: (973) 464-6434 Mod/Excl: M3
 LA Email: reidcronin@bhhshudsonvalley.com List Dt: 05/09/2015
 LO: (PRUSER08) BHHS Hudson Valley Properties LO Ph: (845) 855-8500 Expire Dt:
 CLA: (4486) Brian McGrath CLA Ph: Agr Type: ERS
 CLA Email: bmcgrath@bhhshudsonvalley.com Neg Thru: Listing Agent
 CLO: (PRUSER08) BHHS Hudson Valley Properties CLO Ph: (845) 855-8500 \$/SqFt: \$203.16
 SA: 0 BA: 2.5% BRA: 0 TOM Dt:
 OM Date:

SA: (23228) Doreen Reid Sell Price: \$400,000 Sell Dt: 10/26/2015
 SO: (PRUSER08) BHHS Hudson Valley Properties List Price: \$579,000 Contract Dt: 08/04/2015
 CSA: (23504) Stacey J. Cronin SP%LP/OL: 69% / 69% Sell Cns: \$0
 CSO: (PRUSER08) BHHS Hudson Valley Properties Financing: Conventional \$/SqFt Sold: \$140.35

Prepared By: John E. Ravetto Date Printed: 02/04/2016



MLS#: **4437544** *Sold* List Price: **\$450,000**
 Sold Price: **\$483,500**
 Addr: **35 Theodore Trall**
 PO: **Carmel** Putnam County
 City/Town: **Patterson** Zip: **10512-6174**
 Village: **None** Hamlet/Loc.:
 Street Type: Avail 4/Lease: **No**

P Type: **Single Family** Type: **Detached**
 Sub/Devel: **Fieldstone Ridge** 55+ Comm:
 Beds: **4** SqFt: **2,200** Acre(s): **1.0300**
 Baths: **3 (2 1)** Rooms: **10** Levels: **2.00**
 Style: **Colonial** Model:
 Wtr Access: PUD: Builders Lot #: **9**

Sch Dist: **Carmel** Elem: **Matthew Paterson**
 Jr High: **George Fischer** High: **Carmel**

Basement: **Unfinished**
 Addl Fees: **No**
 Addl Fee Des:

Attic: **Pull Stairs** Fireplaces:
 Yr Blt: **2014/Actual** Yr Reno:
 Cnstrctn: **Frame**

Tax ID#: **372400-034-000-0002-054-000-0000**
 Taxes Include:
 Avail Financing:

Tax: **\$14,000** Tax Year: **2014(Municipality)**
 Assmt: **\$140,000** Monthly HOA:
 HOA\$ Inc:

Amenities:
 Includes:
 Excludes:
 Parking: **2 Car Attached**
 Heat Zones/Type: **Base Board**
 A/C: **Central**
 Hot Water: **Fuel Oil Stand Alone**
 Garbage: **Public**
 Lot Description:

Elec Co: **NYSEG**
 Fuel: **Oil Above Ground**
 Water: **Drilled Well**
 Sewer: **Septic**
 Siding: **Vinyl**

Remarks

Come see majestic Fieldstone Ridge! Exciting new subdivision of 8 Custom Homes, incredibly priced. Fabulous opportunity to own new construction. Close to 84, train, shopping and schools. Beautiful 4 Bedroom 2.5 Bath Colonial to be built in Fieldstone Ridge. BOHA approved for up to 5 Bedrooms. Hardwoods on the main level, custom cabinetry and tile baths. Granite counter tops, 200 AMP service, optional wood fireplace all set on over an acre of beautiful property in a new development.

Agent Only Remarks

Houses to be built. Builder can accommodate a variety of build styles upon request. All offers on this property MUST be

2/4/2016

HGMLS Matrix

house to be built. Buyer can accommodate a variety of build styles upon request. All offers on this property must be submitted to www.submitouroffer.com

Show Instr: **Call Listing Agent 845-490-1803**
Access for Show: **Combo Lockbox**
Directions: **Fair Street to Fields to Theodore Trail**

Appt Ph: **North County Homes Inc**
Owner: **(3832) Louis Cardillo**
LA: **cardillo@kw.com**
LA Email: **(KELWIL) Keller Williams Rlty Partners**
LO: **0%** BA: **2.5%**
CLA:
CLA Email:
CLO:
SA:

Appt Ph 2:
REO: **No**
LA Ph:
LO Ph: **(914) 962-0007**
CLA Ph:
CLO Ph:
BRA: **0%**

DOM: **372**
Org Price: **\$500,000**
Mod/Excl: **M3,M4**
List Dt: **10/02/2014**
Expire Dt:
Agr Type: **ERS**
Neg Thru: **Listing Agent**
\$/SqFt: **\$204.55**
TOM Dt:
OM Date:

SA: **(3832) Louis Cardillo**
SO: **(KELWIL) Keller Williams Rlty Partners**
CSA:
CSO:

Sell Price: **\$483,500**
List Price: **\$450,000**
SP%LP/OL: **107% / 97%**
Financing: **Conventional**

Sell Dt: **11/13/2015**
Contract Dt: **10/09/2015**
Sell Cns: **\$0**
\$/SqFt Sold: **\$219.77**

Prepared By: John E. Ravetto

Date Printed: 02/04/2016

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MLS#: **3306751** *Sold* List Price: **\$549,500**
 Sold Price: **\$555,000**
 Addr: **34 Burton Farm (Lot 6) Road**
 PO: **Patterson Putnam County**
 City/Town: **Patterson** Zip: **12563**
 Village: **None** Hamlet/Loc.:
 Street Type: Avail 4/Lease:

P Type: **Single Family** Type: **Detached**
 Sub/Devel: 55+ Comm: **No**
 Beds: **4** SqFt: **2,600** Acre(s): **1.7000**
 Baths: **3 (2 1)** Rooms: **8** Levels: **2.00**
 Style: **Colonial** Model:
 Wtr Access: PUD: Builders Lot #:

Sch Dist: **Carmel** Elem: **Matthew Paterson**
 Jr High: **George Fischer** High: **Carmel**

Level **Description**
1 **Entry, LR, DR, Powder rm, Kitchen w/ Breakfast area, Family rm w/ fireplace**
2 **MasterBR w/ bath and walk-in closet, 3 BR's, hall bath**
Basement **unfinished**

Basement: **Unfinished** Attic: **Storage** Fireplaces: **1**
 Addl Fees: **No** Yr Bilt: **2014/New Existin** Yr Reno:
 Addl Fee Des: Cnstrctn:

Tax ID#: **372400-003-019-0001-090-000-0000** Tax: **\$14,000** Tax Year: **2013(Other)**
 Taxes Include: Assmt: Monthly HOA:
 Avail Financing: HOA\$ Inc:

Amenities: **Close to Park, Close to Railroad, Close to School, Close to Shops, Deck, Eat in Kitchen, Master Bath, Powder Room, Walk In Closet, Cul-De-Sac**

Includes:
 Excludes:
 Parking: **2 Car Attached, Driveway** Elec Co: **NYSEG**
 Heat Zones/Type: **Hot Air** Fuel: **Natural Gas**
 A/C: **Central** Water:
 Hot Water: Sewer: **Septic**
 Garbage: **Public** Siding: **Vinyl**
 Lot Description:

Remarks
New Custom Colonial in Paddock View Estates. Only 10 New Custom Homes offered by noted area builder. Quality stick built construction. Natural gas heating. 4 Bedrooms, 2.5 baths. Full basement, 2 car garage. Beautiful lot in a fabulous location only 1 mile to Metro North Patterson Station. Easy commmute via I 84 or Route 22

Agent Only Remarks
New 10 lot subdivision in prime location. Other homes/lots available. Pre construction pricing subject to change. Call list agent for info.

Show Instr: **Pre construction - contact list agent for information**
 Access for Show:
 Directions: **Route 311 to Route 292, 100 yards to Paddock View Estates on Right.**

Appt Ph: **(845) 279-6980** Appt Ph 2: DOM: **674**
 Owner: **Paddock View Estates** REO: **No** Org Price: **\$549,500**
 LA: **(6683) Robert Morini** LA Ph: Mod/Excl: **M3**
 LA Email: **rmorini@houlihanlawrence.com** List Dt: **03/07/2013**
 LO: **(HOULAW01) Houlihan Lawrence Inc,** LO Ph: **(845) 279-6800** Expire Dt:
 CLA: CLA Ph: Agr Type: **ERS**
 CLA Email: Neg Thru: **Listing Agent**
 CLO: CLO Ph: \$/SqFt: **\$211.35**
 SA: **0%** BA: **2.5%** BRA: **2.5%** TOM Dt:
 OM Date:

2/4/2016

SA: (30883) Nanci Kudik
SO: (HOULAW01) Houlihan Lawrence Inc.
CSA:
CSO:

HGMLS Matrix

Sell Price: \$555,000
List Price: \$549,500
SP%LP/OL: 101% / 101%
Financing: Conventional

Sell Dt: 11/03/2015
Contract Dt: 01/30/2015
Sell Cns: \$0
\$/SqFt Sold: \$213.46

Prepared By: John E. Ravetto

Date Printed: 02/04/2016

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**Town of Kent Planning Board
Resolution Of Time Extension Pertaining To
Final Subdivision Approval
Revised Lot Line Approval
Steep Slope and Erosion Control Permit Approval
Freshwater Wetland Permit Approval**

Matter of Hilltop Estates Subdivision

Whereas, on September 11, 2014 the Town of Kent Planning Board granted conditional Final Subdivision, Revised Lot Line, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit approvals for the Hilltop Estates Subdivision; and

Whereas, said final approvals are valid for 180 days and pursuant to Town Law §279(7)(c) the Board may extend for periods of ninety days each, the time in which a conditionally approved final plat must be submitted for Chairman's signature if, in the Board's opinion, such extension is warranted by the particular circumstances of the matter; and

Whereas, the Planning Board has previously granted 90 day extensions for the project forward from March 10, 2015 to June 4, 2015; forward from June 4, 2015 to September 1, 2015, forward from September 1 , 2015 to November 29, 2015; and forward from November 29 to February 26, 2016; and

Whereas, the Board has been advised that the applicant continues to make substantial progress in completing the conditions of the approvals, including obtaining other agency permits and approvals, although some work has yet to be completed including town and acceptance of the various agreements and easements pertaining to the proposed storm water facilities, dedication of the road as a town highway, obtaining bond security for completion of the proposed town highway, and the formation of a homeowner's association; and

Now Therefore Be It Resolved, that the Planning Board grants a ninety (90) day extension of the Final Subdivision, Revised Lot Line, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit approvals for the Hilltop Estates Subdivision forward from February 26, 2016 to May 25, 2016; and

Be It Further Resolved, that this resolution is an extension of time only to allow completion of the conditions of the original approvals as set forth in the Board's resolution of September 11, 2014, said conditions remaining unchanged and in force and effect.

Motion: Phillip Tolmach

Second: Dennis Lowes

Michael McDermott, Chairman Aye

Dennis Lowes, Vice Chairman Aye

Janis Bolbrock Absent

George Brunner Aye

Charles Sisto Aye

Phil Tolmach Aye

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

**Town of Kent Planning Board
Resolution of Amended Site Plan
Amended Steep Slope and Erosion Control Permit
and Amended Freshwater Wetland Permit Approvals**

**Matter of Patterson Crossing Retail Development
Town of Kent / Town of Patterson**

Whereas, the Town of Kent Planning Board has received an application from Patterson Crossing Realty, LLC, 1699 Route 6, Suite 1, Patterson, New York 10512 for Amended Site Plan, Amended Steep Slope and Erosion Control Permit, and Amended Freshwater Wetland Permit approvals to allow the development of a 382,560 square-foot retail center for a project known as Patterson Crossing Retail Development ("Project"); and

Whereas, the Planning Board originally granted Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit approvals for the Project on September 9, 2010; and

Whereas, due to the complexity of the project and the number of other agency approvals that are necessary for work to commence, including poor economic conditions that have prevailed since 2008, the Planning Board re-issued all of the project approvals on May 10, 2012, May 9, 2013, and October 9, 2014 along with several time extensions including a 180 day extension granted on September 17, 2015 that extended all of the approvals forward from October 9, 2015 to April 5, 2016; and

Whereas, the proposed Amended Site Plan would reduce the grade of the access driveway from approximately 8% slope to approximately 7% slope thereby necessitating a lengthening of the driveway approximately 100 feet, 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 rather than as part of future work; and

Whereas, the Amended Site Plan 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, while ensuring that 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 occur during the first phase of the work instead of at a later phase of site development; and

Whereas, although the proposed change to the driveway would result in some additional land disturbance, the Board considers such disturbance to be minor while taking note that a reduction in the overall slope of the driveway would improve emergency, delivery, and passenger vehicle access to the site; and

Whereas, the Board is aware that the excessive erosion along the "gully" has resulted in a deep ravine that carries uncontrolled storm water runoff during storm events into Lake Carmel and is a major contributor of phosphorus to the Lake and local waterways, and that 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; and

Whereas, the Board is required to consider whether the proposed amended project plans raise new or previously unanticipated planning impacts or concerns and whether such impacts or concerns necessitate reconsideration of the Board's prior SEQRA determinations; and

Whereas, the Board's consideration of potentially significant environmental issues also takes into account any changes to the project site or to the neighborhood surrounding the project site such that the Board might otherwise be compelled to re-open and re-consider the Findings Statement that was adopted on September 9, 2010; and

Whereas, after such re-consideration the Board finds that there has been no substantive or material change to the proposed project design from the plans that were originally approved on September 9, 2010 that raise new or previously unanticipated environmental concerns that might warrant re-opening the Board's previous environmental review; and

Whereas, the Board has examined the project site and the character and nature of the neighborhood adjacent to the project site and finds that, with the exception of storm water improvements installed by the New York State Department of Transportation along the adjacent state highway, there has been no material change to the project site or to the neighborhood that might warrant a full site plan review; and

Whereas, because the Project has not materially changed from the one originally approved the Planning Board hereby waives a public hearing on the proposed Amended Site Plan, Amended Steep Slope and Erosion Control Permit, and Amended Freshwater Wetland Permit applications; and

Whereas, the Board referred the proposed Amended Site Plan application to the Putnam County Department of Planning for review and recommendation pursuant to GML 239-m; and

Whereas, by letter dated March 7, 2016 said Planning Department did not comment on the proposed project plans and recommended approval without change; and

Whereas, the Planning Board has reviewed the information and data supplied by the applicant for the proposed Amended Site Plan approval and has determined that the requirements of §77-60 and §77-61 of the Town Zoning Law have been met; and

Whereas, pursuant to §77-61(B) and §66-6 of the Town Code the Planning Board finds that the proposed Amended Site Plan meets the requirements of the Zoning Law, specifically:

1. The layout of the proposed driveway access and storm water management facilities of the Project in Kent will have a harmonious relationship with the existing and planned development of contiguous lands and adjacent neighborhoods. As noted in the adopted Findings Statement the Board's review of the project plans indicates that proper provisions have been made for the capture and treatment of storm water runoff so that flooding of adjacent properties would be avoided. In addition, the project plans include landscaping of the access driveway and in certain areas of the storm water management facilities to reduce

the visual impact of the improvements to adjacent and nearby properties.

2. The proposed access driveway and storm water management facilities would have no material adverse effect upon the desirability of such neighborhoods for the uses contemplated by this Chapter. As noted in the adopted Findings Statement the Project must, as a condition of those findings and of this resolution of approval, comply with Chapter 66 of the Town Code in regard to the construction, operation and maintenance of storm water management facilities, including the posting of securities sufficient to ensure the completion of any required improvements, and the providing of such agreements, remedies and security as the Town shall require for the continued maintenance and repair of such facilities. In addition, any required blasting would be subject to the permit requirements of Chapter 38 of the Town Code, and construction activities shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM as set forth in Chapter 48 of the Town Code.
3. The proposed access driveway and storm water management facilities would be properly related to the uses, goals and policies for land development as expressed in the Town Comprehensive Plan.
4. Pedestrian and vehicular access, traffic circulation and the general layout of the site would be properly planned with regard to the safety of vehicles and pedestrians using the site, as well as those on neighboring properties and streets.
5. The improvements proposed for the Kent portion of the project are properly oriented so as to take advantage of solar access with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact of solar access to adjacent uses and properties.
6. The location of the access driveway and storm water management facilities reflects an awareness of and sensitivity to the views, terrain, soils, plant life and other unique qualities of the site and shall, to the maximum extent practical, preserve and enlarge upon these assets for recreation, scenic or conservation purposes.
7. The proposed use and improvements conform to the requirements of the Chapter 77 of the Town of Kent Code.

Whereas, pursuant to §39A-7(D)(1) of the Town Code the Planning Board has reviewed the proposed Amended Site Plan and has determined that the requirements of Chapter §39A, "Freshwater Wetlands" of the Town Code have been met as noted in the Findings Statement adopted by the Involved Agency:

"Under Chapter 39A of the Town Code the Town of Kent regulates certain discharges and other activities into wetlands, water bodies, and water courses and their "controlled areas". For purposes of wetlands the "controlled area" extends 100 feet outward from the edge of the wetland boundary, and for water bodies and water courses the "controlled area" extends 100 feet outward from the bank of the watercourse an elevation of less than three feet above the normal waterline,

whichever is greater. Chapter 39A prohibits the draining, dredging, excavation, and removal of material, the depositing or storing of any material, and the erection of buildings, roads and structures within regulated wetlands, water bodies, and water courses, and their controlled areas without a permit.”

“As previously noted, the applicant proposes to undertake the repair and replacement of an aged and deteriorated section of 30 inch pipe along the south side of NYS Route 311 that is corroded through and is causing sink holes above the pipe and erosion under the pipe, resulting in the deposition of sediment and material (including phosphorus) into the Middle Branch that eventually finds its way to Lake Carmel. This work would also include the placement of certain road improvements within the Route 311 right of way that extends into the “controlled area” of the Middle Branch, which is a regulated water body under Chapter 39A of the Town Code. This work will therefore require a permit from the Planning Board and may also require permits or approvals from the NYCDEP and/or the USACOE. The amount of land area within the controlled area that would be disturbed is ±2850 square feet, or ±0.065 acres.” The proposed storm water retrofits and improvements would serve as mitigation for disturbance to the Town’s jurisdictional watercourse controlled area.

“The work proposed would result in the elimination of a condition under which the corroded pipe is allowing erosion and sediment to enter the Middle Branch and Lake Carmel. This work would therefore correct a latent and adverse environmental condition, meaning that the work to be performed under the Chapter 39A permit from the Town would be a repair of a condition not caused by or otherwise contributed to by the Project. The work is therefore not a mitigation measure as such, but is a repair that the applicant has agreed to perform as part of the installation of the storm water management facilities for the Project. In return the Town would realize an important benefit in the water quality of the Middle Branch and Lake Carmel.”

Whereas, pursuant to §39A-8(C) of the Town Code the Planning Board hereby finds that the Amended Site Plan meets the requirements for issuance of a Freshwater Wetland Permit, specifically:

1. The proposed disturbance to the controlled area of the Middle Branch surface waters is consistent with the policy of this chapter.
2. The proposed disturbance to the controlled area of the Middle Branch surface waters is consistent with the land use regulations governing wetlands, water bodies and watercourses applicable in the Town of Kent.
3. The proposed disturbance to the controlled area of the Middle Branch surface waters is compatible with the public health and welfare.
4. There is no practicable alternative to the loss of the controlled area function.
5. The proposed disturbance would minimize the degradation to the Towns surface water bodies and adverse impacts on the functions and benefits that the surface waters provide.
6. The proposed disturbance would be in compliance with the standards set forth in the New

York State Freshwater Wetland Regulations, 6 NYCRR 665.7(e) and (g).

Now Therefore Be It Resolved, the Planning Board hereby affirms its September 9, 2010 Findings Statement for the Patterson Crossing Retail Development in its entirety; and

Be It Further Resolved, pursuant to §77-60 and §77-61 of the Town Code the Planning Board grants Amended Site Plan Approval for the Patterson Crossing Retail Development as described herein; and

Be It Further Resolved, pursuant to §66-6 of the Town Code the Planning Board waives the maximum slope requirements of Chapter 66 to allow maximum slopes of 50% as may be approved by the Planning Board's Professional Engineer, and grants Steep Slope and Erosion Control approval for the project as described herein; and

Be It Further Resolved, pursuant to §39A-7(D)(1) of the Town Code the Planning Board grants Freshwater Wetland Permit approval for the regulated activities as described herein; and

Be It Further Resolved, the Amended Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit approvals granted herein are expressly conditioned completion of, and compliance with, the following:

- 1) *The Project shall be developed in accordance with the plans and specifications that have been reviewed by the Planning Board, specifically:*
 - a) *Site plan map set prepared by Insite Engineering, Surveying & Landscape Architecture, P.C, consisting of the following drawings:*
 - i) *VM-1K, Vicinity Map, dated January 21, 2016.*
 - ii) *EX-1K, Existing Conditions Plan, dated January 21, 2016.*
 - iii) *SS-1K, Soils & Slopes Map, dated January 21, 2016.*
 - iv) *SP-1K, Overall Site Plan, dated January 21, 2016.*
 - v) *SP-2K, Layout & Landscape Plan, dated January 21, 2016.*
 - vi) *SP-3K, Grading & Utilities Plan, dated January 21, 2016, revised February 18, 2016.*
 - vii) *SP-4.1K, Overall Phasing Plan, dated January 21, 2016.*
 - viii) *SP-4.2K, Sediment & Erosion Control Plan, dated January 21, 2016, revised February 18, 2016.*
 - ix) *SP-4.3K, Sediment & Erosion Control Plan, dated January 21, 2016, revised February 18, 2016.*
 - x) *SP-5K, Kent Watercourse Controlled Area Improvement Plan, dated January 21, 2016.*

- xi) PR-1K, Profiles, dated January 21, 2016.*
 - xii) PR-2K, Drainage Profiles, dated January 21, 2016, revised February 18, 2016.*
 - xiii) L-1K, Lighting Plan, dated January 21, 2016, revised February 18, 2016.*
 - xiv) DA-1K, Site Drainage Areas Contributing to the Middle Branch of the Croton River, dated January 21, 2016.*
 - xv) D-1K, Site Details, dated January 21, 2016.*
 - xvi) D-2K, Site Details, dated January 21, 2016.*
 - xvii) D-3K, Site Details, dated January 21, 2016.*
 - xviii) D-4K, Site Details, dated January 21, 2016.*
- 2) Prior to the obtaining Chairman's signature on the project plans the following additional approvals and permits shall be obtained and any conditions following, or otherwise stated in this resolution, shall be complied with:*
- a) Planning Board Professional Engineer and Wetland Consultant approval of the Storm Water Pollution Prevention Plan and Steep Slope Permit (Chapter 66 of the Town Code).*
 - b) Planning Board Professional Engineer, Attorney, and Wetland Consultant approval of any agreements required under Chapter 66 of the Town Code to ensure the performance of the Project obligations regarding that Chapter, and any Storm Water Pollution Prevention Plan and Steep Slope Permit issued thereunder.*
 - c) Town Board approval of the agreement(s), as set forth in §E(1) of the Involved Agency's Findings Statement, to address the establishment of tax liens by either host municipality upon the portion of the project in its jurisdiction to remedy default by the Project in future maintenance of storm water facilities situated in either of the two municipalities, and acceptance and execution of said agreement(s) by the Town Board of the Town of Kent, the Town Board of the Town of Patterson, and the applicant/owner, unless the Town Board elects to pursue other or alternative forms of security.*
 - d) NYS Department of Transportation approval for the specific traffic mitigation improvements within county highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*
 - e) Putnam County DPW approval for the specific traffic mitigation improvements within county highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*
 - f) Town of Kent Highway Department approval for the specific traffic mitigation improvements within town highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*

- g) Any required approvals from the NYC Department of Environmental Protection.*
- h) Any required approvals from the Putnam County Department of Health.*
- i) Any required U.S. Army Corps of Engineers (ACOE) permit(s).*
- 3) Implementation, maintenance, and/or completion, as may be the case, of any mitigation and conditions set forth in sections "C", "D", and "E" of the Involved Agency's Findings Statement adopted September 9, 2010 is an express condition of the Site Plan Approval, the Steep Slope and Erosion Control Permit Approval, and the Freshwater Wetland Permit Approval granted herein.*
- 4) During and after construction the applicant shall adhere to, and the site shall be maintained in accordance with, any required mitigation as set forth in the Lead Agency's Findings Statement and the Involved Agency's Findings Statement.*
- 5) During and after construction the applicant shall adhere to, and the site shall be maintained in accordance with, any required conditions of this approval and the Town of Patterson Planning Board's Site Plan Approval.*
- 6) At all times the applicant shall maintain the site in accordance with the approved Site Plan and any on-going conditions of Site Plan Approval as set forth herein or as required by any other permitting or approving agency, including the MS4 approved SWPPP.*
- 7) There shall be no vehicles parked and offered for sale on the site.*
- 8) At the completion of construction, and prior to issuance of a Certificate of Occupancy, the applicant shall provide a certification sealed and signed by a New York State Licensed Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an "as built" survey of the completed improvements.*
- 9) Payment to the Town of Kent the following fees:*
 - a) Any unpaid or outstanding application fees.*
 - b) Any review fees accrued by the Planning Board and the Town Board during the review of the application.*
 - c) An inspection fee, in an amount to be established by the Planning Board, to cover the cost of construction and post-construction inspections by the Board's Professional Engineer, Wetland Consultant, and Planning Consultant.*

- 10) *Address to the satisfaction of the Planning Board the comments of the Planning Board Professional Engineer as set forth in a memorandum dated September 9, 2010 and March 9, 2016.*
- 11) *Address to the satisfaction of the Planning Board the comments of the Planning Board Wetland Consultant as set forth in a memorandum dated August 2010 and February 11, 2016.*
- 12) *It is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of this Site Plan Approval have been completed, and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board Planning Consultant verifying that the conditions of this approval have been completed.*
- 13) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans for the development and shall be maintained in a good and functional condition during the course of site work and construction.*
- 14) *Except for "field changes" as may be approved by the Planning Board Professional Engineer or Wetland Consultant, the project shall be constructed in accordance with the project plans as set forth above. Any changes to the Site Plan and any changes to the Freshwater Wetland Permit shall be subject to the prior approval of the Planning Board before any such changes are implemented.*
- 15) *Pursuant to Chapter 38, Article II of the Town of Kent Code any blasting activity within the Town of Kent will require a permit from the Town Fire Inspector. In accordance with Section 38-13.3 of the Town Code blasting may be conducted when authorized by permit Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m., and shall be prohibited Saturdays, Sundays and legal holidays. For blasting operations in the Town of Patterson the Applicant shall adhere to the requirements set forth in the Lead Agency's Findings Statement subject to the review and approval of the Town of Patterson.*
- 16) *Pursuant to Chapter 48 of the Town of Kent Code construction activity within the Town of Kent shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM.*
- 17) *The Site Plan and Freshwater Wetland Permit approvals granted herein shall expire 1 year from the date of this approval. Prior to the expiration of these approvals, and in accordance with §77-61(C) of the Town Code, the applicant may request up to two additional 90 day extensions.*
- 18) *Approvals are conditioned upon arrangements acceptable to the Town Board concerning responsibility for future maintenance and repair of the storm water management facilities located in the Town of Kent portion of the Project.*
- 19) *Approvals are conditioned upon arrangements acceptable to the Town Board concerning responsibility for future maintenance, repair, and replacement of water and wastewater facilities situated within the Town of Kent portion of the Project.*

*Town of Kent Planning Board
Matter of Patterson Crossing Retail Development
Resolution of Amended Site Plan
Amended Steep Slope and Erosion Control
Amended Freshwater Wetland Permit Approvals
March 10, 2016*

20) *The applicant will prepare and submit for approval of the Planning Board a handout for nearby residents which addresses the process of blasting, scheduling, monitoring and all significant pre-blast and post-blast matters, and including a municipal contact name and telephone number in both the Town of Kent and Town of Patterson. The applicant will distribute the approved handout to all residents within a 1,000 foot radius of the point of blasting.*

Motion: George Brunner Second: Janis Bolbrock

Michael McDermott, Chairman Aye

Janis Bolbrock, Vice Chair Aye

George Brunner Aye

Phil Tolmach Aye

Charles Sisto Recused

Dennis Lowes Aye

Aye

I certify that the above resolution was adopted by the Town of Kent Planning Board on March 10, 2016 at a regular meeting of the Board.



Vera Patterson, Clerk
Town of Kent Planning Board

[Type text]

**Town of Kent Planning Board
Resolution of Time Extension Pertaining To
Site Plan,
Steep Slope and Erosion Control Permit
and
Freshwater Wetland Permit Approvals**

**Matter of Patterson Crossing Retail Development
Town of Kent / Town of Patterson**

Whereas, on October 9, 2014 the Town of Kent Planning Board granted conditional Site Plan, Steep Slope and Erosion Control Permit and Freshwater Wetland Permit approvals to allow the development of a ± 382,560 square-foot retail center for a project known as Patterson Crossing Retail Development ("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 Board has been advised that the applicant has made substantial progress in completing the conditions of the approvals, including obtaining other agency permits and approvals, although some work has yet to be completed including finalization of certain agreements between the Town and the applicant and posting of performance securities in accordance with said agreements;

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 October 9, 2015 for the Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit approvals for the Patterson Crossing Retail Development; 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 October 9, 2014, said conditions remaining unchanged and in force and effect.

Motion: George Brunner

Second: Janis Bolbrock

Michael McDermott, Chairman Aye

Janis Bolbrock Aye

George Brunner Aye

Dennis Lowes Aye

Phil Tolmach Aye

Charles Sisto Aye

Glenna Wright Aye

Date: October 8, 2015

I certify that the above resolution was adopted by the Town of Kent Planning Board on October 8, 2015 at a regular meeting of the Board.

Vera Patterson

Vera Patterson, Clerk
Town of Kent Planning Board

**Town of Kent Planning Board
Resolution of Site Plan
Steep Slope and Erosion Control Permit
and Freshwater Wetland Permit Approvals**

**Matter of Patterson Crossing Retail Development
Town of Kent / Town of Patterson**

Whereas, the Town of Kent Planning Board has received an application from Patterson Crossing Realty, LLC, 1699 Route 6, Suite 1, Patterson, New York 10512 for re-approval of Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit approvals to allow the development of a 382,560 square-foot retail center for a project known as Patterson Crossing Retail Development (“Project”); and

Whereas, the Planning Board originally granted Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit approvals for the Project on September 9, 2010; and

Whereas, due to the complexity of the project and the number of other agency approvals that are necessary for work to commence, including poor economic conditions that have prevailed since 2008, the Planning Board re-issued all of the project approvals on May 10, 2012 and on May 9, 2013 with the current re-approvals to expire on November 4, 2014; and

Whereas, given the four years that have passed since the time the original approvals were granted on September 9, 2010 the Board has examined whether the project plans have changed and whether there have been changes to the project site and the neighborhood surrounding the project site such that the Board should re-open its site plan review and consider the project re-approvals in light of changed conditions; and

Whereas, in considering whether to re-open the site plan review process the Board is guided by New York State caselaw that directs the Board to “. . . *determine what in essence has been approved in the action by the board on the project, and whether new approval is necessary because the essence has been changed . . .*” (Margulis v Lindsay 31 N.Y.2d 167 at 173 (1972)); and

Whereas, the Board has examined the project plans submitted for re-approval and finds that there has been no material change to the proposed project design from the plans that were originally approved in September 2010; and

Whereas, the Board has examined the project site and the character and nature of the neighborhood adjacent to the project site and finds that, with the exception of storm water improvements installed by the New York State Department of Transportation along the adjacent state highway, there has been no material change to the project site or to the neighborhood that might warrant a full site plan review; and

Whereas, because the Project has not materially changed from the one originally approved the Planning Board hereby waives a public hearing on the re-approval of the Site Plan, Steep Slope and Erosion Control Permit, and Freshwater Wetland Permit applications; and

Whereas, pursuant to GML 239-m the original Site Plan application was referred to the Putnam County Department of Planning which recommended approval of the applications; and

Whereas, the Project was subject to a coordinated review pursuant to the State Environmental Quality Review Act (“SEQRA”) whereby the Town of Patterson Planning Board was designated the Lead Agency for the Project; and

Whereas, on July 17, 2008 the Lead Agency adopted a Findings Statement for the Project; and

Whereas, the Town of Kent Planning Board is an Involved Agency under the State Environmental Quality Review Act; and

Whereas, as an Involved Agency the Town of Kent Planning Board is also required to adopt a Findings Statement setting forth the Board’s compliance with the applicable procedural and substantive requirements of SEQRA in its review of the action; and

Whereas, at a regular meeting of the Planning Board on September 9, 2010 the Board adopted its own Findings Statement for the Project thereby completing its environmental review of the action; and

Whereas, the Planning Board has reviewed the information and data supplied by the applicant for the current request for re-approval and has determined that the requirements of §77-60 and §77-61 of the Town Zoning Law have been met; and

Whereas, pursuant to §77-61(B) and §66-6 of the Town Code the Planning Board hereby re-affirms its original findings of September 9, 2010, specifically:

1. The layout of the proposed driveway access and storm water management facilities of the Project in Kent will have a harmonious relationship with the existing and planned development of contiguous lands and adjacent neighborhoods. As noted in the adopted Findings Statement the Board’s review of the project plans indicates that proper provisions have been made for the capture and treatment of storm water runoff so that flooding of adjacent properties would be avoided. In addition, the project plans include landscaping of the access driveway and in certain areas of the storm water management facilities to reduce the visual impact of the improvements to adjacent and nearby properties.
2. The proposed access driveway and storm water management facilities will have no material adverse effect upon the desirability of such neighborhoods for the uses contemplated by this Chapter. As noted in the adopted Findings Statement the Project must, as a condition of those findings and of this resolution of approval, comply with Chapter 66 of the Town Code in regard to the construction, operation and maintenance of storm water management facilities, including the posting of securities sufficient to ensure the completion of any required improvements, and the providing of such agreements, remedies and security as the Town shall require for the continued maintenance and repair of such facilities. In addition, any required blasting would be subject to the permit requirements of Chapter 38 of the Town Code, and construction activities shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM as set forth in Chapter 48 of the Town Code.
3. The proposed access driveway and storm water management facilities are properly related to the uses, goals and policies for land development as expressed in the Town Comprehensive Plan.
4. Pedestrian and vehicular access, traffic circulation and the general layout of the site are properly planned with regard to the safety of vehicles and pedestrians using the site, as well as those on neighboring properties and

streets.

5. The improvements proposed for the Kent portion of the project are properly oriented so as to take advantage of solar access with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact of solar access to adjacent uses and properties.
6. The location of the access driveway and storm water management facilities reflects an awareness of and sensitivity to the views, terrain, soils, plant life and other unique qualities of the site and shall, to the maximum extent practical, preserve and enlarge upon these assets for recreation, scenic or conservation purposes.
7. The proposed use and improvements conform to the requirements of the Chapter 77 of the Town of Kent Code.

Whereas, pursuant to §39A-7(D)(1) of the Town Code the Planning Board has reviewed the information and data supplied by the applicant and has determined that the requirements of Chapter §39A, “Freshwater Wetlands” of the Town Code have been met as noted in the Findings Statement adopted by the Involved Agency:

“Under Chapter 39A of the Town Code the Town of Kent regulates certain discharges and other activities into wetlands, water bodies, and water courses and their “controlled areas”. For purposes of wetlands the “controlled area” extends 100 feet outward from the edge of the wetland boundary, and for water bodies and water courses the “controlled area” extends 100 feet outward from the bank of the watercourse an elevation of less than three feet above the normal waterline, whichever is greater. Chapter 39A prohibits the draining, dredging, excavation, and removal of material, the depositing or storing of any material, and the erection of buildings, roads and structures within regulated wetlands, water bodies, and water courses, and their controlled areas without a permit.”

“As previously noted, the applicant proposes to undertake the repair and replacement of an aged and deteriorated section of 30 inch pipe along the south side of NYS Route 311 that is corroded through and is causing sink holes above the pipe and erosion under the pipe, resulting in the deposition of sediment and material (including phosphorus) into the Middle Branch that eventually finds its way to Lake Carmel. This work would also include the placement of certain road improvements within the Route 311 right of way that extends into the “controlled area” of the Middle Branch, which is a regulated water body under Chapter 39A of the Town Code. This work will therefore require a permit from the Planning Board and may also require permits or approvals from the NYCDEP and/or the USACOE. The amount of land area within the controlled area that would be disturbed is ±2850 square feet, or ±0.065 acres.” The proposed storm water retrofits and improvements would serve as mitigation for disturbance to the Town’s jurisdictional watercourse controlled area.

“The work proposed would result in the elimination of a condition under which the corroded pipe is allowing erosion and sediment to enter the Middle Branch and Lake Carmel. This work would therefore correct a latent and adverse environmental condition, meaning that the work to be performed under the Chapter 39A permit from the Town would be a repair of a condition not caused by or otherwise contributed to by the Project. The work is therefore not a mitigation measure as such, but is a repair that the applicant has agreed to perform as part of the installation of the storm water management facilities for the Project. In return the Town would realize an important benefit in the water quality of the Middle Branch and Lake Carmel.”

Whereas, pursuant to §39A-8(C) of the Town Code the Planning Board hereby re-affirms its original findings of September 9, 2010, specifically:

1. The proposed disturbance to the controlled area of the Middle Branch surface waters is consistent with the policy of this chapter.
2. The proposed disturbance to the controlled area of the Middle Branch surface waters is consistent with the land use regulations governing wetlands, water bodies and watercourses applicable in the Town of Kent.
3. The proposed disturbance to the controlled area of the Middle Branch surface waters is compatible with the public health and welfare.
4. There is no practicable alternative to the loss of the controlled area function.
5. The proposed disturbance would minimize the degradation to the Towns surface water bodies and adverse impacts on the functions and benefits that the surface waters provide.
6. The proposed disturbance would be in compliance with the standards set forth in the New York State Freshwater Wetland Regulations, 6 NYCRR 665.7(e) and (g).

Now Therefore Be It Resolved, the Planning Board hereby affirms and re-adopts the its September 9, 2010 Findings Statement for the Patterson Crossing Retail Development in its entirety; and

Be It Further Resolved, pursuant to §77-60 and §77-61 of the Town Code the Planning Board grants Site Plan Approval for the Patterson Crossing Retail Development as described herein.

Be It Further Resolved, pursuant to §66-6 of the Town Code the Planning Board waives the maximum slope requirements of Chapter 66 to allow maximum slopes of 50% as may be approved by the Planning Board's Professional Engineer.

Be It Further Resolved, pursuant to §39A-7(D)(1) of the Town Code the Planning Board grants Freshwater Wetland Permit approval for the regulated activities as described herein.

Be It Further Resolved, the Site Plan Approval, the Steep Slope and Erosion Control Permit Approval, and the Freshwater Wetland Permit Approval granted herein are expressly conditioned completion of, and compliance with, the following:

- 1) *The Project shall be developed in accordance with the plans and specifications that have been reviewed by the Planning Board, specifically:*
 - a) *Site plan map set prepared by Insite Engineering, Surveying & Landscape Architecture, P.C, consisting of the following drawings:*
 - i) *VM-1K, Vicinity Map, dated February 29, 2008, last revised August 21, 2014.*
 - ii) *EX-1K, Existing Conditions Plan, dated February 29, 2008, last revised August 21, 2014.*
 - iii) *SS-1K, Soils & Slopes Map, dated January 26, 2009, last revised August 21, 2014.*

- iv) SP-1K, Overall Site Plan, dated February 29, 2008, last revised August 21, 2014.*
- v) SP-2K, Layout & Landscape Plan, dated February 29, 2008, last revised August 21, 2014.*
- vi) SP-3K, Grading & Utilities Plan, dated February 29, 2008, last revised August 21, 2014.*
- vii) SP-4.1K, Overall Phasing Plan, dated February 29, 2008, last revised August 21, 2014.*
- viii) SP-4.2K, Sediment & Erosion Control Plan, dated February 29, 2008, last revised August 21, 2014.*
- ix) SP-4.3K, Sediment & Erosion Control Plan, dated January 21, 2010, last revised August 21, 2014.*
- x) SP-5K, Kent Watercourse Controlled Area Improvement Plan, dated March 18, 2010, last revised August 21, 2014.*
- xi) PR-1K, Profiles, dated February 29, 2008, last revised August 21, 2014.*
- xii) PR-2K, Drainage Profiles, dated January 28, 2009, last revised August 21, 2014.*
- xiii) L-1K, Lighting Plan, dated February 29, 2008, last revised August 21, 2014.*
- xiv) DA-1K, Site Drainage Areas Contributing to the Middle Branch of the Croton River, dated March 17, 2009, last revised August 21, 2014.*
- xv) D-1K, Site Details, dated February 29, 2008, last revised August 21, 2014.*
- xvi) D-2K, Site Details, dated February 29, 2008, last revised August 21, 2014.*
- xvii) D-3K, Site Details, dated February 29, 2008, last revised August 21, 2014.*
- xviii) D-4K, Site Details, dated February 29, 2008, last revised August 21, 2014.*

- 2) Prior to the obtaining Chairman's signature on the project plans the following additional approvals and permits shall be obtained and any conditions following, or otherwise stated in this resolution, shall be complied with:*
- a) Planning Board Professional Engineer and Wetland Consultant approval of the Storm Water Pollution Prevention Plan and Steep Slope Permit (Chapter 66 of the Town Code).*
 - b) Planning Board Professional Engineer, Attorney, and Wetland Consultant approval of any agreements required under Chapter 66 of the Town Code to ensure the performance of the Project obligations regarding that Chapter, and any Storm Water Pollution Prevention Plan and Steep Slope Permit issued thereunder.*
 - c) Town Board approval of the agreement(s), as set forth in §E(1) of the Involved Agency's Findings Statement, to address the establishment of tax liens by either host municipality upon the portion of the project in its jurisdiction to remedy default by the Project in future maintenance of storm water facilities situated in either of the two municipalities, and acceptance and execution of said agreement(s) by the Town Board of the Town of Kent, the Town Board of the Town of Patterson, and the applicant/owner, unless the Town Board elects to pursue other or alternative forms of security.*
 - d) NYS Department of Transportation approval for the specific traffic mitigation improvements within county highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*

- e) *Putnam County DPW approval for the specific traffic mitigation improvements within county highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*
 - f) *Town of Kent Highway Department approval for the specific traffic mitigation improvements within town highway rights-of-way and payment of funds related to monitoring of traffic as set forth in section E(4) of the Involved Agency's Findings Statement.*
 - g) *Any required approvals from the NYC Department of Environmental Protection.*
 - h) *Any required approvals from the Putnam County Department of Health.*
 - i) *Any required U.S. Army Corps of Engineers (ACOE) permit(s).*
- 3) *Implementation, maintenance, and/or completion, as may be the case, of any mitigation and conditions set forth in sections "C", "D", and "E" of the Involved Agency's Findings Statement adopted September 9, 2010 is an express condition of the Site Plan Approval, the Steep Slope and Erosion Control Permit Approval, and the Freshwater Wetland Permit Approval granted herein.*
- 4) *During and after construction the applicant shall adhere to, and the site shall be maintained in accordance with, any required mitigation as set forth in the Lead Agency's Findings Statement and the Involved Agency's Findings Statement.*
- 5) *During and after construction the applicant shall adhere to, and the site shall be maintained in accordance with, any required conditions of this approval and the Town of Patterson Planning Board's Site Plan Approval.*
- 6) *At all times the applicant shall maintain the site in accordance with the approved Site Plan and any on-going conditions of Site Plan Approval as set forth herein or as required by any other permitting or approving agency, including the MS4 approved SWPPP.*
- 7) *There shall be no vehicles parked and offered for sale on the site.*
- 8) *At the completion of construction, and prior to issuance of a Certificate of Occupancy, the applicant shall provide a certification sealed and signed by a New York State Licensed Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an "as built" survey of the completed improvements.*

- 9) *Payment to the Town of Kent the following fees:*
 - a) *Any unpaid or outstanding application fees.*
 - b) *Any review fees accrued by the Planning Board and the Town Board during the review of the application.*
 - c) *An inspection fee, in an amount to be established by the Planning Board, to cover the cost of construction and post-construction inspections by the Board's Professional Engineer, Wetland Consultant, and Planning Consultant.*
- 10) *Address to the satisfaction of the Planning Board the comments of the Planning Board Professional Engineer as set forth in a memorandum dated September 9, 2010.*
- 11) *Address to the satisfaction of the Planning Board the comments of the Planning Board Wetland Consultant as set forth in a memorandum dated August 2010.*
- 12) *It is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of this Site Plan Approval have been completed, and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board Planning Consultant verifying that the conditions of this approval have been completed.*
- 13) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans for the development and shall be maintained in a good and functional condition during the course of site work and construction.*
- 14) *Except for "field changes" as may be approved by the Planning Board Professional Engineer or Wetland Consultant, the project shall be constructed in accordance with the project plans as set forth above. Any changes to the Site Plan and any changes to the Freshwater Wetland Permit shall be subject to the prior approval of the Planning Board before any such changes are implemented.*
- 15) *Pursuant to Chapter 38, Article II of the Town of Kent Code any blasting activity within the Town of Kent will require a permit from the Town Fire Inspector. In accordance with Section 38-13.3 of the Town Code blasting may be conducted when authorized by permit Monday through Friday between the hours of 8:30 a.m. and 4:00 p.m., and shall be prohibited Saturdays, Sundays and legal holidays. For blasting operations in the Town of Patterson the Applicant shall adhere to the requirements set forth in the Lead Agency's Findings Statement subject to the review and approval of the Town of Patterson.*
- 16) *Pursuant to Chapter 48 of the Town of Kent Code construction activity within the Town of Kent shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM.*
- 17) *The Site Plan and Freshwater Wetland Permit approvals granted herein shall expire 1 year from the date of this approval. Prior to the expiration of these approvals, and in accordance with §77-61(C) of the Town Code, the applicant may request up to two additional 90 day extensions.*

- 18) *Approvals are conditioned upon arrangements acceptable to the Town Board concerning responsibility for future maintenance and repair of the storm water management facilities located in the Town of Kent portion of the Project.*
- 19) *Approvals are conditioned upon arrangements acceptable to the Town Board concerning responsibility for future maintenance, repair, and replacement of water and wastewater facilities situated within the Town of Kent portion of the Project.*
- 20) *The applicant will prepare and submit for approval of the Planning Board a handout for nearby residents which addresses the process of blasting, scheduling, monitoring and all significant pre-blast and post-blast matters, and including a municipal contact name and telephone number in both the Town of Kent and Town of Patterson. The applicant will distribute the approved handout to all residents within a 1,000 foot radius of the point of blasting.*

Motion: George Brunner

Second: Anthony Mastrangelo

Michael McDermott, Chairman	<u>Aye</u>
Janis Bolbrock	<u>Aye</u>
George Brunner	<u>Aye</u>
Phil Tolmach	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Glenna Wright	<u>Absent</u>
Dennis Lowes	<u>Aye</u>
Anthony Mastrangelo (alt.)	<u>Aye</u>
Arthur Singer (alt.)	<u>Aye</u>

I certify that the above resolution was adopted by the Town of Kent Planning Board on October 9, 2014 at a regular meeting of the Board.



Vera Patterson, Clerk
Town of Kent Planning Board

Planning Kent

From: WRohde@rsaengrs.com
Sent: Thursday, February 04, 2016 3:53 PM
To: Planning Kent; 'Bruce Barber'; Building Inspector; 'Neil Wilson'; 'Charles Sisto'; 'Dennis Lowes'; 'George Brunner'; 'Glenna Wright'; 'Janis Bolbrock'; 'Michael McDermott'; 'Phillip Tolmach'
Subject: RE: Patterson Crossing 1-21-16 Submission
Follow Up Flag: Follow up
Flag Status: Flagged

Corrected Copy

From: WRohde@rsaengrs.com [mailto:WRohde@rsaengrs.com]
Sent: Thursday, February 04, 2016 3:50 PM
To: 'Planning Kent'; 'Bruce Barber'; 'Building Inspector'; 'Neil Wilson'; 'Charles Sisto (csisto4004@comcast.net)'; 'Dennis Lowes (dennis.lowes@ralphmac.com)'; 'George Brunner (bluehog90@verizon.net)'; 'Glenna Wright (glennacw@aol.com)'; 'Janis Bolbrock (Janis_Bolbrock@msn.com)'; 'Michael McDermott (edituhmike@verizon.net)'; 'Phillip Tolmach (bestscapes@verizon.net)'
Subject: RE: Patterson Crossing 1-21-16 Submission

For tonight's meeting, I made a preliminary review of the Patterson Crossing Retail Center Submission dated 1-21-16.

As you may recall, the part in the Town of Kent contains NYCDEP regulated wetlands & watercourses.

One 2000 SF retail building, access road from NYS Route 311 and two stormwater basins are in the Town of Kent part.

The stormwater basins and drains have been re-oriented on the site. Stormwater collection, lighting and phasing are still being design.

The re-design appears to be an improvement of the 2014 design without any major changes. Based on the foregoing, we recommend that the extension of time be granted.

Thank you

Bill Rohde

Wilfred A. Rohde, PE
Rohde Soyka & Andrews
Consulting Engineers PC
40 Garden Street
Poughkeepsie NY 12601
845-452-7515 (Office)
914-474-0029 (Cell)

From: Planning Kent [mailto:planningkent@townofkentny.gov]
Sent: Monday, February 01, 2016 2:56 PM
To: Bruce Barber; Building Inspector; Wilfred A. Rohde (wrohde@rsaengrs.com); 'Neil Wilson'; Charles Sisto (csisto4004@comcast.net); Dennis Lowes (dennis.lowes@ralphmac.com); George Brunner (bluehog90@verizon.net);

Glenna Wright (glennacw@aol.com); Janis Bolbrock (Janis_Bolbrock@msn.com); Michael McDermott (edituhmike@verizon.net); Phillip Tolmach (bestscapes@verizon.net); Planning Kent

Subject: FW: Patterson Crossing 1-21-16 Submission

Please find attached the submittal for the Time Extension for Patterson Crossing as well as the drawings. I was unable to attach the drawings because they are too large, so you can access them by clicking on the link below. The material is in your mailboxes for the workshop this Thursday evening.

Vera Patterson
Planning Board Secretary
Town of Kent
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-225-7802 (T)
845-306-5283 (F)

From: Jamie LoGiudice [<mailto:jlogiudice@insite-eng.com>]

Sent: Thursday, January 21, 2016 11:42 AM

To: Planning Kent

Cc: Jeff Contelmo; Fred Koelsch; Zac Pearson

Subject: Patterson Crossing 1-21-16 Submission

Vera,
Please see the below link to download the Patterson Crossing January 21, 2016 Kent Submission. Let me know if you have any issues downloading the files. We will be delivering the submission within the half hour.

<https://insite-eng.sharefile.com/d-s1b59c69ae9241059>

Thank you,
Jamie

Jamie L. LoGiudice, RLA
Project Landscape Architect

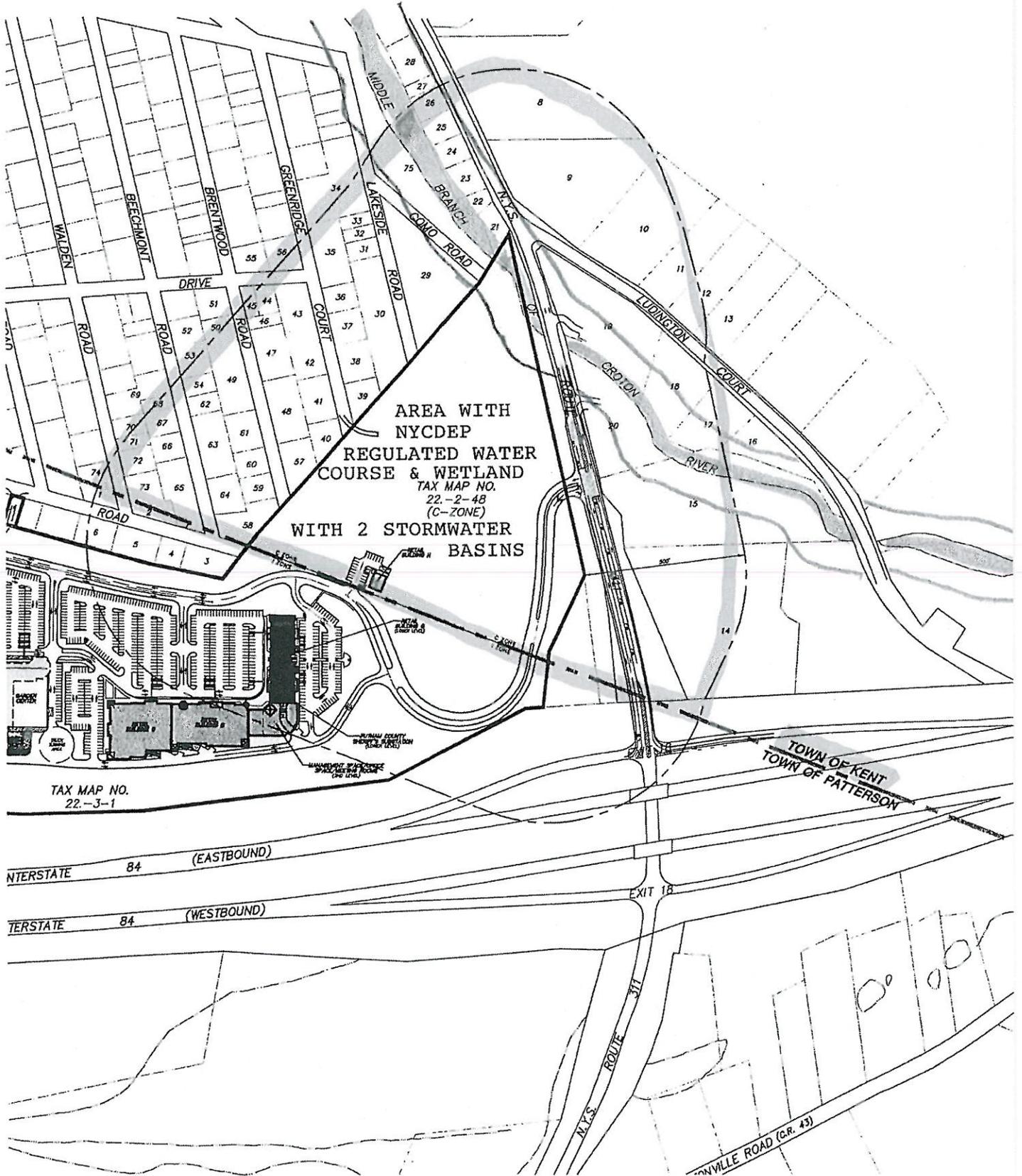
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, New York 10512
(845) 225-9690 Phone
(845) 225-9717 Fax
www.insite-eng.com



This email is intended for the sole use of the addressee(s). Any attached file(s) have been issued for convenience only and at the specific request of the client or their agent. It is specifically understood that any attached file(s) are not certified by Insite Engineering, Surveying, and Landscape Architecture, P.C. (Insite). No use or reproduction of the information provided is permitted without the written consent of Insite.

PATTERSON CROSSING RETAIL CENTER
TM # 22-2-48



AREA WITH
NYCDEP
REGULATED WATER
COURSE & WETLAND
TAX MAP NO.
22-2-48
(C-ZONE)
WITH 2 STORMWATER
BASINS

TAX MAP NO.
22-3-1

INTERSTATE 84 (EASTBOUND)
INTERSTATE 84 (WESTBOUND)

TOWN OF KENT
TOWN OF PATTERSON

EXIT 18

N.Y.S. ROUTE 311

CONVILLE ROAD (GR. 43)



Memorandum

To: Planning Board, Town of Kent **Attn:** Michael McDermott, Chairman

From: Wilfred A. Rohde, P.E. **Subject:** Licari-Limitone Rear Yard Grading
TM: 22-2-5

Date: February 4, 2015 **Project:** Steep Slopes and Erosion &
Sediment Control Plan Review

The following documents were reviewed:

1. Cover letter from Robert J. Cameron, Jr, R.A., dated 1-20-1016
2. Erosion Control Bond Estimate in the amount of \$4,095.00
3. Short Environmental Assessment Form, Parts 1 and 2
4. Drawing EC-1: Erosion and Sediment Control Plan, dated 1-20-2016
5. Technical Report from York Analytical Laboratories for Legacy Valve LLC, dated 9-21-2015

Previous documents include:

1. Planning Board Application form signed and dated 11-16-2015
2. Site Plan Check List signed and dated 11-17-2015
3. Bargain and Sale Deed signed and dated 11-26-2013
4. Notice of Intent (NOI) under GP-0-15-002, not signed and dated
5. Erosion & Sedimentation Control (ESC) Plan, by Putnam Engineering, Drawing EC-1, dated 11-12-2015
6. Sequence of Construction in which project is expected to start 12-10-2015 and end 7-15-2016.

The following comments are offered on the above:

1. This property is hilly and is located on the east side of Lorne Court. The property has an existing ranch style single family home with a walkout basement to the back yard. Also, a wood framed shed is located in the back yard, about 85 east of the house. The re-grading work is between the house and shed.
2. The Applicant is proposing to re-grade the back yard. Approximately 18,000 square feet of land will be physically disturbed. The property has earth slopes ranging from 3-percent to 20-percent. By re-grading the back yard, slopes on the south side will be 50-percent (2H:1V) leading downhill onto the back yard. On the north side of the back yard, the earth slopes go from 13-percent to 33-percent (3H:1V) leading downhill to the adjacent property.
3. The location of the subsurface sanitary treatment system (SSTS, septic and tile field) in the back yard has been located and is shown on the ESC Plan. An orange fence is indicated to be installed around the existing SSTS to keep heavy equipment from running over the tile field.
4. An intercepting swale at the toe of the new north slope is shown on the ESC Plan so as to direct drainage away from the property next door. The swale drains to the northeast corner of the property where a level spreader is proposed, thence into the undisturbed low area at the rear (east side) of the property and ultimately into an existing drainage ditch that crosses the south east corner of the property. Based on the small size of the contributing drainage area (0.83 acres) and the condition of the undisturbed low area, it does not appear that a rain garden or bio-retention basin will be necessary.
5. The existing driveway is shown to be of dirt and gravel with a maximum slope of about 20-percent. Does the Applicant have any plans to pave the driveway in the future? If so, this matter should be addressed now in this application. Also, will the stabilized construction entrance remain in place as part of the existing driveway?
6. The estimated erosion control bond amount of \$4,095 appears to be adequate.
7. With the above comments considered, the NOI will require a few changes, then signed and dated.
8. According to the York Labs Technical Report, it seems that the soil being imported into the site is from the Westchester County Medical Center. It is recommended that this document be reviewed by the Environmental Consultant for the Planning Board.

Given that many of our previous comments have been addressed and that work has already started on-site, approval of this application may be considered by the Planning Board.

Bill Rohde

Wilfred A. Rohde, P.E.

cc: Planning Board via email Bill Walters via email Bruce Barber via email
Neil Wilson via email File: 15-261-999-146

S:\261-Kent\999-Erosion Control\TM 22.-2-5 Licari-Limitone\2-4-2016 RSA Memo to PB.doc



January 21, 2016

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

RE: Patterson Crossing Retail Center
NYS Route 311
Tax Map No. 22-2-48

Dear Chairman McDermott and Members of the Board:

With regard to the above-referenced project, enclosed are the following:

- Fourteen (14) copies of the Combined Application Form for Site Plan, Freshwater Wetland, and Steep Slope & Erosion Control dated January 21, 2016.
- Fourteen (14) copies of the Summary of Approvals dated January 21, 2016.
- Fourteen (14) copies of Figure A, "Proposed Improvements within Regulated Areas," January 21, 2016.
- Five (5) full-size sets of Amended Site Plans (14 sheets) dated January 21, 2016.
- Nine (9) reduced-size sets of Amended Site Plans (14 sheets) dated January 21, 2016.
- Application Fee in the amount of ~~\$2,150.00~~. *see Attached*

The changes to the site plan include the following:

1. Update of the stormwater treatment system for the runoff from the Lake Carmel Community located along the western side of the property. The Amended Site Plans are now consistent with the East of Hudson Watershed Corporation's project, which is being rebid next month for construction in the spring of this year.
2. The road grade has been lessened from approximately 8%, to approximately 7%, based on input from the applicant's consultants.

The Amended Site Plans have been updated to reflect all of the improvements discussed above with the exception of the following detailed items, which are currently being developed and will be available for the next meeting with the Board.

1. The stormwater collection system pipe sizing and detailed invert information (to be provided on Drawing SP-3K).
2. The detailed snapshots of each phase included within the Town of Kent (to be provided on Drawings SP-4.2K and SP-4.3K).

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

3. The drainage profiles (to be provided on Drawing PR-2K).
4. The Lighting Plan with photometric data (to be provided on Drawing L-1K).

We respectfully request that this project be placed on the February 11, 2016 Planning Board agenda to discuss the Amended Site Plan documents. Should you have any questions or comments regarding the above information, please do not hesitate to contact me.

Very truly yours,

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

By:



Jeffrey J. Contelmo, P.E.
Principal Engineer

JJC/amh

Enclosures

cc: Fred Koelsch, CRI

Insite File No. 01124.100

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

APPROVAL REQUESTED FOR: (Check all that apply)

Pre-Application Review

Preliminary Subdivision

Final Subdivision

Revised Lot Line

Site Plan

Conditional Use Permit

Freshwater Wetland

Steep Slope & Erosion Ctrl

Name of Project: Patterson Crossing Retail Center

Description of Proposed Activity:

Includes the construction of a retail center access drive, stormwater facilities and a 2,000 sf retail building with associated parking and appurtenances.

Name of Applicant(s): Patterson Crossing Realty Co. LLC

Address: 1699 Route 6, Suite 1, Carmel New York 10512

Telephone: (845) 228-1400

Name and Address of Record Owner(s): same as above

Tax Map Number of all parcels: 22.-2-48

A) For All Applications:

1) Total acreage involved in application: 16.4

2) Total contiguous acreage controlled by applicant/owner: 91.2

3) Total number of existing structures: 0

4) Type of existing structures: N/A

5) Total square footage of all new construction: 2,000 square feet

6) Estimated value of new construction or addition: undetermined

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

New Construction:	Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Institutional	<input type="checkbox"/>
Expansion:	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Institutional	<input type="checkbox"/>
Home Occupation:	<input type="checkbox"/>	Change in use:	<input type="checkbox"/>	Other:	<input type="checkbox"/>	

8) Zoning District: C-Commercial

9) Does applicant intend to request any information waivers? (See checklist)

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

Location of trees with a diameter of 8 inches dbh or greater

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

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

11) Have any area or use variances affecting the property been previously granted? Are any applications for area of use variance approval pending before the Town Zoning Board of Appeals?

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

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

12) Have any permits affecting the property been issued by any other governmental agency?
No Yes If yes, please list in detail (attach separate pages if necessary):

see attached list

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?
No Yes If yes, please list in detail (attach separate pages if necessary):

see DEIS for list of required permits

14) Attach a copy of the current deed and any easements, deeds, covenants, or declarations affecting the property.

Name and Address of Professional Engineer: Insite Engineering, Surveying & Landscape
Architecture P.C. 3 Garrett Place Carmel, NY 10512

Telephone: (845) 225-9690

Name and Address of Licensed Land Surveyor: Insite Engineering, Surveying & Landscape
Architecture P.C. 3 Garrett Place Carmel, NY 10512

Telephone: (845) 225-9690

Name and Address of Attorney: Charles Martabano, Esq.
9 Mekeel Street Katonah, NY 10536

Telephone: (914) 242-600

Name and Address of Wetland Consultant: Tim Miller Associated, Inc.

10 North Street, Cold Spring, NY 10576

Telephone: (845) 265-4400

B) For Subdivision and Revised Lot Line Applications:

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

C) For Freshwater Wetland Permit Applications:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application? 5-14-2001, 12-27-2007
- 4) Proposed activity is located in:
 - a) Lake/pond Control area of lake/pond
 - b) Stream/River/Brook Control area of stream/river/brook

- c) Wetland Control area of wetland
 d) Not located in wetland/wetland buffer

- 5) Attach a description of the proposed activity in the controlled area including the following:
 i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location. *see attached letter from Tim Miller Associates, Inc.*
 6) Attach a statement of compliance with §39A-8 of the Town Code.

D) For Steep Slopes and Erosion Control Permit² Applications:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
- a) Any disturbance involving 5,000 square feet or more of land disturbance? Yes No
- b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours? Yes No
- c) Any disturbance within 100 feet of a wetland or watercourse as defined in Chapter 39A, "Freshwater Wetlands", of the Town of Kent. Yes No
- d) Excavating or filling which exceeds a total of 100 cubic yards of material within any parcel or any contiguous parcels. Yes No
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

Topography from survey dated 5-14-2001, Boundary from Survey dated 12-27-2007.

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

Applicant Signature: 

Date: 1/21/16

Patterson Crossing
 Realty Co., LLC

2. Required for most site plan, subdivision, and special permit applications where land disturbance would meet or exceed 3,000 square feet.

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Putnam } ss:

Fred Koelsch being duly sworn, deposes and says:

1. That I/we are the applicant named in the foregoing application for Planning Board for Subdivision / Revised Lot Line / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she ^{has offices at 1699 Rt 6, Steel, Cornwall, NY} resides at Putnam in the County of Putnam and the State of New York.
3. ~~That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.~~ ^{Access to be arranged with Fred Koelsch as previously agreed in the 4/14/08 Planning Board letter.}
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Fred Koelsch
Applicant/Agent Fred Koelsch

Patterson Crossing Realty Co., LLC
Applicant/Agent

Alison Hansen
Notary Public

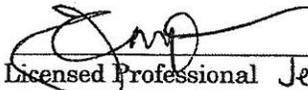
[Faint notary stamp]
19

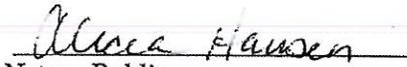
CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }
County of Putnam } ss:

Jeffrey J. Contelmo P.E. being duly sworn, deposes and says:

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


Licensed Professional Jeffrey Contelmo, PE Licensed Professional


Notary Public

Notary Public, State of New York
2015

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Putnam } ss:

Fred Koelsch being duly sworn, deposes and says:

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

None

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

N/A

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



Agent/Owner

Patterson Crossing
Realty Co., LLC

Agent/Owner

Alicia Hansen
Notary Public

Agricultural Data Statement ^{N/A}

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

Name of Applicant(s): Patterson Crossing Realty Co. LLC

Address: 1699 Route 6, Suite 1, Carmel NY 10502

Telephone: 845-228-1400

Description of the Project: Retail center

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"/>

Project Location: _____

Tax Map Number of all parcels: 22.-2-48

Is any portion of the project site currently being farmed? No

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

Who is farming the site? N/A

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

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

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

Signature of Applicant: [Signature]

Date: 1/21/16

Notes for Plans Involving Private and Common Driveways

The following notes shall be placed on a development plan where such plan involves construction or re-construction/re-development of private and common driveways. See Chapter 57 of the Town Code for further information. In areas where topography is such as to make it impractical to conform to the following specifications the Planning Board may, upon the written recommendation of the Planning Board's Professional Engineer, set aside these specifications and may authorize the use of other standards.

1. *The driveway for any lot shall provide vehicular access to within 150 feet of the exterior wall of each habitable structure.*
2. *Lots legally in existence prior to January 24, 2012, for which no driveway permit has been issued and which are proposed to serve three or fewer single-family residential lots driveways shall meet the following standards:*
 - a. *Finished grades for all parts of any proposed driveway shall not exceed 10% and shall not be less than 1 1/2% nor exceed 5% within 30 feet of the intersection of the driveway with the Town road or private road and shall be paved for a distance of 30 feet from said intersection. The driveway shall slope down and away from the Town road or private road in this thirty-foot-long segment, except in the case of a driveway with a culvert (Figures 15 and 25 of Chapter 57). The slope shall not exceed 3% within 30 feet of a garage or parking pad. The Planning Board may grant a waiver for a driveway slope of up to 15% upon a showing by the applicant of practical difficulty in meeting these standards. The Board shall seek the input of the Town Highway Superintendent and Fire Department in such cases.*
 - b. *Any section of a proposed driveway that exceeds 10% finished grade shall be paved, except that driveways intersecting unpaved roads of any type shall not be paved within 30 feet of the intersection with the road as shown in Figure 25 of Chapter 57. The following apron shall be installed:*
 - i. *Filter cloth shall be placed over the eight-inch gravel base.*
 - ii. *A six-inch layer of one-inch to four-inch stone shall be placed over the filter cloth.*
 - iii. *The dimensions of this apron shall be the width of the driveway (12 feet minimum) plus an additional five feet on each side of the driveway.*
 - iv. *The edges of this apron shall be flush with the edges of the driveway and the road.*
3. *Lots created on and after January 24, 2012 and which are proposed to serve three or fewer single-family residential lots driveways shall meet the following standards:*
 - a. *Finished grades for the first 200 feet of any proposed driveway shall not exceed 10% and shall not be less than 1 1/2% nor exceed 5% within 30 feet of the intersection of the driveway with the Town road or private road and shall be paved for a distance of 30 feet from said intersection. The driveway shall slope down and away from the Town road or private road in this thirty-foot-long segment, except in the case of a driveway with a culvert (Figures 15 and 25 of Chapter 57). The slope shall not exceed 3% within 30 feet of a garage or parking pad. Finished grades for the remainder of the driveway shall not exceed 10%, except that the Planning Board may grant a waiver for a driveway slope of up to 15% upon a showing by the applicant of practical difficulty in meeting these standards. The Board shall seek the input of the Town Highway Superintendent and Fire Department in such cases.*
 - b. *Any section of a proposed driveway that exceeds 10% finished grade shall be paved, except that driveways intersecting unpaved roads of any type shall not be paved within 30 feet of the intersection with the road as shown in Figure 25 of Chapter 57. The following apron shall be installed:*
 - i. *Filter cloth shall be placed over the eight-inch gravel base.*
 - ii. *A six-inch layer of one-inch to four-inch stone shall be placed over the filter cloth.*

- iii. *The dimensions of this apron shall be the width of the driveway (12 feet minimum) plus an additional five feet on each side of the driveway.*
 - iv. *The edges of this apron shall be flush with the edges of the driveway and the road.*
4. *For all driveways:*
- a. *The minimum driveway width shall not be less than 16 feet with a travel-way width of not less than 12 feet and a shoulder width of not less than two feet on each side. For driveways in excess of 500 feet, the Planning Board shall require pull-offs to provide safe passage for users of the driveway and shall require designation of areas along the driveway for snow storage. Passing turnouts shall be placed at not more than five-hundred-foot intervals along the length of the driveway. The passing turnouts shall have an additional four feet of shoulder width. The minimum dimension of a turnout shall be 20 feet in width and 50 feet in length.*
 - b. *Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.*
 - c. *All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.*
 - d. *All unsuitable and unstable materials shall be completely excavated and removed, and all rocks or boulders larger than six inches across shall be excavated to at least eight inches below finished grade.*
 - e. *The foundation course of the driveway shall be a minimum of eight inches of clean, run-of-bank gravel.*
 - f. *The final course of the driveway shall be a minimum of four inches of Item 4 or processed gravel. Pavement, where required, shall be a minimum of three inches compacted thickness.*
 - g. *The paved and unpaved travel way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous year-round access for all vehicles.*
 - h. *Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed and maintained to a height of not less than 13 feet six inches.*
5. *Common driveways. Private multiple-use driveways shall be classified as common driveways and shall be constructed in accordance with the standards as specified herein. All lots and properties served by a common driveway shall have easements and cross-easements for ingress and egress and a maintenance agreement, signed and recorded in the Putnam County Clerk's office, defining the rights and responsibilities of the lot and property owners and approved by the Planning Board, prohibiting parking on the common driveway easement and incorporating other standards acceptable to the Planning Board, its attorneys and the Fire Department. A maximum of three single-family residential lots shall be served by a common driveway.*
6. *Upon completion of grading and placement of sub-base material, and prior to final paving, the applicant's New York State licensed land surveyor shall provide to the Town an as-built survey depicting the actual grades and dimensions to which the driveway has been constructed. Such as-built survey shall accompany the application for issuance of a building permit for construction of on-site improvements. Upon completion of construction, the applicant's professional engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications.*
7. *Driveway access from private roads. Access from private roads shall be deemed acceptable only if such roads are designed and improved in accordance with these regulations.*

Steep Slope and Erosion Control Notes

In order to assure compliance of the project with both the Town Zoning Law and the NYSDEC regulations the following note shall be placed on all plat maps.

- A) *Any individual or entity proposing to develop land within the Town of Kent or to conduct construction activities on land within the Town of Kent shall prepare an application pursuant to §66-6 of the Town of Kent Code for a steep slope and erosion control permit when one or more the following criteria are met:*
- 1) *Any disturbance involving 5,000 square feet or more of land disturbance;*
 - 2) *Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours, except for:*
 - a) *Any planting of landscape materials or gardening which does not disturb the existing terrain in excess of a two-foot depth in two thousand (2,000) square feet;*
 - b) *Emergency situations as determined by the Town Engineer, where the disturbance of steep slopes is required to protect persons, animals or property from imminent danger;*
 - c) *Any routine road, highway or street maintenance; or*
 - d) *Ordinary maintenance and repair of existing structures or facilities.*
 - 3) *Disturbance within one hundred (100) feet of a wetland or watercourse as defined in Chapter 39A, "Wetlands and Watercourses", of the Town of Kent;*
 - 4) *Excavating or filling which exceeds a total of one hundred (100) cubic yards of material within any parcel or any contiguous parcels.*
- B) *Agricultural activities including household gardening shall be exempt from applying for a steep slope and erosion control permit.*
- C) *The discharger, owner or operator shall at all times comply with the requirements of New York State SPDES General Permit (GP 0-15-002) or as amended. A copy of any completed Notice of Intent submitted to the New York State Department of Environmental Conservation pursuant to GP 0-15-002 shall be submitted to the Planning Board.*

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

APPLICANT NAME: Patterson Crossing Realty Co. LLC

ADDRESS: 1699 Route 6, Suite 1, Carmel, NY 10512

CONTACT TELEPHONE NUMBER: (845) 228-1400

TM: 22-2-48

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

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

Check list completed by:

Jeffrey J. Contelmo P.E.

(Print or type name here)


(Signature)

Senior Principal Engineer

(Print or type Title here)

1/21/16

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____



**PATTERSON CROSSING RETAIL CENTER
SUMMARY OF APPROVALS
January 21, 2016**

<u>APPROVAL</u>	<u>EXPIRATION</u>
Town of Kent: Site Plan, Steep Slopes, Erosion Control and Wetlands Permit	April 9, 2016
Town of Patterson: Site Plan Approval	October 4, 2016
Putnam County Department of Health: SSTS and Sewer System Permits	February 28, 2016
New York City Department of Environmental Protection: SWPPP Approval	November 2, 2019
New York State Department of Environmental Conservation: Sewer SPDES Permit	February 28, 2025
New York State Department of Environmental Conservation: Stormwater SPDES Permit	Coverage Acknowledged Permit # NYR10T365

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timillerassociates.com

February 17, 2010

Town of Kent Application for Freshwater Wetland Permit
Patterson Crossing

Item C. 5. Narrative of Project Description

The applicant for a Wetland Permit, Patterson Crossing LLC, proposes the following activities within the regulated setback to a Town regulated stream, i.e., the Middle Branch of the Croton River. A total of 3,090 square feet of the regulated setback will be disturbed for these activities, as shown on the attached drawing. These proposed activities are related to improvements required by the NYSDOT for the proposed project.

- A. There will be some minor widening of the pavement width (ranging from zero to about four feet, for a total of 302 square feet) with some grading in the existing shoulder to accommodate that;
- B. Overlay of new pavement on the existing roadway (2,545 square feet); and
- C. The re-location of the guide rail on the north side about two feet to the north, for a length of 156 linear feet.

These activities will occur over a length of road of about 80 feet. It is noted that of this 3,090 square feet of disturbance, 2,545 square feet is currently paved and will only be receiving a new coat of asphalt.

Item C. 6. Compliance with 39A-8 of the Kent Town Code

The Kent Town Code requires compliance with Sec. 39A-8, which considers the impacts, alternatives and mitigation requirements for the proposed activity.

B.1) Environmental Impact. Minor widening of the road and relocation of the existing guard rail within the existing shoulder of Route 311 will not have a direct or indirect impact on the Middle Branch as long as erosion and sedimentation controls are in place as proposed during these activities.

B.2) There are no feasible alternatives to this action; the DOT is requiring these improvements along Route 311.

B.3) There will be no irreversible or irretrievable commitment of resources as a result of this activity. The widening of the road and relocation of the existing guard rail will occur within the existing shoulder of Route 311.

B.4) The activity as proposed will enhance safety and health by making road and drainage improvements that are necessary whether or not the Patterson Crossing project is constructed.

B.5) The existing road and shoulder is suitable for the activity as proposed; no buffering or filtering vegetation will be removed for this activity.

B.6) The Middle Branch will be protected by the proposed erosion and sedimentation controls during the brief time period it will take to complete these improvements.

B.7) There is no alternative to the location of the proposed activity as Route 311 exists in this location. The No Action alternative is not feasible considering DOT's requirement that these improvements be made.

B.8) Adequate sedimentation and erosion controls are provided for the duration of this activity as safeguards.

B.9) A public benefit will be derived from these road improvements, and no potential degradation of the resource has been identified.

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-225-7802

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

Memorandum

DATE: January 28, 2016
TO: Finance Department
CC: P. Camarda
FROM: Vera Patterson
RE: Patterson Crossing – TM: 22.-2-48

Please find attached the following:

Mahopac National Bank Check #1481, dated 1/26/16 in the amount of \$ 500.00 - Erosion Control Permit Renewal
Mahopac National Bank Check #1482, dated 1/26/16 in the amount of \$ 150.00 - Site Plan Application Renewal
Mahopac National Bank Check #1483, dated 1/26/16 in the amount of \$ 100.00 - SWPPP Renewal
Mahopac National Bank Check #1484, dated 1/26/16 in the amount of \$ 500.00 - Wetland Permit Renewal

RECEIPT DATE Jan. 28, 2016 No. 373661

RECEIVED FROM Patterson Crossing - TM 22-248 \$ 500.00
Five Hundred and 00/100 DOLLARS

FOR RENT
 FOR EIC Permit Renewal - 1

ACCOUNT		<input type="radio"/> CASH	1481
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>P. Canada</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

RECEIPT DATE Jan. 28, 2016 No. 373662

RECEIVED FROM Patterson Crossing - TM 22-248 \$ 150.00
One Hundred Fifty and 00/100 DOLLARS

FOR RENT
 FOR Site Plan Renewal

ACCOUNT		<input type="radio"/> CASH	1482
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>P. Canada</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

PATTERSON

1 CARMEL, NY 10512

50-1139/219

1/26/2016

BY ORDER OF Town of Kent

\$ **500.00

Five Hundred and 00/100 ***** DOLLARS

Town of Kent
 25 Sybil's Crossing
 Kent, NY 10512

[Signature]
 AUTHORIZED SIGNATURE

EMO
 erosion control

⑈00148⑈ ⑆021911398⑆ 055⑈92010⑈1⑈

TM; 22-248
PATTERSON CROSSING REALTY CO., LLC
 1699 ROUTE 6, STE. 1
 CARMEL, NY 10512

MAHOPAC
 NATIONAL BANK
 Modern Day Banking With A Historic Touch

50-1139/219

1/26/2016

BY ORDER OF Town of Kent

\$ **150.00

One Hundred Fifty and 00/100 ***** DOLLARS

Town of Kent
 25 Sybil's Crossing
 Kent, NY 10512

[Signature]

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Security features. Details on back

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ashere4u@aol.cc

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Datterson

RECEIPT DATE Jan 28, 2016 No. 373663

RECEIVED FROM Patterson Crossing - TM, 22, -2-48 \$ 100.00

One Hundred and 00/100 DOLLARS

FOR RENT
 FOR SWPPP - Renewal

ACCOUNT CASH | 1483
PAYMENT CHECK | FROM V. Patterson TO P. Canard
BAL. DUE MONEY ORDER
 CREDIT CARD | BY _____

RECEIPT DATE Jan 28, 2016 No. 373664

RECEIVED FROM Patterson Crossing - TM, 22, -2-48 \$ 500.00

Five Hundred and 00/100 DOLLARS

FOR RENT
 FOR Wetland Permit Renewal

ACCOUNT CASH | 1484
PAYMENT CHECK | FROM V. Patterson TO P. Canard
BAL. DUE MONEY ORDER
 CREDIT CARD | BY _____

TM: 22, -2-48
PATTERSON CROSSING REALTY CO., LLC
 1699 ROUTE 6, STE. 1
 CARMEL, NY 10512

MAHOPAC
 NATIONAL BANK
 Modern Day Banking With A Flawless Touch.
 50-1139/219

1483

1/26/2016

Y
) THE
 DER OF Town of Kent

\$ **100.00

One Hundred and 00/100***** DOLLARS

Town of Kent
 25 Sybil's Crossing
 Kent, NY 10512

[Signature]
 AUTHORIZED SIGNATURE

⑈001483⑈ ⑆021911398⑆ 055⑈92010⑈1⑈

Security features. Details on back.

MO
 SWPPP

TM: 22, -2-48
PATTERSON CROSSING REALTY CO., LLC
 1699 ROUTE 6, STE. 1
 CARMEL, NY 10512

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 NATIONAL BANK
 Modern Day Banking With A Flawless Touch.
 50-1139/219

1/26/2016

THE
 DER OF Town of Kent

\$ **500.00

Five Hundred and 00/100***** DOLLARS

Town of Kent
 25 Sybil's Crossing
 Kent, NY 10512

[Signature]
 AUTHORIZED SIGNATURE

Security features. Details on back.

MO



HOLMES
PRESBYTERIAN CAMP
& CONFERENCE CENTER

RECEIVED

JAN 21 2015

Planning Board
Town of Kent

Planning Board
Town of Kent
25 Sybil's Crossing
Carmel, NY

Dear Friends:

The Site Plan for the Presbyterian Conference Association was approved at your March 2015 meeting for a one year term.

At that time we were just beginning the process of terminating our relationship with the Architect involved in the project. We have begun work with a new architect and plans are progressing quickly.

However, this unanticipated change in personnel has set our project back in terms of time schedule. We hope to begin work which would open the site plan in September of 2016.

This is a request asking the Planning Board to extend our Site Plan approval to September 2016 or to December 2016.

We are committed to completion of this project and are on a fast track to begin construction at the end of our summer camp season.

Thank you for your consideration of this request.

Sincerely,



Rev. Peter D. Surgenor
Executive Director

60 Denton Lake Rd · Holmes, New York 12531 · Office: 845-878-6383 · Fax: 845-878-7824 ·

www.holmescamp.org

There's no place like Holmes®





January 18, 2016

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

Re: **Mystic Gasoline Station**
2 Towners Road
Carmel, New York 10512
NYSDEC PBS #3-488658
NYSDEC Spill #02-09687

Dear Board Members:

American Petroleum Equipment and Construction Company, Inc. (American Petroleum) was contracted by Mr. Wael Rozak to prepare this report documenting and summarizing the environmental potable well sampling activities completed at the Mystic Service Station located at 2 Towners Road in Carmel (Town of Kent), Putnam County, New York (the "Site") in December of 2015. The activities at the Site were performed in accordance with applicable local, state and federal regulations.

The potable well water sample was collected from a tap of the bathroom by American Petroleum personnel on December 31, 2015. The drinking water samples were collected in appropriately labeled pre-cleaned glass jars, placed in a cooler, and transported under chain of custody to Phoenix Laboratories and analyzed for volatile organic compounds (VOCs) via Environmental Protection Agency (EPA) Method 524.2.

Laboratory analytical results indicated that concentrations of VOCs were not detected in any samples and as such, were below the New York State Department of Environmental Conservation (NYSDEC) Technical and Operation Guidance Series (TOGS) 1.1.1 Groundwater Quality Standards (GWQS) in each of the samples collected. A summary table of the potable well sample analytical results and a copy of the laboratory analytical report provided by Phoenix Laboratories is included in **Appendix A**.

If you have questions or require additional information, please feel free to contact our office at 845-778-5110.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Bradley', is written over a horizontal line.

Kevin Bradley
Project Manager/Geologist

Cc: Wael Rozak, Owner



Appendix A

Laboratory Analytical Report

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike
 P.O. Box 370
 Manchester, CT 06040
 (860) 645-1102

Lab Sample Id
 Collection Date
 Client Id
 Matrix

BK45877
 12/31/2015
 TAP
 Drinking Water

Project Id : MYSTIC-SS	Units	EPA-DW	NY-RESDW	TOGS- WQ/GA	Result	RL
Volatiles By E524.2						
1,1,1,2-Tetrachloroethane	ug/L		5	5	< 0.50	0.50
1,1,1-Trichloroethane	ug/L	200	5	5	< 0.50	0.50
1,1,2,2-Tetrachloroethane	ug/L		5	5	< 0.50	0.50
1,1,2-Trichloroethane	ug/L	5	5	1	< 0.50	0.50
1,1-Dichloroethane	ug/L		5	5	< 0.50	0.50
1,1-Dichloroethene	ug/L	7	5	5	< 0.50	0.50
1,1-Dichloropropene	ug/L		5	5	< 0.50	0.50
1,2,3-Trichlorobenzene	ug/L		5		< 0.50	0.50
1,2,3-Trichloropropane	ug/L		5	0.04	< 0.50	0.50
1,2,4-Trichlorobenzene	ug/L	70	5		< 0.50	0.50
1,2,4-Trimethylbenzene	ug/L		5	5	< 0.50	0.50
1,2-Dichlorobenzene	ug/L	600	5		< 0.50	0.50
1,2-Dichloroethane	ug/L	5	5	0.6	< 0.50	0.50
1,2-Dichloropropane	ug/L	5	5	1	< 0.50	0.50
1,3,5-Trimethylbenzene	ug/L		5	5	< 0.50	0.50
1,3-Dichlorobenzene	ug/L		5	3	< 0.50	0.50
1,3-Dichloropropane	ug/L		5	5	< 0.50	0.50
1,4-Dichlorobenzene	ug/L	75	5		< 0.50	0.50
2,2-Dichloropropane	ug/L		5	5	< 0.50	0.50
2-Chlorotoluene	ug/L		5	5	< 0.50	0.50
4-Chlorotoluene	ug/L		5	5	< 0.50	0.50
Benzene	ug/L	5	5	1	< 0.50	0.50
Bromobenzene	ug/L		5	5	< 0.50	0.50
Bromochloromethane	ug/L		5	5	< 0.50	0.50
Bromodichloromethane	ug/L			50	< 0.50	0.50
Bromoform	ug/L			50	< 0.50	0.50
Bromomethane	ug/L		5	5	< 0.50	0.50
Carbon tetrachloride	ug/L	5	5	5	< 0.50	0.50
Chlorobenzene	ug/L	100	5	5	< 0.50	0.50
Chloroethane	ug/L		5	5	< 0.50	0.50
Chloroform	ug/L			7	< 0.50	0.50
Chloromethane	ug/L		5	5	< 0.50	0.50
cis-1,2-Dichloroethene	ug/L	70	5	5	< 0.50	0.50
cis-1,3-Dichloropropene	ug/L		5	0.4	< 0.40	0.40
Dibromochloromethane	ug/L			50	< 0.50	0.50
Dibromomethane	ug/L		5	5	< 0.50	0.50

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike
 P.O. Box 370
 Manchester, CT 06040
 (860) 645-1102

Lab Sample Id
 Collection Date
 Client Id
 Matrix

BK45877
 12/31/2015
 TAP
 Drinking Water

Project Id : MYSTIC-SS	Units	EPA-DW	NY-RESDW	TOGS-WQ/GA	Result	RL
Volatiles By E524.2						
Dichlorodifluoromethane	ug/L		5	5	< 0.50	0.50
Ethylbenzene	ug/L	700	5	5	< 0.50	0.50
Hexachlorobutadiene	ug/L		5	0.5	< 0.50	0.50
Isopropylbenzene	ug/L		5	5	< 0.50	0.50
m&p-Xylene	ug/L				< 0.50	0.50
Methyl t-butyl ether (MTBE)	ug/L		10		< 0.50	0.50
Methylene chloride	ug/L	5	5	5	< 0.50	0.50
Naphthalene	ug/L			10	< 0.50	0.50
n-Butylbenzene	ug/L		5	5	< 0.50	0.50
n-Propylbenzene	ug/L		5	5	< 0.50	0.50
o-Xylene	ug/L		5	5	< 0.50	0.50
p-Isopropyltoluene	ug/L		5	5	< 0.50	0.50
sec-Butylbenzene	ug/L		5	5	< 0.50	0.50
Styrene	ug/L	100	5	5	< 0.50	0.50
tert-Butylbenzene	ug/L		5	5	< 0.50	0.50
Tetrachloroethene	ug/L	5	5	5	< 0.50	0.50
Toluene	ug/L	1,000	5	5	< 0.50	0.50
Total Trihalomethanes	ug/L	80			< 0.50	0.50
Total Xylenes	ug/L	10,000		5	< 0.50	0.50
trans-1,2-Dichloroethene	ug/L	100	5	5	< 0.50	0.50
trans-1,3-Dichloropropene	ug/L		5	0.4	< 0.40	0.40
Trichloroethene	ug/L	5	5	5	< 0.50	0.50
Trichlorofluoromethane	ug/L		5	5	< 0.50	0.50
Vinyl chloride	ug/L	2	2	2	< 0.50	0.50

Result Detected 

RL Exceeds Criteria 

Result Exceeds Criteria 

EPA DW =Environmental Protection Agency Drinking Water
 NY-ResDW = New York Residential Drinking Water
 TOGS =Technical & Operational Guidance Series 1.1.1
 WQ/GA =Water Quality (groundwater)



Tuesday, January 05, 2016

Attn: Mr. Kevin Bradley
American Petroleum
63 Orange Ave
Walden, NY 12586

Project ID: MYSTIC-S/S
Sample ID#s: BK45877

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Shiller".

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #MA-CT-007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 January 05, 2016

FOR: Attn: Mr. Kevin Bradley
 American Petroleum
 63 Orange Ave
 Walden, NY 12586

Sample Information

Matrix: DRINKING WATER
 Location Code: AMERPET
 Rush Request: Standard
 P.O.#: AP1437 (15328E)

Custody Information

Collected by:
 Received by: LB
 Analyzed by: see "By" below

Date Time
 12/31/15 13:15
 01/04/16 16:16

Laboratory Data

SDG ID: GBK45877
 Phoenix ID: BK45877

Project ID: MYSTIC-S/S
 Client ID: TAP

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
Volatile Library Search	Completed						01/05/16	HB	
<u>Volatiles</u>									
1,1,1,2-Tetrachloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1,1-Trichloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1,2,2-Tetrachloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1,2-Trichloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1-Dichloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1-Dichloroethene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,1-Dichloropropene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2,3-Trichlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2,3-Trichloropropane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2,4-Trichlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2,4-Trimethylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2-Dichlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2-Dichloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,2-Dichloropropane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,3,5-Trimethylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,3-Dichlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,3-Dichloropropane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
1,4-Dichlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
2,2-Dichloropropane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
2-Chlorotoluene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
4-Chlorotoluene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Benzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Bromobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Bromochloromethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Bromodichloromethane	ND	0.50	1	ug/L			01/04/16	HB	E524.2

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
Bromoform	ND	0.50	1	ug/L			01/04/16	HB	E524.2
Bromomethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Carbon tetrachloride	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Chlorobenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Chloroethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Chloroform	ND	0.50	1	ug/L			01/04/16	HB	E524.2
Chloromethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
cis-1,2-Dichloroethene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
cis-1,3-Dichloropropene	ND	0.40	1	ug/L	5		01/04/16	HB	E524.2
Dibromochloromethane	ND	0.50	1	ug/L			01/04/16	HB	E524.2
Dibromomethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Dichlorodifluoromethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Ethylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Hexachlorobutadiene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Isopropylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
m&p-Xylene	ND	0.50	1	ug/L			01/04/16	HB	E524.2
Methyl t-butyl ether (MTBE)	ND	0.50	1	ug/L	10		01/04/16	HB	E524.2
Methylene chloride	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Naphthalene	ND	0.50	1	ug/L			01/04/16	HB	E524.2
n-Butylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
n-Propylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
o-Xylene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
p-Isopropyltoluene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
sec-Butylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Styrene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
tert-Butylbenzene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Tetrachloroethene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Toluene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Total Trihalomethanes	ND	0.50	1	ug/L	80		01/04/16	HB	E524.2
Total Xylenes	ND	0.50	1	ug/L	10000		01/04/16	HB	E524.2
trans-1,2-Dichloroethene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
trans-1,3-Dichloropropene	ND	0.40	1	ug/L	5		01/04/16	HB	E524.2
Trichloroethene	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Trichlorofluoromethane	ND	0.50	1	ug/L	5		01/04/16	HB	E524.2
Vinyl chloride	ND	0.50	1	ug/L	2		01/04/16	HB	E524.2
QA/QC Surrogates									
% 1,2-dichlorobenzene-d4	83		1	%	NA	NA	01/04/16	HB	70 - 130 %
% Bromofluorobenzene	93		1	%	NA	NA	01/04/16	HB	70 - 130 %

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
-----------	--------	------------	-----	-------	-----------	-------------	-----------	----	-----------

RL/PQL=Reporting/Practical Quantitation Level DIL=Dilution (analysis required diluting to evaluate) ND=Not Detected
 BRL=Below Reporting Level (less than the reporting level, the lowest amount the laboratory can detect and report.)
 MCL = Maximum Contaminant Level MCLG = Maximum Contaminant Level Goal
 QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Maximum Contaminant Level (Lower of): 40 CFR Part 141; Public Health Law, Section 225 Part 5, Subpart 5-1. The highest level of a contaminant that is allowed in drinking water. MCLs are enforceable standards.

Secondary DW Maximum Contaminant Level Goal (MCLG): 40 CFR Part 143. The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are non-enforceable public health goals.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

This report must not be reproduced except in full as defined by the attached chain of custody.

Phyllis Shiller, Laboratory Director

January 05, 2016

Reviewed and Released by: Bobbi Aloisa, Vice President



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

January 05, 2016

QA/QC Data

SDG I.D.: GBK45877

Parameter	Blk		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
	Blank	RL								
QA/QC Batch 331095 (ug/L), QC Sample No: BK45609 (BK45877)										
Volatiles - Drinking Water										
1,1,1,2-Tetrachloroethane	ND	0.50	93	93	0.0	94	90	4.3	70 - 130	30
1,1,1-Trichloroethane	ND	0.50	95	95	0.0	95	90	5.4	70 - 130	30
1,1,2,2-Tetrachloroethane	ND	0.50	98	96	2.1	100	100	0.0	70 - 130	30
1,1,2-Trichloroethane	ND	0.50	95	97	2.1	98	97	1.0	70 - 130	30
1,1-Dichloroethane	ND	0.50	96	95	1.0	98	92	6.3	70 - 130	30
1,1-Dichloroethene	ND	0.50	92	93	1.1	93	88	5.5	70 - 130	30
1,1-Dichloropropene	ND	0.40	93	92	1.1	92	87	5.6	70 - 130	30
1,2,3-Trichlorobenzene	ND	0.50	90	87	3.4	89	86	3.4	70 - 130	30
1,2,3-Trichloropropane	ND	0.50	99	95	4.1	100	100	0.0	70 - 130	30
1,2,4-Trichlorobenzene	ND	0.50	89	84	5.8	87	82	5.9	70 - 130	30
1,2,4-Trimethylbenzene	ND	0.50	92	92	0.0	91	87	4.5	70 - 130	30
1,2-Dichlorobenzene	ND	0.50	93	92	1.1	94	88	6.6	70 - 130	30
1,2-Dichloroethane	ND	0.50	97	96	1.0	99	96	3.1	70 - 130	30
1,2-Dichloropropane	ND	0.50	99	97	2.0	103	95	8.1	70 - 130	30
1,3,5-Trimethylbenzene	ND	0.50	91	92	1.1	91	86	5.6	70 - 130	30
1,3-Dichlorobenzene	ND	0.50	92	91	1.1	92	90	2.2	70 - 130	30
1,3-Dichloropropane	ND	0.50	100	96	4.1	102	99	3.0	70 - 130	30
1,4-Dichlorobenzene	ND	0.50	92	89	3.3	91	84	8.0	70 - 130	30
2,2-Dichloropropane	ND	0.50	98	104	5.9	91	85	6.8	70 - 130	30
2-Chlorotoluene	ND	0.50	95	94	1.1	94	89	5.5	70 - 130	30
4-Chlorotoluene	ND	0.50	96	95	1.0	96	91	5.3	70 - 130	30
Benzene	ND	0.50	97	97	0.0	98	93	5.2	70 - 130	30
Bromobenzene	ND	0.50	93	92	1.1	93	91	2.2	70 - 130	30
Bromochloromethane	ND	0.50	99	97	2.0	102	96	6.1	70 - 130	30
Bromodichloromethane	ND	0.50	96	96	0.0	99	95	4.1	70 - 130	30
Bromoform	ND	0.50	95	90	5.4	94	92	2.2	70 - 130	30
Bromomethane	ND	0.50	99	100	1.0	101	91	10.4	70 - 130	30
Carbon tetrachloride	ND	0.50	93	93	0.0	92	87	5.6	70 - 130	30
Chlorobenzene	ND	0.50	96	95	1.0	97	93	4.2	70 - 130	30
Chloroethane	ND	0.50	98	95	3.1	100	92	8.3	70 - 130	30
Chloroform	ND	0.50	100	100	0.0	101	97	4.0	70 - 130	30
Chloromethane	ND	0.50	92	90	2.2	92	87	5.6	70 - 130	30
cis-1,2-Dichloroethene	ND	0.50	98	96	2.1	100	94	6.2	70 - 130	30
cis-1,3-Dichloropropene	ND	0.40	98	95	3.1	98	94	4.2	70 - 130	30
Dibromochloromethane	ND	0.50	93	93	0.0	97	93	4.2	70 - 130	30
Dibromomethane	ND	0.50	102	99	3.0	103	98	5.0	70 - 130	30
Dichlorodifluoromethane	ND	0.50	90	90	0.0	87	85	2.3	70 - 130	30
Ethylbenzene	ND	0.50	94	94	0.0	94	90	4.3	70 - 130	30
Hexachlorobutadiene	ND	0.40	91	89	2.2	90	83	8.1	70 - 130	30
Isopropylbenzene	ND	0.50	93	90	3.3	92	89	3.3	70 - 130	30
m&p-Xylene	ND	0.50	94	95	1.1	94	90	4.3	70 - 130	30

QA/QC Data

SDG I.D.: GBK45877

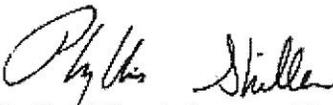
Parameter	Blank	Bik RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
Methyl t-butyl ether (MTBE)	ND	0.50	89	88	1.1	93	91	2.2	70-130	30
Methylene chloride	ND	0.50	96	96	0.0	96	94	2.1	70-130	30
Naphthalene	ND	0.50	83	77	7.5	80	82	2.5	70-130	30
n-Butylbenzene	ND	0.50	87	87	0.0	84	78	7.4	70-130	30
n-Propylbenzene	ND	0.50	94	94	0.0	92	88	4.4	70-130	30
o-Xylene	ND	0.50	94	93	1.1	93	88	5.5	70-130	30
p-Isopropyltoluene	ND	0.50	82	82	0.0	80	82	2.5	70-130	30
sec-Butylbenzene	ND	0.50	83	88	5.8	80	82	2.5	70-130	30
Styrene	ND	0.50	94	93	1.1	94	91	3.2	70-130	30
tert-Butylbenzene	ND	0.50	91	91	0.0	91	85	6.8	70-130	30
Tetrachloroethene	ND	0.50	92	96	4.3	91	90	1.1	70-130	30
Toluene	ND	0.50	94	94	0.0	94	91	3.2	70-130	30
trans-1,2-Dichloroethene	ND	0.50	97	97	0.0	98	94	4.2	70-130	30
trans-1,3-Dichloropropene	ND	0.40	98	97	1.0	99	96	3.1	70-130	30
Trichloroethene	ND	0.50	93	92	1.1	94	88	6.6	70-130	30
Trichlorofluoromethane	ND	0.50	94	93	1.1	94	88	6.6	70-130	30
Vinyl chloride	ND	0.50	89	87	2.3	87	83	4.7	70-130	30
% 1,2-dichlorobenzene-d4	83	%	94	93	1.1	96	91	5.3	70-130	30
% Bromofluorobenzene	93	%	96	94	2.1	95	94	1.1	70-130	30

Comment:

A blank MS/MSD was analyzed with this batch.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference


 Phyllis Shiller, Laboratory Director
 January 05, 2016

Sample Criteria Exceedences Report

Criteria: NY: GW

State: NY

GBK45877 - AMERPET

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL	Analysis Units
BK45877	\$524WMR	1,2,3-Trichloropropane	NY / TOGS - Water Quality / GA Criteria	ND	0.50	0.04	0.04	ug/L

Phoenix Laboratories does not assume responsibility for the data contained in this report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



NY Temperature Narration

January 05, 2016

SDG I.D.: GBK45877

The samples in this delivery group were received at 5°C.
(Note acceptance criteria is above freezing up to 6°C)



October 26, 2015

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

Re: **Mystic Gasoline Station**
2 Towners Road
Carmel, New York 10512
NYSDEC PBS #3-488658
NYSDEC Spill #02-09687

Dear Board Members:

American Petroleum Equipment and Construction Company, Inc. (American Petroleum) was contracted by Mr. Wael Rozak to prepare this report documenting and summarizing the environmental potable well sampling activities completed at the Mystic Service Station located at 2 Towners Road in Carmel (Town of Kent), Putnam County, New York (the "Site") in October of 2015. The activities at the Site were performed in accordance with applicable local, state and federal regulations.

The potable well water sample was collected from a tap of the bathroom by American Petroleum personnel on October 8, 2015. The drinking water samples were collected in appropriately labeled pre-cleaned glass jars, placed in a cooler, and transported under chain of custody to Phoenix Laboratories and analyzed for volatile organic compounds (VOCs) via Environmental Protection Agency (EPA) Method 524.2.

Laboratory analytical results indicated that concentrations of VOCs were not detected in any samples and as such, were below the New York State Department of Environmental Conservation (NYSDEC) Technical and Operation Guidance Series (TOGS) 1.1.1 Groundwater Quality Standards (GWQS) in each of the samples collected. A summary table of the potable well sample analytical results and a copy of the laboratory analytical report provided by Phoenix Laboratories is included in **Appendix A**.

The next potable well sampling event will be conducted in November of 2015.



If you have questions or require additional information, please feel free to contact our office at 845-778-5110.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Bradley', with a long horizontal flourish extending to the right.

Kevin Bradley
Project Manager/Geologist

Cc: Wael Rozak, Owner



Appendix A
Laboratory Analytical Report

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike

P.O. Box 370

Manchester, CT 06040

(860) 645-1102

Lab Sample Id

Collection Date

Client Id

Matrix

BK05884

10/8/2015

BATHROOM TAP

Drinking Water

Project Id : MYSTIC SERVICE STATION

	Units	EPA- DRINKING WATER STANDARD	NYSDEC TOGS 1.1.1 GWQS	Result
Volatiles By E524.2				
1,2,4-Trimethylbenzene	ug/L		5	< 0.50
1,3,5-Trimethylbenzene	ug/L		5	< 0.50
Benzene	ug/L	5	1	< 0.50
Chloromethane	ug/L		5	< 0.50
Ethylbenzene	ug/L	700	5	< 0.50
Isopropylbenzene	ug/L		5	< 0.50
m&p-Xylene	ug/L		NP	< 0.50
Methyl t-butyl ether (MTBE)	ug/L		10	< 0.50
Methylene chloride	ug/L	5	5	< 0.50
Naphthalene	ug/L		10	< 0.50
n-Butylbenzene	ug/L		5	< 0.50
n-Propylbenzene	ug/L		5	< 0.50
o-Xylene	ug/L		NP	< 0.50
p-Isopropyltoluene	ug/L		5	< 0.50
sec-Butylbenzene	ug/L		5	< 0.50
tert-Butylbenzene	ug/L		5	< 0.50
Toluene	ug/L	1,000	5	< 0.50
Total Xylenes	ug/L	10,000	5	< 0.50

NOTES:

ug/L = micrograms per liter

NP = Not Published

TOGS = Technical and Operational Guidance Series

GWQS = Groundwater quality Stanadrd

is method detction limit.



Wednesday, October 14, 2015

Attn: Kevin Bradley
American Petroleum
63 Orange Ave
Walden, NY 12586

Project ID: MYSTIC SERVICE STATION
Sample ID#s: BK05884

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Shiller".

Phyllis Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #MA-CT-007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

October 14, 2015

FOR: Attn: Kevin Bradley
 American Petroleum
 63 Orange Ave
 Walden, NY 12586

Sample Information

Matrix: DRINKING WATER
 Location Code: AMERPET
 Rush Request: Standard
 P.O.#: AP1365

Custody Information

Collected by:
 Received by: SW
 Analyzed by: see "By" below

Date: 10/08/15 8:30
 10/09/15 18:00

Laboratory Data

SDG ID: GBK05884
 Phoenix ID: BK05884

Project ID: MYSTIC SERVICE STATION
 Client ID: BATHROOM TAP

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
Volatile Library Search	Completed						10/13/15	RM	1

Volatiles

1,1,1,2-Tetrachloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1,1-Trichloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1,2,2-Tetrachloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1,2-Trichloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1-Dichloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1-Dichloroethene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,1-Dichloropropene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2,3-Trichlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2,3-Trichloropropane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2,4-Trichlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2,4-Trimethylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2-Dichlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2-Dichloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,2-Dichloropropane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,3,5-Trimethylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,3-Dichlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,3-Dichloropropane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
1,4-Dichlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
2,2-Dichloropropane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
2-Chlorotoluene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
4-Chlorotoluene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Benzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Bromobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Bromochloromethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Bromodichloromethane	ND	0.50	1	ug/L			10/12/15	HM	E524.2

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
Bromoform	ND	0.50	1	ug/L			10/12/15	HM	E524.2
Bromomethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Carbon tetrachloride	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Chlorobenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Chloroethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Chloroform	ND	0.50	1	ug/L			10/12/15	HM	E524.2
Chloromethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
cis-1,2-Dichloroethene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
cis-1,3-Dichloropropene	ND	0.40	1	ug/L	5		10/12/15	HM	E524.2
Dibromochloromethane	ND	0.50	1	ug/L			10/12/15	HM	E524.2
Dibromomethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Dichlorodifluoromethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Ethylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Hexachlorobutadiene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Isopropylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
m&p-Xylene	ND	0.50	1	ug/L			10/12/15	HM	E524.2
Methyl t-butyl ether (MTBE)	ND	0.50	1	ug/L	10		10/12/15	HM	E524.2
Methylene chloride	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Naphthalene	ND	0.50	1	ug/L			10/12/15	HM	E524.2
n-Butylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
n-Propylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
o-Xylene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
p-Isopropyltoluene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
sec-Butylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Styrene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
tert-Butylbenzene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Tetrachloroethene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Toluene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Total Trihalomethanes	ND	0.50	1	ug/L	80		10/12/15	HM	E524.2
Total Xylenes	ND	0.50	1	ug/L	10000		10/12/15	HM	E524.2
trans-1,2-Dichloroethene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
trans-1,3-Dichloropropene	ND	0.40	1	ug/L	5		10/12/15	HM	E524.2
Trichloroethene	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Trichlorofluoromethane	ND	0.50	1	ug/L	5		10/12/15	HM	E524.2
Vinyl chloride	ND	0.50	1	ug/L	2		10/12/15	HM	E524.2
QA/QC Surrogates									
% 1,2-dichlorobenzene-d4	103		1	%	NA	NA	10/12/15	HM	70 - 130 %
% Bromofluorobenzene	102		1	%	NA	NA	10/12/15	HM	70 - 130 %

Parameter	Result	RL/ PQL	DIL	Units	DW MCL	Sec Goal	Date/Time	By	Reference
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1 = This parameter is not certified by NY NELAC for this matrix. NY NELAC does not offer certification for all parameters at this time.

RL/PQL=Reporting/Practical Quantitation Level DIL=Dilution (analysis required diluting to evaluate) ND=Not Detected
BRL=Below Reporting Level (less than the reporting level, the lowest amount the laboratory can detect and report.) MCL =

Maximum Contaminant Level MCLG = Maximum Contaminant Level Goal

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Maximum Contaminant Level (Lower of): 40 CFR Part 141; Public Health Law, Section 225 Part 5, Subpart 5-1. The highest level of a contaminant that is allowed in drinking water. MCLs are enforceable standards.

Secondary DW Maximum Contaminant Level Goal (MCLG): 40 CFR Part 143. The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are non-enforceable public health goals.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

This report must not be reproduced except in full as defined by the attached chain of custody.



Phyllis Shiller, Laboratory Director

October 14, 2015

Reviewed and Released by: Kathleen Cressia, QA/QC Officer



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

October 14, 2015

QA/QC Data

SDG I.D.: GBK05884

Parameter	Blank	Bik RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 323355 (ug/L), QC Sample No: BK05127 (BK05884)										
Volatiles - Drinking Water										
1,1,1,2-Tetrachloroethane	ND	0.50	96	99	3.1	98			70 - 130	30
1,1,1-Trichloroethane	ND	0.50	101	100	1.0	105			70 - 130	30
1,1,2,2-Tetrachloroethane	ND	0.50	89	94	5.5	99			70 - 130	30
1,1,2-Trichloroethane	ND	0.50	99	102	3.0	106			70 - 130	30
1,1-Dichloroethane	ND	0.50	97	103	6.0	101			70 - 130	30
1,1-Dichloroethene	ND	0.50	91	95	4.3	99			70 - 130	30
1,1-Dichloropropene	ND	0.40	97	100	3.0	100			70 - 130	30
1,2,3-Trichlorobenzene	ND	0.50	98	101	3.0	107			70 - 130	30
1,2,3-Trichloropropane	ND	0.50	97	100	3.0	103			70 - 130	30
1,2,4-Trichlorobenzene	ND	0.50	103	103	0.0	107			70 - 130	30
1,2,4-Trimethylbenzene	ND	0.50	107	110	2.8	113			70 - 130	30
1,2-Dichlorobenzene	ND	0.50	100	104	3.9	105			70 - 130	30
1,2-Dichloroethane	ND	0.50	97	100	3.0	101			70 - 130	30
1,2-Dichloropropane	ND	0.50	100	103	3.0	103			70 - 130	30
1,3,5-Trimethylbenzene	ND	0.50	104	107	2.8	112			70 - 130	30
1,3-Dichlorobenzene	ND	0.50	102	104	1.9	107			70 - 130	30
1,3-Dichloropropane	ND	0.50	92	96	4.3	107			70 - 130	30
1,4-Dichlorobenzene	ND	0.50	102	106	3.8	108			70 - 130	30
2,2-Dichloropropane	ND	0.50	106	107	0.9	89			70 - 130	30
2-Chlorotoluene	ND	0.50	103	105	1.9	106			70 - 130	30
4-Chlorotoluene	ND	0.50	104	105	1.0	107			70 - 130	30
Benzene	ND	0.50	98	102	4.0	102			70 - 130	30
Bromobenzene	ND	0.50	96	100	4.1	100			70 - 130	30
Bromochloromethane	ND	0.50	105	100	4.9	100			70 - 130	30
Bromodichloromethane	ND	0.50	96	98	2.1	98			70 - 130	30
Bromoform	ND	0.50	97	100	3.0	98			70 - 130	30
Bromomethane	ND	0.50	134	131	2.3	117			70 - 130	30
Carbon tetrachloride	ND	0.50	97	98	1.0	100			70 - 130	30
Chlorobenzene	ND	0.50	98	101	3.0	104			70 - 130	30
Chloroethane	ND	0.50	98	100	2.0	102			70 - 130	30
Chloroform	ND	0.50	100	102	2.0	104			70 - 130	30
Chloromethane	ND	0.50	102	105	2.9	105			70 - 130	30
cis-1,2-Dichloroethene	ND	0.50	99	101	2.0	101			70 - 130	30
cis-1,3-Dichloropropene	ND	0.40	103	104	1.0	101			70 - 130	30
Dibromochloromethane	ND	0.50	89	91	2.2	89			70 - 130	30
Dibromomethane	ND	0.50	101	103	2.0	102			70 - 130	30
Dichlorodifluoromethane	ND	0.50	96	99	3.1	100			70 - 130	30
Ethylbenzene	ND	0.50	97	101	4.0	103			70 - 130	30
Hexachlorobutadiene	ND	0.40	97	105	7.9	103			70 - 130	30
Isopropylbenzene	ND	0.50	101	104	2.9	105			70 - 130	30
m&p-Xylene	ND	0.50	104	107	2.8	107			70 - 130	30

QA/QC Data

SDG I.D.: GBK05884

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
Methyl t-butyl ether (MTBE)	ND	0.50	92	96	4.3	96			70 - 130	30
Methylene chloride	ND	0.50	92	96	4.3	97			70 - 130	30
Naphthalene	ND	0.50	96	102	6.1	108			70 - 130	30
n-Butylbenzene	ND	0.50	106	110	3.7	108			70 - 130	30
n-Propylbenzene	ND	0.50	105	109	3.7	109			70 - 130	30
o-Xylene	ND	0.50	104	107	2.8	109			70 - 130	30
p-Isopropyltoluene	ND	0.50	102	105	2.9	108			70 - 130	30
sec-Butylbenzene	ND	0.50	98	101	3.0	103			70 - 130	30
Styrene	ND	0.50	102	104	1.9	103			70 - 130	30
tert-Butylbenzene	ND	0.50	102	107	4.8	108			70 - 130	30
Tetrachloroethene	ND	0.50	99	101	2.0	100			70 - 130	30
Toluene	ND	0.50	98	99	1.0	99			70 - 130	30
trans-1,2-Dichloroethene	ND	0.50	97	100	3.0	102			70 - 130	30
trans-1,3-Dichloropropene	ND	0.40	104	105	1.0	102			70 - 130	30
Trichloroethene	ND	0.50	100	102	2.0	103			70 - 130	30
Trichlorofluoromethane	ND	0.50	99	102	3.0	102			70 - 130	30
Vinyl chloride	ND	0.50	98	102	4.0	102			70 - 130	30
% 1,2-dichlorobenzene-d4	100	%	102	101	1.0	105			70 - 130	30
% Bromofluorobenzene	99	%	100	98	2.0	103			70 - 130	30

Comment:

A blank MS was analyzed with this batch.

I = This parameter is outside laboratory lcs/lcsd specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference

LCS - Laboratory Control Sample

LCSD - Laboratory Control Sample Duplicate

MS - Matrix Spike

MS Dup - Matrix Spike Duplicate

NC - No Criteria

Intf - Interference



Phyllis Shiller, Laboratory Director
October 14, 2015

Sample Criteria Exceedences Report

Criteria: None

State: NY

GBK05884 - AMERPET

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL	Criteria	Analysis Units
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*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



NY Temperature Narration

October 14, 2015

SDG I.D.: GBK05884

The samples in this delivery group were received at 4°C.
(Note acceptance criteria is above freezing up to 6°C)



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Wilfred A. Rohde, P.E.

Subject: Erosion Control Plan
14 January 2016 Planning Board
Meeting

Date: 14 January 2016

Project: O'Mara Realty – Woodland Terrace
TM 10.20-1-3

The following materials were reviewed:

- Submittal Letter from Harry W. Nichols Jr., dated 17 December 2015.
- Proposed Erosion Control Bond Estimate in the amount of \$6,765, dated 18 May 2015.
- Putnam County DOH Construction Permit for Sewage Treatment was approved 25 August 2014, good for 2 years.
- Putnam County DOH Permit to construct a Water Well was approved 25 August 2014, good for 2 years.
- Application for a variance with the ZBA, dated 27 March 2015.
- Finding of Facts from the ZBA, dated 20 April 2015.
- Indenture (undated) regarding sale of TM 10.20-1-3 to O'Mara Realty Corp from Putnam County on 20 February 2004 per Putnam County Resolution #276 of 2003.
- Revised NYSDEC Notice of Intent (NOI) for GP-0-15-002, signed by owner 8 May 2015.
- MS4 SWPPP Acceptance Form.
- Drawing EC.61 Erosion Control Plan, prepared by Harry Nichols, Jr., but signed and sealed by John Kalin, P.E., revised 17 December 2015

Based upon my review of the above, the following are noted:

1. The **Erosion and Sediment Control Plan**, Drawing EC.61, dated 17 December 2015, has been revised in accordance RSA memo of 11 June 2015 and is hereby found to be acceptable.

Memorandum
O'Mara Realty ECP
TM # 10.20-1-3
14 January 2015
Page 2 of 2

2. The estimated cost of the **Erosion Control Bond** for **\$6,765** is found to be acceptable.
3. For the **Notice of Intent**, the following has been noted therein:
 - a. The start and end dates for this project is from **1 August 2015 to 30 April 2016**. This is not a phase project.
 - b. No other NYSDEC permits were noted to be required.
4. The **Putnam County Department of Health Approvals** for the construction of the Subsurface Sewage Treatment System and Water Well were both approved on 25 August 2014 and are good until **25 August 2016**.

Based on the foregoing, approval is recommended.

If there are any questions, please feel free to contact me. Thank you



Wilfred A. Rohde, P.E.

cc: Planning Board Secretary via email
Bill Walters via email
15-261-999-145

Neil Wilson via email
Bruce Barber via email

S:\261-Kent\999-Erosion Control\TM 10.20-1-3 O'Mara Realty ECP\2015-06-11 RSA review memo.doc