

Approved: June 11, 2015

Minutes
Town of Kent Planning Board Meeting
May 14, 2015

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

In attendance were the following Planning Board members:

Michael McDermott, Chair	Charles Sisto
Janis Bolbrock, Vice Chair	Philip Tolmach
George Brunner	Glenna Wright
Dennis Lowes	

Others in Attendance:

Julie Mangarillo, Engineering Consultant	Bill Walters, Kent Building Inspector
--	---------------------------------------

Absent:

Bruce Barber, Environmental Consultant	Neil Wilson, Planner
--	----------------------

• **Approve Planning Board Minutes from April 9, 2015**

Mr. McDermott asked for a motion to approve the Planning Board minutes for April 9, 2015. Ms. Bolbrock made the motion and it was seconded by Mr. Tolmach. The roll call vote was as follows:

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

The motion carried.

• **Staley Company, 5 Bowen Court, Kent, NY; 5 Bowen, Ct., Kent, NY; TM: 33.73-1 (memo attached)**

This project was a continuation of a Public Hearing for a site plan and an erosion control plan for an addition to an existing manufacturing plant. Mr. McDermott asked for a motion to open the Public Hearing. The motion was made by Mr. Lowes and seconded by Mr. Tolmach. Mr. John Watson represented the applicant, Mr. Chris Staley who was also in attendance. Mr. Watson advised the Planning Board that the applicant wanted to construct a 40 x 60 ' addition for storage. The area is currently a parking lot, which is not needed and there will not be any additional expansion to the property. He said all of the previous comments from the consultant had been addressed. Mr. Nulk, representing the Chamber of Commerce, endorsed the request for this request.

Mr. McDermott read Mr. Wilson's memo, who was not in attendance, regarding this project. Under SEQRA there is no further comment on the short EAF. Based on the site plan review there was a truck turning movement plan with sufficient room for large vehicles to enter and depart without any complications. There was also a landscaping plan. Mr. Wilson recommended that the Planning Board should review the proposed plan to ensure they are in agreement with the proposed species and locations of the plantings. Mr. Barber had no comments regarding the plan. Mr. Wilson noted that there was a waiver requested by the applicant pertaining to architectural elevations and details of the building because they will match the existing building. Mr. Wilson had no objections to the waiver as long as the Board's Resolution of Approval includes this requirement. The applicant also requested waiving of showing a dumpster enclosure on the basis that the existing dumpster will be used. A photograph shows that the existing dumpster is not enclosed and is situated quite a distance from the building. Mr. Wilson is not in favor of granting this waiver and recommended that a location should be selected for a dumpster enclosure per Paragraph 77.34.1 of the zoning law. Regarding the location and size of a free-standing sign Mr. Wilson assumed that a free-standing will not be installed and Mr. Watson confirmed that. Illumination plans, handicapped parking and underground utility plans were included in the plans and were approved. Mr. Wilson deferred to Mr. Barber regarding wetland stream and steep slope issues. Mr. Wilson deferred to Ms. Mangarillo regarding site engineering, sewer, water supply and stormwater management issues. Mr. Wilson made the following recommendations:

- The waiver regarding the dumpster enclosure be denied;
- The waiver regarding elevations and data be approved;
- Previously a waiver for topography and tree survey should be granted again,

Mr. Wilson noted that the Putnam County Planning Department approved the site plan on April 14, 2015 via a memo.

Mr. Barber's Comments (memo attached)

Mr. Barber was not at the meeting, but had no issues regarding this project.

Mr. McDermott asked for a motion to close the Public Hearing. The motion was made by Mr. Tolmach and seconded by Mr. Lowes. The roll call vote was as follows:

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

The motion carried.

Mr. McDermott asked for a motion to grant the Negative Declaration prepared by Mr. Wilson. Mr. Sisto made the motion and it was seconded by Mr. Brunner. The roll call vote was as follows:

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

The motion carried.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo referred to a memo prepared by Mr. Barber on April 27, 2015 regarding a site visit on April 24, 2015 and he noted that there were no jurisdictional Kent wetlands or wetland buffer areas within the areas of disturbance and wetland permit is not required. Ms. Mangarillo said the erosion control bond estimate submitted by Insite Engineering in the amount of \$1, 390.00 did not include a topsoil stockpile. In an attachment to her memo she recommended the bond amount be adjusted in the amount of \$1,890.00 to cover the topsoil stockpile and recommended that it be forwarded to the Town Board for acceptance and approval.

Ms. Bolbrock asked Mr. Staley what material would be put in the dumpster. Mr. Staley said mostly paper products would be put in the dumpster. Ms. Bolbrock suggested that any cardboard should be recycled and Mr. Staley said that he was looking into that possibility. Mr. Tolmach suggested that he may check with the Kent recycling center to see if they would take the material.

Mr. McDermott asked for a motion to adopt the Resolution of an Amended Site Plan and Steep Slope and Erosion Control Approvals prepared by Mr. Wilson, assuming that his recommendations regarding the waivers would be accepted by the Planning Board (attached). Mr. Brunner made the motion and it was seconded by Mr. Tolmach. The roll call vote was as follows:

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

The motion carried.

Mr. McDermott asked for a motion to accept and forward the revised bond amount of \$1,890.00 to the Town Board for their acceptance and approval. Mr. Brunner made the motion and it was seconded by Ms. Bolbrock. The roll call vote was as follows:

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

The motion carried.

Mr. McDermott asked the applicant if he would like to talk about his business for the public. Mr. Staley said the company had been in Kent since 1982. He said they design and construct aircraft instruments for the government and commercial businesses. He said that the company hoped that in the future they may grow and employ more local people.

Mr. McDermott asked for a motion to adjourn the meeting at 8:00. The motion was made by Mr. Brunner and seconded by Mr. Sisto. The roll call vote was as follows:

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Bond Estimate Review

Date: May 14, 2015

Project: Hilltop Estates/
Kent Development Associates, Inc.
TM # 12.-1-42

The following material submitted was reviewed:

- Road Performance Bond Estimate, prepared by Insite Engineering, dated 4/21/2015
- Erosion Control Bond Estimates for Phases 1A, 1B, 2 & 3, prepared by Insite Engineering, dated 4/21/2015
- Stormwater Bond Estimates for Phases 1A, 1B & 3, prepared by Insite Engineering, dated 4/21/2015
- Drawings, prepared by Insite Engineering, dated or revised 1/22/2015 including:
 - "Final Subdivision Plat"
 - SP-1.1 "Subdivision Plan"
 - SP-1.2 "Subdivision Plan"
 - SP-2.1 "Erosion and Sediment Control and Landscape Plan"
 - SP-2.2 "Erosion and Sediment Control and Landscape Plan"
 - SP-3 "Phasing Plan"
 - PR-1 "Proposed Local Road and Driveway Profiles"
 - D-1 "Details"
 - D-2 "Details & Notes"
 - D-3 "Details"
 - D-4 "Details"
 - RA-1 "Resource Analysis Map"

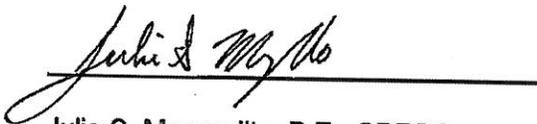
The following is offered for consideration by the Planning Board:

1. Regarding Road Performance Bond Estimate:
 - a. Include improvements listed under the subdivision code 66A-32.A, including "...stormdrainage including culverts and other drainage structures, sidewalks, street trees..." in the bond estimate.
 - b. The revised bond estimate is to be reviewed by the Highway Superintendent
2. Regarding the Erosion Control Bond Estimates:
 - a. Stabilized Construction Entrances and Topsoil Stockpiles are to be added for each phase.
3. Regarding the Stormwater Bond Estimates:

Memorandum
Hilltop Estates
TM # 12.-1-42
May 14, 2015
Page 2 of 2

- a. Remove "Stabilized Construction Entrance" from Phase 1A.
- b. Include any type of riprap outlet protection or velocity dissipaters.
- c. No Stormwater bond estimate was provided for Phase 2. Stormwater management is shown for Lot 10 in Phase 2. Provide a bond estimate for Phase 2 or otherwise show where the stormwater improvements for Lot 10 are included.

We trust the comments are useful in your review. Please let us know if we can be of additional assistance.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Neil Wilson via email
John Watson, PE, Insite, via email
13-261-209

Bill Walters via email
Bruce Barber via email



ROAD PERFORMANCE BOND ESTIMATE

Prepared For
 Hilltop Estates Subdivision
 Peckslip Road and NYS Route 52
 Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Strip and Stockpile Topsoil	30,000 S.Y.	\$0.35 S.Y.	\$10,500.00
Site Grading	1 Each	\$40,000.00	\$40,000.00
8" Base	1,360 C.Y.	\$38.10/C.Y.	\$51,816.00
4" Subgrade Course (NYS DOT Item 304.02)	500 C.Y.	\$40.10/C.Y.	\$20,050.00
2" Asphaltic Top Course (NYS DOT Item 403.17)	510 TONS	\$85.61/TON	\$43,661.10
3" Asphaltic Binder Course (NYS DOT Item 403.13)	765 TONS	\$85.61/TON	\$65,491.65
Wood Guide Rail	580 L.F.	\$20.00/L.F.	\$11,600.00
Seed & Mulch	217,800 S.F.	\$0.06/S.F.	\$13,068.00
		TOTAL	\$256,186.75

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-10-001 and the construction sequence and SWPPP for the proposed project.



PHASE 1A – EROSION CONTROL BOND ESTIMATE

Prepared For
Hilltop Estates Subdivision
Peckslip Road and NYS Route 52
Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Silt Fence	1,170 L.F.	\$2.00/L.F.	\$2,340.00
Seeding & Mulching	120,000 S.F.	\$0.06/S.F.	\$7,200.00
Inlet Protection	4	\$150.00 Each	\$600.00
		TOTAL	\$10,140.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-15-002 and the construction sequence and SWPPP for the proposed project.



PHASE 1B – EROSION CONTROL BOND ESTIMATE

Prepared For
Hilltop Estates Subdivision
Peckslip Road and NYS Route 52
Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Silt Fence	870 L.F.	\$2.00/L.F.	\$1,740.00
Seeding & Mulching	140,000 S.F.	\$0.06/S.F.	\$8,400.00
Inlet Protection	4	\$150.00 Each	\$600.00
		TOTAL	\$10,740.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-15-002 and the construction sequence and SWPPP for the proposed project.



PHASE 2 – EROSION CONTROL BOND ESTIMATE

Prepared For
Hilltop Estates Subdivision
Peckslip Road and NYS Route 52
Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Silt Fence	3,770 L.F.	\$2.00/L.F.	\$7,540.00
Seeding & Mulching	217,800 S.F.	\$0.06/S.F.	\$13,068.00
Inlet Protection	3	\$150.00 Each	\$450.00
		TOTAL	\$21,058.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-15-002 and the construction sequence and SWPPP for the proposed project.



PHASE 3 – EROSION CONTROL BOND ESTIMATE

Prepared For
Hilltop Estates Subdivision
Peckslip Road and NYS Route 52
Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Silt Fence	320 L.F.	\$2.00/L.F.	\$640.00
Seeding & Mulching	103,200 S.F.	\$0.06/S.F.	\$6,192.00
Inlet Protection	10	\$150.00 Each	\$1,500.00
		TOTAL	\$8,332.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-15-002 and the construction sequence and SWPPP for the proposed project.



PHASE 1A - STORMWATER BOND ESTIMATE

Prepared For
 Hilltop Estates Subdivision
 Peckslip Road and NYS Route 52
 NYS Route 52
 Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Temporary Sediment Traps	1 Each	\$5,000.00 Each	\$5,000.00
Temporary Diversion Swale	260 L.F.	\$7.50/L.F.	\$1,950.00
Stabilized Construction Entrance	1 Each	\$750.00 Each	\$750.00
Erosion Control Blanket	870 S.Y.	\$1.90/S.Y.	\$1,653.00
4"HDPE Drainage Pipe	35 L.F.	\$14.00/L.F.	\$490.00
12"HDPE Drainage Pipe	300 L.F.	\$24.00/L.F.	\$7,200.00
15"HDPE Drainage Pipe	365 L.F.	\$25.00/L.F.	\$9,125.00
18"HDPE Drainage Pipe	250 L.F.	\$36.00/L.F.	\$9,000.00
24"HDPE Drainage Pipe	935 L.F.	\$48.00/L.F.	\$44,880.00
End Sections	3 Each	\$250.00 Each	\$750.00
Drain Inlet	2 Each	\$2,200.00 Each	\$4,400.00
Drainage Manhole	8 Each	\$2,200.00 Each	\$17,600.00
		TOTAL	\$102,798.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-10-001 and the construction sequence and SWPPP for the proposed project.



PHASE 1B - STORMWATER BOND ESTIMATE

Prepared For
Hilltop Estates Subdivision
Peckslip Road and NYS Route 52
NYS Route 52
Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Erosion Control Blanket	615 S.Y.	\$1.90/S.Y.	\$1,168.50
Grass Swale	2,500 L.F.	\$7.50/L.F.	\$18,750.00
12"HDPE Drainage Pipe	240 L.F.	\$24.00/L.F.	\$5,760.00
15"HDPE Drainage Pipe	130 L.F.	\$25.00/L.F.	\$3,250.00
18"HDPE Drainage Pipe	40 L.F.	\$36.00/L.F.	\$1,440.00
End Sections	13 Each	\$250.00 Each	\$3,250.00
Drain Inlet	2 Each	\$2,200.00 Each	\$4,400.00
		TOTAL	\$38,018.50

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-10-001 and the construction sequence and SWPPP for the proposed project.



PHASE 3 - STORMWATER BOND ESTIMATE

Prepared For
 Hilltop Estates Subdivision
 Peckslip Road and NYS Route 52
 NYS Route 52
 Town of Kent, New York

April 21, 2015

Item	Quantity	Unit Price	Total
Temporary Diversion Swale	160 L.F.	\$7.50/L.F.	\$1,200.00
Stabilized Construction Entrance	1 Each	\$750.00 Each	\$750.00
Erosion Control Blanket	520 S.Y.	\$1.90/S.Y.	\$988.00
Grass Swale	370 L.F.	\$7.50/L.F.	\$2,775.00
6"Roof Drain Pipe	100 L.F.	\$15.00/L.F.	\$1,500.00
4"HDPE Drainage Pipe	35 L.F.	\$14.00/L.F.	\$490.00
6"HDPE Drainage Pipe	10 L.F.	\$15.00/L.F.	\$150.00
8"HDPE Drainage Pipe	10 L.F.	\$20.00/L.F.	\$200.00
12"HDPE Drainage Pipe	325 L.F.	\$24.00/L.F.	\$7,800.00
15"HDPE Drainage Pipe	270 L.F.	\$25.00/L.F.	\$6,750.00
18"HDPE Drainage Pipe	70 L.F.	\$36.00/L.F.	\$2,520.00
24"HDPE Drainage Pipe	935 L.F.	\$48.00/L.F.	\$44,880.00
End Sections	1 Each	\$250.00 Each	\$250.00
Drain Inlet	10 Each	\$2,200.00 Each	\$22,000.00
Hydrodynamic Separator	1 Each	\$25,000.00 Each	\$25,000.00
TOTAL			\$117,253.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-10-001 and the construction sequence and SWPPP for the proposed project.



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Amended Site Plan Review

Date: May 14, 2015

Project: Staley Company
TM # 12.-1-69

The following material was reviewed:

- Transmittal letter from Insite Engineering, Surveying & Landscape Architecture, P.C., dated 4/16/2015
- Waiver Request, prepared by Insite Engineering, revised 4/16/2015
- Erosion Control Bond Estimate, prepared by Insite Engineering, dated 4/16/2015
- Ownership letter from James Staley, dated 4/14/2015
- Site Cross Sections, prepared by Insite Engineering, dated 4/16/2015
- Site Photographs, prepared by Insite Engineering, dated 4/16/2015
- Drawings, prepared by Insite Engineering, revised 4/16/2015 including:
 - SP-1, Amended Site Plan
 - D-1, Site Details & Notes
 - IP-1, Illumination Plan
 - T-1, Truck Maneuvering Plan

This project is seeking amended site plan approval and erosion control permit for addition of warehouse space.

New or supplemental comments are shown in **bold**.

The following is offered for consideration by the Planning Board from a memo dated April 9, 2015:

3. Provide a copy of the deed in accordance with the Combined Application Form, # 14.
 - a. **5/14/2015 – Response letter indicates a copy of the deed has been provided.**

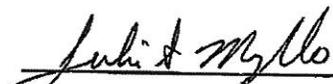
New Comments:

1. We defer to the Planning Board's Planning Consultant regarding the additional site plan waivers.
2. An erosion control bond estimate of \$1390 has been provided by Insite Engineering. We recommend the bond estimate be increased by \$500 to include the cost of a topsoil stockpile as shown on drawing SP-1 "Amended Site Plan," last revised 4/16/2015.

We recommend an erosion control bond amount of **\$1890.00** be accepted for the bond amount and recommended for acceptance and approval by the Town Board.
3. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.

Memorandum
Staley Company
TM # 12.-1-69
May 14, 2015
Page 2 of 2

4. If not already done so, prior to Planning Board Chairman's signature of plans, all Planning Board costs and fees including the erosion control bond, initial inspection fee deposit and professional review fees incurred during the review and approval of the application must be paid.
5. Prior to the start of earth-disturbing activities, provide signed copies of 'Contractor Certification(s).'
6. The signed MS4 SWPPP Acceptance Form will be provided under separate cover.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Neil Wilson via email
John Watson, PE, Insite Engineering, via email

Bill Walters via email
Bruce Barber via email
15-261-221



EROSION CONTROL BOND ESTIMATE

Prepared For
James A. Staley Company
5 Bowen Court
Town of Kent, New York

April 16, 2015

RECEIVED

APR 17 2015

RONDE SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.

Item	Quantity	Unit Price	Total
Silt Fence	130 L.F.	\$4.00/L.F.	\$520.00
Seeding & Mulching	14,500 S.F.	\$0.06/S.F.	\$870.00
		TOTAL	\$1,390.00

Note: It is illegal for more than 5 acres to be disturbed at any one time in accordance with the NYSDEC General Permit GP-0-10-001 and the construction sequence and SWPPP for the proposed project.

Topsoil Stockpile 1 \$ 500/unit \$ 500

Revised Total \$ 1890.00

Based on drawing SP-1 "Amended Site Plan" Rev 4/16/2015

Revision by: Julie Mangarillo, PE
Rohde, Soyka + Andrews Consulting Engineers
5/14/2015



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Bond Review

Date: May 13, 2015

Project: Patterson Crossing
TM # 22.-2-48

The following material was reviewed:

- Transmittal email from Insite Engineering, Surveying & Landscape Architecture, P.C., dated 4/14/2015
- Erosion Control Bond Estimates, prepared by Insite Engineering, Phases 1, 6a, 7, 9a, 9b, 10a, 11 & 12, dated 4/10/2015
- Stormwater Bond Estimates, Phases 1, 7, 9a, 9b, 10a, 11 & 12, prepared by Insite Engineering, dated 4/10/2015
- Drawings, prepared by Insite Engineering, revised 8/21/2014

This project received conditional site plan approval October 9, 2014 from the Planning Board. The project sponsors are working to complete the conditions of approval to obtain Planning Board Chairman's signature on the plans.

Erosion control and stormwater bond estimates have been provided for all construction phases that will take place within Town of Kent.

The following is offered for consideration by the Planning Board:

1. Comments from the 3/18/2015 comment memo have been addressed.
2. We have no objection to the estimates provided for each of the phases of the bond amounts for both erosion control and stormwater management.
3. For the erosion control bond, the most expensive phase is Phase 1, with a bond estimate of \$24,703.00.
4. For the stormwater bond, the most expensive phase is Phase 12, with a bond estimate of \$83,543.00.
5. We recommend the bond estimates listed in #3 and #4 above be recommended to the Town Board for approval and acceptance for a phased bond agreement.
6. It is our understanding that the bond agreement documents and other project agreement documents are being finalized by the Planning Board's attorney and will be sent to the Town Board for final approval and acceptance.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Neil Wilson via email
Jeffrey Contelmo, PE, Insite Engineering, via email

Bill Walters via email
Bruce Barber via email
04-261-118



TOWN OF KENT - PHASE 1 EROSION CONTROL BOND ESTIMATE

Prepared For
 Patterson Crossing Retail Center
 NYS Route 311
 Town of Kent, New York

March 26, 2015

Item	Quantity	Unit Price	Total
Silt Fence	1,070 L.F.	\$4.00/L.F.	\$4,280.00
Construction Fence	280 L.F.	\$2.00/L.F.	\$560.00
Stabilized Construction Entrance	1 E.A.	\$750.00/E.A.	\$750.00
Seeding & Mulching	1 Acre (43,560 S.F.)	\$0.06/S.F.	\$2,613.00
Temporary Sediment Traps	2 E.A.	\$5,000.00 /E.A.	\$10,000.00
Temporary Diversion Swale with Checkdams	250 L.F.	\$7.50/L.F.	\$1,875.00
Temporary Topsoil Stockpile	2 E.A.	\$2000/E.A.	\$4,000.00
Temporary Riprap Velocity Dissapator	25 C.Y.	\$25.00/C.Y.	\$625.00
TOTAL			\$24,703.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 6a EROSION CONTROL BOND ESTIMATE

Prepared For
Patterson Crossing Retail Center
NYS Route 311
Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Silt Fence	190 L.F.	\$4.00/L.F.	\$760.00
Seeding & Mulching	0.54 Acres (23,522 S.F.)	\$0.06/S.F.	\$1,412.00
		TOTAL	\$2,172.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 7 EROSION CONTROL BOND ESTIMATE

Prepared For
Patterson Crossing Retail Center
NYS Route 311
Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Seeding & Mulching	0.34 Acre (14,810 S.F.)	\$0.06/S.F.	\$890.00
Temporary Topsoil Stockpile	1 E.A.	\$2000/E.A.	\$2,000.00
Inlet Protection	3 E.A.	\$300/E.A.	\$900.00
		TOTAL	\$3,790.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 9a EROSION CONTROL BOND ESTIMATE

Prepared For
Patterson Crossing Retail Center
NYS Route 311
Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Seeding & Mulching	0.57 Acre (24,830 S.F.)	\$0.06/S.F.	\$1,490.00
Inlet Protection	4 E.A.	\$300/E.A.	\$1,200.00
		TOTAL	\$2,690.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 9b EROSION CONTROL BOND ESTIMATE

Prepared For
 Patterson Crossing Retail Center
 NYS Route 311
 Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Silt Fence	380 L.F.	\$4.00/L.F.	\$1,520.00
Stabilized Construction Entrance	1 E.A.	\$750.00/E.A.	\$750.00
Seeding & Mulching	1.56 Acre (67,960 S.F.)	\$0.06/S.F.	\$4,078.00
Sump Pits	2 E.A.	\$1,000.00 /E.A.	\$2,000.00
Temporary Topsoil Stockpile	1 E.A.	\$2,000.00/E.A.	\$2,000.00
Temporary Berm	1 E.A.	\$5,000/E.A.	\$5,000.00
Inlet Protection	5 E.A.	\$300/E.A.	\$1,500.00
TOTAL			\$16,848.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 10a EROSION CONTROL BOND ESTIMATE

Prepared For
Patterson Crossing Retail Center
NYS Route 311
Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Silt Fence	220 L.F.	\$4.00/L.F.	\$880.00
Stabilized Construction Entrance	1 E.A.	\$750.00/E.A.	\$750.00
Seeding & Mulching	1.24 Acre (54,015 S.F.)	\$0.06/S.F.	\$3,240.00
Sump Pits	1 E.A.	\$1,000.00 /E.A.	\$1,000.00
Inlet Protection	6 E.A.	\$300/E.A.	\$1,800.00
		TOTAL	\$7,670.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 11 EROSION CONTROL BOND ESTIMATE

Prepared For
Patterson Crossing Retail Center
NYS Route 311
Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Seeding & Mulching	1.5 Acre (65,340 S.F.)	\$0.06/S.F.	\$3,920.00
Inlet Protection	1 E.A.	\$300/E.A.	\$300.00
		TOTAL	\$4,220.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.



TOWN OF KENT - PHASE 12 EROSION CONTROL BOND ESTIMATE

Prepared For
 Patterson Crossing Retail Center
 NYS Route 311
 Town of Kent, New York

April 10, 2015

Item	Quantity	Unit Price	Total
Silt Fence	290 L.F.	\$4.00/L.F.	\$1,160.00
Seeding & Mulching	0.5 Acre (21,780 S.F.)	\$0.06/S.F.	\$1,310.00
Watercourse Diversion	1 E.A.	\$5,000.00 /E.A.	\$5,000.00
Temporary Topsoil Stockpile	2 E.A.	\$2000/E.A.	\$2,000.00
Inlet Protection	1 E.A.	\$300/E.A.	\$300.00
		TOTAL	\$9,770.00

Note: It is not permitted for more than 5 acres to be disturbed at any one time without prior written authorization from the NYSDEC and the Town of Kent, and the minimum requirements set for in the SPDES General Permit for Construction Activities (Part II.C.3.a thru e) have been provided by the owner.

Vera Patterson

From: JMangarillo@rsaengrs.com
Sent: Thursday, May 07, 2015 6:01 PM
To: jack4911@yahoo.com
Cc: 'Vera Patterson'
Subject: RE: Schulhof TM 21.19-1-10
Attachments: 2015-03-12 review memo_Schulhof.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jack,

Sorry it has taken me awhile to get back to you. I was on vacation and now I've been trying to catch up.

See attached 3/12/2015 comment memo.

1. Have revised drawings been provided that address 2.b.i (date & source of soils info)?
2. Has the note been revised or additional information been added to address 7.c.3.iii (removing soil from property)?
3. I haven't seen a copy of the deed yet. Has it been provided?
4. The missing information on the affidavits has to be provided. We discussed this at the Consultants' meeting on Friday 4/17.
5. You provided a revised SWPPP via email only to me. I've taken a look at it. I couldn't find where you addressed that copies of contractor certifications are to be provided to the Town. (New comment #1.c). Hard copies of final SWPPP will need to be provided to the Planning office.
6. Did the property owners provide the actual bond money? The bond money has to be in the Town's hand (so to speak) before the Town Board can approve the bond.
7. Has the \$1000 initial inspection fee deposit been provided?

Please provide a complete, revised package with drawings, SWPPP and response letter to my 3/12/2015 comment memo.

Please let me know if you have any questions.

Thank you,
Julie

Julie S. Mangarillo, P.E., CPESC
Rohde, Soyka & Andrews Consulting Engineers, P.C.
40 Garden Street Poughkeepsie, NY 12601
Phone: 845-452-7515 Fax: 845-452-8335

-----Original Message-----

From: Vera Patterson [<mailto:planning@townofkentny.gov>]
Sent: Thursday, April 30, 2015 9:09 AM
To: JMangarillo@rsaengrs.com
Subject: FW: Schulhof

Please respond to Jack's note directly and copy me.

Thanks, Julie.

-----Original Message-----

From: john karell [mailto:jack4911@yahoo.com]

Sent: Tuesday, April 28, 2015 7:42 PM

To: planning@townofkentny.gov

Subject: Schulhof

Could you check on the status of this approval. I think that the bond estimate went before the Board and I am sure that we submitted revised materials pursuant to the March 12 memo from Julie. they are ready to submit for the building permit.



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan
March 2015 Planning Board Meeting

Date: March 12, 2015

Project: Schulhof-Kravitz
TM 21.19-1-10

The following materials were reviewed:

- Cover letter prepared by John Karell, Jr., P.E., dated 2/19/2015
- Stormwater Pollution Prevention Plan (SWPPP), prepared by John Karell, Jr., P.E., dated 2/13/2015, including:
 - NOI, unsigned
 - MS4 SWPPP Acceptance Form with Sections I and II completed
 - Construction cost estimate, dated 2/13/2015 and revised 3/12/2015
- Drawings prepared by Manning Silverstein Architects PC, last revised 2/19/2015 including:
 - A-000.00 Site & Erosion Control Notes & Plan (hardcopy)
 - A-000.00 Site & Erosion Control Notes & Plan (via email) with stabilized construction entrance detail added

The project proposes construction of an addition and new pool for a single-family house.

New or supplementary comments are shown in **bold**.

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a 2/12/2015 memo:

2. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - b. §66-6.B.2.e – Provide "a soils and slopes map... This map shall be drawn on a topographic base map with the **date and source of the soils** and steep slope data **noted on said map.**"
 - i. **3/12/2015 – Provide date and source of soils information on the drawing.**
7. Refer to the Drawings:
 - c. Under 'Town of Kent Planning Board Steep Slope & Erosion Control Notes'
 - iii. Note #11 states "All topsoil not to be used for final grading shall be removed from the site..." All topsoil is to be kept on-site and within the limits of disturbance as indicated on the drawing. This note is to be revised.
 1. **3/12/2015: The response letter indicates the note was revised. The note on the revised drawing still indicates topsoil is to be removed from the site. Whenever possible, topsoil is to**

remain on site. Provide additional information on the estimated quantity of soil to be removed from the site and where it will be disposed.

8. Provide a copy of the deed in accordance with #14 on the Combined Application Form.
 - c. **3/12/2015: The response letter indicates a copy of the deed has already been provided. However, a copy could not be located in the file. Provide a copy of the deed.**
9. Provide affidavits with the name included at the top of the forms. Complete the Disclosure of Business Interest.
 - c. **3/12/2015: The response letter indicated affidavits have been provided. While this is correct, there is a blank at the top of the forms which should include a name. Provide corrected forms. Also the Disclosure of Business Interest form was not completed. Provide a completed Disclosure of Business Interest form.**
11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
 - a. **3/12/2015: This requirement was noted in the response letter.**

New Comments:

1. Refer to the SWPPP:
 - a. Section II.B on 2nd page indicated stormwater conveyance will be provided by HDPE pipe. The drawings do not show any stormwater conveyance. Revise the SWPPP or drawings to be consistent.
 - b. Section IV.A.10 on the 3rd page includes a reference to rain gardens. The drawings do not show any rain gardens. Revise the SWPPP or drawings to be consistent.
 - c. Section V regarding contractor certification: Include that copies of the contractor certifications are to be provided to the Town prior to earth-disturbing activities.
2. A construction cost estimate of \$2860.00 prepared by John Karell, Jr., P.E., revised 3/12/2015 was provided for the erosion control bond estimate. We recommend this estimate be accepted for the bond amount and recommended for approval by the Town Board.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board Secretary via email
Bill Walters via email
14-261-999-144

Neil Wilson via email
Bruce Barber via email

Vera Patterson

From: John Watson [JWatson@insite-eng.com]
Sent: Tuesday, May 05, 2015 4:27 PM
To: Neil Wilson (nwilson.lrcplanning@gmail.com); Vera Patterson
Cc: Michael McDermott; dick@espositobuilders.com; Julie Mangarillo; Bruce Barber; Jamie Kieper
Subject: Hilltop Estates Subdivision
Attachments: 2500_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Neil / Vera-

As discussed earlier today, the Hilltop Estates Subdivision approval is set to expire on June 8. The attached letter requests that this project be added to the May 14th agenda for another extension of approval.

The DOH does not have comments, we submitted final plans to DEP today – should have their approval in a week or two, Ron Blass has approved the legal documents and the project attorney is preparing final documents for signature, and Julie will review the bond estimates when she returns from vacation.

I hope to have everything submitted for final signature within a month.

Vera - Please confirm we will be on the May 14th agenda for this project.

Thanks.

John

John M. Watson, PE
Principal Engineer

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.



May 5, 2015

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

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

Dear Chairman McDermott and Members of the Board:

At this time, we are requesting to be placed on the May 14, 2015 Planning Board agenda for an extension of Conditional Final Subdivision Approval and continued discussion. Conditional Final Subdivision Approval was granted on September 11, 2014, an extension of Conditional Final Approval was granted on February 12, 2015 and will expire on June 8, 2015. The applicant is waiting for responses and approvals from the outside agencies (PCDOH and NYCDEP). Upon receipt of said approvals, they will be forwarded to the Planning Board and its consultants for review and certification that the resolution conditions are complete.

With regard to the conditions of the Planning Board Resolution, we offer the following:

1. It is our understanding that all comments from the Planning Board's Professional Engineer listed in the July 10, 2014 memorandum have been addressed.
2. As stated in the Planning Board's Environmental Consultant's memorandum dated July 10, 2014, the applicant has provided satisfactory responses to the comments stated in the previous review memo. It was mentioned that approvals from the outside agencies are still outstanding.
3. An easement has been provided for the improvements that encroach across the boundary line with the lands Now or Formerly Schultz and the easterly boundary of proposed Lot 8 of the subdivision. The previously shown scales have been removed from the encroachment area.
4. The approval of the Planning Board's Professional Engineer in regard to the Final Steep Slope and Erosion Control Permit is pending.
5. The approval of the Putnam County Department of Health (PCDOH) for individual sewage disposal and water supply systems for each lot is pending. Upon receipt, approvals will be forwarded to the Board for review.
6. The approval of the New York City Department of Environmental Protection (NYCDEP) is pending. Upon receipt, approvals will be forwarded to the Board for review.
7. The New York State Department of Environmental Conservation (NYSDEC) approval was previously submitted.
8. As previously submitted to the Planning Board, Mr. Richard Othmer, Town of Kent Highway Superintendent, has no issue assuming responsibility of the roads, drainage improvements or the proposed right-of-way.
9. The following documents have been reviewed with the Planning Board's consulting Planner and Attorney:
 - a. Stormwater Easement and Maintenance Agreement
 - b. Offer of Cession for dedication of the proposed town road to the Town of Kent.

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

- c. Easement Agreements to the Town of Kent for access to all parts of the stormwater management system.
- d. Performance Surety and guarantee for completion of the proposed town road and associated stormwater management facilities.
- e. Declaration, in lieu of an HOA.

It is our understanding that the above mentioned documents are being prepared by the project attorney for final review and submission to the Planning Board's consulting Planner.

10. A Bond Estimate for the Erosion and Sediment Control Permit and the stormwater management facilities have been provided for approval by the Planning Board's Professional Engineer. Upon the Engineer's approval, the documents will be forwarded for approval to the Planning Board Attorney and the Town Board.
11. A Performance Bond has been provided for approval by the Planning Board's Professional Engineer. Upon the Engineer's approval, the documents will be forwarded for approval to the Planning Board Attorney and the Town Board.
12. A Maintenance Security has been provided for the maintenance for the road for approval by the Planning Board's Professional Engineer. Upon the Engineer's approval, the documents will be forwarded for approval to the Planning Board Attorney and the Town Board.
13. It is our understanding that the applicant has paid all fees to date and understands that all fees accrued by the Planning Board to review the project plans and the application must be paid in full prior to the chairman signing the plans.
14. We acknowledge that the conditional final subdivision approval expires within 90 days of the date of extension resolution; therefore we respectfully request an extension of the conditional subdivision approval.
15. We understand that it is the applicant's responsibility to submit proof that each condition of the Final Subdivision Approval has been completed and that the signature of the Planning Board Chairman will be withheld pending the receipt of a written memoranda from the Planning Board's consulting Planner verifying that each of the conditions of the approval have been completed.

We respectfully request this project be placed on the May 14, 2015 Planning Board agenda for consideration of an extension of the Conditional Final Subdivision Approval.

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

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer
JMW/jhk

Enclosures:

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

Insite File No. 13120.100

Vera Patterson

From: Neil Wilson [nwilson.lrcplanning@gmail.com]
Sent: Thursday, May 14, 2015 9:25 AM
To: barberbruce@yahoo.com; Bill Walters; Charles Sisto; Dennis Lowes; George Brunner; Glenna Wright; Janis Bolbrock; Julie Mangarillo; Michael McDermott; Phil Tomalch; planning@townofkentny.gov; Ron Blass
Subject: Staley Company
Attachments: Staley Company Site Plan 051415.pdf; Staley Neg Dec 051415.pdf; Staley Site Plan Approval Resolution 051415.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Attached for tonight's meeting is my review memo and Neg Dec and Site Plan Approval Resolution for the Board's consideration.

Reminder that I will not be in attendance tonight.

Neil A. Wilson, Esq.
LRC Planning Services, LLC
8 Morehouse Road
Poughkeepsie, New York 12603-4010
Tele: 845-452-3822
Fax: 845-452-3346



Cornerstone
ASSOCIATES

April 24, 2015

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**
404 Luddingtonville Road
Section 12 Block 3 Lots 40,41

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

- Conceptual Plans entitled; "Putnam Nursing Home and Rehabilitation Center" prepared by TAT dated 01/21/15, 3 sheets.

A site inspection was conducted on April 16, 2015. The purpose of the inspection was to verify the Town of Kent wetland boundary delineation that had been conducted by the applicant's wetland biologist.

Findings:

The Town of Kent wetland boundary delineation was found to be accurate. Review of the above referenced plan indicates that a Town of Kent wetland permit will be required.

Please note that there are also wetlands which are jurisdictional to the NYSDEC and NYCDEP that are on or adjacent to the site.

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

Sincerely,

Bruce Barber, PWS, Certified Ecologist
Town of Kent Environmental Consultant

1770 CENTRAL STREET YORKTOWN HEIGHTS, NY 10598
Telephone: 914.299.5293

Vera Patterson

From: Vera Patterson [planning@townofkentny.gov]
Sent: Thursday, April 30, 2015 10:02 AM
To: 'Bruce Barber'; Building Inspector; Neil Wilson
Subject: FW: Sunoco Application - amended for Freshwater Wetland Permit
Attachments: Scanned from a Xerox Multifunction Device.pdf

Forgot to copy you guys on this as well. I sent Laurie a note that we need the fee for the Wetland permit as well.

From: Vera Patterson [mailto:planning@townofkentny.gov]
Sent: Thursday, April 30, 2015 9:42 AM
To: JMangarillo@rsaengrs.com
Subject: FW: Sunoco Application - amended for Freshwater Wetland Permit

Fyi.

From: PETTENGILL, LAURIE J [mailto:LJPETTENGILL@sunocoinc.com]
Sent: Wednesday, April 22, 2015 2:35 PM
To: Vera Patterson
Subject: Sunoco Application - amended for Freshwater Wetland Permit

Vera,
Attached please find the last 2 pages of the site plan application updated to include the Freshwater Wetlands permit along w/the project description and statement of compliance for the board and professionals to review. Please advise if you need any additional information
Thank you
Laurie Pettengill
Sunoco Inc. (R&M)
732-259-0409

Name and Address of Attorney: _____

Telephone: _____

Name and Address of Wetland Consultant: _____

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only:

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

C) For Freshwater Wetland Permit Applications Only:

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

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

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

- 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 one (1) or more acres of land? Yes _____ No _____
 - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?
Yes _____ No _____
- 3) What is the date of the boundary and topographic survey used as the base map for the application?
- _____
- 4) Refer to Chapter 66 of the Town Code for the application requirements.
- _____

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

Applicant Signature: _____

Print Name: _____

Date: _____

L. Pettigall
 Louise Pettigall Supervisor (R+M)
 4/22/15



April 27, 2015

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Staley Company-Amended Site Plan**
5 Bowen Court
Section 33.73 Lot 1

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

- Plan entitled; "James A. Staley Co. Facility Addition" prepared by Insite Engineering dated 03/19/15, 2 sheets..

A site inspection was conducted on April 24, 2015. The purpose of the site inspection was to determine if the proposed action reflected in the above referenced plan encroached on any Town of Kent jurisdictional wetland or associated wetland buffer areas.

Findings:

Inspection revealed that there are no Town of Kent jurisdictional wetlands or wetland buffer areas within the proposed limits of disturbance. As a result, a Town of Kent wetland permit is not required.

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

Sincerely,

Bruce Barber, PWS, Certified Ecologist
Town of Kent Environmental Consultant

Vera Patterson

From: Vera Patterson [planning@townofkentny.gov]
Sent: Monday, April 27, 2015 11:03 AM
To: 'Bruce Barber'; Building Inspector; Charles Sisto; Dennis Lowes; George Brunner; Glenna Wright; Janis Bolbrock; Michael McDermott; Phillip Tolmach; Vera Patterson
Subject: FW: Patterson Crossing: Kent Documents related to Stormwater Management Facilities Maintenance Agreement
Attachments: 21Z4627-SW Maintenance Performance Bon.DOC; 21Z4631-Erosion Control Perform Bond.DOC

Follow Up Flag: Follow up
Flag Status: Flagged

FYI, for May meeting.

From: Ronald Blass [mailto:RBlass@VanDeWaterLaw.com]
Sent: Wednesday, April 22, 2015 12:13 PM
To: Vera Patterson
Cc: 'Edituhmike'; JMangarillo@rsaengrs.com; 'Neil Wilson'; 'Jeff Contelmo'
Subject: RE: Patterson Crossing: Kent Documents related to Stormwater Management Facilities Maintenance Agreement

Vera, et al:

I met with Julie this AM regarding bonding figures.

Attached are phased bonding instrument formats (2) of the type used in the past by Kent to put accommodating phase bonding in place.

Insertions are needed, of course.

RCB

From: Vera Patterson [mailto:planning@townofkentny.gov]
Sent: Tuesday, March 31, 2015 3:57 PM
To: Ronald Blass
Cc: 'Edituhmike'; JMangarillo@rsaengrs.com; 'Neil Wilson'; 'Jeff Contelmo'
Subject: FW: Patterson Crossing: Kent Documents related to Stormwater Management Facilities Maintenance Agreement

As requested, I'm forwarding documents from Jeff Contelmo regarding Patterson Crossing.

From: Jeff Contelmo [mailto:JContelmo@insite-eng.com]
Sent: Tuesday, March 31, 2015 3:14 PM
To: Vera Patterson; 'Edituhmike'; 'Neil Wilson'; JMangarillo@rsaengrs.com
Subject: FW: Patterson Crossing: Kent Documents related to Stormwater Management Facilities Maintenance Agreement

Attached are the additional documents requested . Please confirm that these have been forwarded to Ron Blass for his review.

Thanks again,
Jeff

From: Fred Koelsch [mailto:fredkoelsch@comcast.net]
Sent: Tuesday, March 31, 2015 2:59 PM

To: Jeff Contelmo

Subject: Patterson Crossing: Kent Documents related to Stormwater Management Facilities Maintenance Agreement

Jeff,

Please forward the attached documents to the appropriate Kent official.

Thanks,

Fred Koelsch, Esq., AICP
Director of Realty Investments
Camarda Realty Investments LLC
1699 Route 6, Suite 1
Carmel, New York 10512
845-228-1400
fredkoelsch@comcast.net

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

PERFORMANCE BOND FOR STORMWATER MANAGEMENT FACILITIES

Bond given by Patterson Crossing Realty Company, LLC, a New York Limited Liability company, with its principal place of business located at 1699 Route 6 , Suite 1, Carmel, New York 10512 (“Obligor”) to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil’s Crossing, Kent Lakes, New York, 10512 (“Obligee”), dated _____, 2015.

KNOW ALL MEN BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the initial sum of \$83,543.00 for the payment whereof to Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, Obligor has obtained one or more approvals from the Obligee for a land development activity, as that term is defined in Town of Kent Town Code Chapter 66 (the “Code”), on certain real property located in the Town of Kent, in connection with which stormwater management facilities (the “Facilities”) are required; and

WHEREAS, on _____, the Kent Planning Board adopted resolutions of conditional approval of land development activity for development of a ± __ acre site located at NYS Route 311 in the Town of Kent, County of Putnam and State of New York, for use as a retail center covering tax parcels 22.-2-48 and 22.-2-47 (also referred to as Parcel 63 on Map 56-C of the Project Plans, infra); and

WHEREAS, in conjunction with such approvals, the Obligor submitted plans and specifications (“Project Plans”) for the land development activity, and in furtherance of the approvals of the Planning Board, as follows:

The facility shall be constructed in accordance with the plans and specifications prepared by Insite Engineering, Surveying & Landscape Architectures, P. C. (“Insite”), dated _____ and bearing a latest revision date of _____, as follows:

WHEREAS, Obligor submitted to the Town a Stormwater Pollution Prevention Plan prepared by Insite and last revised _____ (the "SWPPP"), which identify the Facilities for this land development activity; and

WHEREAS, the Planning Board recommended that the Town allow phased and sequential performance bonding of the installation of the Facilities in the Town of Kent, in accordance with the Project Plans and the SWPPP, for each of Phases 1, 7, 9a, 9b, 10a, 11 and 12 as identified on _____, last revised _____; and

WHEREAS, the sequential amounts set forth in this phased bond obligation are based upon a recommendation by the Engineer to the Town dated _____.

WHEREAS, as condition to the issuance of approval of a land development activity, the Obligor, prior to construction, provides the Obligee with a cash escrow of \$83,543.00 which shall remain in place to guarantee satisfactory completion of the aforesaid phases of the land development activity, which security in its entirety shall remain in full force and effect until the Obligor is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance or such other certification that the Facilities in their entirety for all phases have been completed in accordance with all plans and specifications forming the basis of the approved Project Plans and the SWPPP.

NOW, THEREFORE, the condition of this performance obligation is such that, if the Obligor shall well and truly construct the aforesaid Facilities identified for each of the aforesaid phases of land development activity in accordance with the Project Plans approved by the Town of Kent and in accordance with the SWPPP, and if said improvements are deemed complete by the Town of Kent, and if Obligor is released from liability by the Obligee, then this obligation shall be null and void; otherwise, the obligation shall remain in full force and effect.

The Obligor shall at all times provide the Obligee with such security as the Obligee shall deem sufficient. In furtherance of this covenant, the Obligor has obtained and hereby delivers to the Town of Kent the following security for faithful performance of this obligation: Cash deposit in the sum of \$83,543.00 as of the making of this performance bond.

If the event the Facilities for Phase 1 are not constructed and completed according to the Project Plans and SWPPP by _____, the Facilities for Phase 7 are not constructed and completed according to the Project Plans and SWPPP by _____, the Facilities for Phase 9a are not constructed and completed according to the Project Plans and SWPPP by _____, the Facilities for Phase 9b are not constructed and completed according to the Project Plans and

SWPPP by _____, the Facilities for Phase 10a are not constructed and completed according to the Project Plans and SWPPP by _____, the Facilities for Phase 11 are not constructed and completed according to the Project Plans and SWPPP by _____, or the Facilities for Phase 12 are not constructed and completed according to the Project Plans and SWPPP by _____, the Obligees shall have the right to apply the aforesaid security and complete the work with full use of said sums as the Obligees requires, or in the alternative at its exclusive option, Obligees shall have the right to use the security to restore and render stable and environmentally sound the Project site.

The amount of this bond shall remain in place with respect to acceptable completion of the Facilities for each of the aforesaid phases in the aforesaid sequence, and work on the facilities of any phase shall not commence by the Obligor until acceptance by the Obligees of the construction and completion of any preceding phase.

The Obligor agrees to execute and/or endorse and deliver to the Town required for the Town to call upon the security.

The Obligees and its agents, employees, engineers and/or planners are hereby expressly authorized to enter upon the property for the purpose of inspecting the Facilities and the site work being performed in accordance with the approved project plans and SWPPP and to complete the work in the event the Obligees fails to do so. This right of the Obligees shall run with the land.

In the event that Obligor interferes with the Obligees's exercise of its rights under this instrument, the Obligees shall be entitled to recover of Obligor the Obligees's attorneys fees, other consultant costs, and expenses resulting from or arising out of Obligor's interference. This right of the Obligees shall run with the land.

The obligations of Obligor in this performance bond may not be assigned or assumed by a third party without the prior written approval of the Town Board of the Town of Kent.

This undertaking shall be recorded with the Clerk of Putnam County.

Dated: _____, 2015

Patterson Crossing Realty Company, LLC

By: _____
Paul A. Camarda
Managing Member

STATE OF NEW YORK)
) ss.:
COUNTY OF PUTNAM)

On the ____ day of _____, 2015, before me, the undersigned, a notary public in and for said state, personally appeared PAUL A. CAMARDA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

RECORD AND RETURN TO

Ronald C. Blass, Jr.
Van DeWater & Van DeWater, LLP
P O Box 112
Poughkeepsie, New York 12602

U:\DOCS\11011\00023\MUNICIPAL\21Z4627.DOC

PERFORMANCE BOND FOR EROSION AND SEDIMENTATION CONTROL

Bond given by Patterson Crossing Realty Company, LLC, a New York Limited Liability company, with its principal place of business located at 1699 Route 6 , Suite 1, Carmel, New York 10512 (“Obligor”) to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil’s Crossing, Kent Lakes, New York, 10512 (“Obligee”), dated _____, 2015.

KNOW ALL MEN BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the initial sum of \$16,840.00 for the payment whereof to Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, Obligor has obtained one or more approvals from the Obligee for a land development activity, as that term is defined in Town of Kent Town Code Chapter 66 (the “Code”), on certain real property located in the Town of Kent, in connection with which sedimentation and erosion controls (the “Controls”) are required; and

WHEREAS, on _____, the Kent Planning Board adopted resolutions of conditional approval of land development activity for development of a ± __ acre site located at NYS Route 311 in the Town of Kent, County of Putnam and State of New York, for use as a retail center covering tax parcels 22.-2-48 and 22.-2-47 (also referred to as Parcel 63 on Map 56-C of the Project Plans, infra); and

WHEREAS, in conjunction with such approvals, the Obligor submitted plans and specifications (“Project Plans”) for the land development activity, and in furtherance of the approvals of the Planning Board, as follows:

The facility shall be constructed in accordance with the plans and specifications prepared by Insite Engineering, Surveying & Landscape Architectures, P. C. (“Insite”), dated _____ and bearing a latest revision date of _____, as follows:

WHEREAS, Obligor submitted to the Town Erosion and Sedimentation Control plans forming a part of the Project Plans; and

WHEREAS, the Planning Board has recommended that the Town allow phased and sequential performance bonding of the installation of the Controls, in accordance with the Project Plans for each of Phases 1, 6a, 7, 9a, 9b, 10a, 11 and 12 as identified on Insite's Sediment and Erosion Control & Phasing Plan, _____, last revised _____; and

WHEREAS, the amount of this bond is based upon a recommendation by the Engineer to the Town dated _____; and

WHEREAS, as condition to the issuance of approval of a land development activity, the Obligor, prior to construction, provides the Obligee with a cash escrow of \$16,840 which guarantees satisfactory completion of the Controls, which security shall remain in full force and effect until the Obligor is released from liability by the Town.

NOW, THEREFORE, the condition of this performance obligation is such that, if the Obligor shall well and truly construct the aforesaid Controls identified for Phases 1, 6a, 7, 9a, 9b, 10a, 11 and 12 of land development activity in the Town of Kent in accordance with the Project Plans approved by the Town of Kent, and if said improvements are deemed complete by the Town of Kent, and if Obligor is released from liability by the Obligee, then this obligation shall be null and void; otherwise, the obligation shall remain in full force and effect.

The Obligor shall at all times provide the Obligee with such security as the Obligee shall deem sufficient. In furtherance of this covenant, the Obligor has obtained and hereby delivers to the Town of Kent the following security for faithful performance of this obligation: Cash deposit in the sum of \$16,840.

If the event the Controls for Phase 1 are not constructed and completed according to the Project Plans by _____, the Controls for Phase 6a are not constructed and completed according to the Project Plans by _____, the Controls for Phase 7 are not constructed and completed according to the Project Plans by _____, the Controls for Phase 9a are not constructed and completed according to the Project Plans by _____, the Controls for Phase 9b are not constructed and completed according to the Project Plans by _____, the Controls for Phase 10a are not constructed and completed according to the Project Plans by _____, the Controls for Phase 11 are not constructed and completed according to the Project Plans by _____, or the Controls for Phase 12 are not constructed and completed according to the Project Plans by _____, the Obligee shall have the right to apply the aforesaid security and complete the work with full use of said sums as the Obligee requires, or in

the alternative at its exclusive option, Obligee shall have the right to use the security to restore and render stable and environmentally sound the Project site.

The amount of this bond shall remain in place with respect to acceptable completion of the Controls for each of the aforesaid phases in the aforesaid sequence, and work on the Controls of any phase shall not commence by the Obligor until acceptance by the Obligee of the construction and completion of any preceding phase.

The Obligor agrees to execute and/or endorse and deliver to the Town any documents required for the Town to call upon the security.

The Obligee and its agents, employees, engineers and/or planners are hereby expressly authorized to enter upon the property for the purpose of inspecting the Controls and the site work being performed in accordance with the approved project plans and to complete the work in the event the Obligee fails to do so, or to restore the project site. This right of the Obligee shall run with the land.

In the event that Obligor interferes with the Obligee's exercise of its rights under this instrument, the Obligee shall be entitled to recover of Obligor the Obligee's attorneys fees, other consultant costs, and expenses resulting from or arising out of Obligor's interference. This right of the Obligee shall run with the land.

The obligations of Obligor in this performance bond may not be assigned or assumed by a third party without the prior written approval of the Town Board of the Town of Kent.

This undertaking shall be recorded with the Clerk of Putnam County.

Dated: _____, 2015

Patterson Crossing Realty Company, LLC

By: _____
Paul A. Camarda
Managing Member



April 24, 2015

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**
404 Luddingtonville Road
Section 12 Block 3 Lots 40,41

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

- Conceptual Plans entitled; "Putnam Nursing Home and Rehabilitation Center" prepared by TAT dated 01/21/15, 3 sheets.

A site inspection was conducted on April 16, 2015. The purpose of the inspection was to verify the Town of Kent wetland boundary delineation that had been conducted by the applicant's wetland biologist.

Findings:

The Town of Kent wetland boundary delineation was found to be accurate. Review of the above referenced plan indicates that a Town of Kent wetland permit will be required.

Please note that there are also wetlands which are jurisdictional to the NYSDEC and NYCDEP that are on or adjacent to the site.

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

Sincerely,

A handwritten signature in black ink, appearing to be the initials "RB" followed by a stylized surname.

Bruce Barber, PWS, Certified Ecologist
Town of Kent Environmental Consultant

1770 CENTRAL STREET YORKTOWN HEIGHTS, NY 10598
Telephone: 914.299.5293