

Approved: January 14, 2016

**Minutes**  
**Town of Kent Planning Board Meeting**  
**December 10, 2015**

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

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

Michael McDermott, Chair  
George Brunner  
Dennis Lowes

Janis Bolbrock, Vice Chair  
Charles Sisto  
Philip Tolmach  
Glenna Wright

**Others in Attendance:**

Bruce Barber, Environmental Consultant  
Bill Rohde, Engineering Consultant

Bill Walters, Kent Building Inspector  
Neil Wilson, Planner

**Absent:**

Julie Mangarillo, Engineering Consultant

• **Approve Planning Board Minutes from November 12, 2015**

Mr. McDermott, Planning Board Chairman, asked for a motion to put the November 12, 2015 Planning Board minutes on the table. The motion was made by Ms. Bolbrock and 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 approve the November 10, 2015 minutes. The motion was made by Ms. Bolbrock and 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.

- **Towners Road Mart (Sclafani Property, 2 Towners Road, Carmel, NY 10512; TM: 33.64-1-6**

The Public Hearing for this project was closed in November and the applicant was seeking approval of an Amended Site Plan for a Change of Use. Mr. Robert Cameron, of Putnam Engineering, represented the applicant. This property is at the intersection of Route 52 and Towners Road. It is a gas station with a small convenience store and the repair service is no longer in operation. The applicant wishes to convert the garage area for a convenience store.

Mr. Barber's Comments

Mr. Barber had no comments, other than to say that he had reviewed the Resolution.

Mr. Rohde's Comments

Mr. Rohde had no comments.

Mr. Wilson's Comments

Mr. Wilson said he had distributed a proposed Resolution the day before this meeting for an Amended Site Plan and Change of Use (attached). The conditions of approval are:

- Page 3 Item 4 needs to be amended and be made clear that there will be no body repair or painting on site.
- 4 (b) on the top of page 4 pertains to the "Full Service" signs, which need to be put on the approaches to the gas islands high enough and states that full service is provided only at the station.
- Item 5 regards the dimensions and location of the signs, which need to be noted on the amended site plan.
- Item 6 instructs the applicant to change a note on the plan. Instead of "new monitor well installed" it should read "installed new monitor wells replacement for monitor well #1".

Ms. Bolbrock asked if the well would be monitored quarterly and was told that it would be done quarterly and she suggested that the note about the reports should go to the Kent Planning Board and Mr. Wilson agreed and said he would add that to the resolution as Item 6(b).

Mr. Wilson reminded the Planning Board that this project was a Type II action and no SEQRA review is required.

Mr. Cameron asked if the signs should be placed on the pump and Mr. Wilson said that it should be placed on the pumps, but up high. It was reiterated that the signs should state that “**Full Service Only**” was provided.

The bus shelter relocation is to be handled by Putnam County and Mr. Cameron said he had been in contact with them and they were working on it.

Mr. McDermott asked for a motion to grant conditional approval for an Amended Site Plan and Change of use with the changes noted above in 6(A) and (B). The motion was made by Mr. Tolmach and 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>Nay</u>

The motion carried.

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

Dawn McKenzie of Insite Engineering represented the applicant on this project, which was a request for a time extension. The delay was caused by outside agency approvals which took six months to obtain. The marketing for this type of project is not good and the applicant has concerns about posting such a large cash bond and is considering his options pertaining to the project, which is why the time extension is requested.

Mr. Wilson advised Ms. McKenzie that the ninety (90) day time extension was granted in November and will expire in February. He told her that the Planning Board felt that the project had been very time consuming and would like to know how much longer the project would continue.

Ms. McKenzie was asked by Mr. Watson to point out that other towns honor surety bonds rather than cash bonds and that she knows that it is not the Town of Kent’s policy.

Mr. Wilsson said that this project had been before the Planning Board off and on since 2005, but that it was not cost effective or a good use of the Planning Board and consultants’ time to keep this project on the agenda.

Mr. McDermott also advised Ms. McKenzie that, if a project was due to expire, more notice needed to be given to the Planning Board.

- **Putnam County Savings Bank, 256 NYS Route 52, Kent, NY; TM: 44.5-2-26**

Ms. Dawn McKenzie, of Insite Engineering, represented the applicants who wish to install a generator and a propane tank on their property on Route 52.

Mr. McDermott mentioned that there were some questions as to whether an amended site plan and possibly a variance would be required for this project and asked Mr, Wilson for his opinion.

Mr. Wilson's Comments

Mr. Wilson stated that the underlying project was a generator with a propane tank to power it and would require an amended site plan. A written copy was submitted recently. The generator and the propane tank are considered accessory structures and the Town of Kent Code requires that accessory structures be set back the same distance as principal structures in most cases. The setback required was 30' and the proposed plan has 17' setback for the propane tank and would require an area variance. Mr. Wilson discussed this matter with the Building Inspector, who said the NFPA has its own set of standards and Mr. Walters would discuss them. Mr. Wilson said he had discussed this with Ms. McKenzie and that a different location has been found for the propane tank which would locate the tank and generator outside of the setback and a variance would not be necessary. In his opinion, because of the nature of the project, and input from Messrs. Barber and Rohde, a conditional Amended Site Plan approval could be granted at the December meeting and the project could be moved to the bottom of the agenda. Ms. McKenzie would amend the plans and re-submit them.

Mr. Barber's Comments

Mr. Barber said that he and Mr. Rohde had conducted a site inspection on December 8, 2015. He advised the Planning Board that there were no environmental issues. The site has minimal amount of usable property. The dumpster on the property would be moved to accommodate the propane tank and a line would be cut into the existing electrical panel. There were no wetlands involved and the limits of disturbance would not be 5,000 square feet. He had no objections to Mr. Wilson's recommendation that a conditional approval be granted.

Mr. Rohde's Comments (memo attached)

Mr. Rohde discussed some photographs that were taken during the site inspection and confirmed Mr. Barber's assessment. He suggested that noise levels be a condition of approval (recommended it be kept at 7 decibels) and also that the size of the propane tank be a condition of approval. He asked about the size of the propane tank and how many gallons it would hold and said that would be a factor in the setbacks from the NFPA. Mr. Rohde also agreed with Mr. Wilson's recommendation that conditional approval be granted.

Ms. McKenzie advised the Planning Board that decibel rating was 71.

Ms. Bolbrock asked Mr. Rohde about where the tank would be located and was told by Ms. McKenzie that the existing dumpster enclosure would be shifted and that in the revised proposal the dumpster enclosure would remain in place and the propane tank would be behind it and the generator would be placed by the well.

Mr. Walters Comments

Mr. Walters said that one thing he noticed in the previous plans and the revised plan would require that bollards be placed around the tank. He said once that was done there would be no problems with the plan. Ms. Bolbrock asked about the potential of a fire in the dumpster and he said that the construction of the dumpster and the bollards would provide enough protection. Mr. Sisto asked if a fence should be placed around the tank and Mr. Walters said that a fence would be combustible and that usually fences around tanks provided protection to equipment.

Conditions of approval were:

- That the applicant needs to indicate the size of the tank and provide setbacks for NFPA standards;
- That the bollards be installed around the propane tank;
- Information about the decibels of the generator.

Mr. Wilson also recommended that a motion be made to waive the Public Hearing for this project. He also said that this project was a Type II action and did not require SEQRA review.

Mr. McDermott asked for a motion to waive the Public Hearing on this project. The motion was made by Mr. Lowes and seconded by Mr. Tolmach.

Mr. McDermott asked for a motion to grant conditional approval for an Amended Site Plan with the changes discussed at the December meeting. 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>Nay</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>
Glenna Wright	<u>Nay</u>

The motion carried.

- **Goldfine/Rynn Projec Daffodil Lane, Kent, NY; TM: 11.12-1-21**

Mr. Jack Karell and Mr. Michael Rynn represented the applicant. The applicant submitted an Erosion Control Plan for a single family dwelling, which was approved by the Town of Kent Planning Board and the Board of Health in 2006 and 2008. Some work was done, but the property has since been sold. A stormwater plan was also approved as well as an erosion control plan. The Erosion Control Plan expired and new plans were submitted at the November 12, 2015 meeting.

Mr. Rohde's Comments (memo attached)

Mr/ Rohde's memo pertained to drainage.

Mr. Karell advised the Planning Board that nothing has changed since the previous application. He requested the same driveway waivers as were previously granted. He said he sent a picture that there was a catch basin next to the driveway and he proposed to put a trench drain at the bottom of the driveway and pipe it into the catch basin. Mr. Rohde said that was acceptable.

Mr. Barber's Comments

Mr. Barber inspected the property and advised the Planning Board that a pond adjacent to the driveway, which had been noted on the previous plans, was not on the property. He said that he did note that some work done on the driveway which did not have a driveway permit. However, the Town Code has since changed and that if there was an existing building lot which did not have a driveway permit or waiver a new waiver would be necessary. In this case it was also necessary because the driveway exceeds the 10%.

Mr. Wilson's Comments

Mr. Wilson said that the Town Code does allow driveway waivers from 10-15% slope if the driveway was already paved. He recommended that a waiver be granted at the December meeting and that Mr. Karell would provide plans to show compliance with the driveway code. Mr. Wilson will draft a Resolution for this project.

Mr. McDermott asked for a motion to grant a driveway waiver as enumerated in Mr. Wilson's memo and to move the Erosion Control Plan below the line on the agenda for administrative review. The motion was made by Ms. Bolbrock and 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>

• Licari Limitone Property,, 14 Laurie Court, Kent, NY; TM: 22.-2-5

This project was for an Erosion Control and Stormwater Pollution Prevention Plan (SWPPP) for a residential property. Mr. Robert Cameron, of Putnam Engineering, represented the applicants. The applicants inadvertently filled their yard without permits and were notified by the Building Department that they needed to appear before the Planning Board. Mr. Cameron has since submitted the necessary documentation for the Erosion Control Plan.

Mr. Barber's Comments (memo attached)

Mr. Barber said that he and Mr. Rohde had met with the applicants on their property and confirmed that the applicants needed to submit an Erosion and Sediment Control Plan to the Planning Board and that some erosion had already occurred. Silt fencing has been installed as well as some seeds and mulch. Mr. Barber stated that there were no jurisdictional town wetland or wetland buffers on the property. He did see a small amount of asphalt and brick in the fill and suggested that in the future they ensure that the fill is clean. Messrs. Barber and Rohde also recommended that some erosion control blankets be placed on the hillside because there was some evidence of real or vertical erosion and horizontal cracking. When this is completed the applicant should contact the Building Department to re-inspect the property and deemed stable.

Ms. Wright asked what type of trees would be removed from the property and Mr. Barber said there were only three trees marked to be removed. He said that the Planning Board could condition that trees 6" dba not be removed.

Mr. Tolmach asked if the property could be terraced to prevent erosion and Mr. Barber responded that this had been discussed.

Mr. Barber said that he would like to hold this project over until January, rather than moving it to the administrative track. Mr. Cameron asked if, rather than an erosion control blanket, he put a silt fence up to track particle movement it would work. Mr. Barber said that he didn't believe it would work as well as the blankets.

Mr. Rohde's Comments (memo attached)

Mr. Rohde agreed with Mr. Barber that the erosion control blankets would be better suited to prevent any further erosion on this property. He asked for some type of analysis regarding runoff and whether or not there should be a swale along the property line. He also questioned whether or not a rain garden would be helpful. Mr. Rohde suggested that the septic system should be examined because of the heavy equipment which had been used on the property.

Mr. Cameron asked about a report requested by Bill Rohde and was told that a full engineering report was not necessary.

No action was taken at the meeting and it was agreed that it would be held over until January.

- **Wellington Properties, 105 Towners Road, Kent, NY; TM: 33.73-'28 & 39**

The applicant previously asked for time extension for an Amended Site Plan, which will expire in December, for an ice cream parlor they wish to open.

Mr. McDermott and Mr. Wilson noted that this was another last minute request for a time extension and that the applicants needed to be more diligent about the expiration dates of applications. It was suggested that a note should be placed on the application itself stating that time extensions needed to be requested prior to expiration and in a timely manner.





Workshop: December 03, 2015 (Thursday, 7:30 PM)

DECEMBER 2015

AGENDA

Meeting: December 10, 2015 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from November 2015
- Towners Road Mart (Sclafani Property)                      Public Hearing &                      Review  
2 Towners Road, Carmel, NY                      Amended Site Plan/Change of Use  
TM: 33.64-1-6                      (continuation from November)
- Goldfine/Rynn Project                      Erosion Control Plan                      Review  
Daffodil Lane, Kent, NY  
TM: 11.12-1-21
- Hilltop Estates (Kent Development Corp)                      Subdivision/Erosion Control Bond/  
Peckslip Road, Kent, NY                      Extension                      Status Report  
TM: 12.-1-38 & 42                      Bond/Pending
- Putnam County Savings Bank                      Permission to install a generator                      Review  
256 NYS Route 52, Kent, NY  
TM: 44.5-2-26
- Licari\_Limitone Property                      Erosion Control/SWPPP Plan                      Review  
14 Lorne Court, Kent, NY  
TM: 22.-2-5
- Wellington Properties                      Time Extension for                      Review  
105 Towners Road, Kent, NY                      Amended Site Plan  
TM: 33.73-1-38 & 33.73-1-39

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

- Iglinska Polish Deli                      Change of Use                      Status Report  
531 Route 52 – Office #1  
Kent, NY 10512
- Staley Company                      Erosion Control/Site Plan                      Status Report  
5 Bowen Court, Kent, NY                      Bond/Pending  
TM: 12.-1-69
- Kent Countryside Nursery                      Site Plan                      Status Report  
480 Route 52, Kent, NY  
TM: 33.56-1-14
- Lema/Rte 52 Corp                      Site Plan /Wetland Permit                      Status Report  
Route 52, Kent, NY  
TM: 33.18-1-6, 7, 8, 9
- Biben Property                      Erosion Control/Site Plan/  
146 South Knapp Court, Kent Lakes, NY                      Wetland permit                      Status Report  
TM: 10.-1-1
- Patrick O'Mara Property                      Erosion Control/Site Plan                      Status Report  
Woodland Road/Nimham Circle  
TM: 20.20-1-3
- Schulhof-Kravits                      Erosion Control                      Status Report  
8 Cat Briar Road/Gipsy Trail, Kent, NY  
TM: 21.19-1-10



**Town of Kent Planning Board  
Special Use Permit and Amended Site Plan Approvals**

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**Matter of Towners Road Mart**

**Whereas**, the Town of Kent Planning Board has received an application from Towners Road Mart, Inc: to allow the conversion of mechanics bays within an existing automobile service facility to a convenience store on property located at 2 Towners Road, Tax Parcel #33.64-1; and

**Whereas**, the conversion of the mechanic bays to a convenience store would not involve the expansion of the building footprint or the addition of any gasoline pump stations; and

**Whereas**, the size of the proposed interior expansion qualifies the proposed activity as a Type II Action for which no further environmental review is required under SEQRA; and

**Whereas**, by memorandum dated August 19, 2015 the Putnam County Department of Planning has recommended approval of the Special Use Permit and Site Plan under GML 239-m; and

**Whereas**, on August 13, 2015 the Board granted the requested information waivers as depicted on the proposed Site Plan; and

**Whereas**, after review of the application and consideration of the criteria set forth in §77-59 and §77-60 of the Town Zoning Law, the Planning Board hereby finds:

- 1) That all proposed structures, equipment or material would be readily accessible for fire and police protection; and
- 2) That where the motor vehicle service station use fails to meet the minimum dimensional requirements of §77-21(C)(10), the historic use of the site for gasoline sales, including a convenience store, would continue to be a legal non-conforming use; and
- 3) The Board examined the issue of traffic flow through the site and at the adjacent signalized state highway intersection. Taking note that portions of the gas pump islands are located within the state highway (Route 52) and the county highway (Towners Road) rights-of-way, the Board considered the potential for vehicle movement conflicts related to customers filling their vehicles and then leaving the vehicles parked at the pumps to enter the convenience store. This is critical since under the amended site plan only one handicap accessible and one regular parking space would be provided at the front of the store, and customers leaving their vehicles parked at the pumps after refueling to make purchases at the new convenience store could result in vehicle queues that would potentially extend out into the state highway or the county highway by motorists waiting their turn to fill up. Accordingly, the Board will condition its approval on the owner of the store providing full service at the pump and denying customers the ability to pump their own gas. This would free drivers to enter the store while their vehicles are being refueled thereby eliminating or severely reducing the length of time any vehicle remains parked at the pump. Additionally, the presence of a County bus shelter immediately east of the site would impede the use of the handicap accessible parking space and the regular parking space by blocking sight lines for vehicles backing out. The Board will therefore require as a condition of approval the relocation of the bus shelter by the applicant, with

the approval of the County, to a location that would not impede sight lines for motorists at either of the two parking spaces proposed for the front of the store. Based upon completion and adherence with these two conditions the proposed use would be of such location, size and character that, in general, it would be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated, would not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties, would be free of nuisance characteristics, and would not overcrowd the land either as proposed or as it may reasonably be expected to expand; and

- 4) That the project is an application for Special Use Permit and Site Plan Approval to allow the conversion of two garage bays totaling approximately 960 square feet for use as a convenience store. The use is a permitted use within the Commercial District. The Planning Board is satisfied that, subject to adherence to the conditions stated below, the proposed site improvements and the proposed use of the building would be consistent with the amount of land available, and that access to the site would not impede or adversely affect the use and enjoyment of neighboring lands; and
- 5) That the information provided by the applicant indicates that the overall appearance, size, and dimension of the site improvements would be appropriate to the site; and
- 6) That the project design is consistent with, and meets the requirements of, §77-60 subparagraphs "F", "G", and "I" - "T" of the zoning law; and
- 7) That the project design of the proposed expansion would be in harmony with the existing and planned development of contiguous lands and adjacent neighborhoods; and
- 8) That the project design would have no material adverse effect upon the desirability of adjacent and nearby property for development of other uses allowed within the district; and
- 9) That the project design is properly related to the uses, goals and policies for land development as expressed in the Town Comprehensive Plan; and
- 10) That the project design would have no effect on existing pedestrian and vehicular access, traffic circulation or layout of the site; and
- 11) That the project design is sited to take advantage of solar access insofar as practical, including the orientation of the proposed building 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; and
- 12) That the project design reflects an awareness of and sensitivity to the views, terrain, soils, plant life and other unique qualities of the site and preserves and enlarges upon these assets for recreation, scenic or conservation purposes to the extent practicable; and
- 13) That the project design conforms to the requirements of the Town Zoning Law and all other applicable local laws;

**Whereas**, the Planning Board convened public hearings on September 10, 2015, October 8, 2015, and November 12, 2015, and closed the public hearing on November 12, 2015;

**Therefore Be It Resolved**, the Planning Board grants Special Use Permit and Amended Site Plan approvals for the Towners Road Mart project as depicted on a Site Plan Map entitled "Amended Site Plan Prepared For Towners Road Mart" prepared by Putnam Engineering dated July 15, 2015 consisting of Sheet C-110, subject to revision to respond to the conditions of approval as required herein; and

**Be It Further Resolved**, that these Special Use Permit and Site Plan approvals are expressly conditioned on the completion and/or adherence to following:

- 1) *Respond to the comments of the Town Environmental Consultant dated December 9, 2015.*
- 2) *Respond to the comments of the Planning Board's Professional Engineer dated November 3, 2015.*
- 3) *The project shall be developed in accordance with the plans and specifications reviewed by the Planning Board as set forth above.*
- 4) *Under "Site Layout Notes" amend as follows:*
  - a) *Number 4, delete existing note in its entirety and insert, "Approved uses: Motor Vehicle Service Station excluding vehicle repair, body work, and painting."*
  - b) *Number 21, amend to read, "During all business hours the owner shall provide full service at the pump islands and shall install and maintain "Full Service Only" signs on each pump island in accordance with the signage detail depicted on this approved Site Plan".*
- 5) *Amend the Site Plan to provide a detail of the "Full Service Only" sign to be installed on the pump islands, including color, materials, dimensions, and lighting. Final design and size of the signs shall be subject to approval by the Planning Board. In addition, add a notation to the site plan to show the location where such signs will be installed on the pumps. A minimum of four (4) such signs, one for each direction of approach, shall be required.*
- 6) *Amend the note referring to the installation of a new monitoring well to read as follows: "Install new monitor well as replacement for MW-1 and conduct quarterly monitoring in accordance with NYSDEC requirements".*
  - a) *Copies of all NYSDEC required monitoring reports shall be provided to the Planning Board.*
- 7) *Prior to issuance of a Certificate of Occupancy the applicant shall complete the relocation of the bus shelter to a location approved by Putnam County that would not impede sight lines for motorists at either of the two parking spaces at the front of the store.*

- 8) *At all times during which the store is open the owner shall provide full service at the pump islands whereby customers are not permitted to pump their own gasoline, but instead will have their gasoline pumped for them by an employee of the owner so as to eliminate or reduce the wait time for vehicles parked at the pump islands during refueling. The owner shall install "Full Service Only" signs as specified herein, to notify customers that "full-service" is provided at the station, and that customers making use of the convenience store are expected to do so during refueling so as to reduce the amount of time vehicles remain parked at the gas pumps.*
- 9) *Obtain approval(s) as may be required from the following agencies:*
  - a) *Putnam County Department of Public Works*
  - b) *Putnam County Department of Health.*
  - c) *New York City Department of Environmental Protection.*
  - d) *New York State Department of Environmental Conservation*
- 10) *The architectural appearance of the new building addition shall match the appearance of the existing building to which it will be attached as to color and materials so as to blend in with the existing structure.*
- 11) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans for the development. The erosion control may be changed or modified by order of the Planning Board Engineer or the Town Building Inspector based on field conditions.*
- 12) *At the completion of construction, and prior to issuance of a Certificate of Occupancy, the applicant shall provide a certification prepared and sealed 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 substantial 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 development.*
- 13) *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.*
- 14) *Payment of all Planning Board costs and fees including professional review fees incurred during the review and approval of the application.*
- 15) *It is the responsibility of the applicant/project sponsor to submit to the Town Planning Board proof that each of the conditions of this 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 Professional Engineer verifying that each of the conditions of this Approval have been completed. The proposed final drawings shall not be accepted by the Planning Board without submission of proof of completion.*

Motion: Ms. Janis Bolbrock

Second: Mr. Phillip Tolmach

Michael McDermott, Chairman      Aye

Janis Bolbrock      Aye

George Brunner      Aye

Dennis Lowes      Aye

Phil Tolmach      Aye

Charles Sisto      Aye

Glenna Wright      Nay

The Motion carried.

**I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on December 10, 2015.**

By: Vera Patterson  
Vera Patterson, Planning Board Clerk



## Cornerstone Associates

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

December 9, 2015

To: Planning Board

From: Bruce Barber  
Town Environmental Consultant

**RE: Towners Road Mart, Inc.**  
Section 33.64 Block 1 Lot 6  
2 Towners Road

Please be advised that I have conducted a review of the following pertinent documents submitted with respect to the above referenced project. My comments are as follows:

**Documents Reviewed:**

- Memo executed by Robert Cameron, RA of Putnam Engineering dated 11/18/15, 1 page.
- Memo executed by Robert Cameron, RA of Putnam Engineering dated 12/1/15, 2 pages.
- Plan entitled; "Amended Site Plan Layout" prepared by Putnam Engineering dated 11/18/15 (rev.), 1 sheet: C-110.

**Review Comments:**

The applicant has provided satisfactory responses to prior comments. This office has no additional comments.

This office defers to the Town Planner regarding potential revisions to Site Plan Notes, providing a representation of the proposed "Full Service Only" sign for Planning Board review, and details of the proposed bus station relocation.

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

Sincerely,

Bruce Barber, Certified Ecologist  
Town of Kent Environmental Consultant

## Planning Kent

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**From:** Planning Kent  
**Sent:** Thursday, December 03, 2015 9:52 AM  
**To:** building inspector; 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: Towners Road Mart  
**Attachments:** Towner Road Mart cover letter 12-1-15.pdf; 8264 C-110 Site Plan rev per T.E. com 11-30-15.pdf

For the December meeting.

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

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**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Wednesday, December 02, 2015 4:21 PM  
**To:** 'Robert Cameron'  
**Cc:** Planning Kent; 'Neil Wilson'; 'Michael McDermott'; 'Bruce Barber'  
**Subject:** FW: Towners Road Mart

Thanks Bob;  
Your modifications look good to me.

## 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)

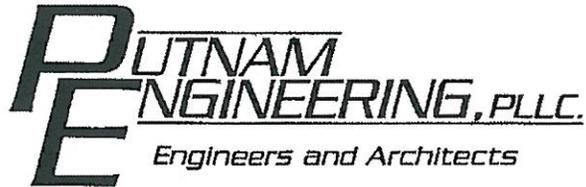
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**From:** Robert Cameron [<mailto:rcameron@putnameng.com>]  
**Sent:** Wednesday, December 02, 2015 12:46 PM  
**To:** Vera Patterson, Town of Kent Planning Board Secretary  
**Cc:** Neil Wilson; 'Edituhmike'; Bruce Barber; [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com)  
**Subject:** Towners Road Mart

Attached is cover letter and rev site plan drawing per the comments of Bill Rohde. The changes are clouded on the drawing. I leave this to the Board if they wish to review this. My thoughts were it will better address the concerns in the resolution.

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](mailto:rcameron@putnameng.com)

NOTICE: The drawings and electronic files contained in this transmission are the property of Putnam Engineering PLLC and the record consultants. The information is solely for the use of the addressee for the referenced project and may not be copied or disseminated to other parties. If you are not the intended recipient of this e-mail you are hereby notified that any review, communication, distribution or copying of it or any attachments is prohibited. Please delete the e-mail and attachments.



December 1, 2015

Mr. Michael McDermott, Chairman  
Town of Kent Planning Board  
25 Sybil's Crossing  
Kent Lakes, NY 10513

Re: Towners Road Mart, Inc  
2 Towners Road  
Town of Kent  
T.M. #33.64-1-6  
P/E #8264

Dear Chairman McDermott and Members of the Board:

Enclosed please find revised site plan drawing C-110 dated November 30, 2015.

Putnam Engineering has made revisions to the drawings to address the November 24, 2015 comments of the Town Engineer, Mr. Bill Rhode.

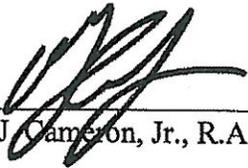
1. Note #24 has been added to address the site maintenance concerns.
2. The drain pipe was noted as 4" PVC. P/E has further clarified it to be SDR-35 quality and have a minimum slope of 1%.
3. A paved area has been shown in front of the dumpster. This was an earlier concern of Mr. Rhode's. There is no increase in impervious area since the gravel swale along the fence results in a net loss of impervious area.
4. The freezing of water in the pipes due to shallow depth cannot be avoided. The pipes cannot be buried deep or they will not drain to the gravel swale. When the pipe is freezing, the water runoff will likely be frozen also. Any excess will follow the path to the swale as it presently exists on the site.

(L01577)

This information is submitted for the benefit of the Board and Consultants. We trust it will help with clarification for the final resolution.

Sincerely,

PUTNAM ENGINEERING, PLLC



---

Robert J. Cameron, Jr., R.A.  
RJC/tal

Enclosure

cc: Mr. Willie Rozeik

Page 2

(L01577)

**PUTNAM ENGINEERING, PLLC. Engineers and Architects**

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 • (845) 279-6789 • FAX (845) 279-6769



## Planning Kent

---

**From:** Planning Kent  
**Sent:** Tuesday, November 24, 2015 3:03 PM  
**To:** Robert Cameron  
**Subject:** FW: Towners Road Mart December Submittal

FYI.

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

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Tuesday, November 24, 2015 1:40 PM  
**To:** Planning Kent; [barberbruce@yahoo.com](mailto:barberbruce@yahoo.com); building inspector; [nwilson.lrcplanning@gmail.com](mailto:nwilson.lrcplanning@gmail.com); 'Charles Sisto'; 'Dennis Lowes'; 'George Brunner'; 'Glenna Wright'; 'Janis Bolbrock'; 'Michael McDermott'; 'Phillip Tolmach'  
**Cc:** 'Robert Cameron'  
**Subject:** RE: Towners Road Mart December Submittal

Project: Towners Road Mart TM 33.64-1-6  
Subject: Engineer's Review Comments

The revised site plan received this date was reviewed.

Not all comments from our previous memo were addressed, namely:

A note was added to route rear roof downspouts in 4-inch underground pipe to the filtering swale; however the following should be considered:

- (1) pipe slope and depth of bury [pipe trench detail] should be shown or otherwise indicated;
- (2) insulation may be required to prevent freezing of pipe; and
- (3) thickness and type of the PVC drain pipe should be indicated.

A note should be placed on the drawing requiring:

- (1) that the site be properly maintained and be kept broom clean at all times; and
- (2) that the filtering swale be kept free of debris and trash at all times.

If a resolution is going to be prepared for this project, it is suggested that approval be condition is securing the relocation of the bus shelter be secured from Putnam County to remedy the sight distance problem on Towners Road.

No other comments are offered at this time. Approval is recommended based on the foregoing.  
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:** Tuesday, November 24, 2015 10:19 AM

**To:** [barberbruce@yahoo.com](mailto:barberbruce@yahoo.com); building inspector; [wrohde@rsaengrs.com](mailto:wrohde@rsaengrs.com); [nwilson.lrcplanning@gmail.com](mailto:nwilson.lrcplanning@gmail.com); Charles Sisto ([csisto4004@comcast.net](mailto:csisto4004@comcast.net)); Dennis Lowes ([dennis.lowes@ralphmac.com](mailto:dennis.lowes@ralphmac.com)); George Brunner ([bluehog90@verizon.net](mailto:bluehog90@verizon.net)); Glenna Wright ([glennacw@aol.com](mailto:glennacw@aol.com)); Janis Bolbrock ([Janis\\_Bolbrock@msn.com](mailto:Janis_Bolbrock@msn.com)); Michael McDermott ([edituhmike@verizon.net](mailto:edituhmike@verizon.net)); Phillip Tolmach ([bestscapes@verizon.net](mailto:bestscapes@verizon.net)); Planning Kent

**Subject:** Towners Road Mart December Submittal



November 19, 2015

RECEIVED

NOV 19 2015

Planning Board  
Town of Kent

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

RE: PCSB / Kent Branch – Generator  
256 NYS Route 52  
Town of Kent, New York  
Tax Map No. 44.5-2-26

Dear Chairman McDermott and Members of the Board:

PCSB (Putnam County Savings Bank) seeks to add a generator and propane tank to provide backup power at their Kent Branch on Route 52. A sketch is enclosed depicting the proposed locations for the generator and propane tank as well as an overall site plan showing the location of proposed improvements within the context of the site. These items are submitted to the Board in support of a request for a waiver of site plan review, to allow the applicant to pursue a permit for the generator and propane tank directly from the Building Department.

Please place the project on the agenda for the Board's December 10th, 2015 meeting. At that time, we would like to discuss the applicant's request for a waiver of site plan review.

If 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:

  
\_\_\_\_\_  
Jeffrey J. Contelmo, P.E.  
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Robert Farrier, w/enclosures (via email)

Insite File No. 15315.100

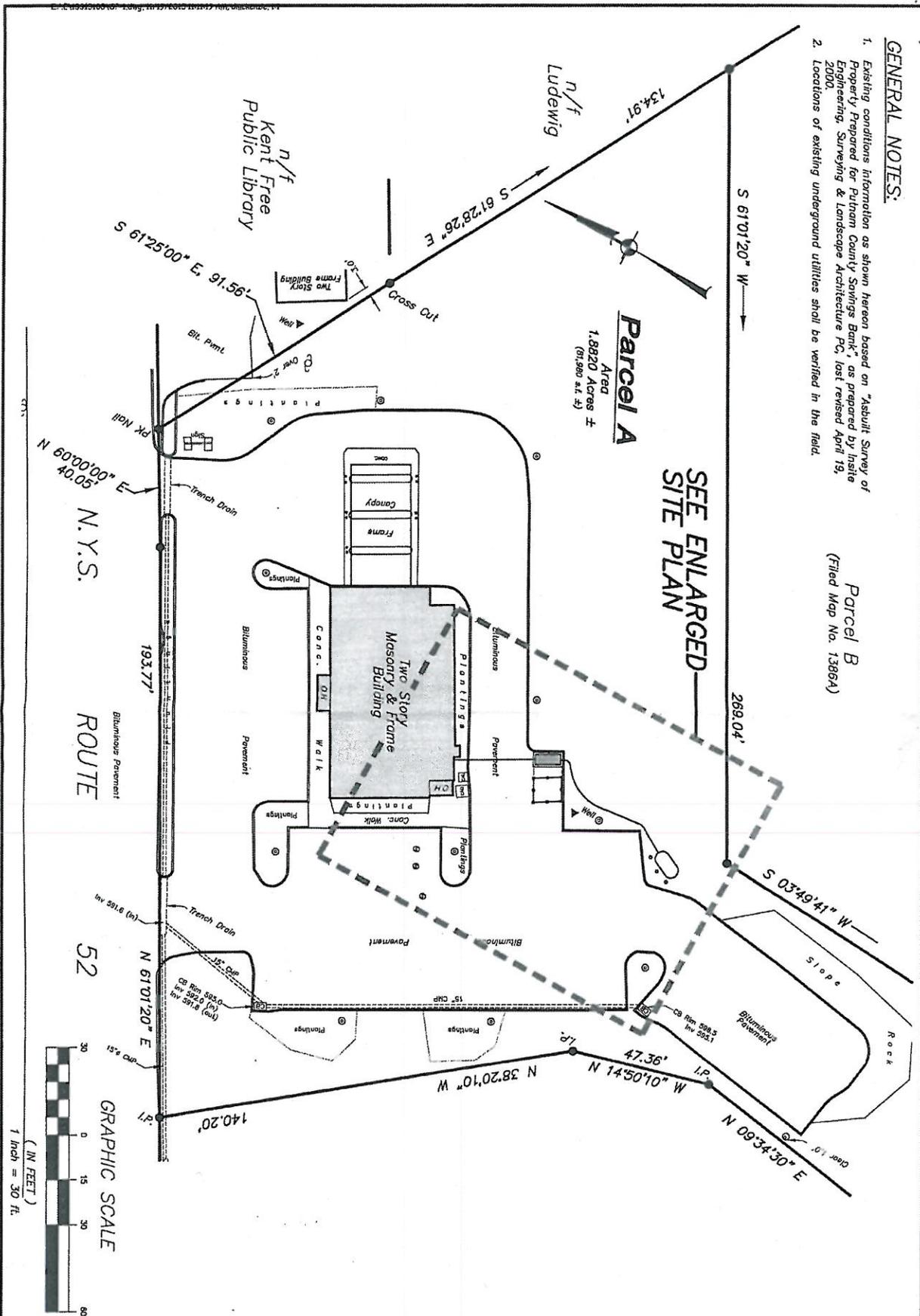
**GENERAL NOTES:**

1. Existing conditions information as shown hereon based on "Asbuilt Survey of Property Prepared for Putnam County Savings Bank" as prepared by Insite Engineering, Surveying & Landscape Architecture P.C., last revised April 19, 2000.
2. Locations of existing underground utilities shall be verified in the field.

Parcel B  
(Filed Map No. 1386A)

SEE ENLARGED  
SITE PLAN

**Parcel A**  
Area  
1.8820 Acres ±  
(01,980 s.f. ±)



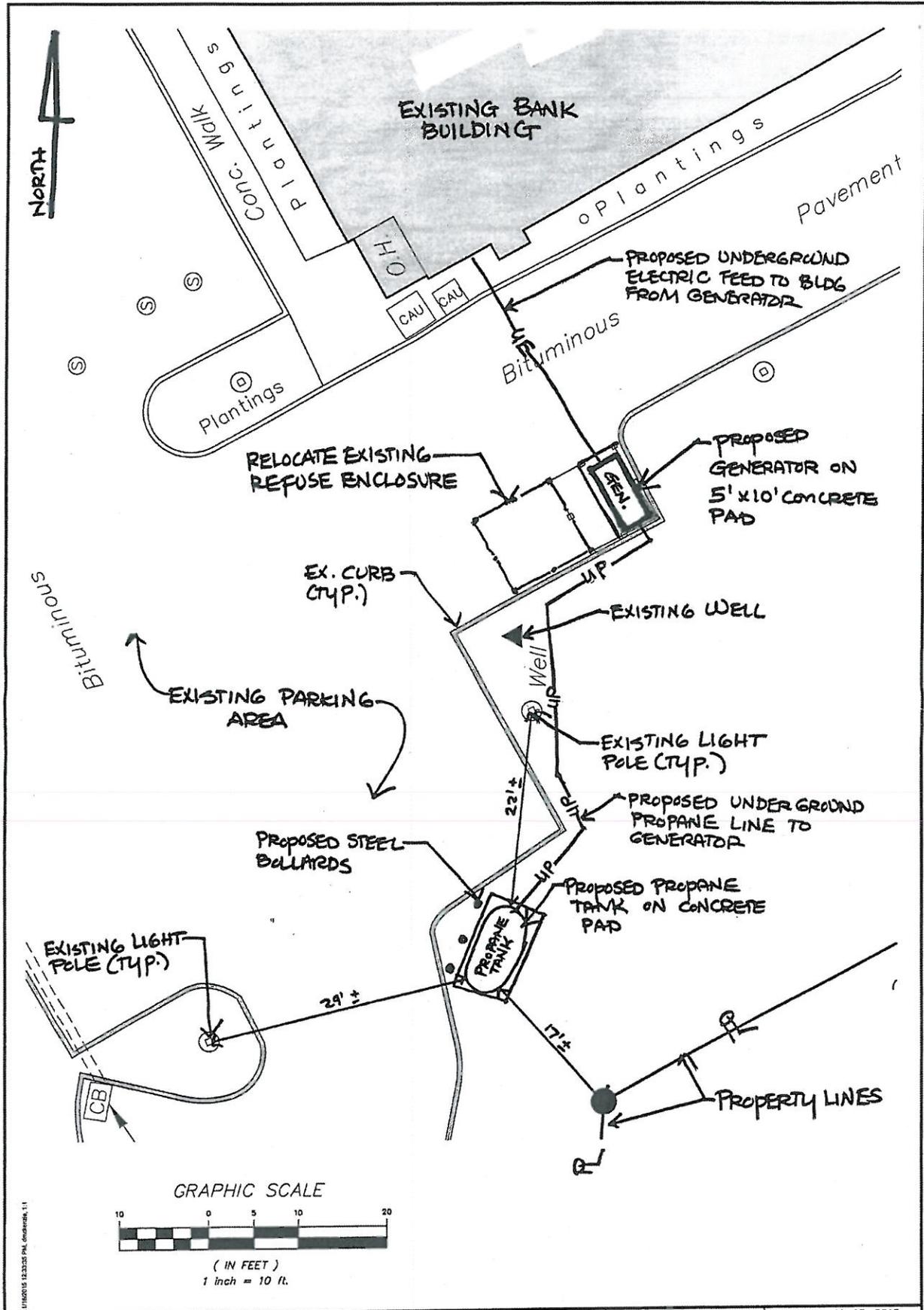
PROJECT: PCSB / KENT BRANCH  
256 ROUTE 52, TOWN OF KENT, PUTNAM COUNTY

DRAWING: OVERALL SITE PLAN

PREPARED BY: **INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place • Carmel, New York 10512  
Phone (845) 225-9890 • Fax (845) 225-9717  
www.insite-eng.com

DATE: 11-19-2015  
SCALE: 1"=30'  
PROJECT NO.: 15315.100  
FIGURE: OP-1



PROJECT: PCSB / KENT BRANCH  
 255 ROUTE 92, TOWN OF KENT, PUTNAM COUNTY

DRAWING: GENERATOR AND PROPANE TANK PLAN

PREPARED BY: **INSITE**  
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
 www.insite-eng.com

DATE: 11-15-2015  
 SCALE: 1"=10'  
 PROJECT NO: 15315.100  
 FIGURE: S-1

11/16/2015 12:30:35 PM dms/awh/1.1

(L01576)

cc: Mr. Willie Rozeik

Enclosure

RJC/ai

Robert I. Carreron, Jr., R.A.

POTNAM ENGINEERING, PLLC

Sincerely,

Please place this item on the December Planning Board agenda for resolution and approval.

1. The new monitoring well is shown on the plan at the northwest corner of the site.
2. The existing use has been clarified to note there is an existing apartment.
3. The bus shelter has been noted to be relocated per coordination with the Town and County.
4. Note #17 indicates no vehicles or equipment for sale or repair on property is permitted.
5. Note #21 indicates full service fuel dispensing is provided with signage required.
6. Copies of environmental monitoring reports will be sent to the Town of Kent per note 23.

The drawing is revised per the latest comments of the Board and Towns consultants:

Enclosed please find revised site plan drawing C-110 dated November 18, 2015.

Dear Mr. McDermott and Members of the Board:

Re: Towners Road Mart, Inc.  
 2 Towners Road  
 Town of Kent  
 T.M. #33.64-1-6  
 P/E #8264

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

November 18, 2015



RECEIVED  
 NOV 19 2015  
 Planning Board  
 Town of Kent





## Cornerstone Associates

---

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

December 9, 2015

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: PCSB/Kent Branch-Generator Application**  
256 NYS Route 52  
Section 44.5 Block 2 Lot 26

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

1. Plan entitled; "PCSB/Kent Branch-Overall Site Plan" prepared by Insite Engineering dated 11/19/15, 1 sheet: OP-1.
2. Plan entitled PCSB/Kent Branch-Generator and Propane Tank Plan" prepared by Insite Engineering dated 11/15/15, 1 sheet: S-1.
3. Memo executed by Jeffrey Contelmo, PE dated 11/19/15, 1 page.

### **Review Comments:**

A site inspection was conducted on 12/8/15. The inspection revealed that Town of Kent jurisdictional wetlands and wetland buffers are not located within the proposed limits of disturbance.

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

Sincerely,

Bruce Barber, Certified Ecologist  
Town of Kent Environmental Consultant

## Planning Kent

---

**From:** Planning Kent  
**Sent:** Thursday, December 10, 2015 10:40 AM  
**To:** 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  
**Cc:** Dawn McKenzie  
**Subject:** FW: Putnam County Savings bank Generator  
**Attachments:** 2015-12-08.pdf

FYI for tonight's meeting.

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

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Wednesday, December 09, 2015 12:01 PM  
**To:** Planning Kent  
**Subject:** FW: Putnam County Savings bank Generator

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Wednesday, December 09, 2015 11:59 AM  
**To:** 'Vera Patterson'; 'Bruce Barber'; 'Neil Wilson ([nwilson.lrcplanning@gmail.com](mailto:nwilson.lrcplanning@gmail.com))'; 'building inspector'  
**Subject:** Putnam County Savings bank Generator

Kent Team:

Here are photos of the site around where the generator will be located.

Like Bruce said, there are no wetlands on site, only a nice hill going up in back.

The proposed location of the generation looks good to me.

Noise should not be a factor as it is well sheltered, but a 70 dB limit should be in the approval document.

Open questions:

1. Size of the LP Tank?
2. Does the Planning Board want the LP tank screened? Only bollards are proposed in front.

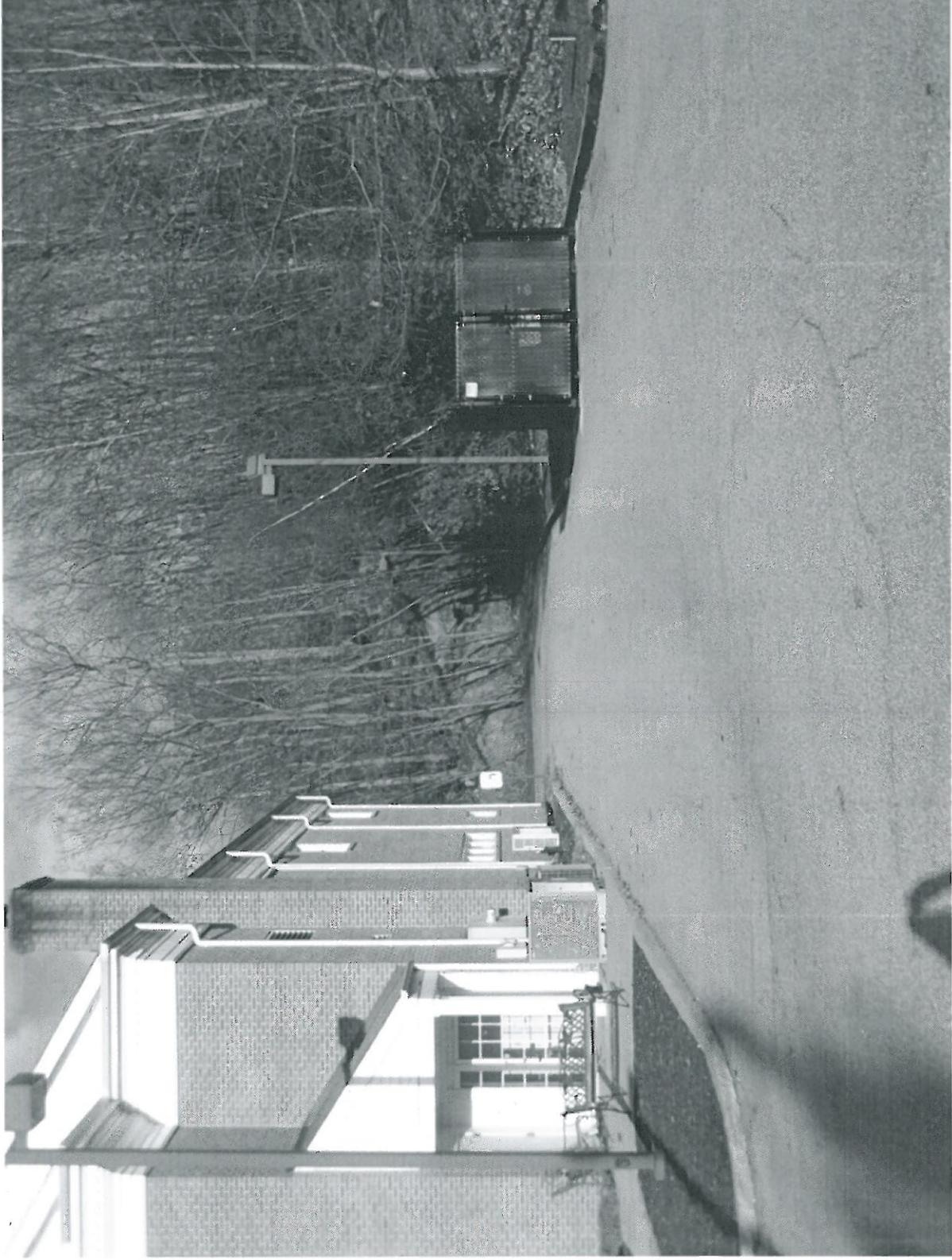
Thanks

# 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)

15-261-228 (TM #44.5-2-26) Putnam County Savings Bank Generator Site Area – 256 Route 52, Town of Kent

Photo #1



43°F – Partly Cloudy

December 8, 2015

15-261-228 (TM #44.5-2-26) Putnam County Savings Bank Generator Site Area – 256 Route 52, Town of Kent

Photo #2



43°F – Partly Cloudy

December 8, 2015

15-261-228 (TM #44.5-2-26) Putnam County Savings Bank Generator Site Area – 256 Route 52, Town of Kent

Photo #3



43°F – Partly Cloudy

December 8, 2015

15-261-228 (TM #44.5-2-26) Putnam County Savings Bank Generator Site Area – 256 Route 52, Town of Kent

Photo #4



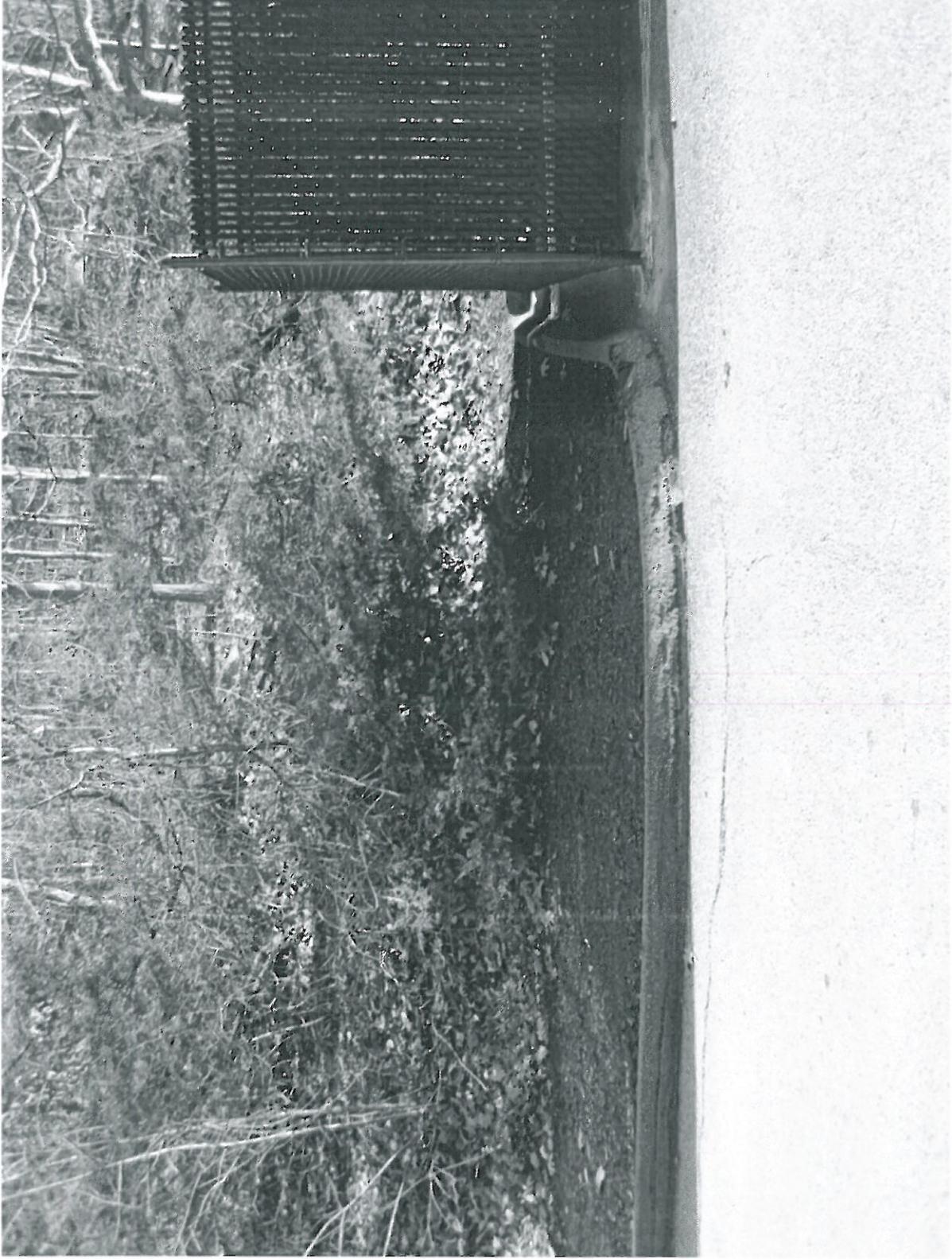
43°F – Partly Cloudy

December 8, 2015



15-261-228 (TM #44.5-2-26) Putnam County Savings Bank Generator Site Area – 256 Route 52, Town of Kent

Photo #6



43°F – Partly Cloudy

December 8, 2015



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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

---

# Memorandum

**DATE:** December 10, 2015  
**TO:** Finance Department  
**CC:**  
**FROM:** Vera Patterson  
**RE:** Putnam County Savings Bank – TM: 44.5-2-26

Please find attached the following:

Putnam County Savings Bank Check 62831, dated 12/09/15 in the amount of \$150.00 for an Amended Site Plan Application for this property.

Putnam County Savings Bank Check 62832, dated 12/09/15 in the amount of \$1,000.00 to be added to the review fund for this property.

62832

INVOICE NUMBER	INVOICE DATE	REFERENCE	INVOICE AMOUNT	DISCOUNT AMOUNT	NET AMOUNT
120915B	12/9/2015	ESCROW REVIEW FEES	Total	\$1,000.00	\$1,000.00 \$1,000.00

DETACH BEFORE DEPOSITING

PCSB Bank, P.O. BOX 712, YORKTOWN HEIGHTS, NY 10598-0712

62832



50-7098/2219

DATE                      CHECK NUMBER                      PAY EXACTLY  
 12/9/2015                      62832                      \*\*1,000.00\*\*

PAY One Thousand and 00/100 Dollars

TO THE ORDER OF  
 TOWN OF KENT  
 40 SYBIL'S CROSSING  
 CARMEL, NY 10512

PCSB Bank

*[Handwritten Signature]*  
 AUTHORIZED SIGNATURE

Security features: Details on back

*Review Fee Tm: 44.5-2-26*

⑈062832⑈ ⑆221970980⑆ 800 6014810⑈

62831

INVOICE NUMBER	INVOICE DATE	REFERENCE	INVOICE AMOUNT	DISCOUNT AMOUNT	NET AMOUNT
120915A	12/9/2015	SITE PLAN APPLICATION FEE	Total	\$150.00	\$150.00 \$150.00

DETACH BEFORE DEPOSITING

PCSB Bank, P.O. BOX 712, YORKTOWN HEIGHTS, NY 10598-0712

62831



50-7098/2219

DATE                      CHECK NUMBER                      PAY EXACTLY  
 12/9/2015                      62831                      \*\*\*150.00\*\*

PAY One Hundred Fifty and 00/100 Dollars

TO THE ORDER OF  
 TOWN OF KENT  
 40 SYBIL'S CROSSING  
 CARMEL, NY 10512

PCSB Bank

*[Handwritten Signature]*  
 AUTHORIZED SIGNATURE

Security features. Details on back.

*Amended Site Plan - TM: 44.5.226*

⑈062831⑈ ⑆221970980⑆ 800 6014810⑈

# Town of Kent Planning Board

25 Sybil's Crossing

Kent Lakes, NY 10512

Phone: 845-225-7802 Fax: 845-306-5283

Email: [planning@townofkentny.gov](mailto:planning@townofkentny.gov)

APPROVAL REQUESTED FOR: (Check all that apply)

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

Name of Project: PCSB (Putnam County Savings Bank) / Kent Branch

Description of Proposed Activity:

Amended site plan for existing bank for the installation of new emergency  
backup generator and propane tank to fuel generator

Name of Applicant(s): PCSB (Putnam County Savings Bank)

Address: 2477 Route 6, Brewster, New York 10509

Telephone: 845-279-7107

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

Tax Map Number of all parcels: 44.5-2-26

A) For All Applications:

- 1) Total acreage involved in application: 1.88 +/- acres
- 2) Total contiguous acreage controlled by applicant/owner<sup>1</sup>: 1.88 +/- acres
- 3) Total number of existing structures: 1
- 4) Type of existing structures: bank building
- 5) Total square footage of all new construction: none
- 6) Estimated value of new construction or addition: \$5000.00

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

New Construction: Residential  Commercial  Institutional

Expansion: Residential  Commercial  Institutional

Home Occupation:  Change in use:  Other:

8) Zoning District: 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):

Existing and proposed topography

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? unknown  
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.

---

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

---

---

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

Town of Kent Building Permit application for generator to be submitted

---

---

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

Name and Address of Professional Engineer: Jeffrey J. Contelmo, PE, Insite Engineering, Surveying & Landscape Architecture PC, 3 Garrett Place, Carmel, NY 10512

---

Telephone: 845-225-9690

---

Name and Address of Licensed Land Surveyor: INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

---

Telephone: \_\_\_\_\_

Name and Address of Attorney: N/A

---

Telephone: \_\_\_\_\_

Name and Address of Wetland Consultant: N/A

---

Telephone: \_\_\_\_\_

B) For Subdivision and Revised Lot Line Applications:

(N/A)

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

C) For Freshwater Wetland Permit Applications:

(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) 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



AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }  
County of Putnam } ss

Robert Farrier, SVP being duly sworn, deposes and says:

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

*Robert Farrier*  
Applicant/Owner **ROBERT FARRIER, SVP** Applicant/Owner  
**PCSB**

*Alicia Hansen*  
Notary Public

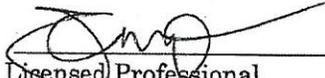
*Alicia Hansen*  
Notary Public, State of New York  
Reg. # 0146086470  
Qualified In Dutchess County  
Commission Expires January 27, 2019

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }  
County of Putnam } ss:

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

1. That I/we are the Civil 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

\_\_\_\_\_  
Licensed Professional

  
\_\_\_\_\_  
Notary Public

*Alicia Hansen*  
Notary Public, State of New York  
Reg. # 0146086470  
Qualified In Dutchess County  
Commission Expires January 21, 20 19

DISCLOSURE OF BUSINESS INTEREST

State of New York }  
County of Putnam } ss:

Robert Farrier, SVP being duly sworn, deposes and says:

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

None

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

None

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

*Robert Farrier*  
Agent/Owner **ROBERT FARRIER, SVP** Agent/Owner  
**PCSB**

*Alicia Hansen*  
Notary Public

*Alicia Hansen*  
Notary Public, State of New York  
Reg. # 01H46086470  
Qualified In Dutchess County  
Commission Expires January 21, 20 19

Agricultural Data Statement

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

Name of Applicant(s): PCSB (Putnam County Savings Bank)

Address: 2477 Route 6, Brewster, New York 10509

Telephone: 845-279-7107

Description of the Project: Install new emergency backup generator and propane tank to fuel the new generator at the existing bank site.

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: 256 Route 52, Town of Kent

Tax Map Number of all parcels: 44.5-2-26

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? \_\_\_\_\_

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: *Robert Farrier* Date: 12/9/15  
**ROBERT FARRIER, SVP**  
**PCSB**

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

APPLICANT NAME: PCSB (Putnam County Savings Bank)

ADDRESS: Mailing: 2477 Route 6, Brewster, New York 10509

Project: Kent Branch at 256 NYS Route 52, Town of Kent

CONTACT TELEPHONE NUMBER: 845-279-7107

TM: 44.5-2-26

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
- N/A 4.  Sight distances if new curb cut is requested
- N/A 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
- N/A 7.  Distance from the proposed structure to ALL property lines
- N/A 8.  Completed bulk zoning table *setback shown*
- 9.  Location of any wetland, stream, lake or body of water within 100 feet of the property line. *none*
- 10.  Location of septic system (including 100% expansion area)
- 11.  Location of well head
- N/A \* 12.  Pre and post-construction topography (grading plan) *\* waiver to be requested.*
- 13.  Total limit of disturbance line
- N/A 14.  Area(s) of disturbance where slopes are greater than 15%
- 15.  Total area of disturbance calculation (in square feet)
- N/A 16.  Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet) *- Disturbance Less than 5,000 sf.*
- N/A 17.  Cost estimate (breakdown) to implement erosion and sediment control plan
- N/A 18.  KNOX box system (if commercial property)

Check list completed by:

JEFFREY J. CONTELMO, PE  
(Print or type name here)

SR. PRINCIPAL ENGINEER / PROJECT ENGINEER  
(Print or type Title here)

  
(Signature)

12/9/15  
(Date)

**DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)**

Plans Date Stamped: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Planning Kent

---

**From:** Planning Kent  
**Sent:** Tuesday, November 24, 2015 2:59 PM  
**To:** Jamie LoGiudice  
**Subject:** FW: PCSB December submittal

Fyi.

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

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Tuesday, November 24, 2015 2:35 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: PCSB December submittal

---

**Project:** Putnam County Savings Bank Generator - TM 44.5-2-26  
**Subject:** Engineering Comments

A site plan, as prepared by Insite Engineering, was received this date for the proposed location of a standby electrical generator in the rear yard behind the existing bank building. There are woods behind the bank and commercial properties on both sides.

It appears that the only part of the Town Zoning Code that could be a concern is Chapter 48, known as the "Town of Kent Noise Control Law." It is the purpose of the law "to prevent unreasonable, unreasonably load, disturbing or unnecessary noise which unreasonably interferes with sleep, comfort, repose, health, safety or welfare of others within the Town of Kent."

Given that the generator will be located behind the bank, with woods on one side, the relocated refuse enclosure on and other side, 100 ft and 180 ft distance to the adjacent side properties, unnecessary noise should not be a concern.

Based on a brief web-site search: The Generac Guardian line produces just 66dB at 23 feet. Kohler Power Systems and Briggs & Stratton are slightly louder at 69dB for their 20 kilowatt units, and Cummins Power Generation weighs in with just 62db – not much more than conversation in a restaurant.

Based on the foregoing, it is recommended that this application be approved subject to the condition that the generator noise level shall not exceed 70dB.

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)



November 19, 2015

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

RE: PCSB / Kent Branch – Generator  
256 NYS Route 52  
Town of Kent, New York  
Tax Map No. 44.5-2-26

Dear Chairman McDermott and Members of the Board:

PCSB (Putnam County Savings Bank) seeks to add a generator and propane tank to provide backup power at their Kent Branch on Route 52. A sketch is enclosed depicting the proposed locations for the generator and propane tank as well as an overall site plan showing the location of proposed improvements within the context of the site. These items are submitted to the Board in support of a request for a waiver of site plan review, to allow the applicant to pursue a permit for the generator and propane tank directly from the Building Department.

Please place the project on the agenda for the Board's December 10th, 2015 meeting. At that time, we would like to discuss the applicant's request for a waiver of site plan review.

If 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:   
Jeffrey J. Contelino, P.E.  
Senior Principal Engineer

JJC/dlm

Enclosures

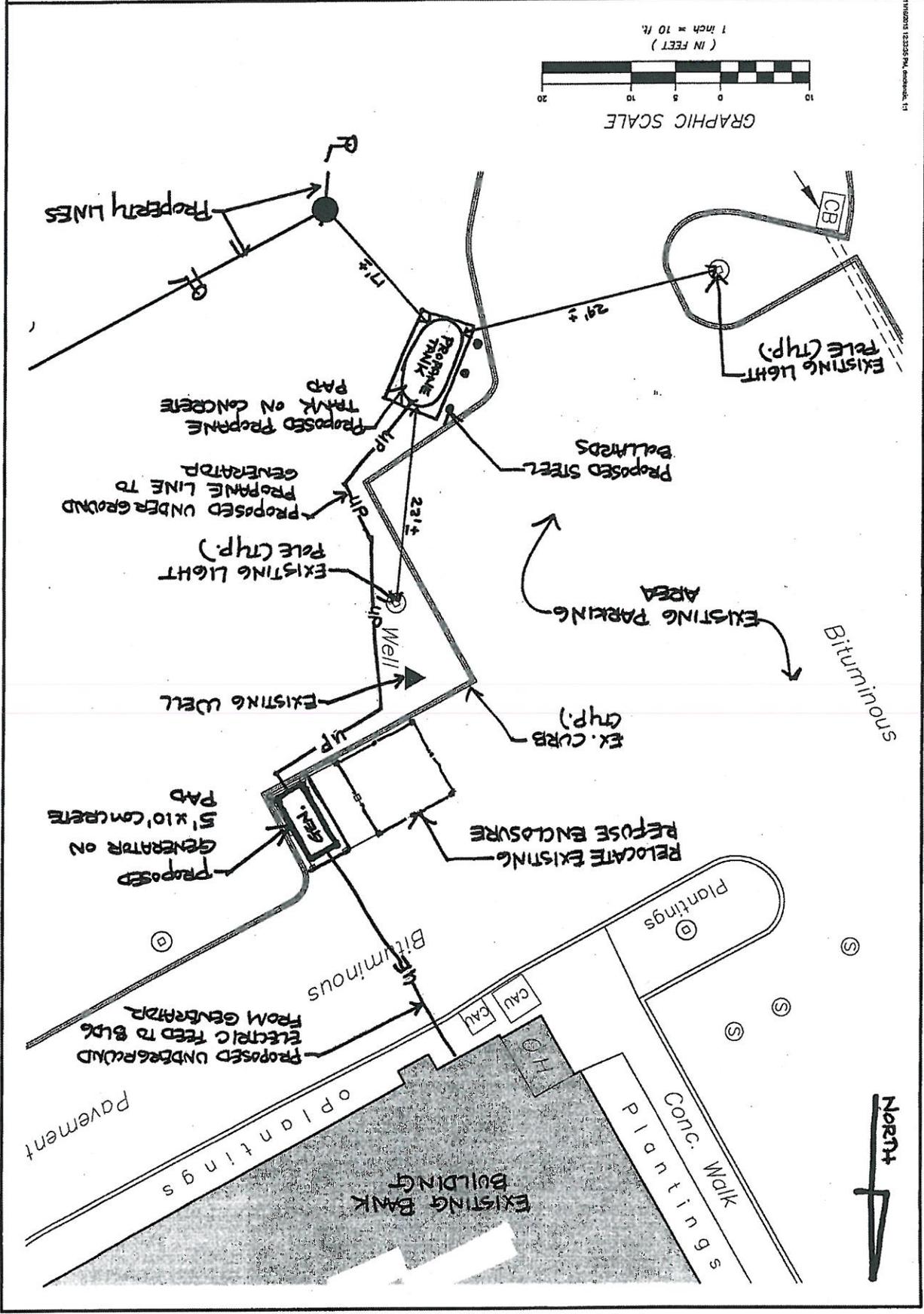
cc: Robert Farrier, w/enclosures (via email)

Insite File No. 15315.100

DATE: 11-15-2015  
 SCALE: 1"=10'  
 PROJECT NO.: 15315.100  
 FIGURE: S-1

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Corneil, New York 10512  
 Phone (845) 225-9890 • Fax (845) 225-9717  
 www.hslite-eng.com

PCSB / KENT BRANCH  
 256 ROUTE 52, TOWN OF KENT, PUTNAM COUNTY  
 GENERATOR AND PROPANE TANK PLAN  
 PREPARED BY: HSLITE



## Planning Kent

---

**From:** WRohde@rsaengrs.com  
**Sent:** Tuesday, November 24, 2015 2:35 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: PCSB December submittal

Project: Putnam County Savings Bank Generator - TM 44.5-2-26  
Subject: Engineering Comments

A site plan, as prepared by Insite Engineering, was received this date for the proposed location of a standby electrical generator in the rear yard behind the existing bank building. There are woods behind the bank and commercial properties on both sides.

It appears that the only part of the Town Zoning Code that could be a concern is Chapter 48, known as the "Town of Kent Noise Control Law." It is the purpose of the law "to prevent unreasonable, unreasonably load, disturbing or unnecessary noise which unreasonably interferes with sleep, comfort, repose, health, safety or welfare of others within the Town of Kent."

Given that the generator will be located behind the bank, with woods on one side, the relocated refuse enclosure on and other side , 100 ft and 180 ft distance to the adjacent side properties, unnecessary noise should not be a concern.

Based on a brief web-site search: The Generac Guardian line produces just 66dB at 23 feet. Kohler Power Systems and Briggs & Stratton are slightly louder at 69dB for their 20 kilowatt units, and Cummins Power Generation weighs in with just 62db – not much more than conversation in a restaurant.

Based on the foregoing, it is recommended that this application be approved subject to the condition that the generator noise level shall not exceed 70dB.

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)



# Cornerstone Associates

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

December 9, 2015

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

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

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

1. Town of Kent Planning Board Combined Application executed by the property owners dated 11/16/15.
2. Plan entitled; "Erosion and Sediment Control Plan" prepared by Putnam Engineering dated 11/12/15, 1 sheet: EC-1.
3. Memo executed by Robert Cameron, RA dated 11/18/15, 1 page.
4. NYSDEC Notice of Intent executed by Giovanni Licari dated 11/16/15.

A site inspection was conducted on 12/8/15 with the Planning Board Engineer, myself and the owners present.

## **Review Comments:**

1. A stop work order was issued on this site due to the introduction of greater than 100 cubic yards of fill without a permit from the appropriate approval authority.
2. Inspection revealed that Town of Kent jurisdictional wetlands and wetland buffers are not located within the limits of disturbance.
3. The applicant has installed silt fencing and seeded/mulched the disturbed areas. Due to the steep slope of the fill embankments, rill erosion has occurred and horizontal cracking suggestive of the loss of slope stability was observed. To further stabilize the embankment it is advised that erosion blankets, approved by the Planning Board Engineer/Town Building Inspector, be immediately installed on the steep slopes. The applicant should contact the Building Inspector for a follow-up inspection to confirm installation.
4. It is recommended that the applicant contact their septic system contractor to determine if inspections are required to ensure that there has not been any damage to the system due to truck or machine traffic over the rear yard.
5. Some asphalt and brick (C and D) was noted in the fill. The owner must provide written certification that the fill is free from contaminants. Additional fill with C and D should not be accepted.

6. The owner indicated that they have additional plans to remove some trees and grade the rear yard. It is recommended that the owner provide a stormwater and steep slope permit application which reflects all existing work accomplished without a permit as well as the anticipated future work on the site.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'Bruce Barber', written in a cursive style.

Bruce Barber, CPESC  
Town of Kent Environmental Consultant

## Planning Kent

---

**From:** Planning Kent  
**Sent:** Thursday, December 10, 2015 10:32 AM  
**To:** 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  
**Cc:** Robert Cameron (rcameron@putnameng.com)  
**Subject:** FW: Licari-Limitone  
**Attachments:** 2015-12-08.pdf

Fyi for tonight's meeting.

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

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [mailto:[WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com)]  
**Sent:** Wednesday, December 09, 2015 12:06 PM  
**To:** Planning Kent; 'Bruce Barber'; 'Neil Wilson'; building inspector  
**Subject:** Licari-Limitone

### Kent Team

Here are the photos from yesterday's site inspection with Bruce barber.  
Bruce covered the issues we talked about with the residents yesterday, and the plans need to be revised accordingly.  
Thanks

### 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)

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent Photo #1



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #2



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #3



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #4



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #5



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #6



43°F – Partly Cloudy

December 8, 2015

15-261-999-146 (TM #22-2-5) – Licari-Limitone Rear Yard Grading & Expansion – 14 Lorne Court, Town of Kent

Photo #7



43°F – Partly Cloudy

December 8, 2015



## Cornerstone Associates

---

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

December 9, 2015

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Goldfine/Rynn Application**  
Daffodil Lane  
Section 11.12 Block 1 Lot 21

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

1. Plan entitled; "Soil Erosion Control Plan prepared for Eric Goldfine, SERPT" prepared by John Karell, Jr., P.E. dated 11/16/15 (rev.), 1 sheet.
2. Memo executed by John Karell, Jr. dated 11/15/15, 2 sheets plus attachments.

**Review Comments:**

A site inspection was conducted on 12/1/15. The inspection revealed that Town of Kent jurisdictional wetlands and wetland buffers are not located on the subject property.

This office defers to the Planning Board Engineer relative to stormwater and driveway review.

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

Sincerely,

Bruce Barber, Certified Ecologist  
Town of Kent Environmental Consultant

## Planning Kent

---

**From:** Planning Kent  
**Sent:** Thursday, December 10, 2015 10:27 AM  
**To:** 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  
**Cc:** jack4911@yahoo.com  
**Subject:** FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21

FYI FOR TONIGHT'S MEETING.

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

---

**From:** [WRohde@rsaengrs.com](mailto:WRohde@rsaengrs.com) [<mailto:WRohde@rsaengrs.com>]  
**Sent:** Wednesday, December 09, 2015 1:02 PM  
**To:** Planning Kent; 'Bruce Barber'; 'Neil Wilson'; building inspector  
**Subject:** Goldfine/Rynn Daffodil Lane TM 11.12-1-21

### Kent Team:

It is my understanding that a driveway permit was never issued for this project.

Since the initial approval of this project, parts of the driveway were installed, but not paved, and certain site work was made.

The Town has a new driveway standard and the current design and construction is not in compliance.

Furthermore, the driveway enters the town road at a positive grade so that portions of the driveway drains on to the town road.

Accordingly, the following is recommended:

1. That the applicant should seek a waiver on the driveway grades as may be done without any major design changes.
2. That catch basins be installed at the bottom of the driveway to catch any runoff coming down from the site. A catch basin may be needed on each side of the driveway apron.
3. That previous review comments should also be checked for inclusiveness on the revised site plan.

It may be helpful, if required, that the project engineer meet with the consultants on December 18 on or about 9:30 AM to review the project.

Thanks

## 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)



# 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:** December 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 11-18-2015
2. Planning Board Application form signed and dated 11-16-2015
3. Site Plan Check List signed and dated 11-17-2015
4. Bargain and Sale Deed signed and dated 11-26-2013
5. Notice of Intent (NOI) under GP-0-15-002, not signed and dated
6. Erosion & Sedimentation Control (ESC) Plan, by Putnam Engineering, Drawing EC-1, dated 11-12-2015
7. Sequence of Construction in which project is expected to start 12-10-2015 and end 7-15-2016.

Missing documents include:

1. Stormwater Pollution Prevention & Erosion Control Plan (Engineer's Report)
2. Short Environmental Assessment Form, Parts 1 and 2

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 septic system should be depicted on the ESC Plan, and be fenced off to keep heavy equipment from running over the tile field
4. An analysis should be made to determine the stormwater runoff conditions coming from the back yard and onto the adjacent property to the north. As such, it may be necessary to construct an intercepting swale at the toe of the slope so as to direct drainage away from the property next door. It appears that the swale may have a slope around 10-percent and therefore may require a permanent form of stabilization. If necessary, runoff from the swale can be directed to the northeast corner of the property. Determine if a rain garden or bio-retention basin is necessary at the discharge end of the swale.
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. With the above comments considered, the NOI will require a few changes.

Given that the above comments are substantial, a re-application to the Planning Board will be required.

*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\12-4-2015 Memo to PB.doc

## Planning Kent

---

**From:** Planning Kent  
**Sent:** Thursday, December 10, 2015 6:38 PM  
**To:** 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: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21  
**Attachments:** DOC121015 Daffodil Drainage-12102015160352.pdf

For tonight's meeting.

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)

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

**From:** WRohde@rsaengrs.com [mailto:WRohde@rsaengrs.com]  
**Sent:** Thursday, December 10, 2015 3:19 PM  
**To:** jack4911@yahoo.com  
**Cc:** 'Edituhmike'; Planning Kent; building inspector; 'Neil Wilson'; 'Bruce Barber'  
**Subject:** RE: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21

Hi John;

Please see the attached taken from your Drawing Sheet 1 of 1. I do not recall seeing a catch basin immediately adjacent to the driveway.

Is it in the low spot on the attached sketch??? Please add the information needed to assure that no water will drain onto the town road and cause problems, like icing.

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)

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

**From:** Edituhmike [mailto:edituhmike@verizon.net]  
**Sent:** Thursday, December 10, 2015 12:01 PM  
**To:** 'Planning Kent'; 'Wilfred A. Rohde'; 'building inspector'; 'Bruce Barber'; 'Neil Wilson'  
**Subject:** RE: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21

Let's hear what our professional consultants have to say about it tonight. It sounds to me like Bill Rhode was looking for something more in the way of catch basins as protection against drainage into the road. He went out and saw what was there. Since he is recommending additional remediation, I suspect he does not feel the existing catch basin is sufficient. You can tell Jack we'll discuss it tonight and let him know.

Thanks,  
Mike

Michael J. McDermott  
Phone: 845.225.9426  
Mobile: 845.235.5390  
<http://mjmedit.com/>

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

From: Planning Kent [mailto:planningkent@townofkentny.gov]  
Sent: Thursday, December 10, 2015 11:56 AM  
To: edituhmike@verizon.net; Wilfred A. Rohde (wrohde@rsaengrs.com); building inspector; Bruce Barber (barberbruce@yahoo.com); Neil Wilson (nwilson.lrcplanning@gmail.com)  
Subject: FW: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21

Let me know what to tell Jack. He's not going to be at the meeting tonight, but he said the owner will be there.

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)

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

From: john karell [mailto:jack4911@yahoo.com]  
Sent: Thursday, December 10, 2015 11:51 AM  
To: Planning Kent  
Cc: bill Rhode; neil wilson  
Subject: Re: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21

there is a catch basin immediately adjacent to the driveway in the road. Only a small portion of the driveway discharges in the vicinity of the road. Can we get this approved tonight by the Board and referred for administrative review. ??

-----  
On Thu, 12/10/15, Planning Kent <planningkent@townofkentny.gov> wrote:

Subject: FW: Goldfine/Rynn Daffodil Lane TM 11.12-1-21  
To: "Charles Sisto (csisto4004@comcast.net)" <csisto4004@comcast.net>, "Dennis Lowes (dennis.lowes@ralphmac.com)" <dennis.lowes@ralphmac.com>, "George Brunner (bluehog90@verizon.net)" <bluehog90@verizon.net>, "Glenna Wright (glennacw@aol.com)" <glennacw@aol.com>, "Janis Bolbrock (Janis\_Bolbrock@msn.com)" <Janis\_Bolbrock@msn.com>, "Michael McDermott (edituhmike@verizon.net)" <edituhmike@verizon.net>, "Phillip Tolmach (bestscapes@verizon.net)" <bestscapes@verizon.net>, "Planning Kent" <planningkent@townofkentny.gov>  
Cc: "jack4911@yahoo.com" <jack4911@yahoo.com>  
Date: Thursday, December 10, 2015, 10:27 AM

FYI FOR TONIGHT'S  
MEETING.

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: WRohde@rsaengrs.com  
[mailto:WRohde@rsaengrs.com]

Sent: Wednesday, December 09, 2015 1:02 PM

To: Planning Kent; 'Bruce Barber'; 'Neil Wilson'; building inspector

Subject: Goldfine/Rynn Daffodil Lane TM  
11.12-1-21

Kent Team:

It is my understanding that a  
driveway permit was never issued for this project.

Since the initial approval of this project, parts of the driveway were installed, but not paved, and certain site work was made.

The Town has a new driveway standard and the current design and construction is not in compliance.

Furthermore, the driveway enters the town road at a positive grade so that portions of the driveway drains on to the town road.

Accordingly, the following is recommended:

1. That the applicant should seek a waiver on the driveway grades as may be done without any major design changes.
2. That catch basins be installed at the bottom of the driveway to catch any runoff coming down from the site. A catch basin may be needed on each side of the driveway apron.
3. That previous review comments should also be checked for inclusiveness on the revised site plan.

It may be helpful, if required,

that the project engineer meet with the consultants on December 18 on or about 9:30 AM to review the project.

Thanks

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)

IS THIS THE ONLY CATCHBASIN?  
WHERE DOES IT DRAIN TO?

PROPOSED NORTH BIOFILTER BASIN  
VOLUME=1,068 CF

BLASTING MAY BE REQUIRED

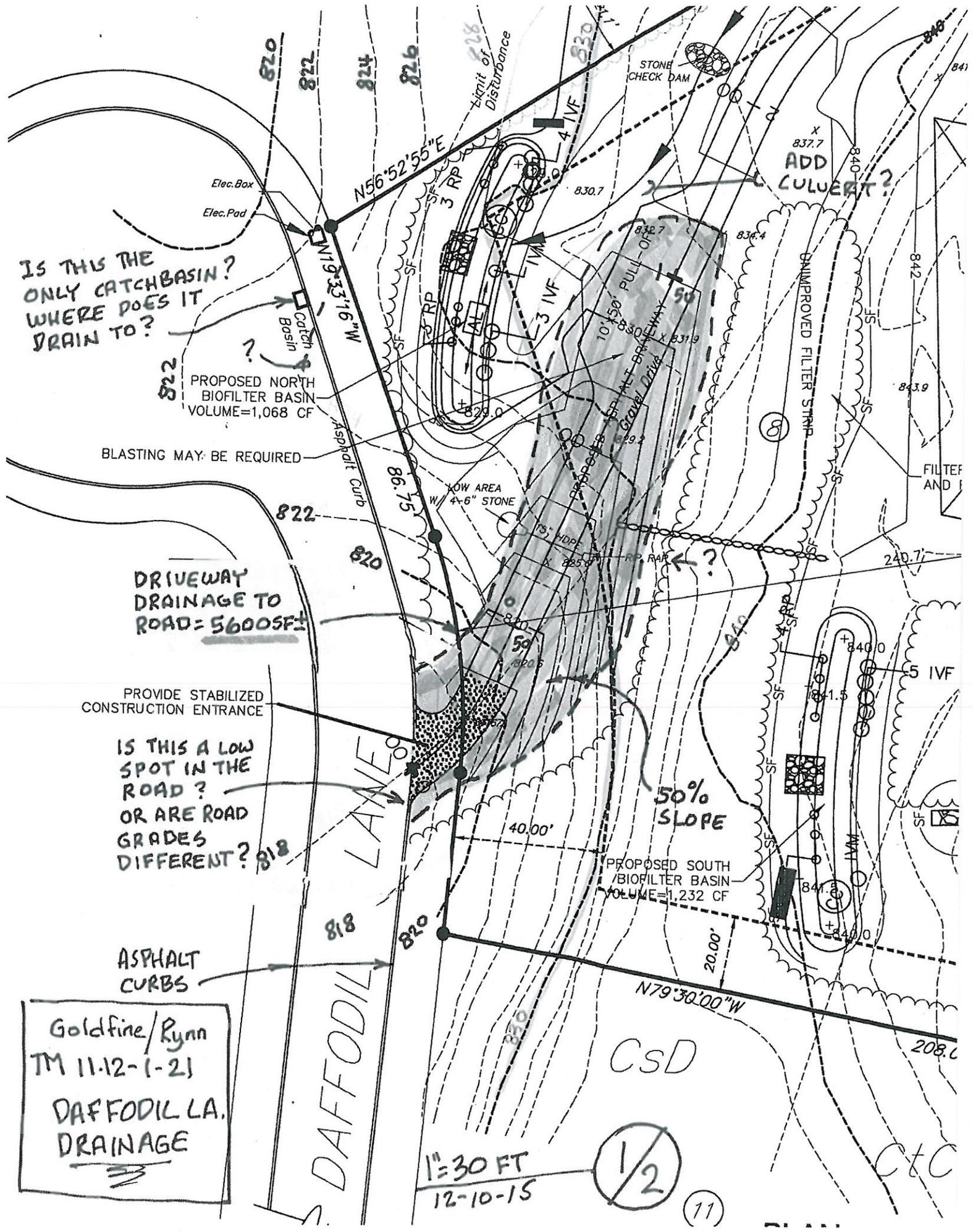
DRIVEWAY DRAINAGE TO ROAD=5600SF±

PROVIDE STABILIZED CONSTRUCTION ENTRANCE

IS THIS A LOW SPOT IN THE ROAD?  
OR ARE ROAD GRADES DIFFERENT?

ASPHALT CURBS

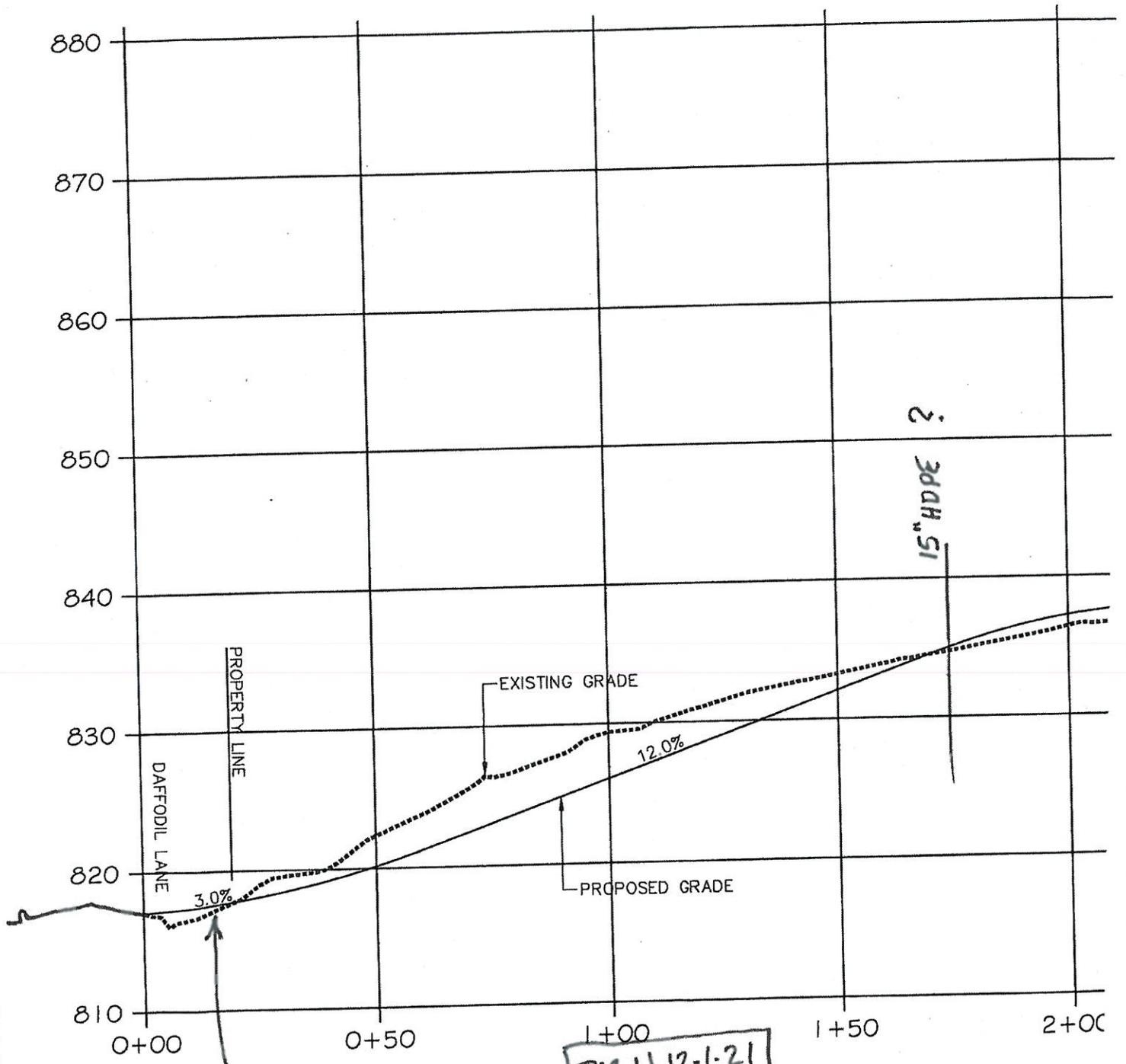
Goldfine/Rynn  
TM 11.12-1-21  
DAFFODIL LA.  
DRAINAGE



1"=30 FT  
12-10-15

1/2

(11)



POSITIVE SLOPE TO ROAD

TM 11.12-1-21  
 DAFFODIL DRAINAGE

2/2

PRO

RECEIVED

NOV 19 2015

Planning Board  
Town of Kent

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

---

November 15, 2015

Town of Kent Planning Board  
Town Hall  
Kent Cliffs, New York, 10512

***RESPONSE TO CONSULTANTS COMMENTS***  
**Steep Slopes and Erosion Control Plan**

**Re: Eric Goldfine Single Family House Construction**  
**(formerly Arcamone, Rynn)**  
**Daffodil Lane, Kent (T)**  
**TM # 11.12-1-21**

Dear Gentlemen and Ladies:

Attached herewith please find the following:

1. Six (6) sets of full sized and nine (9) sets of 11x17 plans
2. Five (5) copies of revisions to Short EAF and NOI
3. One(1) digital copy of all documents

**Bruce Barber dated November 11, 2015**

1. The title page of the report has been revised.
2. Tree clearing line has been removed.
3. The pond is not there.
4. Relative to the driveway slopes, waivers were granted in 2006 as follows:
  - a. Sect. 66-6, G.6 - Side Slopes at 50% where 33% is required
  - b. Sect 81-18, D.1.b(i) - Driveway grade at 15% where 10% is required.

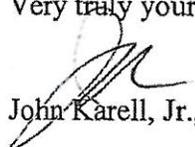
The plans presently before the Board have not changed in regard to these waivers neither has the Code requirements, although the section numbers have changed. The present section with respect to driveway grade is 57.26(2)(a), and the writer could not find the present section with respect to the Side slopes.

It is believed that the waivers would go to the property and not expire, however if the consultants feel that they have expired, it is requested that this Board re-approve the waivers.

**Wilfred Rohde, P.E. dated November 4, 2015**

1. A separate drain has been provided for the footing drain along with cleanouts every 100 feet.
2. Revisions as required have been made to the SEAF.
3. Revisions have been made to the NOI.

Very truly yours,

  
John Karell, Jr., P.E.

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

---

**BOND ESTIMATE: ERIC GOLDFINE, Daffodill Lane**

<b>ITEM</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>
Silt Fence	372	LF	1.75	651.00
Seed and Mulch	7500	SY	1.50	11,250.00
Construction Entrance	1	EA	500.00	500.00
Diversion swale	300	LF	5.00	1500.00
Bio Filter Basin	175	LF	20.00	3,500.00
<b>TOTAL</b>				<b>\$17,401.00</b>

November 12, 2015

**STORMWATER POLLUTION PREVENTION PLAN**  
For

**ERIC GOLDFINE, SERPT**  
**(FORMERLY ARCAMONE)**

Daffodil Lane  
Town of Kent

**OCTOBER 16, 2015**

Prepared by John Karell Jr., P.E.

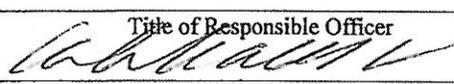




	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Question 10. The site has been designed to comply with the stormwater procedures as required by the authorities having jurisdiction and that the property owner will be required to periodically inspect and maintain all storm water facilities on site.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

Post-construction Stormwater Management Practice (SMP) Requirements

**Important:** Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0 .   5  3 acre-feet

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required (#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**Note:** Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

3. Select the predominant land use for both pre and post development conditions.  
**SELECT ONLY ONE CHOICE FOR EACH**

- Pre-Development Existing Land Use**
- FOREST
  - PASTURE/OPEN LAND
  - CULTIVATED LAND
  - SINGLE FAMILY HOME
  - SINGLE FAMILY SUBDIVISION
  - TOWN HOME RESIDENTIAL
  - MULTIFAMILY RESIDENTIAL
  - INSTITUTIONAL/SCHOOL
  - INDUSTRIAL
  - COMMERCIAL
  - ROAD/HIGHWAY
  - RECREATIONAL/SPORTS FIELD
  - BIKE PATH/TRAIL
  - LINEAR UTILITY
  - PARKING LOT
  - OTHER
- |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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- Post-Development Future Land Use**
- SINGLE FAMILY HOME
  - SINGLE FAMILY SUBDIVISION Number of Lots
  - TOWN HOME RESIDENTIAL
  - MULTIFAMILY RESIDENTIAL
  - INSTITUTIONAL/SCHOOL
  - INDUSTRIAL
  - COMMERCIAL
  - MUNICIPAL
  - ROAD/HIGHWAY
  - RECREATIONAL/SPORTS FIELD
  - BIKE PATH/TRAIL
  - LINEAR UTILITY (water, sewer, gas, etc.)
  - PARKING LOT
  - CLEARING/GRADING ONLY
  - DEMOLITION, NO REDEVELOPMENT
  - WELL DRILLING ACTIVITY \*(Oil, Gas, etc.)
  - OTHER
- |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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\*Note: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area																																																																																
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5. Do you plan to disturb more than 5 acres of soil at any one time?  Yes  No

6. Indicate the percentage of each Hydrologic Soil Group (HSG) at the site.

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7. Is this a phased project?  Yes  No

8. Enter the planned start and end dates of the disturbance activities.

<b>Start Date</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%;"></td><td style="width: 12.5%;"></td> </tr> <tr> <td>1</td><td>2</td><td>/</td><td>0</td><td>1</td><td>/</td><td>2</td><td>0</td><td>1</td><td>5</td> </tr> </table>											1	2	/	0	1	/	2	0	1	5	-	<b>End Date</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%;"></td><td style="width: 12.5%;"></td> </tr> <tr> <td>1</td><td>2</td><td>/</td><td>0</td><td>1</td><td>/</td><td>2</td><td>0</td><td>1</td><td>6</td> </tr> </table>											1	2	/	0	1	/	2	0	1	6
1	2	/	0	1	/	2	0	1	5																																	
1	2	/	0	1	/	2	0	1	6																																	



SCALE: 1" = 100'

DATE: 01/18/18

PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Design Firm]

**LEGEND**

1. FIRST FLOOR ELEVATION  
2. FINISH FLOOR ELEVATION  
3. FINISH GRADE ELEVATION  
4. FINISH TOP OF WALL ELEVATION  
5. FINISH BOTTOM OF WALL ELEVATION  
6. PROPOSED INSIDE FINISH GRADE  
7. PROPOSED WATER LINE  
8. PROPOSED SEWER LINE  
9. PROPOSED DRIVEWAY  
10. EXISTING DRIVEWAY  
11. EXISTING LOT OF DISCONTIGUOUS  
12. AREA TO BE REDUCED  
13. UNPAVED CONSTRUCTION AREA

**CLIENTS**

DATE: 01/18/18

PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Design Firm]

**SOIL EROSION CONTROL PLAN**

PROJECT: [Project Name]

DATE: 01/18/18

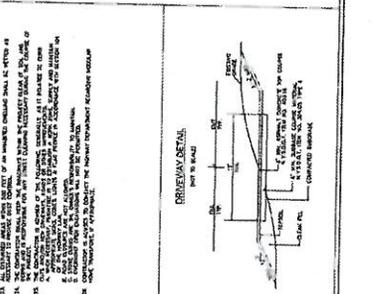
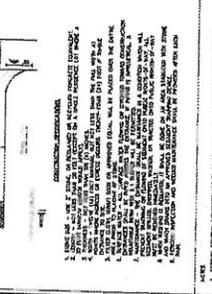
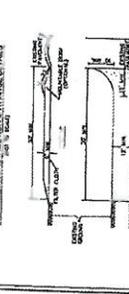
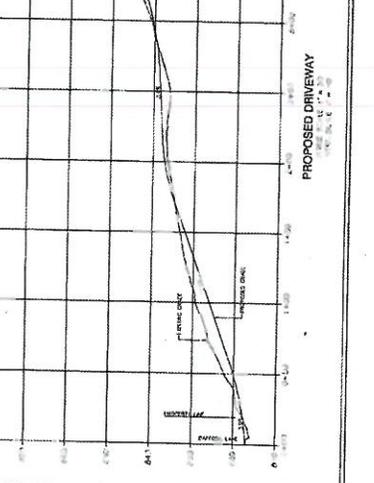
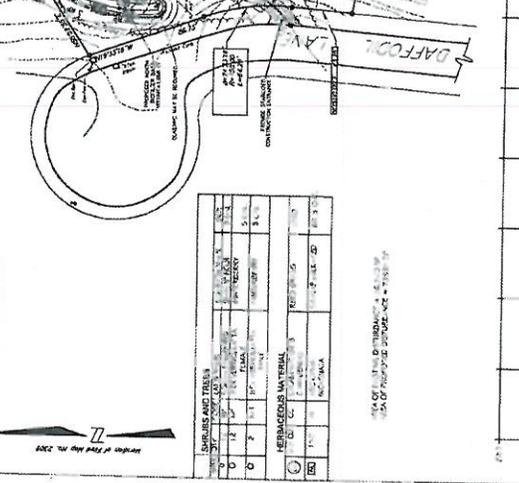
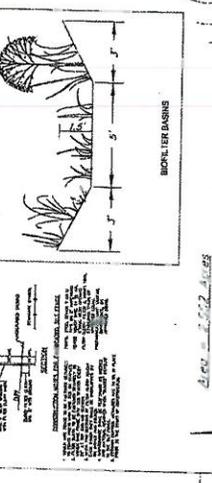
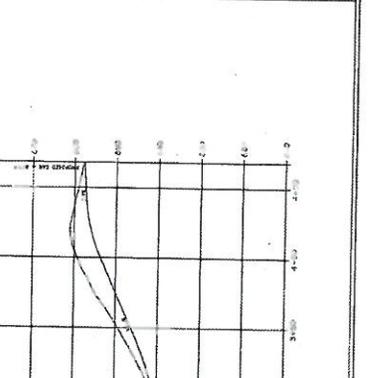
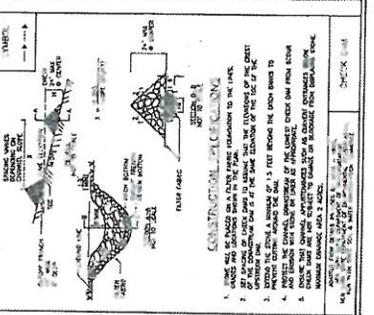
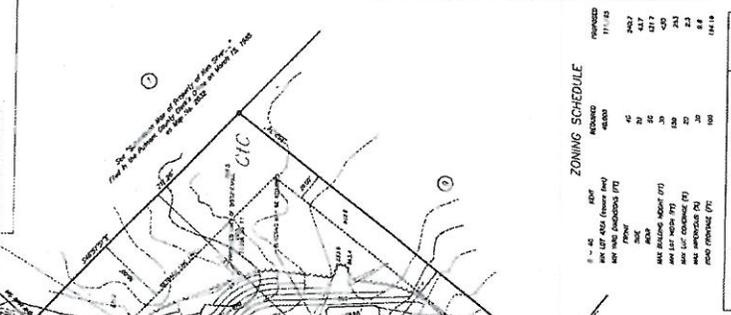
DESIGNER: [Design Firm]

JOHN KAVALL, JR., P.E.  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 33177

**SHEET OF 1**

**CONSTRUCTION COVERAGE**

1. CONSTRUCTION COVERAGE
2. EROSION CONTROL
3. SEDIMENT CONTROL
4. STORMWATER MANAGEMENT
5. SOIL EROSION CONTROL
6. SOIL STABILIZATION
7. SOIL REPAIR
8. SOIL ENHANCEMENT
9. SOIL PROTECTION
10. SOIL RESTORATION



RECEIVED

DEC 10 2015

Planning Board  
Town of Kent

December 9, 2015

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

Re: Extension of Planning Board Permit  
Wellington Properties, LLC  
105 Towners Road  
Kent, N.Y. 10512  
Tax Map No. 33.73-1-38 & 39

Dear Chairman McDermott and Members of the Board :

Our Planning Board Permit for Wellington Properties is to expire on December 11, 2015, at this time we are requesting an extension of time to complete this project.

To date:

- Parking Lot has been black topped
- Grass has been planted
- Putnam County Highway Dept. approved work completed on Towners Road
- Plumbing roughing has been inspected by Town of Kent Building Dept.
- Waiting completion of electrical roughing inspection
- Heating and Air Conditioning has been installed
- Windows are installed
- Contract for the installation of the cooking hood has been signed
- Work for installations of sign has been started

Thank you very much for your consideration of this request. Our projection for the completion of this project is within the next few months.

Very truly yours,  
Wellington Properties, LLC

