



Kent Comprehensive Plan Town of Kent, New York

Prepared by:
BFJ Planning

Adopted November 2008

TOWN OF KENT COMPREHENSIVE PLAN

**Adopted
November 2008**

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1.0 INTRODUCTION: PLANNING HISTORY AND REGIONAL CONTEXT

1.1 Development History

The land which was to become Kent was originally part of the Phillipse Patent granted in 1697. It extended from the Hudson River to the Connecticut border and was inhabited by the Wappinger ("East of the Hudson River") Indians. The first settlement in Kent was recorded about 1750, and settled by Zachariah Merritt. In 1772, the Fredericksburgh Precinct was created which included the present day towns of Kent, Patterson, Carmel, and Southeast. It was formed as a way of delineating and managing the lands of the Phillipse Patent. The eventual area of Kent was further established as "Frederickstown" in 1788; in 1795 the township boundaries were realigned and the name shortened to "Frederick." This area was part of Dutchess County until 1812. Putnam County was formed when the population of southern Dutchess County increased significantly. In 1817, the town changed its name to Kent, named after early Kent family settlers. A small portion of the Town of Philipstown was transferred to Kent in 1877.

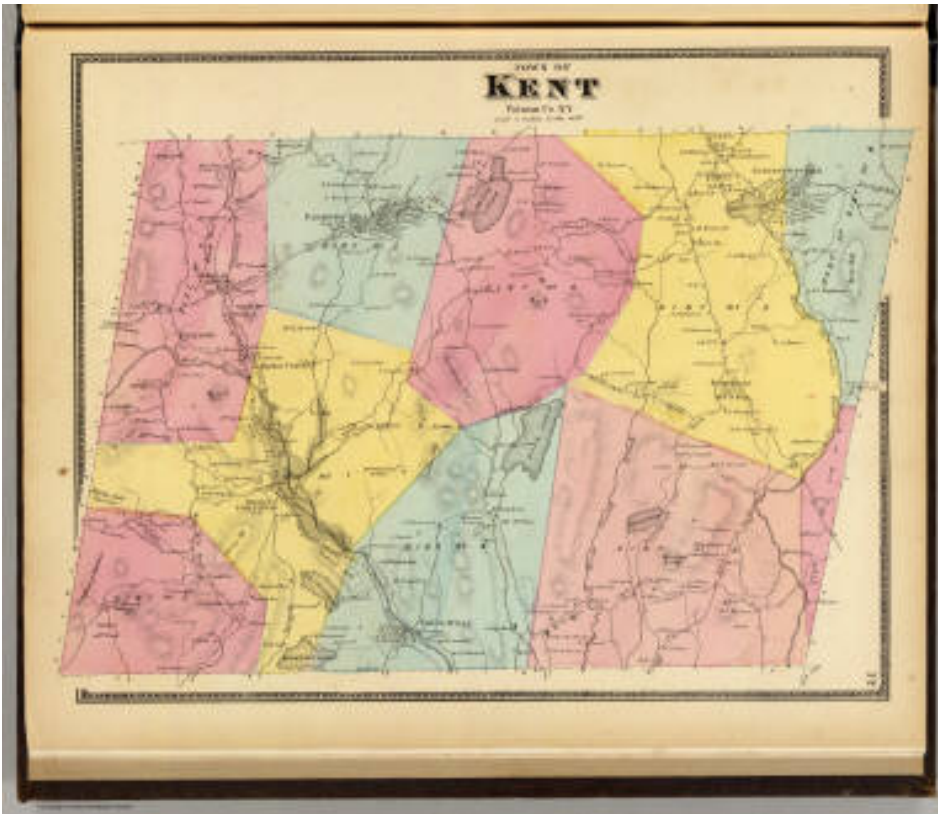
Kent was primarily a farming community in the 18th century, with two commercial centers, Farmers Mills and Ludingtonville. The latter hamlet was located in the northeastern corner of Kent. Its mills operated until 1934, under Lewis N. Merritt, a descendant of the original founder. Originally known as "Milltown," Farmers Mills was privately owned by a farmers association and was located on Philipstown Turnpike near White Pond in the northern part of town. This hamlet reached a maximum size of 500 persons. It had a grain or flouring mill, fulling and saw mill, turning shop, mechanic shop, blacksmith, tanning yard, and brickyard. There was also Putnam County Bank (established 1848), a post office, a hotel, churches, and two taverns. Farmers Mills was regionally important due its grain processing for local farms. Its location along the Philipstown Turnpike provided access to Cold Spring on the Hudson River and to Danbury, Connecticut. However, by the early 20th century, Farmers Mills fell off the map as a center when the railroads were extended into Brewster (now a village within the Town of Southeast in Putnam County) and the Boyd's Corner Reservoir was created. The population decreased dramatically at this time and Farmer's Mills became a "stranded village," with nothing but a few foundations left today.



Farmers Mills, Kent, 1890

In 1849, railroads came to Putnam County. Kent's settlement patterns changed as the railroads brought up vacationers from the metropolitan area. Kent's physical character was further changed by highway construction which brought summer visitors from New York City. The Taconic State Parkway reached Kent in 1931.

With these far-reaching changes in transportation, summer bungalows were built around the lakes and reservoirs. Some lakes were manmade to meet the demand of summer vacationers. Lake Carmel was developed in the 1920s by the Smadbeck brothers who sold lots after filling in a swamp. Lake Carmel has stayed the major population center of Kent. By 1920, the summer population had doubled and the year round population was itself increasing.



Kent Town. Beers, F. W. (Frederick W.), 1868

Numerous clubs and camps were established for wealthy city residents who wanted a summer escape near the lakes. These clubs included Gipsy Trail Club (1925), Sagamore, Sedgewood Club (originally Carmel Country Club), and Hill & Dale Country Club and golf course (1928). During the 1950s and 1960s, vacationers converted their summer homes to year-round residences due to easier access to jobs in New York City via the highways and trains. I-84 was finished in the early 1970s. This interstate provided access

to employment centers north, south, and east of the town in Danbury, Connecticut, and Westchester and Dutchess Counties in New York.

Kent settlement pattern was largely established before the Second World War. Since then, the town's area has filled in with more houses, businesses, local roads, and community facilities, such as schools and parks. However, the underlying feature of hamlet centers, developed waterfronts, unique residential clubs, and scattered housing on the town perimeter has remained unchanged, only intensified. Kent's development pattern has also been shaped by its topographic and natural features, such as several lakes, ponds, the Boyd's Corner Reservoir, a portion of the West Branch Reservoir and Lake Carmel. The western part of Kent is constrained by steep slopes. Therefore, most of the development in Kent has taken place in the eastern section along Route 52 and Lake Carmel. Recently new development has been yet more restrained because of the stringent regulations from New York City to protect the watershed of its reservoir system.

1.2 Regional Context

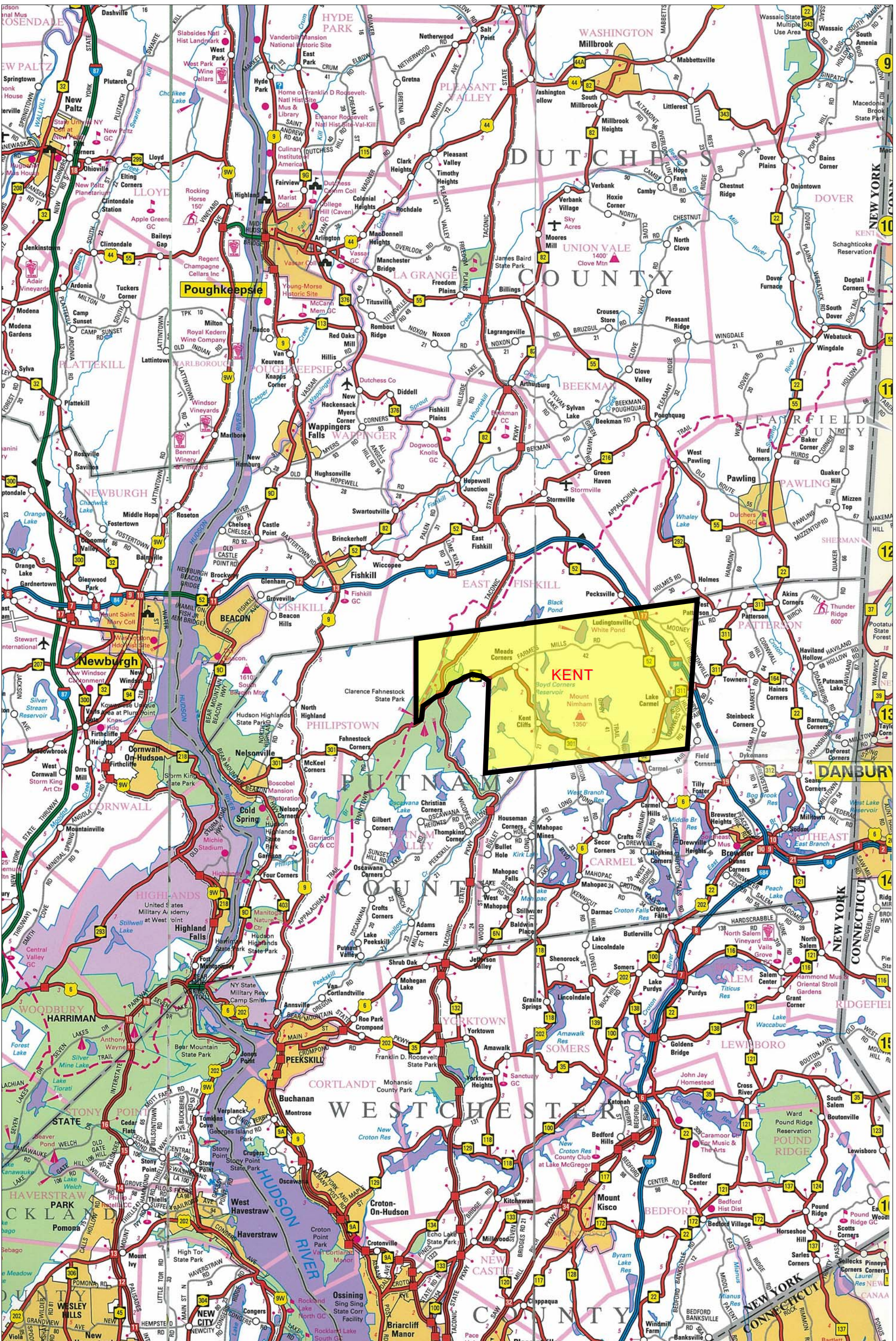
Kent is located about 60 miles north of New York City in the north central part of Putnam County and contains approximately 23,000 acres or 43 square miles. (See Figure 1.1, Regional Context.) Putnam County continues to be one of the fastest growing counties in New York State. In 2000, Kent was the second most populous Town in Putnam County, behind Carmel. Kent is bordered on the east by Patterson, the south by Carmel, the west by Putnam Valley and Philipstown, and on the north by East Fishkill in Dutchess County. Kent lies in the Hudson Highlands and encompasses the Croton Watershed for the New York City reservoirs. The two major highways that run through Kent are the Taconic State Parkway and Interstate 84. (See Figure 1.2, Town of Kent.) The Taconic cuts through the western edge of Kent and runs north from Westchester to Poughkeepsie. Interstate 84 runs through the northeastern corner of Kent and provides access to employment centers in Danbury, Connecticut, Westchester County and Dutchess County.

Route 52, which connects with US 6 in Carmel, has served as the major development corridor. Recent development activity remains concentrated in the eastern portions of Kent along Horse Pound Road, Route 52, and to some extent along Route 311.

1.3 Previous Town Plans and Studies

Kent has prepared two municipal plans that still have relevance today. The town has also begun to look at its residential and non-residential zoning, in order to bring the zoning in line with town planning policies. These are described briefly here.

1973 Master Plan. The Kent municipal plan provided a detailed review of community demographics and environmentally-based analysis of all local drainage basins, with recommended development types and densities. The plan recommended the expansion of the Town and the acquisition of an improved water supply be obtained for the Lake Carmel area, possibly by tapping into the New York City system. The plan also noted that



TOWN OF KENT

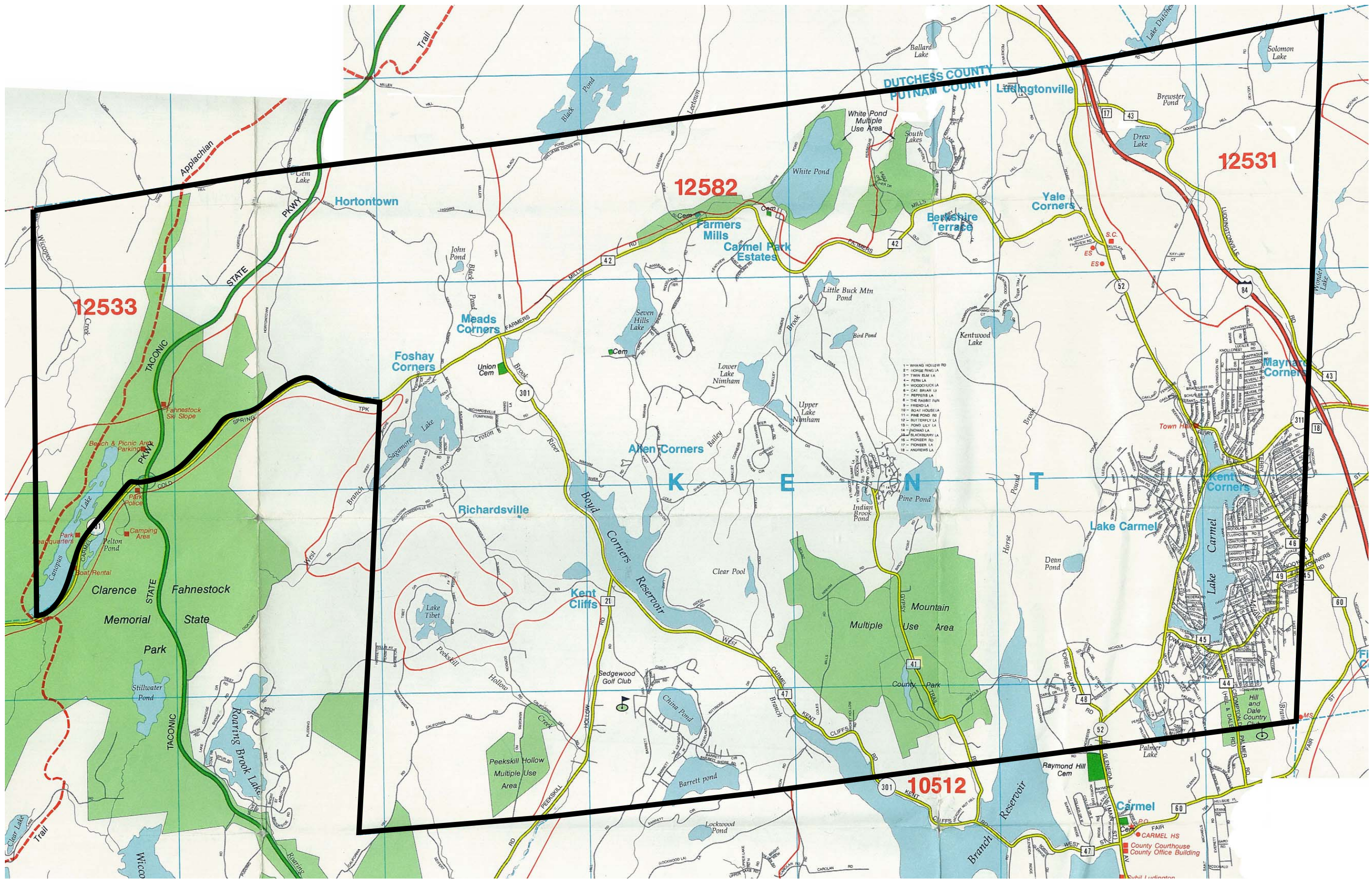
PUTNAM COUNTY, NEW YORK

FIGURE 1.1 REGIONAL CONTEXT

SOURCE: AMERICAN MAP



February 2008
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TOWN OF KENT
 PUTNAM COUNTY, NEW YORK

FIGURE 1.2 TOWN OF KENT



a sewer study was conducted.

1989 Master Plan. The 1989 Plan (prepared by Buckhurst Fish Hutton Katz Inc.) had many of the same goals as the 1973 plan, but other new ones due to the town's growth. The plan recommended 1) establishing appropriate development controls to avoid environmental degradation, 2) improving roadways while maintaining the rural character, 3) providing for affordable housing through density bonuses, accessory apartments and double wide mobile homes, 4) providing the appropriate level and placement of commercially zoned land, 5) eliminating cumulative zoning between residential and nonresidential districts, and 6) providing for zoning at appropriate densities and for a variety of land uses in order to ensure a balanced array of services in the Town.

2006 DOS Zoning Project of Route 52, Route 311, and Ludingtonville Road. Kent undertook a zoning study to amend town regulations affecting Routes 52 and 311 and Ludingtonville Road with the aid of New York State Department of State (NYSDOS) funding. The NYSDOS grant was specifically aimed at revising the zoning in this sensitive area to meet environmental concerns within a context of responsible development. Major recommendations were 1) eliminate the Industrial District, 2) create a new mixed-use economic development district, 3) reshape the Commercial District to be smaller and more concentrated, and with design standards, 4) create a Towner's Road Overlay District, with design standards, 5) eliminate the three undeveloped PRD districts, and 6) adopt Conservation Residential Subdivision text.

1.4 Relevant Regional Policies

The following plans were created at a county or regional level, but have significance for Kent.

Putnam County Groundwater Protection and Utilization Plan (September 2004)
Prepared by the Chazen Companies, this plan investigated groundwater availability and inventoried groundwater resources, determined approximate levels of present groundwater utilization in Putnam County, and developed management approaches for future protection and utilization of groundwater resources in Putnam County. This plan directly relates to Kent's land use issues: the plan analyzes the carrying capacities of various soil types and sets forth a scientific rationale for increasing the minimum lot area based on the soil's carrying capacity. In 2007, the Town Board began to consider adding a zoning law for determining minimum lots size for all residential zoning districts.

An Agricultural & Farmland Protection Plan for Putnam County (August 2004) This plan outlines the agricultural opportunities and challenges in Putnam County. While Kent has 18% of the farmland in Putnam County, the county plan notes that Kent's current plan (1989) did not consider farm or agricultural land uses and did not show any agricultural uses on the land use maps or in the land use tables.

Hudson River Valley Greenway Program (1991). The Hudson River Valley Greenway Act created regional connections and cooperation within New York's 10-county, 3 million acre Hudson River Valley. The directives cover working with local governments in the

establishment of a Hudson River Trail System east and west of the Hudson, developing single tourism destination strategy, and working with the agricultural community to promote and protect the industry of agriculture in the Hudson River Valley. New York State's Hudson River Greenway Community Council enters into agreements with municipalities to encourage planning reforms according to the Governor's Quality Communities Task Force Report. Putnam County's Compact development process recognizes that a variety of resources, plans, and concepts are already in place or underway. The county anticipates working with its municipalities, business, and civic leaders to develop a framework for community sustainability by developing a mapped inventory of cultural, historic, environmental, and economic resources, formulating integration strategies for the resources, and developing strategies to strengthen traditional community centers.

Vision 2010 (February 2000). Putnam County's own plan, prepared by its Department of Planning, envisions Putnam County's future and provides a general overview of planning goals for the entire county.

County's Role in Local Planning. Putnam County plays a role in Kent's site specific land use decisions in two ways. When considering distributing grants or funding assistance for local planning efforts, the county can look at whether these local efforts conform to the vision set forth in the county plan, Vision 2010. Second, through Article 239-m of the state's General Municipal Law, the county's planning department has mandatory review over certain proposed planning and zoning actions that occur within 500 feet of a municipal boundary and state and county facilities. These actions include the adoption of Kent's comprehensive plan, and the issuance of site plan approval, special permits, or variances for property within 500 feet of a municipal boundary, county or state park or recreation area, county or state roadway, county owned stream or drainage channel, or county or state-owned land on which a public building or institution is situated. If the county does not approve the proposed action, it can require that the referring local board approve the action by a majority plus one vote of all board members.

Watershed Memorandum of Agreement (MOA). In 1997, Kent signed an MOU to protect the watershed area for the New York City drinking water supply. The MOA unites the watershed communities, New York City, New York State and the EPA in support of an enhanced watershed protection program for the New York City drinking water supply. Following on from the MOA, Kent has been participating in the Putnam County's Croton Watershed Planning Process and has published a Draft Croton Plan. The impact of the MOA and Kent's participation in watershed protection is detailed in Chapter 2.0.

2.0 THE ENVIRONMENT

Kent is located in the north central portion of Putnam County with the Town of East Fishkill (Dutchess County) as its northern boundary, the Towns of Carmel and Putnam Valley on the south, Patterson on the east, and Philipstown on the west. Much of Kent is rocky and steeply sloped, and western Kent in particular has areas of significant relief, or slopes in excess of 25% grade. Several lakes, ponds, the Boyd's Corner Reservoir, a portion of the West Branch Reservoir and, of course, Lake Carmel, form prominent natural features that have shaped the town's development pattern. These water bodies also function as a critical element in New York City's drinking water supply, comprising part of the Croton system.

Kent's development pattern has largely been determined by its topography and wetlands. Therefore, this plan begins with the town's environmental character as context for the rest of the plan. This chapter reviews the town's topography, surface water, groundwater resources, wetlands and soils. It reviews the existing regulations which protect significant environmental resources, and proposals for further regulations. The emphasis is on protecting the town's sensitive environmental features, particularly the protection of surface and groundwater quality.

Kent recognizes that there is a strong relationship between the region's water resources, and local development on steep slopes, tree removal, soil disturbance, storm water management and the general use of land resources. Therefore the appropriate management of these resources is an important health, safety and general welfare concern for town and region property owners.

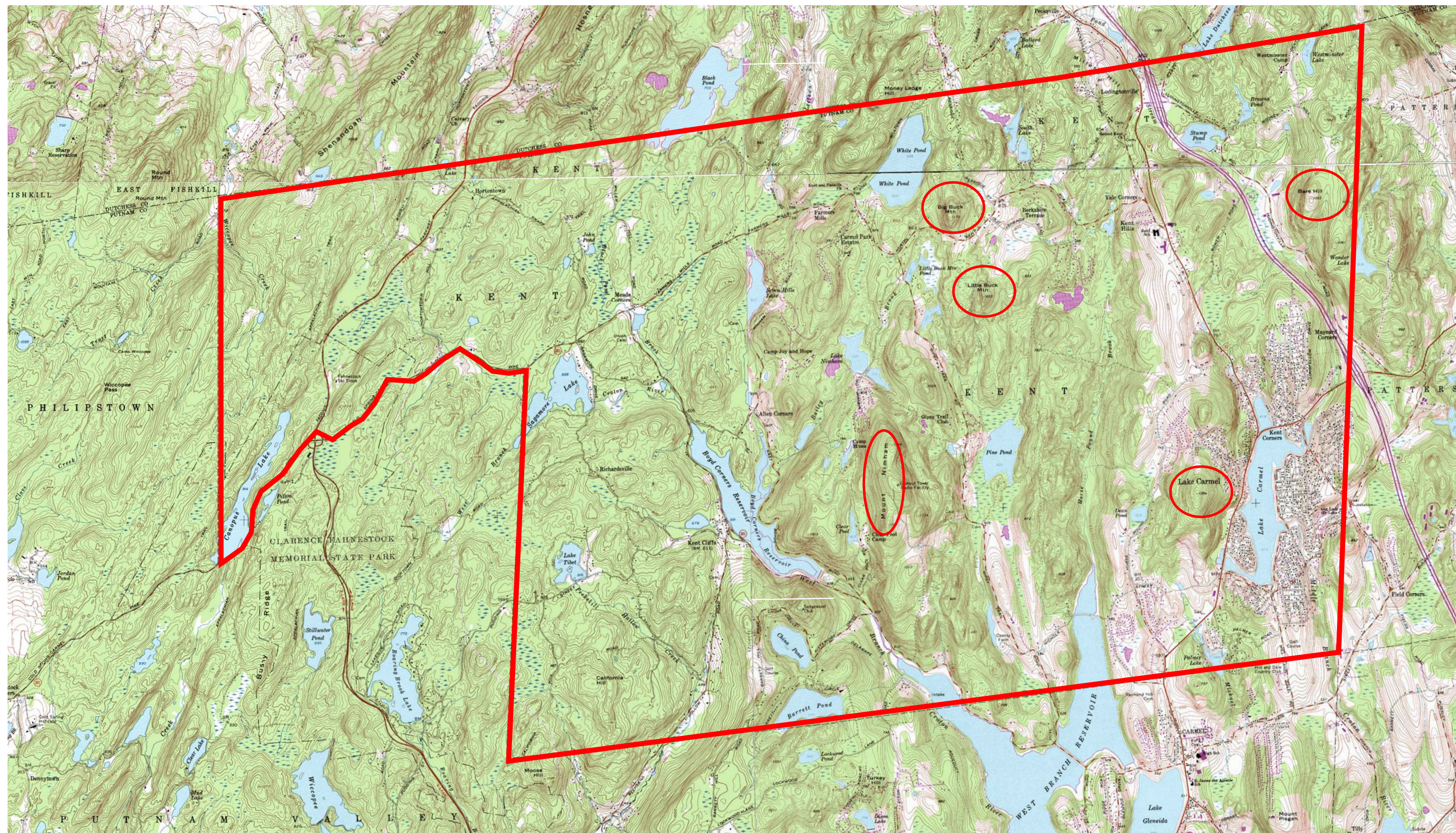
2.1 Topography and Slope

Although Kent is located in the Mid-Hudson Valley, much of its land is rocky and steeply sloped. (See Figure 2.1) The landscape of western Kent in particular is dominated by the Taconic Range of the Appalachian Mountains. Fahnestock State Park near the Kent/Putnam Valley boundary has an elevation at its highest point of approximately 1,200 feet above sea level, dropping to approximately 900 feet at Canopus Lake. From a high point of roughly 1,000 feet above sea level near the Sedgewood Club, elevation drops to 768 feet at China Pond and 650 feet at the shore of the Boyd's Corner Reservoir. The eastern side of Boyd's Corner Reservoir rises to a level of nearly 1,194 feet directly east of Clear Pool Camp and 1,244 feet directly east of Camp Hines.

Kent's steeply sloped locations are:

- Big Buck Mountain (1,170 feet)
- Little Buck Mountain (1,033 feet)
- Bare Hill (1,055 feet)
- Point West of Lake Carmel (1,094 feet)

Population growth and increased land values have resulted in the development of areas with steep slopes. At one time, these were considered too difficult and prohibitively



TOWN OF KENT

PUTNAM COUNTY, NEW YORK

FIGURE 2.1 TOPOGRAPHY

SOURCE: USGS MAP, 1979 & 1981



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expensive to develop. However, Kent's population has been increasing steadily from the 1970 population count of just over 8,100 to the 14,009 persons in 2000. (See Chapter 4.0) Although the rate of growth has leveled out from a 53% increase between 1970 and 1980 to a 12% increase between 1980 and 2000, it is likely that there will be continuing pressure for residential development on heavily sloped sites, as most readily developable sites have already been built upon.

Uncontrolled development of heavily-sloped sites causes topsoil and vegetation loss, and altered drainage patterns. Further, over-development of or improperly managed disturbance to steep slopes and rock outcroppings is detrimental to the visual character of the town. Development located at the crest of a topographic feature, on a ridgeline, can be visually intrusive. There are still some undeveloped portions of hills surrounding Lake Carmel and Mount Nimham, for which ridgeline or hillside protection should be introduced.

2.2 Groundwater and Surface Water Resources

Kent has a wealth of water resources, both groundwater and surface water. These valuable assets need to be protected with land use controls which minimize potential negative and harmful effects.

Groundwater

All Kent residents rely on groundwater wells for their individual or community potable water supply; there is no public central water supply system, nor will there likely ever be Town-wide. Kent has two water districts serving discrete parts of town. Bedrock aquifers or negotiated access to water from reservoirs provide the dominant source of future water supply in Kent. Groundwater yields are affected by the type, location and extent of bedrock, as well as the number of joints and fractures in the bedrock and so can be highly variable. One of the critical planning policies put forward by this plan is the continued and serious commitment to groundwater - and surface water - protection. The challenge for the town will be to protect its existing and future residents' and businesses' water quality, while encouraging targeted tax base growth.

In September 2004, the Putnam County Legislature, in response to concerns raised by the public regarding groundwater availability, retained the engineering services of the Chazen Companies to investigate the groundwater situation in Putnam. This report, entitled *Putnam County Groundwater Protection and Utilization Plan*, (hereafter referred to as the Groundwater Plan) included a survey of existing groundwater resources and proposed a number of recommendations. The Groundwater Plan contains regional (for high, medium and low density areas), County-wide and other general recommendations. Since its publication, the analyses and recommendations of the Groundwater Plan have been expanded upon in a more recent April 2006 publication prepared by the Chazen Companies for the Dutchess County Water and Waste Water Authority entitled "*Dutchess County Aquifer Recharge and Sustainable Rural Density Analysis*". (See Section 2.5 for details.)

Surface Water, Reservoirs, and New York City Watershed

Various ponds, lakes, creeks and tributaries are located throughout Kent. (See Figure 2.2.) These features provide recreational and environmental functions for the town residents. They are also an important component of the region's water supply system. Figure 2.3 illustrates the New York City Watershed. This figure shows that most of the land area of Kent is located within the Catskill/Delaware system (aka East of Hudson Watershed), with the other watershed land lying within the Croton system (see Figure 2.3). Thus, most of Kent lies within the drinking water supply watershed of another municipality.



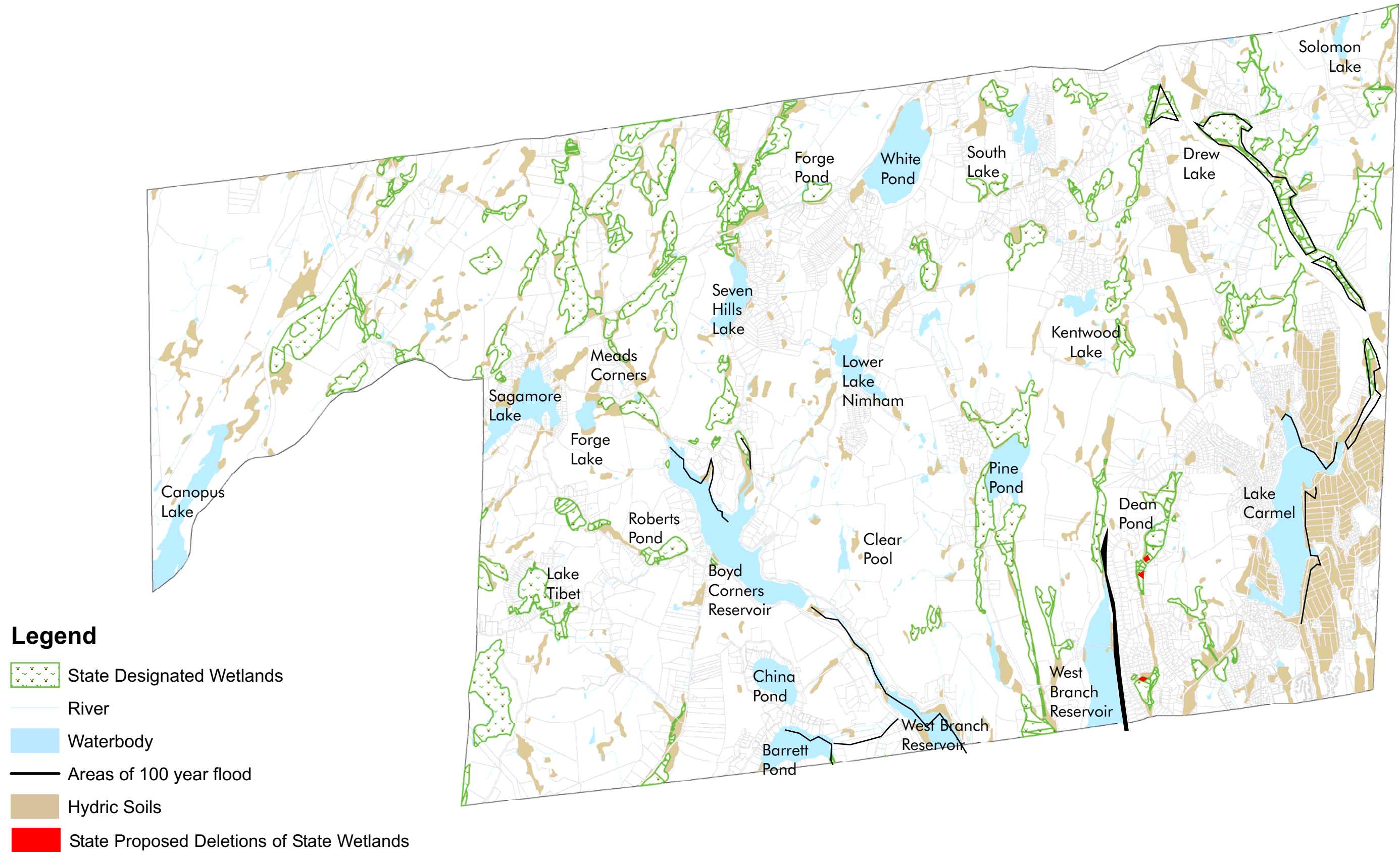
Lake Carmel

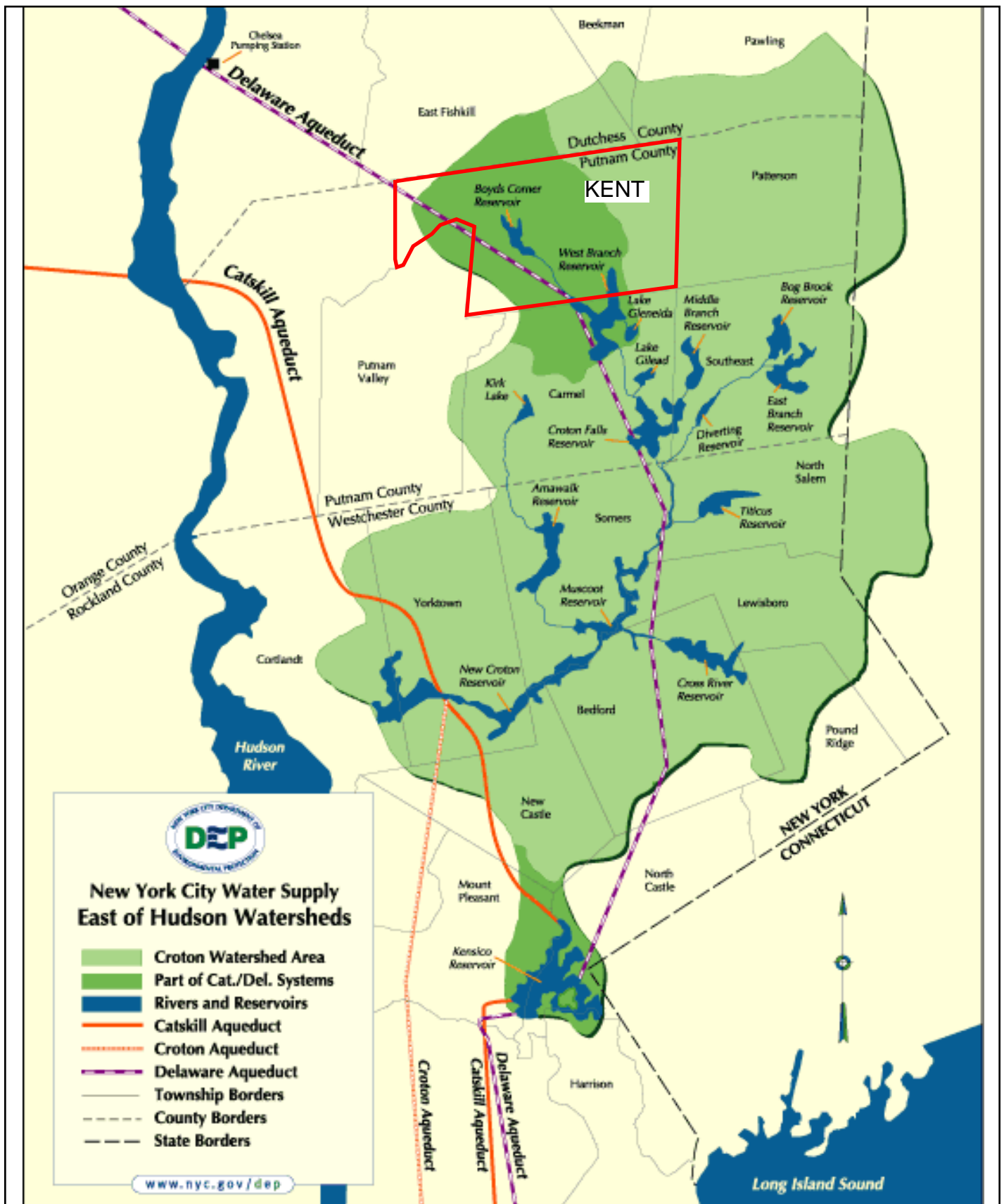


West Branch Reservoir

The Watershed Regulations and Draft Croton Plan. New York City must ensure that development within the area draining to its reservoirs does not pose a significant threat of contamination. In 1997, New York City published *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. This set the basis for the preparation and implementation of a Comprehensive Croton System Water Quality Protection Plan, or Croton Plan. In 1997 Kent signed the Watershed Memorandum of Agreement (MOA), which incorporated the new watershed regulations and unites the watershed communities, New York City Department of Environmental Protection (NYCDEP), New York State Department of Environmental Conservation (NYCDEC) and the federal EPA in support of an enhanced watershed protection program for the New York City drinking water supply. Following on from the MOA, Kent has been participating in the Putnam County's Croton Watershed Planning Process and has published a Draft Croton Plan.

Five sub-basins of the NYC watershed exist in Kent. These are the drainage basins to the Boyds Corner, West Branch, Croton Falls, Middle Branch and East Branch reservoirs. Boyds Corner Reservoir is located entirely within the town and drains a large portion of the western half of the town through the West Branch Croton River, including Sagamore Lake, Seven Hills Lake and White Pond.





TOWN OF KENT UPDATE

FIGURE 2.3: NEW YORK CITY WATERSHED
Source: NYCDEP

The West Branch Reservoir crosses the Kent/Carmel town line and drains the central portion of Kent through the West Branch Croton River and Horse Pound Brook, including South Lakes, Kentwood Lake and Pine Pond. Croton Falls, Middle Branch and East Branch Reservoirs, located in the Towns of Carmel and Southeast, drain smaller portions of eastern Kent, including Palmer Lake (Croton Falls), Lake Carmel and Drew Lake (Middle Branch) and Solomon Lake.

Table 2.1: Watershed Basins in Kent

Basin	NYCDEP Restrictions		TMDL* Status	Adjoining Towns
Boyd Corners		60-day Travel	Exceeds proposed guidance, requires non-point source reductions of 35kg/yr; below existing guidance	Receives from East Fishkill and Putnam Valley, discharges to West Branch
Croton Falls	Phosphorus restricted		Exceeds existing and proposed guidance values, require non-point source reductions of 589 kg/yr to meet proposed guidance	Discharges to Carmel
East Branch	Phosphorus restricted		Exceeds existing and proposed guidance values, require non-point source reductions of 1611 kg/yr to meet proposed guidance	Discharges to Pawling
Middle Branch	Phosphorus restricted		Exceeds existing and proposed guidance values, require non-point source reductions of 408 kg/yr to meet proposed guidance	Receives from East Fishkill and Pawling, discharges to Southeast
West Branch		60-day Travel	Meets existing and proposed guidance values	Receives from East Fishkill, discharges to Carmel

Source: NYCDEP, March 1999

Notes: *Total Maximum Daily Load (TMDL) Status: Existing TMDL guidance values is 20 mg/L. Proposed guidance is 15 ug/L.

According to the Watershed Regulations, Croton Falls, East Branch and Middle Branch are all phosphorus restricted basins, which means the phosphorus load to the reservoir exceeds the NYSDEC phosphorus water quality guidance values. No new or expanded wastewater treatment plant (WWTP) with a surface discharge is permitted in these basins, except pursuant to the Phosphorus Offset Pilot Program for new WWTPs or phosphorus offset variance for expansion of an existing WWTP. The Pilot Phosphorus Offset Program (PPOP), as set forth in the Watershed Regulations, allows the construction of up to three new or expanded WWTPs with a combined surface discharge of no more than 150,000 gallons per day (gpd) in the Croton system in Putnam County. New or expanded WWTPs allowed under the Program must comply with the condition that for every kilogram of

phosphorus discharged from the WWTP, and nonpoint sources associated with the projects the WWTP serves, three kilograms of phosphorus will be removed through a DEP offset mechanism, from the same basin in which the WWTP is sited. The PPOP was in operation until 2007. The NYCDEP 2007 Interim Report stated that the offset program had not worked as intended.

Boyd Corners and West Branch basins are within 60-day travel time to the City intake. This means the portion of the basin from which it would take sixty days for surface water to travel to the point of disinfection within the NYC water supply system. The import of this to Kent means that development within the affected part of town cannot rely on a new WWTP with a surface discharge, or expansion of an existing WWTP with a surface discharge, because the basins are within 60 days travel time. No variance from the prohibition on expansion of an existing WWTP is available. New WWTPs with subsurface discharges may be built, provided that the soils are suitable, treated effluent is subject to sand filtration and phosphorus removal, and disinfection is greater than 30,000 gallons per day.

New York City-Acquired Land. A major trend in Kent's property market in recent years has been the acquisition of land by the New York City Department of Environmental Protection (NYCDEP). The Land Acquisition and Stewardship Program (LASP) is a key component of New York City's comprehensive efforts to protect and enhance the quality of its water supply. This involves acquiring land or conservation easements at fair market value from willing sellers only. All such properties are purchased under conditions established by the 1997 Watershed Memorandum of Agreement (MOA). NYCDEP will pay local property taxes for twenty years from the date of purchase of each parcel [MOA paragraph 79(b)] in proportion to the property rights acquired. After the twenty-year payment period, the city has stated that "it is unlikely that the City will bring challenges to normal assessments of unimproved properties." (March 18, 2008 letter to Honorable Louis Tartaro from the Watershed Protection and Partnership Council of NYS Department of State).

While this land may at some future point cease to generate tax revenue for Kent, it is nevertheless an important public resource. It constitutes the most significant open space in Kent. Open space preservation – whether for rural character, special habitat, or environmental protection – is a town goal. Some of this set-aside land may also serve a recreation function. On a case-by-case basis, the city is opening some of these watershed lands for recreation. If a property is small or can only be accessed over private property or rights-of-way, the city will not open it for public access. Large properties with safe access are usually opened. The 1997 MOA also stated that established recreational uses, including fishing, hiking, and hunting, will be allowed to continue on newly acquired fee property, subject to rules and regulations adopted, or permits issued, by NYCDEP provided that they neither threaten public safety nor threaten to have an adverse impact on water quality.

Impervious surfaces. An impervious surface is one that is resistant to penetration by moisture, and includes but is not limited to, paving, concrete, asphalt and roofs. With regard to impervious surfaces, the Watershed Regulations stipulate that the construction of

an impervious surface within 100 feet of a watercourse¹ or wetland, or within 300 feet of a reservoir, reservoir stem² or controlled lake³, is prohibited, with certain exceptions. (See Figure 2.4.) There are two mechanisms for modifying the limiting distances for new impervious surfaces; Designated Main Street Areas (DMSAs) and Designated Village Centers. Within Kent, limited portions of Route 52 and Route 311 were approved by NYCDEP in June 1997 as DMSAs. Within DMSAs, the creation of any new impervious surface requires a NYCDEP-approved stormwater pollution prevention plan. A number of pervious surface products are on the market, intended to address these problems of impervious surfaces, but with limited long-range success.

Stormwater Management. Stormwater discharges are generated by precipitation and runoff from land, pavement, building rooftops, and other surfaces. Stormwater runoff accumulates pollutants such as oil and grease, chemicals, nutrients, metals, and bacteria as it travels across land. Heavy precipitation or snowmelt can also cause sewer overflows which, in turn, may lead to contamination of water sources with untreated human and industrial waste, toxic materials, and other debris. Under the National Pollution Discharge Elimination System (NPDES) storm water program, operators of large, medium and regulated small municipal separate storm sewer systems (MS4s) require authorization to discharge pollutants under an NPDES permit.

In 2003, the Town of Kent obtained coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from MS4s. That permit required the town to develop, implement and enforce a stormwater management program (SWMP) designed to reduce the discharge of pollutants from its storm sewer system to the maximum extent practicable. The SWMP must be implemented by January 8, 2008 and must include six minimum control measures as follows:

- Public Education and Outreach on Stormwater Impacts
- Public Involvement/Participation
- Illicit Discharge Detection and Elimination
- Construction Site Stormwater Runoff Control
- Post-Construction Stormwater Management
- Pollution Prevention/Good Housekeeping For Municipal Operations

A Town of Kent Stormwater Management Committee (SwMC) was convened in 2003 with a threefold mission: to educate, to initiate and to oversee the arena of Stormwater Management throughout the Town of Kent. The SwMC is intended to assist the Kent Town Board in the survey, inspection and monitoring of areas that are suspected or known as

¹ A watercourse means a visible path through which surface water travels on a regular basis, including an intermittent stream, which is tributary to the water supply. A drainage ditch, swale or surface feature that contains water only during and immediately after a rainstorm or a snowmelt shall not be considered to be a watercourse.

² Reservoir stem means any watercourse segment which is tributary to a reservoir and lies within 500 feet or less of the reservoir.

³ A controlled lake is a lake from which the City may withdraw water pursuant to rights acquired by the City or as a right of ownership. The controlled lakes are Kirk Lake, Lake Gleneida and Lake Gilead, none of which is located in Kent.

potential sources of surface pollution. An inventory of these areas is to be maintained and a priority list to be established for the development of specific plans to deal with these areas. The SwMC is also to preview the plans for any remediation projects that will alleviate run-off pollution from stormwater.

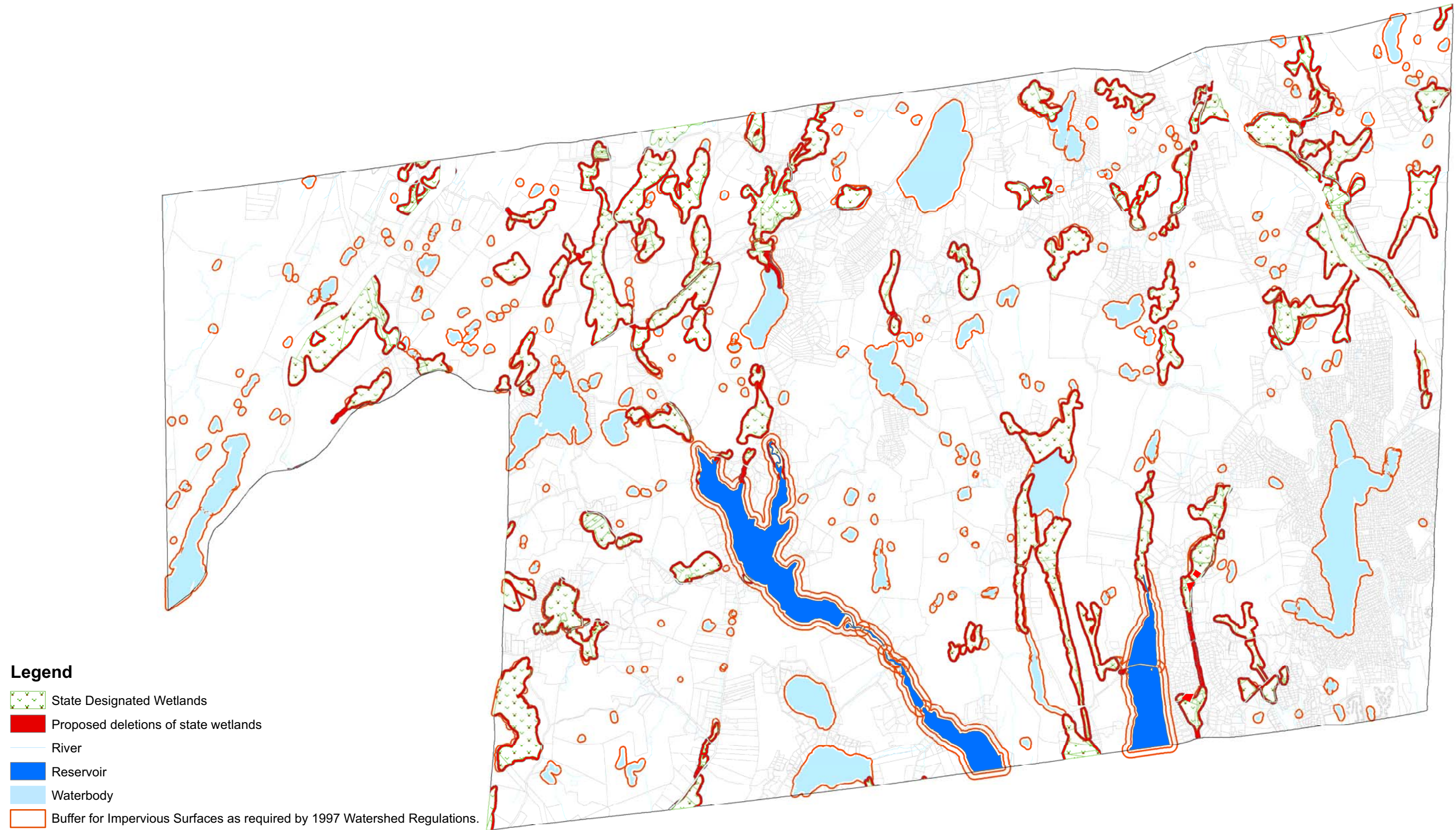
The town hired engineering consultants who produced a Five Year Plan for the Initial Stormwater Management Program for Small Municipal Separate Storm Sewer Systems (MS4s) in 2003. One of the objectives of this was to amend the Erosion Control Ordinance to be consistent with the General Permit, and this has been achieved. Further objectives include developing ordinances regulating illicit discharges and post-construction run-off from development.

Lake Carmel. The areas around Kent's many lakes are the most intensely developed sections of the town. They also are some of the more environmentally sensitive areas within which development should be carefully regulated. The majority of Kent residents live around Lake Carmel. Its problems serve as an example for planning for the other lakes and ponds in the town.

Historically, Kent's Lake Carmel has functioned as an environmental and recreational resource. Its early and present day focus for much of Kent's growth points to its importance; however, precisely because it was the early focus of most of Kent's growth, environmental problems have developed.

Several development factors contributed to the gradual deterioration of Lake Carmel's environmental quality. Originally, the community had been created by the consolidation and subdivision of seven farms, encompassing 1,600 acres. Approximately 17,000 lots (average size 20' X 100') were created and sold to new residents, and virtually every home was equipped with an individual well and septic system. Some were built on lots as small as 4,000 square feet since houses could be built on as few as two lots.

A 1987 study, entitled *Diagnostic/Feasibility Study for Lake Carmel*, identified that the lake's deterioration problems were biological and environmental in nature, and that the lake was undergoing eutrophication. Eutrophication is the gradual increase and enrichment of an ecosystem by nutrients such as nitrogen and phosphorus. The increase in available nutrients promotes plant growth, favoring certain species over others and forcing a change in species composition. In aquatic environments, enhanced growth of choking aquatic vegetation or phytoplankton (that is, an algal bloom) disrupts normal functioning of the ecosystem, causing a variety of problems. Human society feels the impact as well: eutrophic conditions decrease the resource value of rivers, lakes, and estuaries such that recreation, fishing, hunting, and esthetic enjoyment are hindered. Health-related problems can occur where eutrophic conditions interfere with drinking water treatment.



The 1987 study recommended several measures to address this problem. Since this study, the town introduced several wildlife and stormwater management measures to reduce the level of phosphorus entering the lake. Such measures include the control of the lake's geese population, the construction of sediment ponds, and the growth of a hedge buffer around the lake's edge. In addition, the growth of algal blooms has been reduced by winter drawdown measures which fatally expose the sediment and weeds to the atmosphere, and by the introduction of sterile grass carp which ingest aquatic plants.

In 2002, the Town of Kent retained the services of Princeton Hydro, LLC to carry out a *Water Quality Monitoring Report for Lake Carmel*. This found that the main problem was still a high concentration of total phosphorus, and that this was responsible for the large amounts of blue-green algae blooms and scums that affected Lake Carmel in the summer. Water clarity was deemed unacceptable for a recreational waterbody due to the algae concentrations. To combat this, the report recommended that the phosphorus load originating from the lake's watershed needed to be reduced.

The measures introduced following the 1987 study are ongoing, and they are continuing to be effective at reducing the algal blooms in the lake. However, further watershed management measures are necessary to fully eliminate the problem, including addressing the problem of failing septic systems and ensuring that there is no net increase in phosphorus or sediment loading to the lake with any development proposals.

Lake Carmel is undergoing eutrophication. It is reasonable to conclude that all lakes in the Town of Kent, which represent a substantial natural resource, are undergoing accelerated eutrophication. There have been a variety of lake committees and associations in the past and some lake studies have been accomplished. Residents are already working on lake protection: e.g. sterile grass, carp, dams, weed eradication, gate valves, and lower winter levels. A reconstituted town-wide committee or Lake Association of Kent (LAKE) should be created by town government made up of the individual lake committees. The purpose of the committee would be to provide public education, coordinate studies, write and implant grants and share resources in a cost effective manner. Upon review of present standards, the Lake Association may determine lake overlay zones are desirable. The Lake Association and Town of Kent elected officials would need to decide on the geographic extent of the overlay districts, if adopted.

The purpose of the lake overlay zones would be to prevent and control water pollution, preserve habitat and vegetative cover and natural beauty. Within these zones a variety of standards could be included such as:

- Use of septic system design standards
- Determine the maximum amount of impervious surface permitted to reduce stormwater runoff.
- Disallow any net increase in impervious surface if housing is expanded. (e.g. part of driveway would have to be remarked).
- Overall plan to reduce phosphorus concentrations in the lakes.
- Steep slope and vegetation protection
- Additional erosion and sediment control plan requirements.
- Implementation of lake management plans.

- Institute a “general permit” issued by the Planning Board so that Lake Associations can actually follow their Lake Management Programs.

Sewage Disposal

The Town of Kent is served entirely by individual septic systems (or SSDA, subsurface disposal areas). SSDA systems consist of two basic components: a septic tank and a drainfield. The septic tank performs two functions once wastewater leaves the house: it is a holding tank that allows the solids to settle out; and it enables naturally occurring bacteria to break down solids and destroy pathogens. After the treatment process is started in the septic tank, the effluent enters the drainfield. There it percolates through a gravel bed, then the effluent exits the drainfield and goes into natural soil, where the remaining pathogens are destroyed. The cleaning process continues as the water migrates through the soil. SSDA systems are one of the best choices for treating wastewater, even from a financial and environmental perspective; but they must be properly maintained. Some limitations on SSDA systems include: overloading the system with excess water, putting plastics or other non-biodegradable items into the system, dumping chemicals in the system, and letting solids build up in the system.

Putnam County’s Board of Health regulates the installation of new septic systems and enforces the relevant public health laws. Currently the Board has no regulations on the maintenance of existing septic systems, but does take action in the event of a system failure. One of the leading causes of septic failure is inadequate maintenance of septic systems and particularly the lack of periodic pump-outs.

2.3 Wetlands and Soils

Freshwater wetlands are abundant throughout Kent. Wetlands function as natural storage basins for floodwaters and aid in groundwater recharge. Groundwater is replenished from rain that percolates through the soil into the ground, and from recharge areas, such as wetlands. This function is particularly important as water in Kent is primarily supplied by on-site individual wells. Wetlands also serve as a natural filtration system that assists in purifying surface water prior to entering the aquifer. The final functions of Kent’s various wetlands are their importance for wildlife habitat and their contribution to the town’s natural and scenic beauty.

Wetlands and floodplains are considered to be unsuitable for development not only because flood-prone areas are a hazard to life and property, but for several positive reasons:

- Wetlands lessen downstream flooding by acting as natural detention basins during peak runoff periods.
- The biological activity in wetlands maintains water quality by absorbing excess nutrients.

- Wetlands play a vital role in the ecosystem by providing habitat for wildlife and flora.

Wetlands are protected at the federal, state and local level. Wetlands over 12.4 acres in size are mapped and protected by the New York State Department of Environmental Conservation (NYSDEC). Any construction activity that might have an impact on these wetlands (excavation, filling, building, obstructions, potential pollution sources etc.) is regulated, whether or not the activity occurs in the wetland itself or on land adjacent to the wetland. State designated wetlands in Kent are shown on Figure 2.2. (This map is not an official regulatory map – for accurate delineation of the wetland boundaries refer to the New York State DEC regulatory Freshwater Wetland Maps.)

The Town of Kent regulates wetlands through its Freshwater Wetlands Protection and Drainage regulations (adopted March 7, 1988), and found in Section 39A-5(E) of the Town Code. The local law defines wetlands in a number of ways:

- Submerged lands
- Seasonally submerged lands
- Lands with a high seasonal water table
- Lands with aquatic or semi-aquatic vegetation
- Lands with sensitive soils
- Soils designated as hydric (i.e., soils that are saturated for a period of time)

Data from the Putnam County Soil and Water Conservation District are used to define those areas with hydric soils. General locations of town designated wetlands are indicated on Figure 2.2 (which is not an official map). While any future regulatory use of the map would require field checks, it has been assumed that the soil types mapped are those that generally support or maintain wetland areas. Wetlands are subject to constant change, in terms of their hydrology, plant life and drainage. Therefore no definitive town wetlands map can be produced, as it would require constant modification. At the site specific level, delineation of wetlands will require the services of a soil scientist to determine exact boundaries.

The town's freshwater wetlands regulations are generally designed to prohibit various activities that impair wetlands' functioning. Among land uses and activities to be regulated include draining, dredging, or excavation of site materials, as well as ".... Any other activity which substantially impairs any of the several functions served by wetlands, water bodies and watercourses or the benefits derived therefrom....." (See Section 4 of Freshwater Wetlands Protection and Drainage, 1988 and found in Section 39A-5(E) of the Town Code). Activities that would be permitted include such activities as passive recreation, deposition or removal of certain wetland products, and normal maintenance activities.

The town's regulations also refer to "controlled areas," which extend in a 100' perimeter from wetland area boundaries. Activity within this adjacent area also requires a permit. The Watershed Regulations have now strengthened this buffer by limiting the construction of impervious surfaces also within 100 feet of wetland area boundaries.

The regulations state that the approving authority must refer any application for a freshwater wetlands permit to the Conservation Commission and the Wetlands Inspector for review and report in writing. The approving authority can be the Planning Board, Zoning Board or Town Board, depending on the type of application. The Conservation Commission's reviews form the basis of the approving authority's issuance or denial of a freshwater wetlands permit.

At present, Kent does not regulate freshwater wetlands permits in accordance with the code. The Planning Board reviews all applications and issues permits, and there is no referral to a Wetlands Inspector or Conservation Commission. Kent should pursue enforcing its own regulations.

2.4 Environmental Constraints Regulations

Kent's environmental features are a town asset. The wetlands and hillsides provide beauty, rural character, habitat, water quality protection, and natural stormwater management. They are also a hindrance to housing and business development. Development is generally shaped by zoning, which seeks to balance community development and preservation, through regulating overall density and type of development. However, zoning controls cannot shape the development specific to a site, unless other regulations are in place that address environmental characteristics.

Kent relies on its Environmental Rectangle provision and the Steep Slopes and Erosion Control local law to serve as its environmental constraints regulations. The purpose of these controls is the long-term protection of important public assets: clean water, firm (non-eroded) hillsides, tree cover, healthy ecosystems, and rural character. Despite Kent's intent to see slopes, soils, water, and wetlands as part of an integrated system worthy of protection, the current regulatory practices are no longer sufficient.

Steep Slope Protection and Stormwater Management

The Town of Kent adopted a combined Steep Slope Protections and Stormwater Management Local Law in 2005, which replaced both the Erosion Control and Steep Slopes Protection Local Laws. This law recognizes the importance of steep slopes as valuable natural resources which are of benefit to the town and the surrounding region, and recognizes their environmental sensitivity. It also recognizes the importance of erosion control to prevent excessive nutrient loading and sedimentation of waterbodies within the town's watershed. The deleterious effects of large scale clear cutting of trees are also acknowledged.

The local laws defines steep slopes as all ground areas having a topographical gradient equal to or greater than fifteen percent measured by utilizing two foot contours. Any individual or entity must apply for a steep slope and erosion control permit when one or more of the following criteria are met:

- Any disturbance involving one or more acres of land
- Any disturbance on steep slopes (except for some exempt activities – see Section 66-5 of the local law)
- Disturbance within 100 feet of a wetland or watercourse
- Excavating or filling which exceeds a total of one hundred cubic yards of material.

This local law does not give any specific protection to hillsides or ridgelines. To preserve the rugged character of Kent, a strengthening or supplementing of this local law is required.

Environmental Rectangle

Kent's zoning code requires that each lot contain sufficient land area free of environmental constraints in order to allow for the construction of a septic system. This area is specified as being a 10,000 square foot 'environmental rectangle' within which the septic field and septic field expansion area shall be located and constructed. The proposed rectangle cannot include a topographical gradient greater than fifteen percent. There needs to be a full discussion as to how effectively this provision is operating, and if it needs to be reconsidered.

Lakefront Zoning

Kent's zoning ordinance allows shoreline development at a density of 40,000 square feet per lot in the R-80 zone in areas adjacent to lakes of 25 acres or more. The minimum lot width is also reduced from 250 feet to 150 feet. Recently the town has experienced the teardown of older dwellings and their replacement with much larger dwellings. The town should take a fresh look at its lakefront zoning. If vacant or underutilized lots remain and development of these lots under current zoning is felt to be too dense and deleterious to lake quality, then new development rules may be necessary.

2.5 Planning Policies

The following policies and recommendations are critical to protecting Kent's natural environment, preserving its scenic beauty and rural character, and ensuring a high quality of limited development.

Policy 1: Steep Slope Protection

Establish appropriate development controls to avoid environmental degradation of steep slopes.

Topography and Slope

Hillside Protection Ordinance. The Town of Kent still contains some undeveloped hills, including portions of the hills surrounding Lake Carmel and Mount Nimham. In addition to the Steep Slope and Erosion Control Ordinance, the town may want to take some proactive measures to guide potential development and address the visual impact of development on steep slopes, which is not fully considered in the Steep Slope Ordinance.

Three options are:

- **Hillside Protection Regulation.** This would limit the percentage of an area which could be disturbed significantly and would regulate the cutting and filling required to place development on hillsides. Such a regulation is particularly important for commercial areas in which large level areas are required for both the building footprint and parking. Finished grades could also be addressed by such a regulation.
- **Ridgeline Protection Regulation.** This could take the form of a ridge overlay district or ridge zoning ordinance. This would limit or prohibit building on or near a ridgeline.
- **Discount the area of land on any site which is located on steep slopes in the calculation of total developable area.** For example, if only 25-50% of steep slope areas were included in the calculation of developable area, for a property containing 10 acres of steep slopes, only 2.5 – 5 acres would count toward the allowable density of the parcel.

Tree Preservation, Protection and Clearance Ordinance. The management of tree clearance would complement the existing Steep Slope and Erosion Control Ordinance and any proposed Hillside Protection regulations. A draft Tree Protection Ordinance for the Town of Kent has been circulated internally. This recognizes that the loss of top soil and vegetation due to the uncontrolled removal of trees from lots and tracts of land results in increased drainage control costs, alteration of drainage patterns and excessive loading of nutrients and sediment to the various surface water bodies in the town. In addition, the removal of trees decreases property values and impairs the visual attractiveness of the town. This draft ordinance intends to regulate and control the cutting of trees by preserving the maximum possible number of trees in the course of development of a site, ensuring that the health of trees preserved on a site is maintained throughout the development process, protecting larger, older specimens of trees and encouraging innovative design and grading to promote the preservation of existing trees.

This draft ordinance exempts commercial nurseries, fruit orchards and Christmas tree farms. This draft ordinance should be strengthened to include commercial tree clearance and to require that for commercial clearance a 20-foot buffer of trees should be retained along the boundaries of the site.

Rock Outcroppings. Rock outcroppings are an intrinsic part of Kent's character and contribute significantly to the visual impression one forms while traveling through the town. Over-development or improperly managed disturbance of steep slopes and outcroppings is detrimental to the visual character of the town. In general, natural features such as outcroppings should be preserved and incorporated into the landscaping of any development. Where the removal of outcroppings is necessary, blasting is regulated by permit.

Policy 2: Groundwater and Surface Water Protection

Groundwater Protection and Management Measures. The Putnam County Groundwater Protection and Utilization Plan contains a number of recommendations that should be incorporated into this plan. Groundwater cannot be taken for granted, as it is susceptible to contamination and requires replenishment. Contamination can take place from septic fields or industrial spills. Kent should implement a Groundwater Management program with a Groundwater Protection Ordinance in line with the recommendations of the Putnam County Groundwater Protection and Utilization Plan.

For areas with high density usage of individual wells and septic systems, the plan recommends the following:

- Evaluate both groundwater and surface water resources. Implement a program of well water quality sampling to confirm groundwater potability.
- Prohibit lawn irrigation from groundwater sources.
- Prohibit the filling of pools using any on-site domestic well.
- Protect all well fields by a minimum 100 foot buffer.
- Encourage measures to enhance local recharge, including installation of roof-drain dry wells and in-garden recharge areas, disconnection of drainage conveyances that pass over porous soils, and replacement of paved areas (impervious surfaces) with porous surface grading.
- Distribute educational materials to landowners. These can encourage water conservation techniques and address proper disposal for many household chemicals, discourage chemical lawn uses, and discourage use of septic systems for any compounds other than human wastes.
- Protect the recharge areas at the two existing community water system wells. The primary recharge area of wells completed in bedrock formation (i.e. drilled into soil rock) will include all land within 200 feet of each supply wellfield and all areas up-gradient of the well through which water flows in one year toward the well, and not less than 500 feet up-gradient from the well.
- A permanent source of potable water for the residents of Lake Carmel should be identified and land purchased, so that a community system can be provided and individual wells discontinued.

The recommendations for improved land use review process are:

- Examine the Putnam County Groundwater Plan recommendations regarding the land use review process and implement as appropriate.

- Examine the list of permitted uses and existing allowable development densities for areas not served by central sewage disposal and water supply facilities against those contained in the Groundwater Plan in any revision of the zoning code.
- Adopt an overlay district for all residential districts with environmentally protective standards. The district should cover three aspects: 1) a soils carrying capacity formula (see below), 2) net buildable area requirement, and 3) septic check-out for lakefront lots.
 - The county's Groundwater Plan includes recommendations for regulating development densities based on the aquifer recharge characteristics of soil hydrology, and for uses that should be regulated by permit in the interests of protecting groundwater quality. Minimum lot sizes should be linked to the capacity of site soils, topography, and wetlands to support one single-family dwelling. Adoption of a carrying capacity formula for determining minimum lot size for new lots might eliminate the need for the existing Environmental Rectangle regulation.
 - The net buildable area requirement would require each new lot to show that sufficient unencumbered land existed on the lot (free of wetlands, wetland buffer, or very steep slopes) so that the household can enjoy use of their site without encroaching on protected areas.
 - The septic check-out regulation is described below under Sewage Disposal.

Carrying Capacity Formula. The Groundwater Plan includes recommendations for regulating development densities based on the aquifer recharge characteristics of soil hydrology, and for uses that should be regulated by permit in the interests of protecting groundwater quality. When and if the town updates its zoning code, the existing allowable development densities for areas not served by central sewage disposal and water supply facilities and the list of permitted uses should be examined against those contained in the Groundwater Plan and revised as appropriate. For example, minimum lot sizes could be linked to the capacity of site soils, topography, and wetlands to support one single-family dwelling. Adoption of a carrying capacity formula for determining minimum lot size for new lots might eliminate the need for the existing Environmental Rectangle regulation.

The carrying capacity formula technique was proposed in the September 2004 "*Putnam County Groundwater Protection and Utilization Plan*" prepared by The Chazen Companies, as supplemented by the 1999 "*Harlem Valley Watershed Investigation, Dutchess County, New York*", and the 2006 "*Dutchess County Aquifer Recharge Study & Sustainable Septic System Density Analysis*", also prepared by The Chazen Companies. The 2004 Putnam County report analyzes the carrying capacities of various soil types and sets forth a scientific rationale for increasing the minimum lot area based on the soils ability to adequately treat septic waste before discharge to an aquifer. This process is also known as the soils' carrying capacity. It should be noted that this formula approach applies to both the residential and non-residential districts. Adoption of these new regulations would have the positive effect of encouraging development that is tailored to

the ability of a site(s) to accommodate proposed improvements while protecting vital drinking water supplies and limiting land disturbance that may increase erosion and sedimentation

Sewage Disposal. The Town of Kent should consider adopting its own Septic System Ordinance. One of the leading causes of septic failure is inadequate maintenance of septic systems and particularly the lack of periodic pump-outs. Homeowner education is crucial if SSDA are to be properly operated and maintained. The town should endeavor to educate the public as to the operation of an SSDA. Periodic pumping should be required, especially in critical environmental areas such as aquifer zones, wetlands and wetlands buffers.

There are no public sewage systems in Kent at present, and none are anticipated given the new Watershed Regulations regime. Water quality in Lake Carmel will be improved through the following recommendations:

- Enact a Septic System Ordinance. This should apply to the entire town, but is especially critical in areas around the lakes. The ordinance would have the following components:
 - Require periodic septic tank pumping so as to reduce the risk of septic failure and consequent damage to water resources. In the region, the Town of Lewisboro has a useful model that Kent should consider.
 - Require Septic Check-Out: When a structure is proposed for expansion, the owner would be required to verify the septic field location, the tank would have to be examined, and the site would have to have an area set aside for 100% expansion once the original field fails.
 - Homeowner education.
- Investigate the Massachusetts, Title V program for usefulness to Kent and in particular to the lake communities. This is a septic system program that uses Innovative/Alternative (I/A) on-site systems for existing failed systems. I/A systems are not conventional systems, and can perform better than conventional systems when they are used in compliance with Title V regulations. The program also requires certification upon sale of the structure that the septic system has been inspected and functions.
- Implement the recommendations of the 2002 Princeton Hydro *Water Quality Report for Lake Carmel*.
- Eliminate weeds and eutrophication problems in all waterbodies in Kent.
- Amend the local building code to require low-flow fixtures in new construction and remodeling, throughout the town.

Impervious Surfaces. Impervious surfaces are impenetrable materials that prevent water from percolating into the soil. Common impervious surfaces are asphalt, cement and roofing material, all associated with development. Impervious surfaces affect water quantity by diverting subsurface flow to surface runoff, often resulting in increased flooding and stream bank erosion. Impervious surfaces also affect water quality by accumulating and conveying polluted runoff to surface waters. Runoff from residential rooftops usually drains to lawns that promote infiltration, reduce runoff rates and filter pollutants. In contrast runoff from roads, parking lots and commercial/industrial rooftops often drains directly to stormwater sewers and is not naturally filtered by soil and vegetation. The general goal is to limit the amount of this type of impervious surface area. The use of porous surfaces should be considered as an alternative to impervious ones.

- The Watershed Regulations stipulate that the construction of an impervious surface within 100 feet of a watercourse or wetland, or within 300 feet of a reservoir, reservoir stem or controlled lake, is prohibited, with certain exceptions. The Planning Board and the Building Inspector need to be cognizant of these buffers in the assessment of any application.

As one of the major sources of impervious coverage, how roads are designed and where they are placed can greatly influence the quality of a community's water resources. Roads should be designed based on the function they will serve. A local road serving access to a few homes need not be built to the same standards as a collector or arterial road serving higher density mixed land uses and greater traffic volumes. Town road standards should be reviewed to incorporate the goal of reducing the amount of impervious surfaces.

- Produce and adopt an accurate map of the waterbody and wetland buffers as set down by the Watershed Regulations, with the assistance of NYSDEC, to increase awareness of the regulations.
- Review and revise road standards to incorporate the goal of reducing impervious surfaces.

Wetlands and Soils. At present Kent is not regulating wetland activities in accordance with the town code specifications. This situation needs to be addressed in the short term, with the appointment of a wetlands inspector and a Conservation Commission. In the longer term, the town code relating to freshwater wetlands should be revised. The code authorizes three approving authorities for permits – the Planning Board, Zoning Board and Town Board. This should be simplified so that permits are issued by a single approving authority in all cases.

Wetlands that promote aquifer recharge should be identified so they may receive protection under municipal law if not otherwise protected under State or Federal regulations. Permits that will result in wetland and wetland buffer incursions should not be issued.

Until approximately six years ago, the Town of Kent had a Wetlands Inspector. An inspector is necessary for both permit applications and for post approval monitoring.

Some other towns employ an Environmental Code Inspector whose duties can include enforcing the town's environmental laws, including wetlands, erosion and sediment control. In addition, the Environmental Code Inspector has enforcement powers and responsibilities with respect to solid waste, stormwater management, streets and sidewalks and water. This position is usually a full-time paid position.

The Environmental Code Inspector should proactively endeavor to anticipate and forestall violations of the town's environmental laws. When violations do occur, the Environmental Code Inspector should take steps to halt further violations and to correct those violations that have occurred. These steps may include warnings, stop work orders, remedy orders (written direction to correct any harm caused by a violation), filing of charges and issuance of summonses for code violations, or, with the assistance of the Town Attorney and Town Prosecutor, commencement of other court actions to enforce the Town Code.

The State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from MS4s requires a suitably qualified person to investigate and enforce the Stormwater Management Plan. Having regard to these new requirements, the possibility of combining stormwater management with wetlands protection, into the role of an Environmental Code Inspector should be examined by the town.

- Bring the regulating of wetlands into accordance with the town code by the appointment of a Wetlands Inspector and Conservation Commission.
- Revise the town code, Chapter 39A relating to Freshwater Wetlands in order that only one authority is responsible for the issuance of permits.
- Identify the wetlands that promote aquifer recharge and ensure their protection under law.
- Appoint an Environmental Code Inspector to proactively endeavor to anticipate and forestall violations of the town's environmental laws.

Stormwater Management. Open space is a water resource protector as the soils and vegetation associated with open space are vital to infiltration of stormwater. Much of the open space in Kent is land acquired by NYC, for which no local stormwater management measures are necessary. For recreational open space however, owned by the state, county and town, the policy should be to minimize the area of impermeable surfaces and to implement stormwater management processes to limit peak runoff flows and to limit turbidity discharges from activity areas. Within subdivisions open areas should be designed to serve as filters, buffers, swales, wet and dry ponds and detention and retention areas. Urban open areas such as pocket parks and playgrounds can be designed to filter polluted runoff from adjacent impervious areas.

- Minimize the area of impervious surfaces in recreation and open space areas. Within subdivisions, open areas should be designed to serve as filters, buffers, swales, wet and dry ponds and detention and retention areas. Public open areas such as parks

and playgrounds can be designed to filter polluted runoff from adjacent impervious areas.

- Implement stormwater management processes to limit peak runoff flows and to limit turbidity discharges.
- Implement the Stormwater Management Program by 2008. There should be particular attention paid to erosion and sedimentation controls, and phosphorus restrictions.
- Create standards for retrofitting existing commercial properties so that they as they come forward for expansion or other development activities, the Planning Board can use site plan approval to ensure that economic development and surface water protection is achieved.

Policy 3: Impact of Other Towns' Development

Kent and its neighboring towns continue to experience development pressure. Development in neighboring towns along Kent's border can have potentially negative effects on Kent, in terms of both visual character and environmental quality. Where development on the town's border is expected to have an impact on the town, the town's Planning Board should insist on being a co-lead agency under SEQRA.

- Apply to be a co-lead agency under SEQRA for any development on Kent's border which is expected to have an impact on the town.

Policy 4: Code Compliance

Kent uses a traditional enforcement model for violations of its codes. The town should consider augmenting this approach with enforcement that encourages compliance. The traditional method assesses fines for violations, and relies on the court system and judges to compel compliance. For small infractions, the town could issue a remedy order (such as for raked leaves dumped in a wetland). This would be followed by a ticket, a small fine, and a date by which the violation must be remedied. If the violation remained, then the fine would be increased.

Policy 5: Natural Resource Inventory

Kent should pursue a grant for preparing a Natural Resource Inventory of the town's habitats and species. The data should be incorporated into a GIS layer, and used for open space and subdivision planning.

Policy 6: “Green building” design

- “Green building” design and green site design techniques, such as that outlined in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System should be encouraged for all residential, commercial and municipal building activities (including renovation construction). Under the LEED program energy ratings are given to the specific building and site design criteria in order to minimize the removal of natural vegetation and site grading, take advantage of solar power for heating, and encourage the use of construction materials that minimize energy usage.

3.0 LAND USE, ZONING AND TOWN CHARACTER

As discussed in Chapter 2.0, Kent's character has been greatly influenced by its environmental features. The town's built environment- the type, location and intensity of houses, businesses, roadways, parks, and civic buildings – also defines its character. A municipality's zoning and subdivision regulations are the major regulatory tools shaping development patterns. The primary planning issues in Kent are preserving rural character, protecting natural features, and strengthening the established settlement pattern. Changes to zoning and subdivision regulations in response to these issues can be far-reaching. Thus they must be based on analysis and a shared vision of the town's desired future character. The analysis provided below looks at both desirable and undesirable aspects of Kent's land use patterns. This will then provide part of the foundation for planning policies guiding amendments to the zoning and subdivision regulations.

3.1 Land Use Pattern

Kent consists of 36.11 square miles of land and 4.58 square miles of water. This translates into a total of 23,000 acres. The rural character of Kent is exemplified through its natural features, open space, and parks. Kent has state, county and local parks and protected lands. In addition, New York City DEP-owned land, conservation easements, non-profit lands, privately owned clubs and golf courses have determined the both the development pattern and undisturbed rural character of Kent.

The housing stock is mostly detached single-family (60.3% according to the 2000 U.S. Census) and the majority of units (83%) are owner-occupied. Housing density is highest around Lake Carmel along Route 52 and lowest in the hilly western part of Kent.

Commercial areas are located in the eastern section along Route 52, which runs north and south. The intersections of Farmers Mill Road and Route 301 and Peekskill Hollow Road and Route 301 in Western Kent are zoned commercial.

Although industrial zones are mapped along local roads in the Interstate 84 corridor between exits 17 and 18, only a few industrial uses exist on Ludingtonville Road, Ludingtonville Court, and Bowen Road. They are limited to light industrial uses, such as equipment companies, a tree nursery and lumber yards.

Overall, Kent's land use has stayed consistent since the 1990 Master Plan. There has been an increase of 5.5 percent since 1990 in residential units. This is not a significant increase, compared to the surrounding communities.

3.2 Zoning

Kent has six zoning districts: four residential zones, one commercial zone, and one industrial zone. Kent has over 90% of its land zoned for some form of residential use.

(See Figure 3.1, Zoning.) Single-family detached residential density ranges from large lots requiring a two-acre minimum lot size in the R-80 district to small lots allowing three units per acre in the PRD district and four units per acre in the Lake Carmel area. While most residential land is zoned at the least dense zoning district, R-80, this district is sparsely developed due to site development constraints in western Kent. Conversely, over 80% of the R-10 land in eastern Kent around Lake Carmel is developed. Eastern Kent consists of a mix of the four residential zones, with R-80 in the upper northeastern corner, and R-10 around Lake Carmel. Of the three Planned Residential Developments (PRDs) in Kent, only one has been developed. Below is a description of the land uses within each zoning district:

Single-Family Residence Districts

Kent has four single-family designations: R-80, R-40, R-10 and Planned Residential Development (PRD). Principal permitted uses are single-family detached housing and agricultural uses. Golf clubs are allowed by special permit in any zone.

R-80. This is the largest zoning district with almost the entire western section of Kent zoned R-80, except for the major intersections and the upper northeastern corner. This zone is low density, requiring a two-acre minimum lot size per house. No public water or sewer systems are ever anticipated in this area. Development is naturally limited here due to natural features that constrain site development, such as hillsides, wetlands, streams and other waterbodies, and the need for each building site to have soils that can accommodate septic systems and a potable water supply for a private well. Almost 70% of Kent is zoned R-80, and much of this remains vacant.



Typical houses in the R-80 Zone

R-40. This medium density zone requires a minimum of one acre per building site. As with R-80, each site must provide its own septic system and private well. In western Kent, R-40 is mapped south of Farmers Mills Road and centered on the intersection of Route 301 and North Richardsville Road. In eastern Kent, the district lies west of the commercial districts, PRDs, and R-10 areas mapped along Route 52.



Typical Houses in the R-40 Zone

R-10. This high density zone requires a minimum lot size of one-quarter acre. The zone is mapped only around Lake Carmel, reflecting the lake community's history as a summer vacation locale. The R-10 district is virtually fully developed.

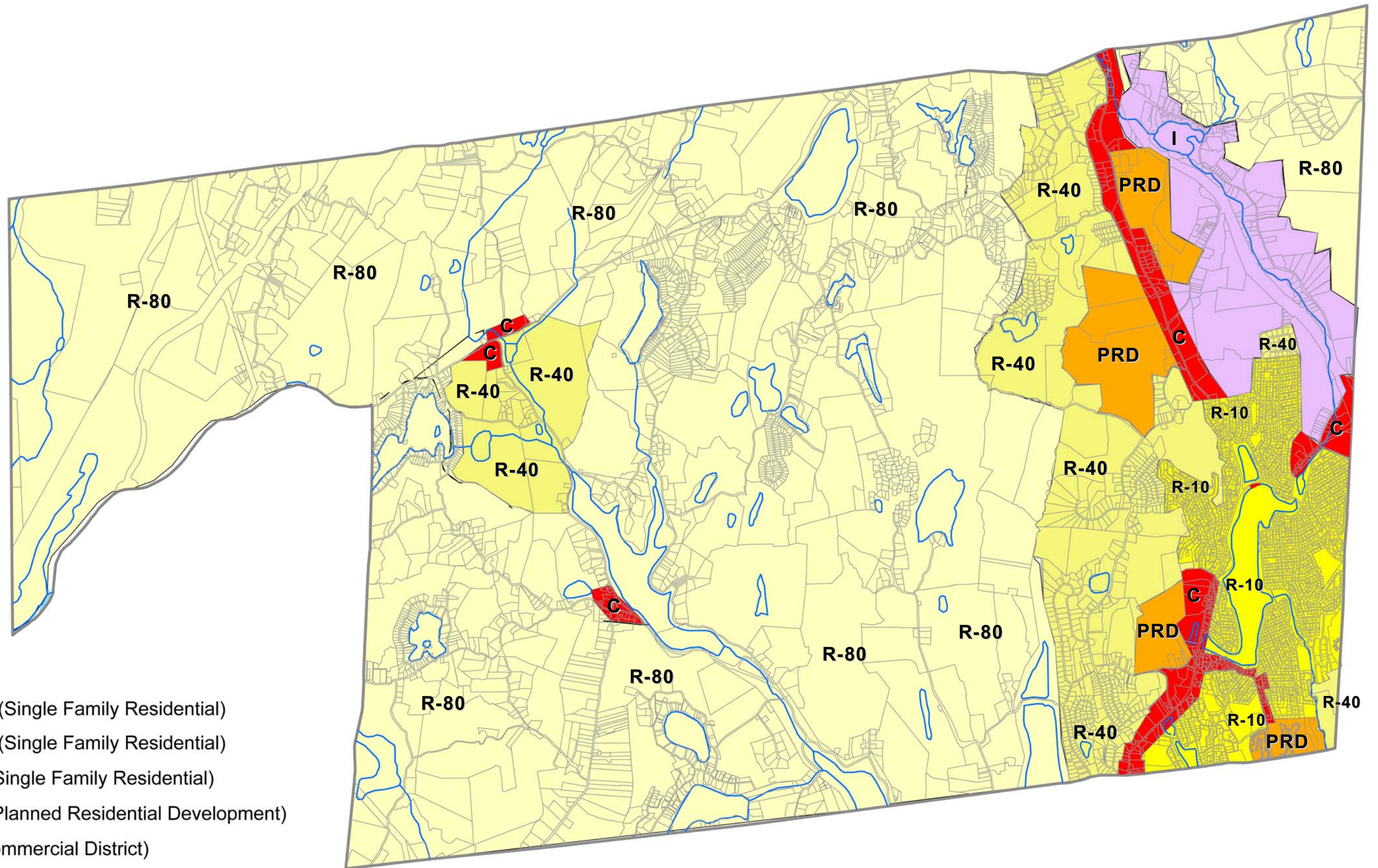


Typical houses in the R-10 Zone

PRD. This zone allows for three dwelling units per acre. There are four PRDs mapped in Kent; three are located on or near Route 52 and about the commercial districts. The only PRD developed is Hill and Dale Golf course located in Kent's southeastern corner, located on either side of County Route 44 and abutting the Towners Road commercial district.



Examples of a PRD development



Legend

- R-80 - (Single Family Residential)
- R-40 - (Single Family Residential)
- R-10 (Single Family Residential)
- PRD (Planned Residential Development)
- C - (Commercial District)
- I - (Industrial District)
- Waterbody Boundaries

TOWN OF KENT

PUTNAM COUNTY, NEW YORK

FIGURE 3.1 EXISTING ZONING MAP

Commercial District

The commercial classification C is largely found on most of Route 52, Route 311 and Towners Road. Roughly 55% of commercially-zoned land is vacant. There are two small C pockets at the intersections of Farmers Mills Road and Route 301, and Peekskill Hollow and Route 301; however, only one storefront is located in this hamlet and even that location is occasionally untenanted.

On Route 52, the commercial districts are mapped on the northern and southern stretches; the central portion of the county road is zoned R-10. While the C District allows a wide variety of retail uses, the district is not fully developed. The northern part of Route 52 is largely residential, with concentrations of businesses just north of the civic complex and around the I-84 Exit 17. In this area, the C District extends 600 feet to either side of Route 52. The southern section of Route 52 consists of interspersed commercial and residential uses, and is more irregularly mapped, with some portions extending to a natural dividing line and others extending a fixed distance. This southern stretch of commercial Route 52 blends into the commercial district of Carmel, the next town south of Kent. Route 311 is mapped almost entirely as a C District, but has a modest mix of stores, offices, and vacant commercial structures due to severe environmental and road constraints.



Typical Uses in Commercial District on Route 52



Commercial District on Route 301

Industrial District

The industrial zone runs along the northeastern part of Route 52, east of the C District and the town's northernmost PRD. It encompasses most of the Interstate 84 corridor and Ludingtonville Road. The I District is structured as a cumulative district, allowing a wide range of industrial, office, commercial, institutional, and agricultural uses. Residential uses are also allowed, subject to the standards of the R-80 District. Approximately 74% of industrially-zoned land is vacant, and much of what is developed is residential. This area and its economic development potential is the subject of the 2006 Zoning Study.



Typical Uses in the Industrial District

3.3 Open Space

Open space is not the same as recreation facilities: the purpose and function can be very different. In this plan, recreation is covered in Chapter 7.0. Open Space is any area “characterized by natural scenic beauty or whose condition or quality is such that it will enhance the present or potential value of surrounding developed lands or enhance the conservation of natural or scenic resources or preserve the community’s historic character.” (From *Well Grounded* by John Nolan). Open space is now generally used to mean undeveloped land that has had its development potential legally and permanently removed, in favor of keeping the land undeveloped or “open.” Such land is usually also described as set aside, dedicated, designated, or preserved. The open space may or may not be owned or acquired by the municipality, as it may be controlled by a land trust or homeowners association. Kent has one major source of open space, and one potential source.

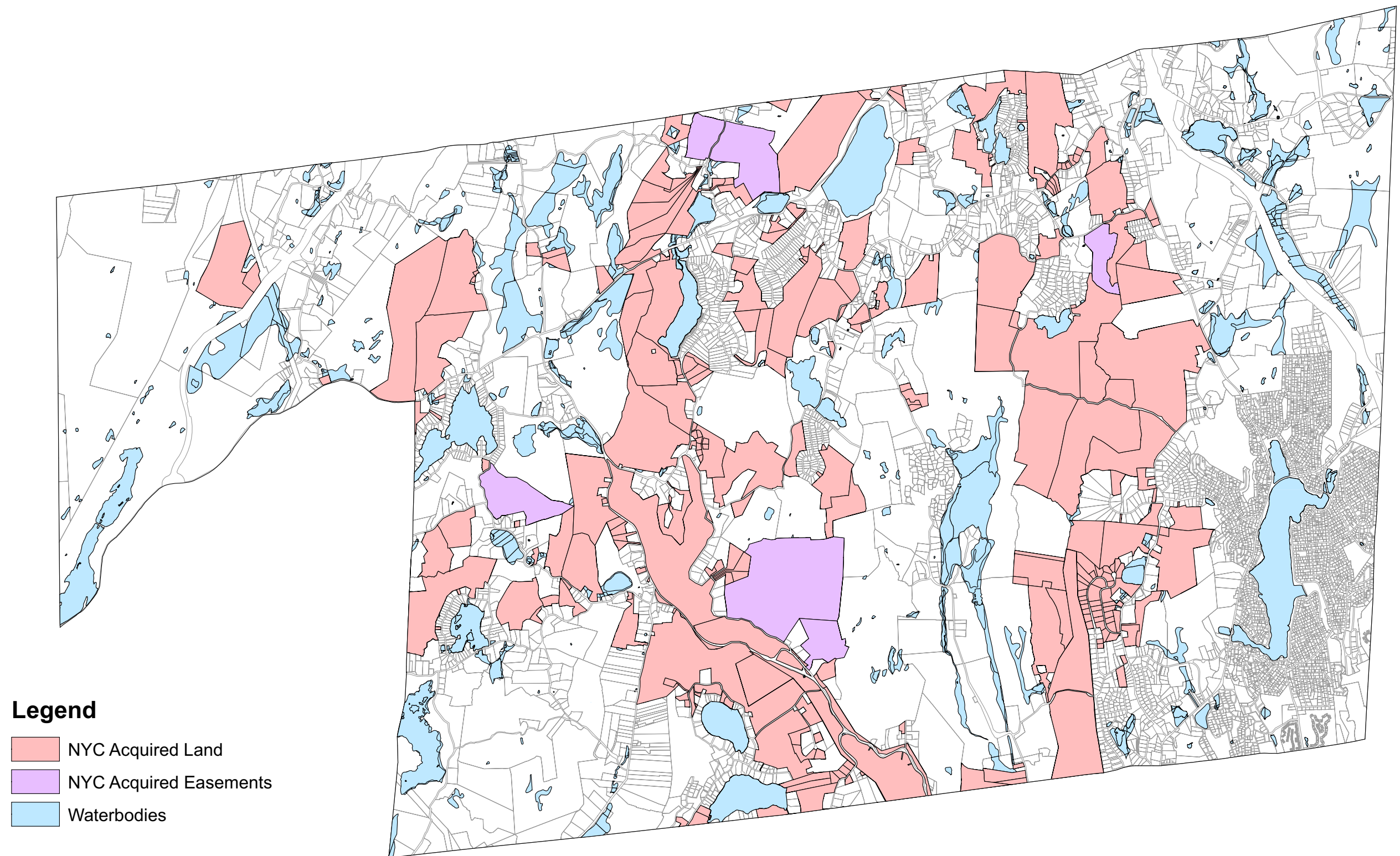
Watershed Lands: Existing Open Space Source

Kent has one major source of open space within the town, created in recent years through New York City land acquisitions to protect its water supply. (See Figure 3.2, *New York City Acquisitions*). Within the next couple of years, the city will own 114 properties totaling nearly 6,000 acres in Kent. (Chapter 2.0 and Chapter 7.0 provide more details.) Not only are these watershed lands a primary component of Kent’s overall open space, they are just over one-fifth of the town’s total land area. Open space has become one of the town’s major land use categories.

The watershed lands meet the criteria laid out in Professor Nolan’s definition. For the city’s purposes, the land has been removed from development in order to conserve natural resources. For Kent, water protection is indeed a goal. But the watershed lands also protect Kent’s historically rural character and scenic beauty. While there may ultimately be a cost to Kent for this land – if the tax payment program is not renewed at the close of the initial ten-year period – there is a compensating benefit in preservation of town character.

Open Space within Subdivisions: Potential Source

New York State allows its municipalities to approve cluster subdivisions, through New York Town Law. In a conventional subdivision, all land is subdivided into privately-owned lots. In a cluster subdivision, commonly-owned land is generated by allowing the lots to be smaller than otherwise permitted by local zoning; the undeveloped land is then dedicated as commonly-held open space, with no further development potential. These kinds of subdivisions are also called open space or conservation subdivisions, which better explains the purpose underpinning the cluster concept. The purpose is to remove housing development from certain areas of the site – whether because those areas have natural, scenic, or historic value. Using conservation subdivisions, developers can design subdivisions that maximize open space protection without reducing the number of homes to be built. This is achieved by locating the structures on half (or less) of the property with the remainder permanently protected through conservation easements.



It is important to note that there is no reduction in the total number of structures – they are simply carefully situated to protect land and water resources, in direct contrast to the adverse impacts of aimlessly scattered lots that fragment the landscape and obliterate underlying resources.

When neighborhoods are developed with conservation in mind, roads can be shorter and narrower than in conventional developments. Less pavement reduces the amount of impervious surface and consequently the potential for polluted storm water runoff. Pavement can be further reduced where development is designed to resemble traditional villages, with homes close to streets, thereby reducing driveway lengths. In addition to protecting water quality, street widths that are scaled to actual neighborhood traffic volumes reduce driving speeds, calm traffic and create safer pedestrian conditions. Where appropriate, open space may be used to treat contaminated stormwater associated with development. For example, instead of directing road runoff to the nearest stream, it might flow to common open areas containing naturalistic drainage facilities, such as swales or wet ponds that help filter pollutants and recharge local aquifers. Common open areas should be managed by a Home Owner's Association (HOA) with eventual possession by a land trust or similar entity.

Planning Board Action. At present in Kent, many of the open space parcels dedicated through the subdivision process are small, or awkwardly shaped or located parcels. Further, they are significantly constrained from recreation potential due to wetlands and steep topography. The overall impact of disparate and isolated parcels is minimal. There is little contribution towards the town goal of significant open space preservation. The intent behind every creation of open space in Kent should be to fulfill a town goal. Fulfillment can be through creating a link in a Greenway path, connecting one existing open space parcel to another, connecting an existing park to a new trail system, expanding upon a natural stormwater drainage system, or protecting a special habitat, historic area, or view. The Planning Board should rely on this plan and its maps, and the town's official map, to determine where open space set-asides are desired. When a subdivision application is reviewed, the Planning Board would then use its 278 powers, and good site planning, to acquire for the town a new open space parcel that fulfills the plan.

Greenways: Potential Use of Future Open Space

Putnam County supports the creation of a Greenway system with two components; these are described below. The first component has the potential to shape future open space acquisitions by Kent.

Northern Putnam Greenway. The Northern Putnam Greenway is a physical plan, first detailed in a 1984 report. The planned path of the Northern Putnam Greenway stretches from the east bank of the Hudson River in Philipstown, west over the Hudson Highlands, through Fahnestock State Park and the wetlands and watersheds of Putnam Valley, Kent and Carmel, to the Great Swamp and its watershed in Patterson and Southeast, and culminates on the hills of the county's Walter G. Merritt Recreation Area at the Dutchess County and Connecticut borders. The actual path of such a greenway, especially as it

relates to Kent, depends on the availability of land for acquisition and the willingness of private landowners to voluntarily provide access to their property and to ensure that no further development would take place on it.

The 1984 Report outlines the potential recreational corridors in Kent:

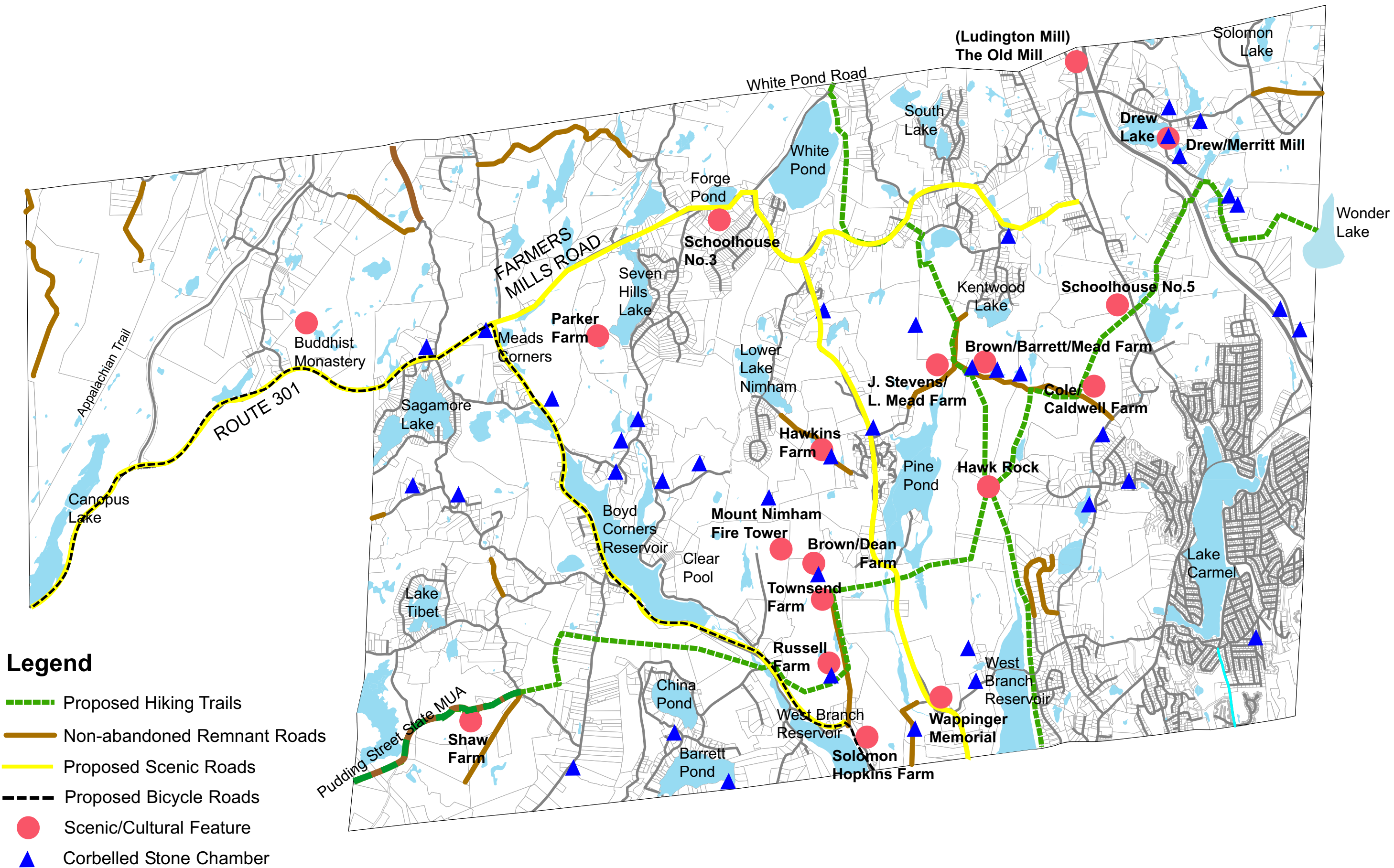
- The Old Philipstown Turnpike links the Madden Outdoor Center, Huestis Park, White Pond Multiple Use Area and Big Buck Mountain Multiple Use Area.
- The Northern Putnam Greenway Trail – Northern Route links Fahnestock Park to the open space preserves on the Old Phillipstown Turnpike.
- The Northern Putnam Greenway – Southern route links the southeastern section of Fahnestock State Park eastward through Pudding Street Multiple Use Area, to California Hill Multiple Use Area and then to Nimham Mountain State Forest and the Veteran’s Memorial Park.
- The Gipsy Trail-Big Buck link runs north-south from Gipsy Trail Park (Veteran’s Memorial Park) to Big Buck Mountain Multiple Use Area.

Planning Board Action, Official Map, and Incentive Zoning. These links are significant for Kent’s Planning Board. As stated above, the actual path of the greenway depends on sales or easements voluntarily granted by private owners. Since the town does not anticipate having the funds to purchase such land outright or the necessary easements, the Planning Board gains an important role. In the course of the town’s development, individual site plan and subdivision applications come before the Planning Board for approval. On sites with potential, the Planning Board can request that land be set aside as dedicated open space for the purpose of achieving a link in one of the four paths detailed above. The Town’s official map should show the two paths shown on Figure 3.3. All four paths should be part of any future Recreation Plan. The town may also consider adopting incentive zoning. This would provide a small density increase to an applicant in return for setting aside desirable land that fulfilled municipal open space and Greenway goals.

Hudson River Valley Greenway. The second component is the Hudson River Valley Greenway. This is not a physical plan, in contrast to the Northern Putnam Greenway. It is an organization which operates a Greenway Community planning program. Through participation in the program, communities in thirteen counties in the Hudson River Valley receive technical assistance and funding for local land use planning projects which support the goals of the Greenway program. The mission is to preserve, enhance and develop the scenic, natural, historic, cultural and recreational resources of the Hudson River Valley, to emphasize appropriate economic development activities and remain consistent with the tradition of municipal home rule. As of the writing of this plan, there was no active Kent component or representation to this organization.

3.4 Historic and Scenic Assets

Kent’s historic and scenic assets contribute to the town’s overall character. Some of these assets are identified on the following map and are well known to residents, while others are obscure and yet locally significant. (See Figure 3.3, Scenic and Cultural Resources.)



TOWN OF KENT

PUTNAM COUNTY, NEW YORK

FIGURE 3.3 SCENIC AND CULTURAL RESOURCES

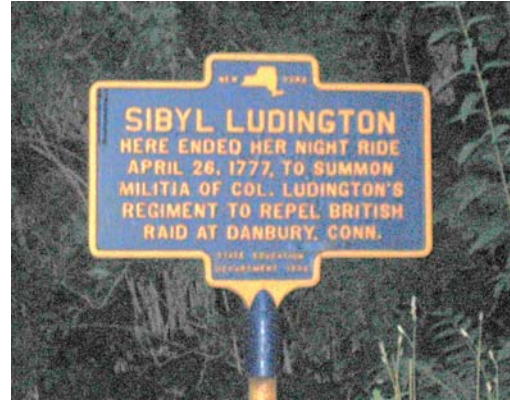
SOURCE: PUTNAM COUNTY GIS



April 2008
BFJ Planning



Bottle Gate Farm



Sibyl Ludington Historical Marker

Much of the town's scenic quality comes from the views along its hilly roads through forested landscapes, and from large areas set aside for recreation, such as Fahnestock Park.

Historic Structures

Kent retains remnants of its history. However, there is no complete historic structures survey, a necessary first step in protecting assets. Preservation of the remaining physical aspects of Kent's history will make the town's history salient to newcomers, a source of pride to existing residents, and a potential source of historic tourism dollars. The town should consider creating a historic structures inventory, followed by placing the structures on the National Register and creating a local landmark certification process. The following are significant historic structures that contribute to town character.

Old Mill. Kent Historical Society is developing the Old Mill as a Museum and Tourism Center.

Mount Nimham Fire Tower. This 90-foot fire tower was built by the Civilian Conservation Corps in 1940. The tower is an important scenic resource and gives a panoramic view of the surrounding area. A restoration project was completed recently.

Hawk Rock. This monolith is located within property owned by NYCDEP. The Kent Conservation Advisory Committee has applied to DEP for a general permit which would allow them to establish trail markers, conduct trail maintenance, and other conservation measures.

Corbelled stone chambers. These chambers are found throughout Putnam County, and especially in Kent. The chambers are built into the ground, usually along a hillside, with dirt and sod sealing the chamber. They have corbelled walls, lintels and capstones. The Kent Conservation Advisory Committee (KCAC) has documented at least 40 chambers in Kent to date, but surmise that there are many more. The purpose of the chambers is unknown, although there are many theories: the chambers may be root cellars built in the 1700s and 1800s by the colonial farmers, burial sites for Native Americans, sacrifice sites for the Celts, shelter for Vikings, or even sites for extraterrestrial contacts. This plan does

not endorse any of these theories. Regardless of their purpose, the KCAC believes they are important historical sites in Kent that should be preserved.



Example of a corbelled stone chamber

Scenic Byways

Any number of Kent's roads – and particularly Farmers Mills Road and Route 301 - have scenic qualities – distinctive vistas, stone fences or walls, hedgerows, and tree canopies. These qualities are created primarily not by the road themselves (which may be paved or unpaved) but by the natural countryside and landscape quality of the open spaces through which the roads traverse. As a result the preservation of the landscape around these roads is as important.

New York State law authorizes the designation of scenic byways. Municipalities are empowered to designate a local road as a scenic byway in voluntary conjunction with the property owners along the road. Local legislation would detail what changes may and may not be made to the roadway itself and to abutting landscape and streetscape features. The Hudson River Valley Greenway is a state agency offers support for the designation of scenic byways in New York State.

Promotion of the scenic byway can translate into more visitors to the area or extended visitation to the area in the shoulder seasons. This means the potential for increased patronage of local businesses and a market for new businesses. The process of designation gives communities the chance to define the acceptable levels of tourism and develop strategies for meeting but not exceeding these levels. The municipality is also called upon to define its natural resource, historic site, and the roadway stewardship priorities. Improvements to the roadway and the construction or maintenance of rest areas and picnic facilities can benefit residents as well as visitors, and may help local governments achieve other transportation goals such as traffic management in the process.

Unpaved roads, by nature of their topography and design, can, if not properly managed, contribute heavily to water quality problems. However, they also have the advantage of lower construction costs than paved roads, require less equipment and skilled operators to maintain, and generate lower speeds than their paved counterparts. Like paved roadways, dirt and gravel roads require regular maintenance to keep them passable and safe. Well-maintained dirt and gravel roads can serve traffic satisfactorily, and should be

considered as a legitimate road surfacing option. Guidelines are available which outline cost effective techniques and practices which can be used to enhance stability and maintenance of unpaved roadways while reducing sedimentation and improving the quality of surface waters. Examples of such guidelines include *Recommended Practices Manual: A Guideline for Maintenance and Service of Unpaved Roads* which is available on the Environmental Protection Agency (EPA) website and *The Massachusetts Unpaved Roads Best Management Practices Manual*.



Rock outcropping and potential scenic byway



Historic, Paper, and Non-abandoned Remnant Roads

Within Kent's road network, there are formally abandoned roads and non-abandoned remnant roads. The latter category has ten to fifteen such roads. The KCAC has taken on a "paper road" project. The intent is to inventory these roads, resolve any legal issues, and ultimately provide the town with a new scenic and recreation resource. These roads can be converted to public conservation trails, horse-riding paths, bike paths, and connections to existing parks or open space. Once these roads are identified and their eventual purpose determined, they should be included on the town's official map or on an official open space map.

Gateway and Corridor Beautification

Kent's Revitalization Committee has hired INSITE Engineers to complete a Route 52 Corridor Plan initiated by Synthesis consultants. The plan will recommend infrastructure, intersection, and landscaping improvements, and designs improvements to three town gateways and the commercial corridors. The design themes draw upon four elements found throughout Kent's historic areas: stone walls and pillars, wooden signs, the use of multi-rail (horse pasture) fencing, and native trees and shrubs.

The Planning Board should make every effort to implement the recommendations when reviewing site plans and subdivisions. In recent years, the Planning Board has asserted more design authority than in the past over site plan applications. As a result, the new buildings and their signs show how much more attractive such uses can be where some effort is spent to get the right look. However, much of commercial areas of Routes 52 and 311 remains unattractive: not enough landscaping, inconsistent sign quality, and exterior design and materials that do not convey a consistently traditional and rural quality. With

the plan in hand as an authoritative guide, both the Planning Board and applicants will have clear guidance on preferred design features.

3.5 PLANNING POLICIES: PRESERVING TOWN CHARACTER

Kent's town character should remain largely rural in response to the development constraints created by those natural features that give the town its beauty: steep hillsides, ravines, rock outcrops, wetlands and vernal pools, streams, lakes, and reservoirs. Commercial and residential development is already concentrated in eastern Kent; this should remain the town's basic settlement pattern.

Policy 1: Land Use and Zoning

- **R-40 and R-80.** The R-80 and R-40 residential zoning in Kent should not change. As base zoning, these two districts appear to function well enough. The difficulty now lies in the quality of unimproved lots. Since the last comprehensive plan, lots that come forward for construction have significant wetland and topographic constraints. The Building Department reports that lots meeting only the minimum lot size (one acre or two acres) cannot typically provide sufficient area for septic fields to conform to County Board of Health regulations. Examples were sited of 2,000 square foot houses with only one bedroom approved, and one house that required 13 acres. Thus, the de facto minimum lot size needed by a homeowner to accommodate septic fields and well-septic separation has grown to twice (or even more) the base zoning.

Thus, this plan recommends that Kent now move towards the recommendations in the Putnam County Groundwater Protection and Utilization Plan, listed in Chapter 2.0. This entails adopting regulations related to soils carrying capacity for all residential districts to determine actual lot sizes in all new subdivisions. Existing legally platted lots that are expanded would be affected by such a regulation and all existing or future wetlands and steep slopes protection ordinances, in addition to Board of Health regulations as septic systems.

In addition to home-based businesses (home occupations), the town should respond to trends by allowing artist studios, woodworking, papermaking, and metal sculpture, to name a few recent requests. The zoning code needs a better definition for these uses to provide the Zoning Board of Appeals with greater guidance. The intent should be to respond to the current trends Permits should have to be renewed every five years; this would enable the Building Inspector to enter the properties to inspect.

The recommendations are:

- Leave the R-40 and R-80 base zoning as is.
 - Adopt regulations related to soils carrying capacity for all residential districts to determine actual lot sizes in all new subdivisions.
 - Amend the home-based businesses section of the zoning code for greater flexibility and more stringent renewal and inspection requirements.
- **R-10.** The R-10 residential zoning around Lake Carmel has created dense neighborhoods. These in turn have created environmental problems for the lake if individual septs are not maintained. However, there is no need to change the base zoning here. This community is nearly at full built-out. No entirely new development can realistically occur as a property owner would need to amass eight or more lots.

Owners are expanding their homes, but the 35% coverage control effectively limits the size of additions.

The planning issue for the R-10 areas is not zoning, but lake quality management and enforcement of building and health codes. No public central sewer is likely. If a septic system within 200 feet of Lake Carmel's shore fails, New York City will repair it. Maintenance and repair of all others are the responsibility of the property owner. See the recommendations section in Chapter 2.0, Environment for discussion of a Title V program.

- **Lake Frontage.** In the remainder of Kent, lots with lake frontage are allowed under zoning to double their density. This zoning exception no longer appears warranted, given problems in maintaining lake water quality. The town should inventory the remaining vacant and underbuilt lots, and determine if decreased density is necessary. This would entail increasing the minimum lot size for lakefront lots to conform to the base zoning.
- **Planned Residential Development.** The PRD zoning is no longer desirable because its allowed density (three dwellings per acre) is too high, and its mapped locations are not appropriate. The PRD locations on the west and east side of Route 52 above Lake Carmel are constrained from full development because of New York City watershed purchases and their separation from Route 52 by a strip of C zoning. Town law does not permit crossing from a C district into a residentially developed area. The PRD location in the southeast part of Kent does not have frontage on Route 52. The potential density of this site predicts undesirable traffic generation on Nichols Road. Further, updated watershed regulations restrict development potential, meaning that the potential density implied by PRD is no longer realistic. As Kent seeks to preserve its existing rural character, reduced housing density and continued sewer avoidance shall remain the town's policy. This plan recommends that the PRD district be eliminated, leaving Hill and Dale as the only PRD mapped and built. The zoning regulations would then have a footnote noting that PRD was no longer a district and that Hill and Dale is deemed conforming.
- **C Districts in Western Kent.** Commercial zoning in western Kent has generated only one business location that is intermittently occupied. However, plan discussions demonstrate that the residents and travelers in this area very much rely on the general store when active, as both a store and an informal community center. The plan recommends leaving the C district in place as mapped at the intersection of Route 301 and Richardsville Road. In addition, the plan recommends:
 - If requested, the Town Board should favorably consider creating a new C district near the firehouse on Route 301, as part of a large residential subdivision application.
 - At the intersection of Farmers Mills Road and Route 301/Miller Hill Road, the existing C district is mapped in three of the four quadrants of the intersection. The C district should be remapped to retain commercial zoning only on the one quadrant that has the least environmental and historic constraints. Just south of the southwest quadrant is the four-acre

site of the Halstead Union Cemetery, resting place of Kent's Civil War veterans. The plan recommends redrawing the C district boundary to include just the northwest quadrant.

- **C and I Districts in Eastern Kent.** Chapter 6.0, Economic and Housing Development focuses on commercial and industrial lands in eastern Kent.

Policy 2: Open Space

Kent does not have an open space plan, although the Recreation Department intends to have one prepared in the near future. The only open space plan that provides some guidance to Kent is the Putnam County Comprehensive Open Space Plan of 1988. Regionally, Kent should do the following:

- Coordinate with County officials in the Greenways Program and in any updating of the 1988 Putnam County Comprehensive Open Space Plan.
- Coordinate with the Hudson River Valley Greenway to develop a greenway program in the Hudson Valley.

Locally, Kent should revisit its subdivision regulations in order to allow cluster (open space) subdivisions. The town has drafted proposed amendments to the town subdivision regulations; these could be strengthened so that conservation subdivisions are the preferred alternative to standard (conventional) subdivisions. Given the stringency of the Watershed Regulations and the probable change in Kent zoning and subdivision controls, the town should also have a way to require approved but unbuilt subdivisions to conform to current local and watershed regulations before construction can start.

- Amend the subdivision regulations to create Conservation Residential Subdivisions (CRDs), aimed at preserving meaningful open space.
- Standards for the layout of open space subdivisions (conservation residential subdivisions, CRDs) should draw upon the planning process developed by Randall Arendt and the National Lands Trust.
- Discuss acceptance, ownership and/or management (stewardship) of dedicated open space and conservation easements with a third party, such as Putnam County Land Trust.
- Investigate the sunseting (expiration) of existing site plan approvals and subdivision plats if unbuilt, so that they can be brought up to the modern code before construction begins.

Policy 3: Biodiversity Study as a Planning Tool

- During SEQR for site plan or subdivisions, the Scoping Session should require a site-specific biodiversity analysis as part of the environmental impact analysis. The applicant should use the Hudsonia project and relevant DEC standards as the basis for the site-specific analysis.
- The Planning Board would assess the offer of dedicated open space (from site plans or subdivisions) against the value of the land as demonstrated in the biodiversity study, the ecology of the larger landscape (land outside the site that supports the species in question), and town goals of preservation of habitat and connectivity.
- All biodiversity data gathered as part of development applications should be entered into a town-wide GIS database.

Policy 4: Historic and Scenic Assets

Historic Assets

Historic Structures Protection. There is no complete historic structures survey in existence in Kent. This is the necessary first step towards protecting Kent's historic buildings, mills, and homes. During the plan-making process, the Kent Planning Board requested either a stand-alone report or plan appendix on local historic, scenic, and cultural assets to refer to when reviewing subdivision and site plan applications. The Kent Historical Society and Kent Conservation Advisory Committee should be supported in their efforts to develop and protect the town's scenic and cultural resources.

The recommendations are:

- Compile a complete historic structures survey in cooperation with the Kent Conservation Advisory Committee, the Kent Historical Society and the Putnam County Historical Society.
- Support the Kent Historical Society and Kent Conservation Advisory Committee in their efforts to develop and protect the town's scenic and cultural resources.

Stone Walls and Stone Chambers. The stone walls that are visible from public roads are remnants of Kent's agrarian past. They are part of the roadscape, and thus seen by all who drive by. But they are for the most part on private property and their preservation is not assured. They are a threatened asset: walls fall apart, stones are removed for use elsewhere, property owners do not know how to maintain them or cannot afford it, and additions (fences, gates) change their historic or aesthetic character.

The Planning Board should make every effort to ensure that these are preserved when reviewing site plan and subdivision applications. This can be done by 1) requiring applications to show the location of stone walls on plans, 2) limiting the number of driveway cuts and 3) by drawing lot lines to correspond to stone walls. The town highway

department can act protectively by avoiding 1) widening roads where there are stone walls, 2) undercutting the walls during road cleaning and scraping, 3) widening of drainage ditches, or 4) removing stones that fall into the road. If a wall has fallen down in the right-of-way, road crews should leave the stones on the property near the wall remains. This may encourage wall re-building by the property owner.

Kent's stone chambers are a hidden asset. The KCAC has begun to map their locations, virtually all on private land. To deter trespassing, these locations have been kept confidential. This makes protecting them during development difficult. However, the Planning Board could ask the KCAC for input during site plan and subdivision reviews. If a proposed development site has a stone chamber, the Planning Board can then work with the applicant to keep it intact.

Scenic Assets

Scenic Byways. The plan recommends that the Kent Conservation Advisory Committee (KCAC) sponsor a scenic byway project. The process begins with KCAC identifying scenic and rural character criteria and those roads that meet the criteria. KCAC then works with the property owners having frontage on the identified roads to petition the Town Board to designate the road as scenic on the town's official map. The plan recommends that a petition have signatures from property owners controlling fifty percent or more of the frontage along the stretch of road under application. The petition lists the qualities of the landscape adjacent to the road that make the road eligible and the agreed-upon mechanisms or techniques to preserve these qualities. For example, a scenic or conservation easement by which the landowners guarantee the preservation of the landscape is one technique to ensure that a road designated as scenic remains scenic. The Town Board is authorized to ensure that the provisions of any such agreement remain in effect.

- Involve the Kent Conservation Advisory Committee as an advisory review board for potential scenic road designations.

Other strategies for preserving and maintaining scenic byways are:

- Enact a scenic road preservation law recognizing the special character of these roads and accepting lower design standards.
- Implement traffic calming techniques to discourage vehicular traffic yet encourage pedestrian and bicycle use.
- Ensure that design and maintenance standards are in place, particularly in relation to stormwater management. Refer to such guidelines as *Recommended Practices Manual: A Guideline for Maintenance and Service of Unpaved Roads* which is available on the Environmental Protection Agency (EPA) website and *The Massachusetts Unpaved Roads Best Management Practices Manual*.

- Ensure that safety standards are in place. For example, speed limits should be lowered for potentially dusty and bumpy roads, and special signs should be erected alerting drivers to the scenic road and lower speed.
- Require a permit for rebuilding or removing existing stone walls or building new stone walls along roadways and along the perimeter of a property. The review process should include setback and height requirements that would make new or rebuilt walls conform to historic precedents.

Historic, Paper, and Non-abandoned Remnant Roads. The KCAC's paper road project promises to yield at low cost a valuable conservation, scenic, and recreation asset. The following actions are recommended:

- Legally resolve encroachments on non-abandoned remnant roads and paper roads to ensure the town's clear ownership of these roadways.
- Incorporate the results of the non-abandoned remnant roads and paper roads survey on the official town map or open space map. This will ensure that site plan and subdivision applications before the Planning Board and all road improvements undertaken by the town government conform to the preservation goal.

Gateway and Corridor Beautification. The Town Board should adopt the Route 52 Corridor Plan. Where major improvements are needed, such as the intersection and infrastructure improvements, these should be incorporated into the municipal capital budget. These will likely also require partnering with county and state agencies for funding, and perhaps with local private entities. When reviewing site plan and subdivision applications, the Planning Board should adhere to the design recommendations in the adopted plan. Over time, the look of new and expanded businesses, their signs, landscaping, and parking areas will contribute to a large overall improvement to Kent's public face.

4.0 POPULATION

This chapter examines Kent's demographic trends and characteristics, as demonstrated in existing conditions, recent past trends and likely future scenarios. It focuses on information relating to population, race and ethnicity, household information, income, educational attainment, labor force participation, and place of work. The primary source of information is the 1990 and 2000 U.S. Census.

4.1 Population Growth

According to the 2000 Census, there are 14,009 people residing in Kent. Between 1990 and 2000, the town added 826 people, a six percent increase. The adjacent towns of Carmel, Patterson, and Putnam Valley grew at a faster pace than Kent: 14%, 30% and 17% respectively. Putnam County as a whole added 11,804 people, or 14 percent. Table 4.1 compares Kent's population and growth rate since 1990 with those of surrounding municipalities.

Table 4.1 Population Change, 1990-2005, Kent and Environs

Place	1990	2000	1990-2000		2005	2000-2005	
			No.	%		No.	%
Kent	13,183	14,009	826	6.3%	14,339	330	2.4%
Carmel	28,816	33,006	4,190	14.5%	34,711	1,705	4.9%
Patterson	8,679	11,306	2,627	30.3%	11,941	635	5.6%
Putnam Valley	9,094	10,686	1,592	17.5%	11,221	535	5.0%
Philipstown	9,242	9,422	180	1.95%	9,838	416	4.4%
Southeast	14,927	17,316	2,389	16%	18,388	1,072	6.0%

source: U.S. Census Bureau

Since the 2000 Census, Kent has grown moderately. As estimated by the Census Bureau, Kent grew by 330 people to 14,339 in 2005, a 2.4% increase. Assuming constant household trends since 2000, households increased from 4,868 to 4,984, also a 2.4% increase, between 2000 and 2005.

Kent's population density (persons per square mile) also increased from 1990 to 2000, but it remains less dense than adjacent Carmel and is roughly the same density as Patterson. Kent's population density is close to Putnam County's 2000 Census average of 414 persons per square mile. Table 4.2 details the change in population density for Kent and its municipal neighbors.

Table 4.2 Change in Population Density, 1990-2000, Kent and Environs

Municipality	Area in Square Miles			Pop'n		Pop'n Population Change	Density per square mile of land area	
	Total Area	Water	Land	1990 Census	2000 Census		1990 Density	2000 Density
Kent	43.1	2.5	41.0	13,183	14,009	6.3%	324.5	344.8
Carmel	40.7	4.6	36.1	28,816	33,006	14.5%	798.0	914.0
Patterson	33.0	0.6	32.3	8,679	11,306	30.3%	268.9	350.4
Putnam Valley	43.0	1.6	41.4	9,094	10,686	17.5%	219.7	258.2
Philipstown	51.5	2.7	48.8	9,242	9,422	1.95%	189.3	193.0
Southeast	35.0	2.9	32.1	14,927	17,316	16%	426.5	540.1

source: U.S. Census Bureau

4.2 Race and Ethnicity

The town's racial composition remained largely unchanged since the 1990 census. As Table 4.3 shows, Kent is largely white non-Hispanic, with the percentage decreasing slightly from 98 to 94 percent. The town's black population doubled its representation in Kent from 0.7% to 1.4% of the population. Hispanic persons can be of any race. Thus, the Hispanic count overlaps with persons counted in all racial categories. The number of persons identifying themselves as Hispanic doubled between '90 and '00 from 402 to 808, as did their percentage of the total population. The American Indian population remains under one percent, while the Asian/Hawaiian/Pacific Islander population increased from just under one percent to just over. Those residents identifying themselves as "other" rose slightly—most likely because for the first time people were able to indicate more than one race on the census form.

Table 4.3 Population by Race and Ethnicity, 1990-2000, Kent

Race (Non-Hispanic)	1990		2000	
	No.	%	No.	%
White	12,875	98.0%	13,142	93.0%
Black	91	0.7%	198	1.4%
American Indian	41	0.3%	19	0.1%
Asian/Hawaiian/Pacific Islander	117	0.9%	176	1.3%
Other	59	0.45%	254	1.8%
Two or More Races	-	-	220	1.6%
Total	13,183	100%	14,009	100.0%
Ethnicity				
Hispanic	402	3.0%	808	5.8%

source: U.S. Census Bureau

4.3 Age Distribution

Kent's age distribution generally follows regional trends, with the exception of the 65 years and older group. This group is below the percentage for Putnam County and surrounding communities (see Table 4.4). The portion of the population under 18 decreased from 28% of the total population in 1990 to 26% in 2000, while maintaining a strong rate of increase. The total number of people within the 20 to 34 cohort increased. Kent's median age of 39.5 years is among the highest in the county.

Kent experienced an increase of about two percentage points in the 65 years and over group, from eight to ten percent of the total population. Furthermore, the retiree population itself is skewing older (people are living longer): 13% of all retirees were 85 and older in 2000, compared with about eight percent in 1990. This shift in the age distribution has demand implications for a range of senior housing types. Young retirees may want to down size, but still live independently. As they age, especially as they enter their seventies, there will be more demand for assisted living.

Table 4.4 Population by Age, 2000, Kent and Environs

Municipality	Total Population	Median Age (yrs)	Under 5 years	5-19 years	20-34 years	35-54 years	55-59 years	60-64 years	65+ years
Putnam County	95,745	37.4	6,621	20,560	16,111	34,186	5,312	3,808	9,147
			6.9%	21.5%	16.8%	35.7%	5.5%	4.0%	9.5%
Kent	14,009	37.7	912	3,061	2,361	4,972	806	539	695
			6.5%	21.9%	16.9%	35.5%	5.8%	3.8%	5.0%
Carmel	33,006	37.1	2,370	7,288	5,454	11,496	1,895	1,364	3,139
			7.2%	22.2%	16.5%	34.8%	5.7%	4.1%	9.5%
Patterson	11,306	35.6	751	2,458	2,305	4,127	516	391	758
			6.6%	21.7%	20.0%	36.5%	4.6%	3.5%	6.7%
Putnam Valley	10,686	37.8	733	2,317	1,751	3,919	627	404	935
			6.9%	21.7%	12.2%	36.6%	5.9%	38.0%	8.8%
Philipstown	9,422	41.3	599	1,801	1,261	3,464	621	451	1,225
			6.4%	19.1%	13.4%	36.8%	6.6%	4.8%	13.0%
Southeast	17,316	37.2	1,256	2,561	2,979	6,208	847	659	1,732
			7.3%	14.8%	17.2%	35.9%	4.9%	3.8%	10.1%

source: U.S. Census Bureau

4.4 Households and Families

The Census Bureau defines households to encompass all persons occupying one housing unit, regardless of relation. A householder (also called head of household) is the person in whose name the home is owned, being bought or rented; if there is no such person present, any household member 15 years and over can serve as the householder for the purposes of the Census.

Families (also referred to as family households) are a category within households generally: a family has a householder and/or one or more persons living in the same housing unit related to the householder by blood, marriage or adoption.

Of the total 2000 Kent population of 14,009 persons, 98.5% of all residents (13,807) lived in households.

Household size. In 2000 Kent had 4,868 households, a 3.5% increase from 1990. During this time, the average household size increased from 2.72 to 2.84 while the average family size decreased from 3.34 to 3.24. Despite the family size decrease, both types of Kent households are larger than the U.S. average. Moreover, the increase in average household size contrasts with the national trend of declining household sizes.

Families. Family households predominate in Kent, making up 77% of all households in 2000. This is a decline from 1990, when families were 81% of all Kent households. This decrease corresponds with regional and national trends, in which declining rates of marriage, marriages in later life, and higher divorce rates have contributed to a rise in non-family households. In 1990, nearly all Kent families (83%) were married-couple families and 49% of these families had children under the age of 18. In 2000, 64.4% of families were married-couple families. About 38% of them had children under the age of 18.

Table 4.5 Households and Families, 1990-2000: Kent, County, and State

	Kent Town		Putnam County		New York	
	1990	2000	1990	2000	1990	2000
Total Households	4,400	4,868	28,094	32,703	6,639,322	7,056,860
Families	3,584	3,747	22,549	25,179	4,489,312	4,639,387
As Percent of Total						
Households	81%	77%	80%	77%	67.6%	65.70%
Non-Family						
Households	646	1,121	4,410	7,524	2,150,010	2,417,473
As Percent of Total						
Households	15%	23%	16%	23%	32.4%	34.3%
Average Household						
Size	2.99	2.84	2.67	2.86	2.63	2.61
Average Family						
Size	3.34	3.24	3.32	3.27	3.22	3.22

source: U.S. Census Bureau

Note: Households include all persons occupying a housing unit, regardless of relation. Families include a householder and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption.

Aging Households. In about 18.5% of Kent households in 2000, someone in the household is aged 65 or over. This compares to a national level of about 23 percent. Roughly 15% of Kent heads of households are 65 and over, versus 21% for the nation as a whole.

4.5 Income Distribution and Poverty

Householders completing a census form report their median household income for the year preceding the census date. For the 2000 census, Kent's median household income was \$72,346. This was a significant increase of 41% from the preceding census report of \$51,193. Kent's 2000 median household income was virtually identical to the county median of \$72,279.

Family income is generally higher than household income because of dual incomes and the typically more stable situation of families over non-family households. This is seen in Kent: the 2000 median family income was \$79,716, up nearly half from \$54,658. The town's median family income was below the county's \$82,197. However, the town's median household and family income were both above the state's (\$43,393 and \$51,691 respectively).

Table 4.6 Household Income Distribution, Kent, Putnam County, NY State, 1999

Area	Under \$10,000	\$10,000 -14,999	\$15,000 -24,999	\$25,000 -34,999	\$35,000-49,999	\$50,000-74,999	\$75,000 -99,999	\$100,000 or more
Kent Town	195	148	209	301	590	1,054	824	1,526
	4.0%	3.1%	4.3%	6.2%	12.2%	21.7%	17.0%	31.5%
Putnam County	1,139	831	1,714	2,447	3,663	7,167	5,484	10,297
	3.5%	2.5%	5.2%	7.5%	11.2%	21.9%	16.7%	31.4%
New York	809,507	453,320	822,611	807,043	1,047,001	1,297,712	746,384	1,077,017
	11.5%	6.4%	11.7%	11.4%	14.8%	18.4%	10.6%	15.3%

source: U.S. Census Bureau 2000 Summary File 3

Even though the overall picture of Kent is one of growing prosperity and strong household and family formation, not all residents are flourishing. The Census Bureau defines poverty using a set of money income thresholds that vary by family size and composition. If a family's total income is less than the threshold, then the family, and every individual in it, is considered poor. In 2000, 567 residents, or 4.1%, of Kent's population lived in poverty. While this is well below the national average of 12.4%, these families are an increase from the 1990 Census when 332 residents (2.5% of the population) lived in poverty. In ten years, the poor population in Kent has increased over 70 percent.

Further, residents aged 65 and older are more likely to live in poverty: about 8.4% of Kent's senior citizens live below the poverty line. Of families, 436 (12% of all families) are headed by single women. This is below the national average of 18%, but remains a troubling indicator. Families headed by single women are more likely to be below the poverty level. In Kent, 14% of families with single female householders (numbering 55 families) are below the poverty level. Of all families in Kent, four percent (156 families) live in poverty.

4.6 Housing

Between 1990 and 2000, the number of housing units in Kent increased 5.5%, to 5,353 housing units from 5,074. This is a moderate increase in housing stock compared to the town's immediate neighbors, Carmel and Patterson. Carmel experienced an 11% growth in housing units from 1990 to 2000, and Patterson grew 18 percent. The increase in housing stock in Putnam Valley and Philipstown over the same period was more in line with Kent's, at seven percent and five percent respectively. (See Table 4.7).

Value. The town's median 1990 value for single-family homes was \$144,330, and the median rent was \$747. By 2000, the median value for single-family homes had increased to \$152,440, and the median rent to \$925.

Tenure and Occupancy. With respect to occupancy and tenure, Kent's vacancy rate in 2000 rose to nine percent from five percent. Of occupied housing units, 83% are owner-occupied, with 17% renter-occupied. Of householders aged 65 years or older, five percent live alone. About six percent rented compared with about 17% of all householders. Kent's retirement-aged residents made up approximately 11% of all renters.

Table 4.7 Housing Units, Kent and Environs, 1990- 2000

Town	1990	2000	1990-2000	
			No.	Percent
Kent	5,074	5,353	279	5.5%
Carmel	10,152	11,283	1,131	11.1%
Patterson	3,172	3,746	574	18.1%
Putnam Valley	3,986	4,253	267	6.7%
Philipstown	3,805	3,983	178	4.7%
Southeast	5,709	6,412	703	

Affordability. Under federal guidelines, housing is considered affordable when a household pays no more than 30% of its monthly income on rent (or carrying costs) and utilities. In 2000, roughly one-third of all Kent households - 37% of renters and 29% of homeowners - pay more than the federal threshold. Even more of a concern, one-fifth of all renters (about 21%) pay at least one-half their monthly household income. Among homeowners with annual household income under \$50,000, 64% pay 35% or more of their monthly household income for selected monthly owner costs.

4.7 Employment Characteristics

Of Kent's population 16 years and over in 2000, 71% are in the labor force with 52% of employed residents working outside the county. According to the 2000 Census, 228 employees (three percent) work in their place of residence, up from 101 in 1990. The mean travel time to work for Kent residents is 40 minutes.

Employment Sectors. The largest employers are educational, health and social services, employing one-quarter of the total employed civilian population, while the trade sectors employ 14% of the total employed civilian population. The smallest employment sectors are agriculture, forestry, fishing and hunting and mining, employing under one-half of one percent of the total employed civilian population. The rest of the total employed civilian population found work in relatively equal frequency across construction, manufacturing, transportation, information, finance, the arts and recreation industries. Table 4.8 shows the employment by industry in Kent.

Table 4.8 Employment by Industry, Kent, 2000

Industry	Employment	% of Total
Agriculture, Forestry, Fishing & Hunting, Mining	20	0.3%
Construction	607	8.2%
Manufacturing	725	9.7%
Trade	1018	13.6%
Transportation/Warehousing, Utilities	334	4.5%
Information	430	5.8%
Finance, Insurance, Real Estate, Rental/Leasing	427	5.7%
Professional, Scientific, Mgmt., Admin., Waste Mgmt. Services	792	10.6%
Education, Health, Social Services	1821	24.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	353	4.7%
Other Services (including public administration)	920	12.4%
Total	7,447	100.0%

source: U.S. Census Bureau

Occupations. Just about two-fifths (40%) of Kent's employed residents were in management, professional and related occupations in 2000. One-fourth was in sales and office occupations. Services and construction occupations held 16% and 11%, respectively. Table 4.9 shows the town's employment by occupation:

Table 4.9 Employment by Occupation, Kent, 2000

Occupation	Employment	% of Total
Management/Professional	2,912	39.1%
Service	1197	16.1%
Sales/Office	1850	24.8%
Farming/Fishing/Forestry	28	0.4%
Construction/Maintenance	838	11.3%
Production/Transportation	622	8.4%
Total	7,447	100.0%

source: U.S. Census

4.8 Planning Policies

Kent is a traditional but growing and changing community. Most households by far are families, with married-couple families being the most typical type. The average household size is already larger than the national average, and has increased since the 1990 decennial census. This increase goes against national trends. However, family household size is following national and regional trends by decreasing slightly from 3.34 to 3.24 persons per family. On the whole, Kent's population is growing moderately compared to close-by neighbors Carmel and Patterson. Between the 1990 and 2000 censuses, Patterson became denser than Kent. Kent has not had significant racial or ethnic changes. However, every race, except for American-Indian, grew in size between the censuses, albeit marginally. Hispanics doubled in size from 4% to 6%; however Hispanic persons can be of any race, and thus, the Hispanic count overlaps with persons counted in racial categories.

Policy 1: Senior and Affordable Housing

The decreasing numbers of school-aged children and the increasing numbers of retirees is likely to continue. The continued growth in retirees is likely to persist based on 2000 Census data, with about 806 persons entering the 65 and older age bracket in the next 10 years. This increase in the retiree population has implications for housing needs, particularly affordable or lower cost housing, since retirees are more likely to live on fixed incomes, begin to have greater medical costs, and live in poverty or have significantly lower household incomes. Retirees are also much more likely to be renters than all other Kent residents, indicating that they experience a greater burden of housing costs. While additional senior housing is under development within Kent, much of this future housing stock is high-end and will not fill the need for more affordable units.

Finding local affordable housing is a problem for many Kent homeowners as well, especially those at the lower end of the income scale. Approximately 29% of all homeowners paid at least 30% of their monthly household income for housing costs, and most homeowners earning less than \$50,000 a year paid at least 35% of their monthly household income for these costs. More than a third of all renters in the town pay 30% or more of their monthly household income for rent.

These demographic trends may have a number of consequences, some of which involve land use planning. The most prominent concerns widening somewhat the housing stock variety: Kent should address the need for lower cost housing (such as townhouses, low-scale multi-family apartment buildings, small lot detached houses, and accessory units), and designated affordable housing. However, given environmental constraints, the new watershed regulations, and the unlikelihood of central sewer necessary for multi-family housing, this is not an easy goal to fulfill. This is discussed further in Chapter 6.0, Economic and Housing Development.

5.0 TRANSPORTATION

5.1 Overview

The Town of Kent's transportation system is comprised of highways, streets, and a bus system. The Taconic Parkway cuts through the northwestern corner of Kent and Route 84 traverses the northeastern section, both running generally in a north-south direction. The Town's development pattern heavily relies on auto transportation. (See Figure 5.1)

The circulation pattern in Kent is constrained due to the effect of the varied topography on the road network. The Town is well served in a north-south direction by the arterial roads of Route 52, Route 301, Peekskill Hollow Road, and Ludingtonville Road. On the other hand, travel in an east-west direction is more limited, with only Farmers Mills Road crossing the entire Town.

5.2 Functional Classification Roadways

Limited Access Roads

These roads provide regional access for vehicles traveling through Kent. They primarily carry high-speed and long-distance through traffic. All access and egress occurs via grade-separated interchanges, and access to individual properties along the rights-of-way is prohibited. Interstate 84 and the Taconic State Parkway (a designated Scenic Byway-Hudson Valley Scenic Byway Vision) are considered limited access roads.



Arterial Roadways

Arterials are designed to carry traffic throughout and between Kent and the surrounding towns and towns. Arterials are generally state roads (e.g. Routes 301, 311, and Route 52), but some county roads (Farmers Mills Road, Peekskill Hollow Road and Ludingtonville Road) also function as arterials. The width of the pavement of the arterial should be

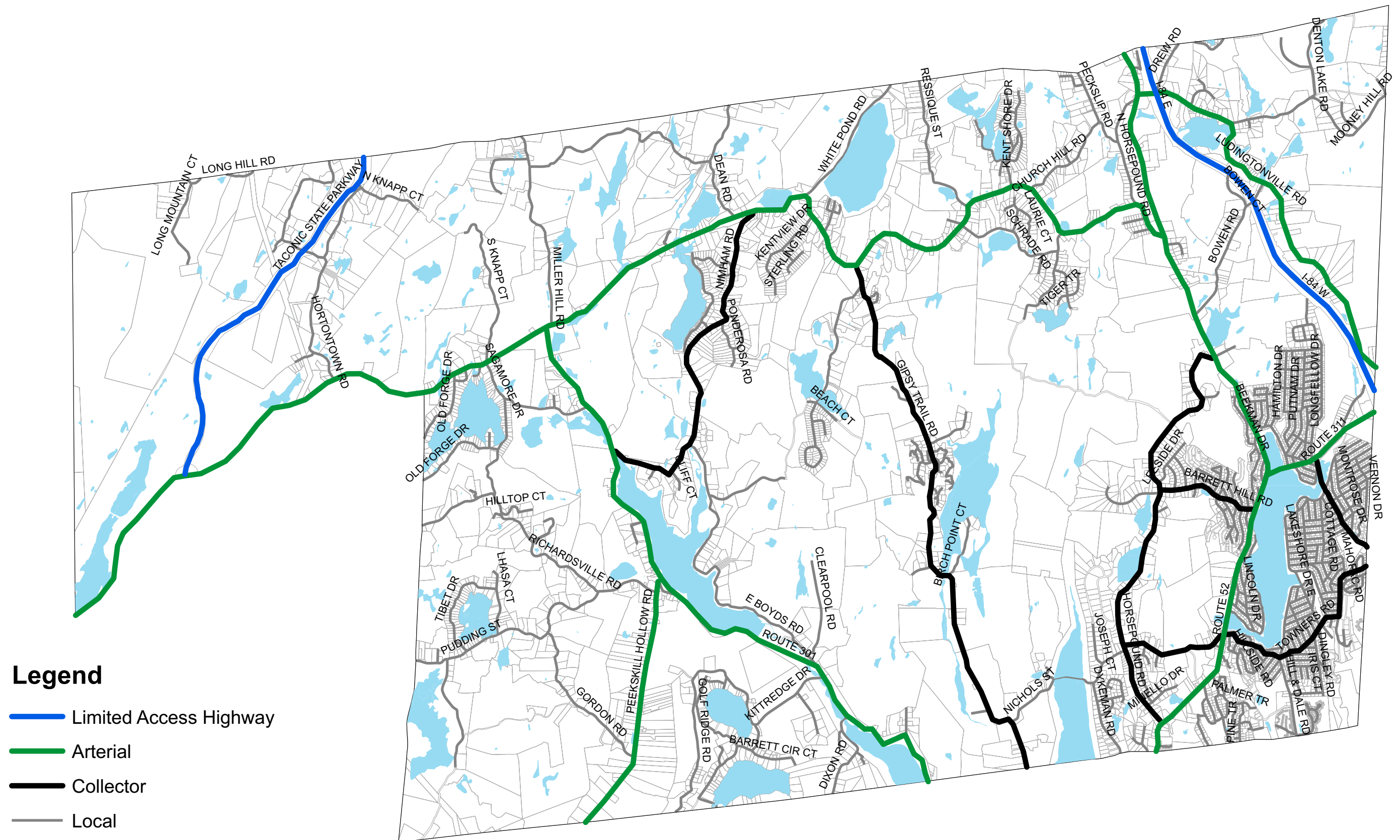


FIGURE 5.1 FUNCTIONAL ROAD CLASSIFICATION OF ROAD NETWORK

sufficient to permit the movement of traffic in both directions. Direct access (driveways, curb cuts) and on-street parking should be discouraged along arterials.

Collector Roads

Collector roads “collect” traffic from residential neighborhoods and funnel it to the arterial system, balancing access and mobility. Collector roads in Kent include Terry Hill Road (County), Towners Road, Hill and Dale Road, Horse Pound Road, Barret Hill Road, Nichols Street, Gipsy Trail Road (County), Ninham Road, and Mooney Hill Road. These roads are typically somewhat wider than local roads to permit the passage of one lane of traffic in each direction without interference from parked or standing vehicles.

Local Roads

Local roads provide direct access to the properties located along them, and should not be designed to carry through traffic. They have very limited mobility, with average speeds topping at 20 mph, and a high degree of accessibility. Local roads serve residential neighborhoods as connectors to collector roads. Since land use plays a large role in road classifications, local roads will only serve neighborhoods. Most of the roads within the Lake Carmel area serve this function.

Rural Roads

The rural road is characterized by not being paved, does not include piped drainage systems and in many sections may fall below town standards regarding width or grade. The density along such roads is low. In Kent, rural roadways include both Town roads and private roads found within many of the club developments.

5.3 Traffic Volumes and Conditions

Traffic volumes are shown in Table 5.1 and Figure 5.2. The highest volumes occur on Interstate 84 and Taconic State Parkway. The most recent Average Annual Daily Traffic (AADT, dated 2004) is 59,858 vehicles around the Route 52 exit and 54,785 by the 311 Exit on Interstate 84. The Taconic has an AADT of 27,745 within the Town. Route 52 carries nearly as much traffic as the Taconic on a roadway which is only a two lane arterial. South of Route 311, traffic volumes on Route 52 are high, averaging 14,537 vehicles per day. Route 301 has an AADT of 10,062 for only 1.9 miles from Terry Hill Road to Interstate 84. Route 301 has an AADT of 3,464 north of Peekskill Hollow Road and an AADT of 3418 south of Peekskill Hollow Road. There is currently a study of the intersection of Route 52 and Ludingtonville Road to determine a solution to traffic problems.

Traffic Volumes on Interstate 84, and the Taconic Parkway have nearly doubled since 1989. The rest of the roads in Kent have increased traffic volume since the last comprehensive plan, but not to the same degree as the limited access Roads.

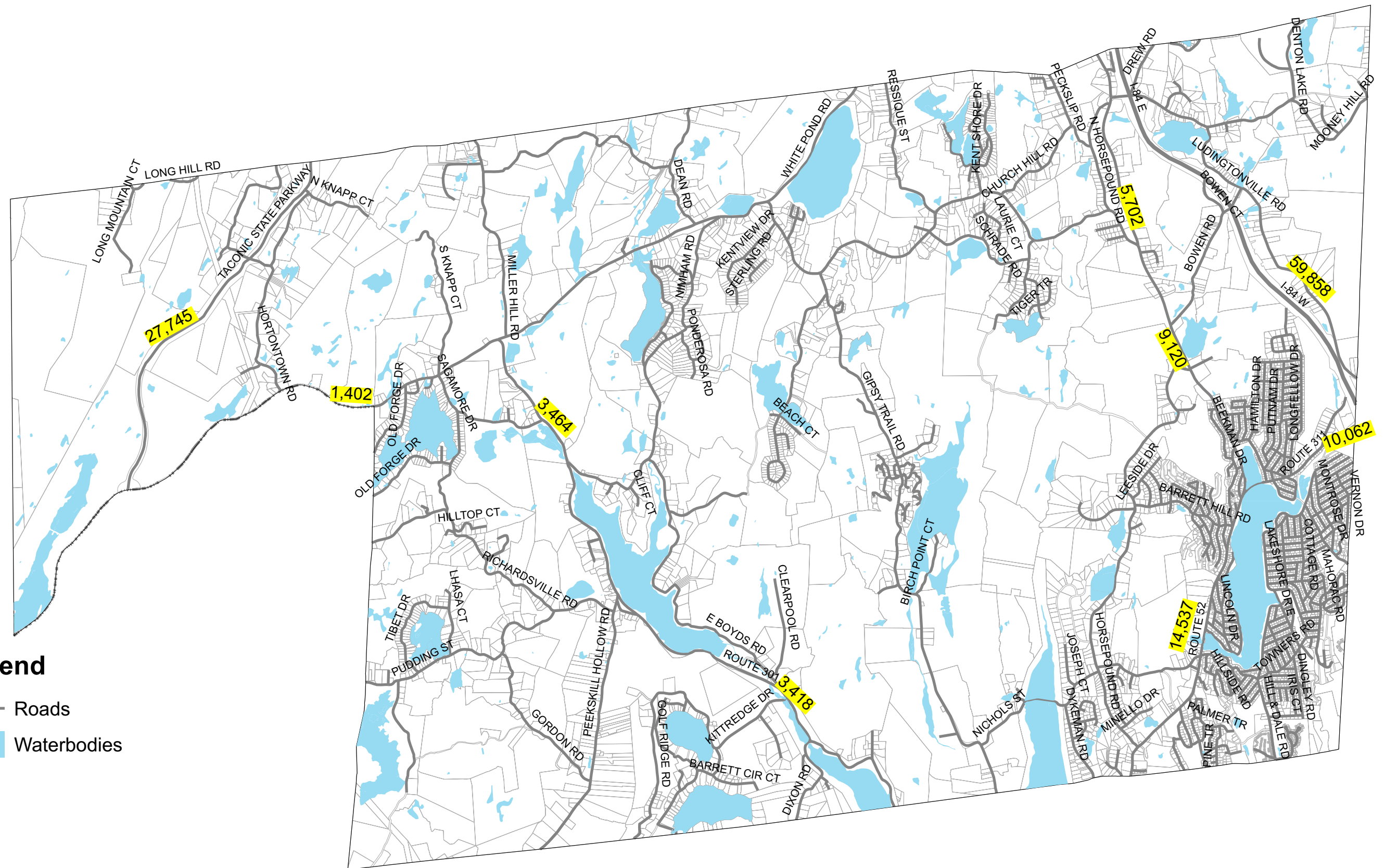


Table 5.1 Traffic Volumes in Kent

Road	From	To	Miles	AADT (2004)
I-84	Exit 17 / Route 52 Ludingtonville Road	Route 311	3.72	59,858
Taconic State Parkway	Route 301	Dutchess County line	13.6	27,745
Route 52	Route 311	Route 301	6.57	14,537
Route 311	Terry Hill Road	Route 841	1.09	10,062
Route 52	Farmers Mills Rd.	Route 311	3.48	9,120
Route 52	Putnam County Line	Farmers Mills Road	1.48	5,702
Route 301	Taconic State Parkway	Farmers Mills Rd	11.8	1,402

Source: NYS DOT

5.4 Accident Data

The New York State Department of Transportation collects accident data for all locations along State Highways. The latest NYSDOT data covers the period from January 2004 through December 2006. This is reflected in the first set of numbers below. Vehicle accident records for Kent covering 2006-2007 were obtained from the Kent Police Department and are reflected in the second set of numbers. The records covered both State and Town roads. The NYSDOT has significantly higher accident numbers for the Taconic State Parkway and Interstate 84 because they have jurisdiction over those roads.

- Taconic State Parkway 236/7
- Interstate 84 54/10
- Route 311 18/37
- Route 301 15/48
- Route 52 101/278
- Horse Pound Road 9/17
- Gipsy Trail Road 3/19
- Farmers Mills Road 26/38
- Ludingtonville Road 25
- Towners Road 30
- Peekskill Hollow Road 14
- Route 21 4
- Nichols Street 4
- Palmer Road 1

During 2006-2007, the Kent Police Department recorded 98 personal injury accidents and 579 property damage only (PDO) accidents. The highest number of accidents occurred along Route 52, which reflects the myriad of traffic conflicts which exist along it. Residential traffic accesses the road from side streets, while commercial traffic enters and

exits to and from ill-defined driveway areas. High volumes of through traffic also use the road. The highest level of accidents along Route 52 occurred at the intersections of Towners Rd, Route 31, Ludingtonville Road, and Farmers Mills Road.

There are also a high number of accidents at the intersection of Route 301 and the Taconic State Parkway and Farmers Mills Road. The town should study or encourage DOT to study the reason for these accidents.

5.5 Travel-to-work Data

Commuter patterns are surveyed by the Census Bureau, which tracks patterns for workers aged 16 and older. In the Town of Kent in 2000, there were 7,324 workers 16 years and over commuting, with the majority (87.8%) using an automobile. The mean travel time to work for Kent residents was 40.4 minutes in 2000. This has increased minimally since 1980, when the mean travel time to work of Kent residents was 37.7 minutes, even given the increased traffic volumes.

Most workers who drove to work drove alone (78.2%), with only 10 percent carpooling. Another six percent used public transportation. Workers who walked to work made up 4.5 percent of the total workers. Almost five percent of Kent's work force worked at home.

5.6 Public Transportation

The major forms of public transportation for Kent are the Putnam County bus service and the Metro-North Commuter Railroad. Putnam Area Rapid Transit (PART) operates two routes in Kent: PART 3 which serves Kent and Patterson and PART 5 which is a loop around the Lake Carmel area. Other routes outside Kent likely serve Kent residents who may drive to a bus stop. Buses serve Carmel and Brewster, allowing connections to Metro-North at the Brewster train station. PART 2 connects with the Bee-Line Bus System in Yorktown Heights with connections throughout Westchester County. PART 1 connects with the Housatonic Area Regional Transit (HART), Danbury-Brewster shuttle or (HART Route 3) in Brewster.

Metro North Commuter Railroad has two lines in Putnam County with service to Grand Central Terminal in New York City. The Hudson line serves Garrison and Cold Spring further north from Kent. The Harlem line serves Brewster, Southeast and Patterson, to the south. Services to Patterson are less frequent and require a connection at Brewster North which includes a large parking facility available for commuting.



PART Bus Stop

5.7 Official Map

New York State Town Law permits the town board to establish an official map (section 270 of Town Law). The map shows “the streets, highways and parks theretofore laid out, adopted and established by law and drainage systems may also be shown on such map. Such map shall be final and conclusive with respect to the location and width of streets and highways, drainage systems and the location of parks shown thereon.”

Kent does not have such a map. This plan strongly recommends that the town board adopt a parcel-based map that shows at minimum all local (town-owned), county, and state routes. It should also show all private roads, and the non-abandoned remnant roads as part of the KCAC study discussed elsewhere in this plan. At present, the town does not propose any new roads. If in the future, new roads are created or proposed, these should also be shown on the map.

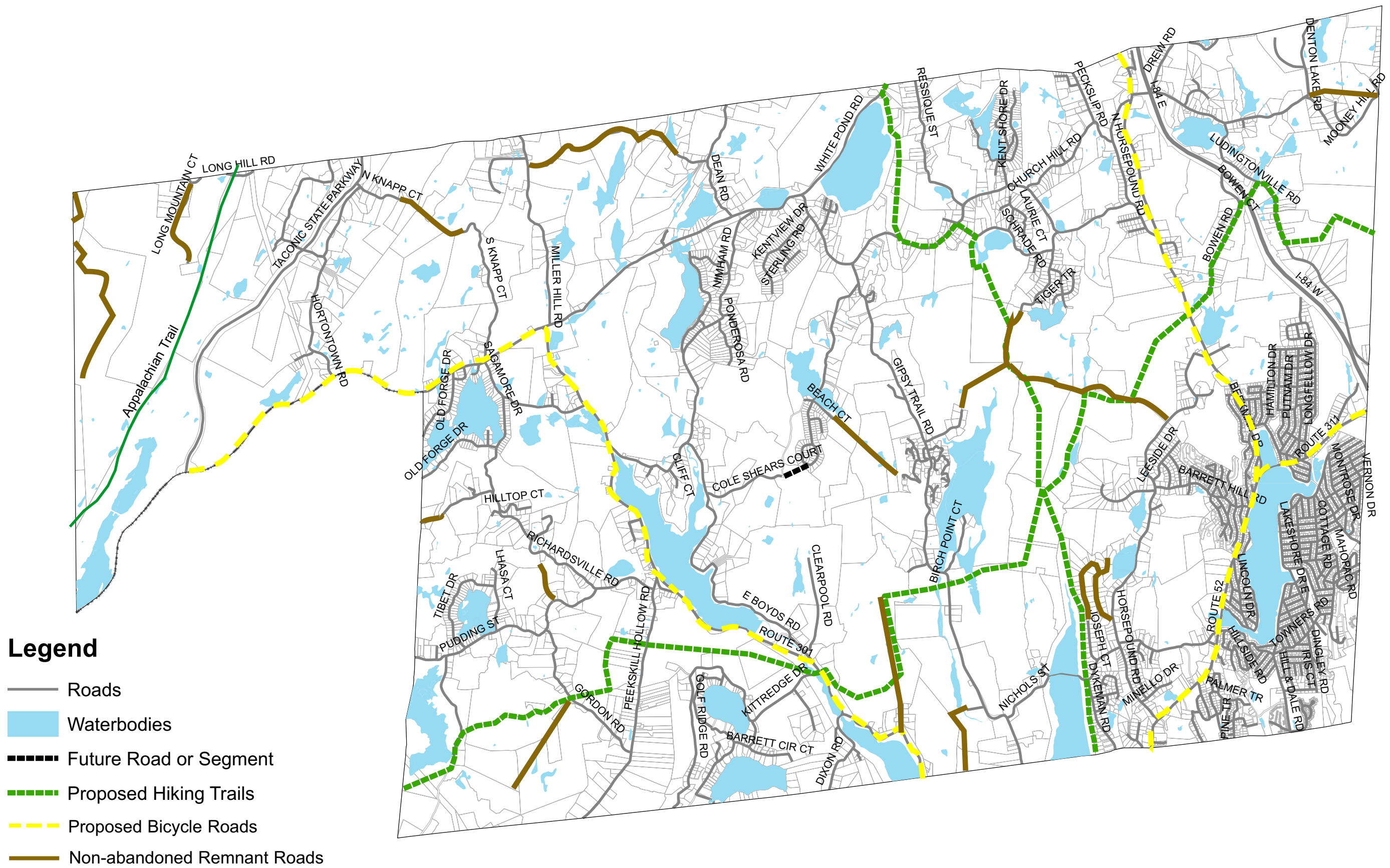
The map should show all town, county, and state parks. In addition, all proposed hiking trails should be shown, either on the official map or on an official Recreation and Open Space map. That map would show all existing recreation and open space parcels and the areas that are proposed for dedication.

Figure 5.3 is a Proposed Official map that could be the basis for an adopted official map.

5.8 Planning Policies

Kent does not propose new town roads or any significant improvement to the existing circulation network. The greatest needs at this stage in town development are more administrative than capital.

- Develop a Capital Improvements Program for the timely improvement of local roads.
- Adopt an official town map that shows all roads, and any proposed roads. Augment the map as needed with all parks and open space parcels, and any proposed acquisitions.
- Adopt an access management plan for Route 52 to limit the construction of new curb cuts (driveways) and require curb cut consolidation and access between adjacent parking lots.
- Work with the State to improve the capacity of major intersections such as Route 301 and the Taconic State Parkway and Route 52 and Route 311.
- Identify and correct sources of vehicle conflict, to reduce the number and severity of accidents.



- When new subdivisions are proposed, the Planning Board should require road connections between and within subdivisions where possible. Shared driveways and flag lots should be discouraged.

Other chapters present recommendations that would affect the pedestrian and bicycle circulation systems, and the rural character of certain local roads. These can be found in Chapter 3.0 Land Use, Zoning, and Town Character and Chapter 7.0 Public Services and Facilities.

6.0 ECONOMIC and HOUSING DEVELOPMENT

This plan has discussed how Kent's character is shaped by its natural features, land uses, people, and road network. Kent is also partially shaped and influenced by its economic base, where residents shop and work, and the jobs, goods and services that bring others into the town. The retail, office and industrial development in Kent adds to the tax base while bringing varied benefits and impacts to the Town. This chapter examines the economic base of the region and the Town of Kent. The labor force of the community is reviewed along with the existing non-residential development in the Town. Various economic strategies are reviewed, and a series of goals and objectives formulated. The chapter concludes with a look at Kent's potential for additional housing development.

6.1 Kent and the County's Role in the Regional Economy

Kent's economic development is determined by its location at the northern edge of the New York City metropolitan statistical area, the presence of two major highways, Interstate 84 and the Taconic Parkway, the I-84 interchanges, and the country highways. Economic development in the Town has centered on the eastern portion around Lake Carmel and Route 52.

Putnam County's economic base continues to evolve within its regional role. Over the last fifty years, the county has changed from rural hamlets and a summer home destination to a suburbanizing bedroom community for the metropolitan area. Now, a further transformation is taking place as Putnam continues to develop a stronger, more diversified economic base.

Most residents of the County are commuters. The resident labor force in the county is slightly over 55,621, but only about 23,995 jobs are actually located in the County. Of Kent's employed residents, 52% work outside the county.



Service Station for commuters

Interstates 84 and 684 provides access to jobs in Putnam County and the region. Major employment centers along I-84 such as the IBM plant in East Fishkill and the major corporate office locations in and near Danbury are easily accessible. In addition, Westchester County's major employment centers in White Plains and along the Cross-Westchester Expressway (I-287) are within commuting distance. IBM and Pepsico's major headquarters operations are located in the Town of Somers in northern Westchester

County, along 684, and close to southern Putnam. These employers are located within commuting distance of Kent and provide jobs for the residents. The 1989 plan discussed the impact these employers might have on increased residential growth of Kent. However, due to Kent's environmental constraints and the watershed regulations update after the 1989 plan, not much additional residential development has taken place since 1990 or is expected.

The New York Metropolitan Transportation Council (NYMTC) is the region's premier employment forecasting agency whose forecasts are used for transportation planning. According to NYMTC, there were 1,330 jobs in Kent in the year 2000 and 1,454 in 2005. NYMTC projects 1,627 jobs in Kent by the year 2015 and 1,907 jobs in 2030. This is an average increase of only 20 new jobs per year located within the town.

6.2 Local Economy

Major Employers

In terms of employment, the most significant employment sector within the Town is educational, health and social services, which accounts for 24.5 percent of Kent's employment base, followed by trade, which account for 14 percent. As reported by Putnam County in 2007, the largest employers in Kent are the town itself and the Putnam County Savings Bank.

Large employers within Kent and Putnam County are composed primarily of governmental or institutional uses such as municipal and school governments and hospitals (education, health, and social services). Since the 1989 Plan, Putnam County has gained retail and manufacturing businesses, and Kent has lost one of the county's major employers, Putnam Associated Resource Centers (PARC; 217 employees). The largest employers in Kent are the Putnam Nursing and Rehabilitation Center (Kent Nursing Home; 180 employees), Town of Kent (101 public employees) and Putnam County Savings Bank (95 employees). The next largest employers in Kent are the public schools. In 2008, Kent Elementary school had a total of 90 employees and Kent Primary had a total of 72 employees. Kent remains largely a bedroom community compared to its neighboring towns.

TABLE 6.1
Putnam County's Major Employers (100+ employees)

Company Name	Number of Employees	Industry
Putnam Hospital Center	964	Services
Carmel Central School District	757	Public
County of Putnam	712	Public
Mahopac Central School District	703	Public
Brewster Central School District	620	Public
Watson Pharmaceutical	529	Manufacturing
A&P (Great Atlantic Tea Company)	485	Retail
Guideposts Associates	449	Manufacturing
Putnam Associated Resource Center	375	Services

(PARC)					
Green Chimneys Children's Services Inc.	355	Services			
Cerebral Palsy Association of Putnam and So. Dutchess	273	Services			
Putnam Valley Central School District	244	Public			
Home Depot Inc.	230	Retail			
Arms Acres	226	Services			
Power Fasteners, Inc.	225	Manufacturing			
Putnam Precision Products, Inc.	200	Manufacturing			

Source: Putnam County Planning Department & Putnam County EDC/ IDA, 2007: Putnam County Major Employers



Putnam Nursing and Rehabilitation Center



Business on Route 52

Tax Base

Kent's operating budget is almost exclusively dependent on residential taxes and taxes on raw land for support of its community services. Kent lacks a downtown commercial district where residents can go to shop and keep their purchases within the town. Instead, Route 6 or Route 52 in Carmel are the primary convenience shopping locations. The town is not taking advantage of its economic development potential to alleviate some of the tax burden on residents. With the very significant land purchases by New York City to protect its watershed, the issue of maintaining a good balance in the tax revenue stream becomes critical. NYC has agreed to pay property taxes on its purchased watershed lands for twenty years after purchase. During this period, Kent must work seriously to boost its tax base to capture its full economic potential.

Tourism

Kent has significant tourist potential, with numerous natural, cultural and historical attractions. In addition to having two I-84 interchanges, Kent's major assets are its beautiful natural features, such as its parks and lakes. In addition, Kent has a rich history connected to the land. While this may never be a large economic generator, Kent can market these natural, historic, unusual, and recreation assets in order to attract tourism dollars to the Town. The zoning code should allow bed and breakfasts to be run from

private homes, to provide in-town accommodation options for tourists. B&B's could be permitted as a special permit use, as long as the single-family residence is owner-occupied.

Some of the local features with tourism potential are Chuang Yen Monastery, Clarence Fahnestock State Park and Wonder Lake Park, Kent Baptist Church, Kent Historical Society and One Room School House, Daniel Nimham Memorial at the Putnam County Veterans Memorial Park, stone chambers, and scenic byways, bicycle routes, and cross-Kent hiking paths, once created.

6.3 2006 Zoning Study: Proposed New Zoning for Increased Economic Development

A 1961 survey revealed that less than one percent of Kent's land area of 26,000 acres was devoted to commercial and industrial use. The land use survey conducted as part of the 1973 land use plan revealed that 262 additional commercial or industrial acres had been developed. Of these additional areas, 255 acres were devoted to commercial uses which served the growing residential areas, and seven acres were new industrial development. In the years since 1973, this percentage has not changed significantly.

One of the major questions of the 1989 Plan was the appropriate level and location of commercially zoned land. This remains a major issue. Kent has two non-residential zoning classifications: "C" for commercial and "I" for industrial. The commercial classification has been used for most of Route 52, portions of Route 311, Towners Road, and in two small areas in western Kent. The industrial areas have been zoned along the roads on either side of Interstate 84.

In 2006, Kent undertook a zoning study to amend town regulations controlling development on Routes 52 and 311 and Ludingtonville Road (Route 43), with the aid of New York State Department of State (NYSDOS) funding. The grant was specifically aimed at revising the zoning in this sensitive area to meet environmental concerns within a context of responsible development. These roads provide most of what little developable land remains in town for commercial development. Town government wants to exercise its fiscal responsibility towards taxpayers by encouraging appropriate commercial development. Development in these areas is, however, highly constrained by:

- NYC Watershed Regulations,
- The area's hilliness and wetlands,
- Low carrying capacity of the soils for on-site sewage treatment,
- The difficulty of widening Route 311 (the Lake Carmel causeway and the close proximity of buildings to the right-of-way); and
- The very mix of residential and non-residential uses which can create community opposition to tax ratable development.

This comprehensive plan agrees with the final recommendations of the zoning study. The study findings and recommendations are summarized here. The full report can be found in

a study dated June 2006 and entitled DOS Zoning Project; Route 52, Route 311, and Ludingtonville Road.

Economic Development Study Area

The study area encompassed all parcels in eastern Kent zoned I Industrial, C Commercial, or PRD Planned Residential Development. Figure 6.1 shows the study area, based on the zoning map, with the C, I, and PRD districts highlighted. The focus of the study was Route 52, Route 311, and Ludingtonville Road. (See Figure 6.1, Study Area). These roads are currently mapped and developed as follows, and as shown on Figure 6.2, Land Uses:

I Industrial Districts

Kent's industrial-zoned land lies along Ludingtonville Road and Bowen Road. On the map, the district appears substantial and has excellent highway access from I-84, with good connections to Routes 311 and 52. In fact, the area is significantly constrained from development. This district allows a variety of uses, only a few of which are truly industrial. The allowed uses can be industrial, commercial, warehousing or storage, wholesale businesses, schools, municipal facilities, farms, hospitals, clubs, and houses. Nearly all these uses conflict with or undermine the area's viability as the town's industrial base, but none as much as residential use.

It is not unusual to find municipalities that treat their industrial district as the most permissive, i.e., all uses allowed in the town's other districts are allowed in the industrial district. However, Kent does not do that. Kent allows only its most restrictive residential use in its most permissive district. This is a recipe for conflict. In the I District, all uses allowed in Kent's R-80 district are allowed. The primary land use thus becomes single-family houses on 80,000 square-foot (sf) lots, and not industry. Furthermore, not just houses are allowed, but all R-80 principal, special permit, and accessory uses. On paper, the I District is a hybrid district; on the ground, it has been nearly fully developed with single family houses. The non-R-80 land uses are required to have a minimum 40,000 sf lot. The R-80 uses must have a minimum 80,000 sf lot. Certain other uses, such as farm and special permit uses, have minimum lot sizes peculiar to the use. Residential lots of 40,000 sf are grandfathered, thus allowing a mix of uses and minimum lot sizes.

The Industrial District comprises approximately 1,166 acres. There are a total of 118 parcels in this district. The breakdown of uses is as follows:

Uses in the I District	No. of Parcels	No. of Acres
Residential	67	291
Commercial	9	55
Vacant	41	755
Institutional	1	65
Total	118	1,166

The primary land use here is single family houses, but there is also a large acreage of vacant land remaining. However, this land has significant environmental constraints. There are a few commercial enterprises located in this district, including Metric Motors, but it appears the only true industrial uses are limited to two, James A. Staley Company and Pine Bush Equipment.



Metric Motors



Pine Bush Equipment

C Commercial Districts

On either side of the Lake Carmel residential community, Route 52 is primarily zoned C, with one of the three PRD District having Route 52 frontage. Generally, the C zoning on the east side of Route 52 and north of the lake extends into each parcel 600 feet from the road. It is not clear how this is measured: from the edge of the Route 52 right-of-way or from the centerline of the road. On the west side, the C zoning appears somewhat less deep.

South of the lake, Route 52 is zoned C as far south as the town boundary with Carmel. Towners Road, a short distance of Route 44 (Hill & Dale Road), and two streets near the intersection of Towners and Route 44 are also zoned C.

Route 311 is zoned C from the town boundary with Patterson, on both sides of the road, to Longfellow Drive. A small portion right at the lake appears to be zoned C, to encompass the Italian restaurant/pizzeria. (This is very unclear from the zoning map, as the map uses arrows to point – vaguely – towards two separate areas on Champlain Drive.) A very small portion of Ludingtonville Road is zoned C, at the southern end near the town boundary.

The commercial district allows a variety of non-residential land uses, most of which are indeed commercial. Retail goods and services, offices, personal services, and drinking and eating establishments are allowed. As these typically constitute the commercial core of a town, Kent has designed this district fairly well. The special permit uses have also been properly categorized: automotive establishments and uses that generate substantial truck traffic require a higher level of planning review. Some clean-up of the district should be undertaken so that small-scale commercial establishments are permitted as-of-right, while shopping centers would be permitted only under a special permit. This would give

the Planning Board greater control over features that have the potential for significant neighborhood impacts: building design, exterior lighting, parking lot landscaping and stormwater management, and traffic generation.

R-80 (Residential)
R-40 (Residential)
R-10 (Residential)
C (Commercial)
I (Industrial)
PRD (Planned Residential Development)



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There are four components to the commercial district; the largest is located either side of Route 52 in the north, with the next largest is located along Route 52 in the south. The third is located along State Highway 311 in the east, and the smallest is located around the northern edge of Lake Carmel.

Uses in C Districts	No. of Parcels	No. of Acres
Residential	94	86
Commercial	72	136
Vacant	52	294
Institutional	5	109
Total	223	625

Commercial uses are well established in the Commercial District, in particular in the southern segment along Route 52. The entire commercial district is very much a mixed use area with a significant amount of vacant land still available for development.

PRD Planned Residential Development

Kent has four areas zoned for Planned Residential Development. Three are located in eastern Kent, and have either direct or very close access to Route 52. (The fourth area, the Hill and Dale subdivision, is the only developed PRD, and is located in southeastern Kent). As with the Industrial District, this district is a hybrid. Despite the district's name, it is an R-40 district with planned residential development allowed by special permit. Thus, as-of-right uses, accessory uses, and most of the special permit uses are virtually the same as R-40. But if the parcel is at least 50 acres, the developer can go through a special permit process to allow planned residential development. No other location or use restrictions apply – such as required frontage on a county highway or workforce housing. The maximum gross density for a PRD is three dwelling units to the acre, or 150 d.u. for a minimum 50-acre parcel. All housing types are permitted, with no height, coverage, or floor area ratio limitation.

Of the three remaining PRD districts, one is located to the east of Route 52, one to the west (accessed from Horse Pound Road), and one in the south (accessed from Nichols Street).

Uses in PRD Districts	No. of Parcels	No. of Acres
Residential	11	31
Commercial	4	20
Vacant	6	613
Institutional	0	0
Total	21	664

These three PRD areas remain largely undeveloped, with 613 of the total 664 acres still vacant. There is some commercial usage in the PRD to the east of Route 52, with HyForte Auto Repairs, Kent Business Center and the Animal Hospital located in the northwestern

corner. The only other encroachment is some residential development in the PRD in the south. The PRD in southern Kent and west of Route 52 is the site of a litigated application known as Kent Manor.

Development Potential

Environmental Constraints

As discussed above, there is a large area of undeveloped land still remaining in the I, C and PRD zoning districts. However, this vacant land needs to be examined in the light of the revised NYC Watershed Regulations and Kent's significant environmental constraints. (See Figure 6.3, Environmental Constraints).

As can be seen, a large proportion of land in the Industrial District contains wetlands. These, taken in conjunction with the 100 foot buffer, as required by the Watershed Regulations (in red), pose a significant constraint to the development of much of the vacant parcels. It is also clear that steep slopes are a significant factor in the area. Land rises sharply north of Bowen Road and east of the southern portion of Ludingtonville Road. When both the wetlands and topography are taken into account, it is clear that there are considerable environmental constraints which significantly reduce the amount of developable land, particularly in the Industrial District.

The **Industrial District** is functioning as an R-80 District, not as an industrial area. Just over half of the 118 parcels are residences, some of which are either new or showing recent signs of extensive renovation; the investment flowing to this area sees a residential, not industrial, market. While nearly 65% of the industrially zoned land is vacant, this land is highly constrained against large-scale commercial or industrial development: Bowen and Ludingtonville Roads would need to be widened and straightened to accommodate truck traffic, and there are significant wetlands, buffers, and steep topography. Given the hilliness, a great deal of earth movement would be required to create flat building pads and parking and loading areas; this amount of land disturbance would change the hilly quality of this part of Kent.

Kent has not protected its Industrial District – the most highly ranked housing under town zoning (single family houses on two acre lots) have intruded to the extent that the character and function of the area is permanently altered. While houses and industry (or large scale commercial uses such as office buildings and hospitals) can be compatible, it is unusual to find them located within the same district in the suburbs or rural areas.



Example of house in I District

The **Commercial District** is functioning as anticipated by zoning. Its greatest weakness is its unattractiveness; exterior design requirements are needed. Further, new development should responsibly address impervious surfaces and storm water management.



Example of Commercial use on Route 52

The **PRD District** is mapped in three areas within the study area and is largely undeveloped. Only the PRD mapped on the east side of Route 52 has direct access from Route 52; the others are served by local town roads. The northern PRD west of Route 52 is comprised of three large lots, two of which are now owned by New York City as part of its watershed lands acquisition program. The middle lot, owned by Weinstein Enterprises Inc. (Schulman) and also known as Rockridge Farm, has development potential. The PRD in southern Kent known as Kent Manor has had a long complex development review process, still unresolved and with no approvals granted.



TOWN OF KENT, NY

FIGURE 6.3: VACANT LAND AND LAND WITH SUBDIVISION POTENTIAL WITH WETLANDS SHOWN

ZONING STUDY



0 2000 ft

November 2005

BEJ Planning

Zoning Recommendations

The following zoning recommendations are illustrated in Figures 6.4 and 6.5.

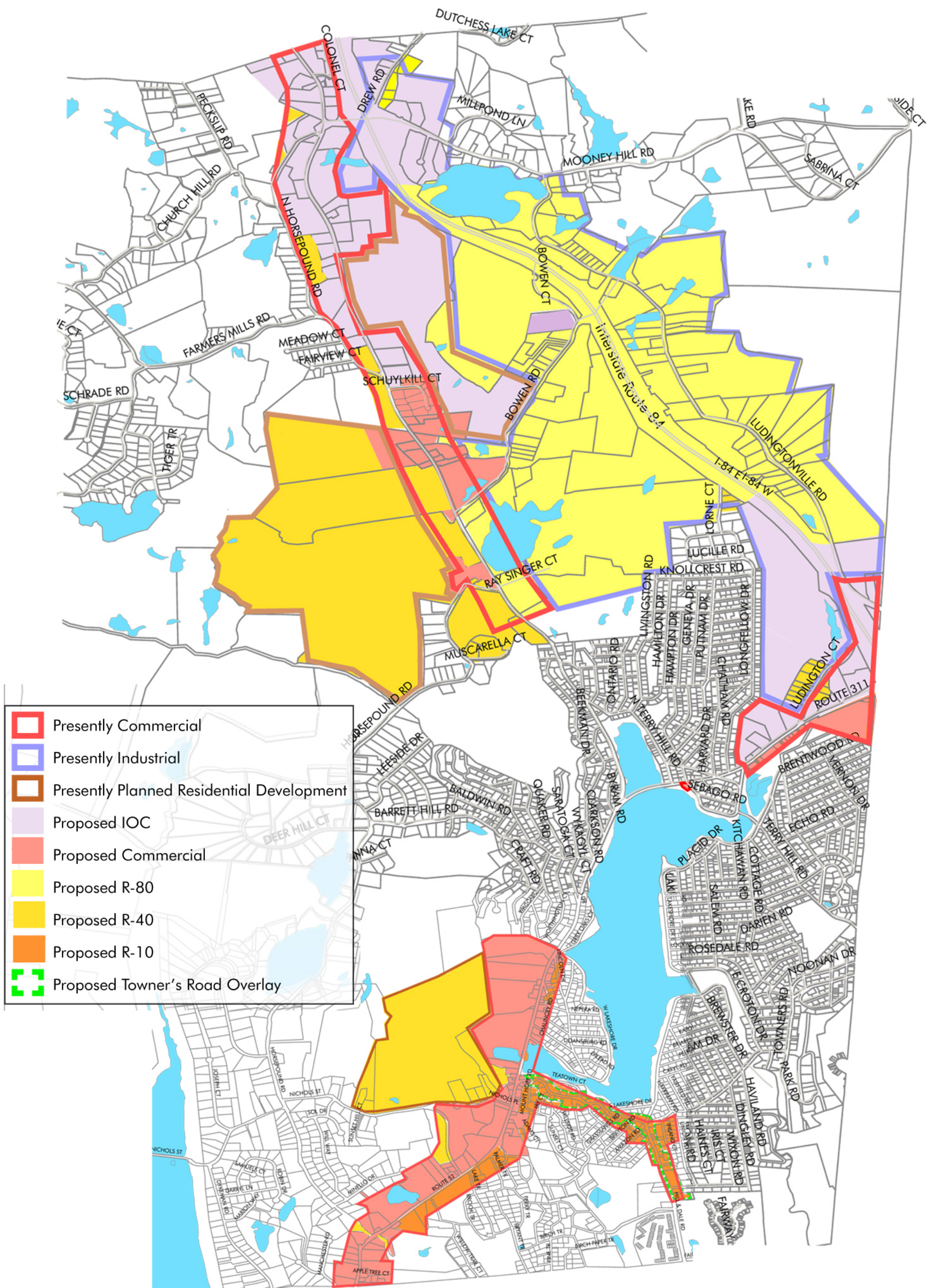
IOC: Redraw and Re-purpose the I Industrial District, Creating a New Mixed-Use District. The boundaries of the I district should be redrawn tightly, to encompass the few existing non-residential uses and land with real non-residential development potential. The new district IOC Industrial Office Commercial District would allow a mix of light industrial, office, and commercial development. It should be mapped in two locations, both of which have good access from I-84 directly onto either Route 311 or Route 52. Development could be stand-alone buildings, or industrial or office parks, if sufficient land is assembled. Strict performance and design standards would be part of the zoning text. The location of the IOC District is aimed at capitalizing on the good access for trucks and cars from I-84; traffic generated by these businesses would not need to travel along much of Route 52, and would minimize traffic on local residential streets. In the northern IOC, some lots here are already a good size for significant development, and there is the potential for land assembly.

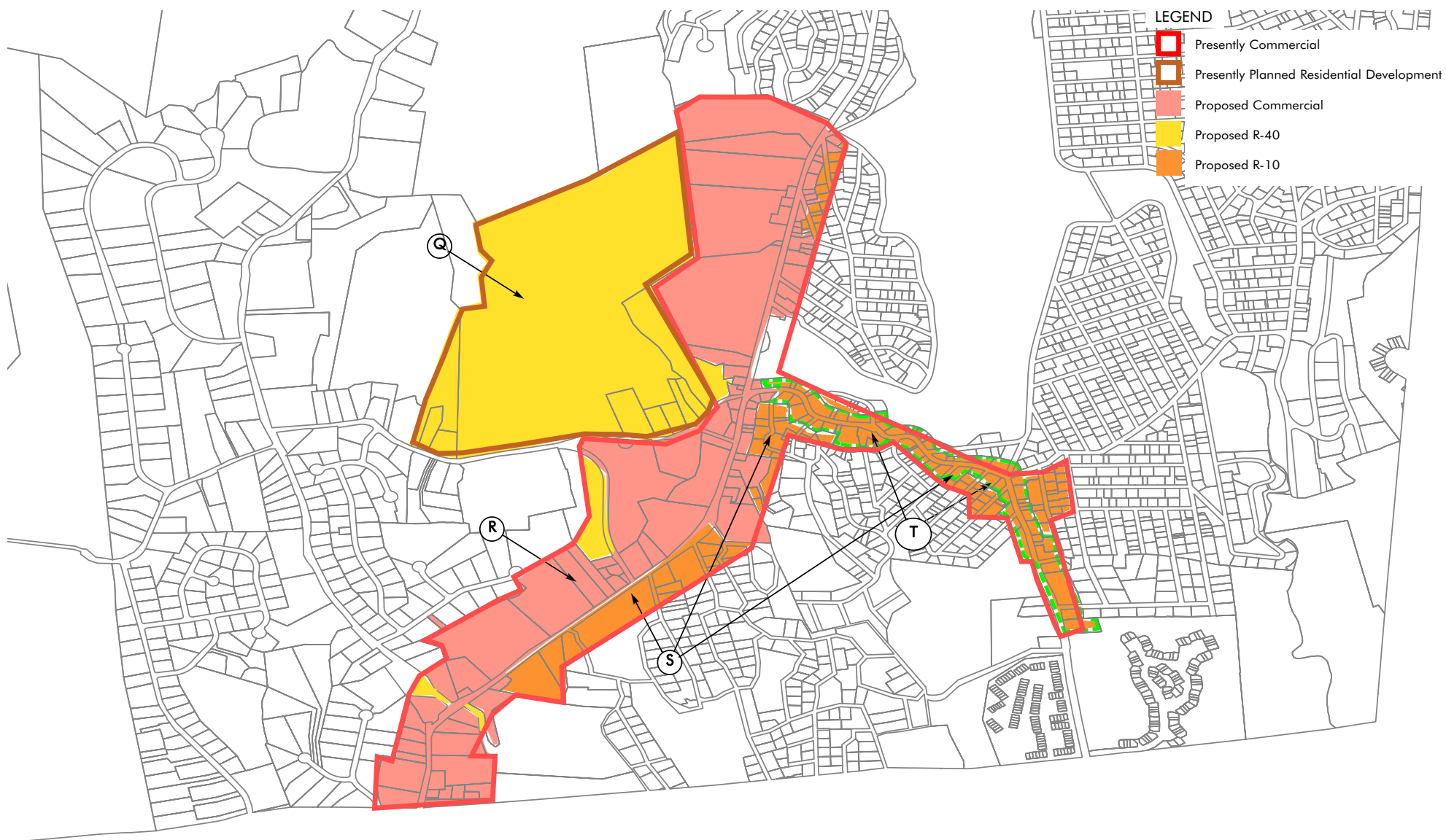


Recommended IOC District location

Land that is currently zoned I but developed according to R-80 controls should be rezoned to R-80. The rezoning to R-80 both recognizes the current built condition in the Ludingtonville Road area, and the potential for new development. Potential is primarily held by the 94-acre parcel owned by Palushaj Enterprises and known as Red Wheel Farm. The farm is a sizeable parcel with good road access and relative buildability (few wetlands and steep slopes). With the proposed R-80 zoning and open space subdivision development (see CRD discussion below) the town anticipates eventual development here, but development that is compatible with the surrounding area and Ludingtonville Road's circulation constraints. The existing Staley commercial property would be rezoned to IOC (see below), to recognize its probable continued use as a non-residential land use. This avoids making the existing land use non-conforming. However, the town retains its right to rezone this property to R-80, if circumstances change.

C: Redraw the C Commercial District to Specific Retail Centers. The boundaries of this district should also be redrawn more tightly. There are a few existing retail nodes along





TOWN OF KENT, NY

ZONING STUDY

FIGURE 6.5: ZONING OPTION - SOUTHERN KENT

Route 52. These and only these should be zoned for commercial use – especially local scale retail goods and services. The improved C District should have a mix of traditional zoning text (uses and other development controls) and design controls. The new C District would 1) encompass fewer parcels, 2) be discontinuous, and 3) be mostly shaped to conform to lot boundaries. In most cases, the proposed district boundary has been drawn to conform to lot boundaries, rather than a fixed 600 feet from the road (which creates a number of lots with split zoning). In most cases, where the lot was split, the study recommended pulling the prevailing residential zoning to the frontage.

There is one exception to this, and that is at the commercial node along Route 52 where Kent Kandy, the Auto-Bodyshop and Mr. Gug's are located. Here, to encourage the consolidation of this commercial node, the study recommended that the commercial zoning be extended to a depth of 1000 feet from the road, to allow for more realistic development potential. The area at the town's northern end of Route 52 would be kept in non-residential zoning, but would be changed from a C District to the new IOC District. With time, as one drives along Route 52, one will perceive this road as being mostly residential, with wooded frontage, and punctuated in defined areas with small-scale local retail. As the design requirements in the zoning are manifested, the commercial development will become more attractive.

A new district, Towner's Road Overlay District, is created. Along Towner's road in the south of the town, the C district would be altered to an R-10 base district with a Towner's Road Overlay District covering all lots with frontage on Towner's road. The zoning text for this district would include design standards and a requirement that a commercial use must have frontage on Towner's road. This Overlay District provides for the particular mixed use character of this street, with commercial uses – mainly neighborhood retail interspersed amongst residential uses.

PRD: Eliminate the Remaining Three PRD Areas and Adopt a CRD Requirement. The zoning study recommends that Kent eliminate the PRD district. This district's density is too high. Such density is possible with central water and sewer systems. Because of New York City restriction on issuance of SPDES permits for central sewage facilities such systems are no longer realistically approvable in the Town of Kent. The eligibility requirements are inappropriate for parcel size and density. The locations are appropriate either for lower density residential or economic development, rather than for the uses and density allowed by the district. There is only one developed PRD, and this one could be grandfathered as conforming once the district is eliminated. The PRD districts should be removed from the official zoning map. The district regulations would then remain in the zoning code text, but remodeled as an overlay zone with strict standards.

The northern PRD east of Route 52 is proposed for the most part to be zoned to the new IOC district. It encompasses large and small adjacent lots, both vacant and underdeveloped, and has significant frontage on Route 52 and some frontage on Bowen Road. To alleviate traffic on Bowen Road, all development traffic could be required to use Route 52, with Bowen only as secondary or emergency access. The new IOC zoning preserves significant development potential for this site, and changes the uses to non-residential ones more appropriate for the location and town economic development goals.

The southern PRD, known as Kent Manor, should be fully rezoned to the surrounding R-40. This will reduce the potential residential density given the site's environmental constraints and lack of direct access to Route 52, while preserving the development potential.

The northern PRD west of Route 52 has development potential only on the middle Weinstein lot. This plan updates the 2006 study recommendation to recommend rezoning the lot entirely to R-40, and with a new mixed-use overlay district. The overlay district would allow some expansion of any existing on-site commercial use. This will allow the lot to conform to the proposed CRD regulations, discussed below. It also avoids splitting the lot into two zones: under the Kent code, access is not allowed through a lot's commercially zoned area into its residentially zoned area.

At the same time, Kent should create a **CRD Conservation Residential Development**. This is discussed in more detail in Section 6.5.

Pre-Qualification through SEQR

The IOC economic development zone should be comprehensively studied as a distinct area, with analyses of traffic, pedestrian accessibility, landscape and streetscape design features, public transportation access, sewage, water, stormwater, wetlands and natural resource protection, green building and site planning, and energy sustainable architecture. From this study an overall plan and Generic Environmental Impact Study (GEIS) could be developed. The GEIS may allow for a more efficient and more cost-effective review of the consequences of future development. It presents a one-time opportunity to study the environmental needs of an area and to save future applicants the cost of duplicating those studies. Instead, development applications would focus their SEQR documentation on the unique impacts of their projects or matters that were not fully considered in the GEIS. Further, the GEIS can be used to help the town pay for comprehensive planning in environmentally sensitive areas as the state regulations are clear that a portion of the cost of preparing a GEIS can be charged to developers or later projects as development projects are submitted. By the use of a GEIS, future developers would have an incentive to develop properties in accordance with town standards and planning for these areas in an expedited and cost effective manner. Some of the benefits of a town-wide GEIS would be regional stormwater management, unified streetscaping, wetland creation and "banking", pedestrian access for Lake Carmel, the creation of focal points, parking and walk concept for retail areas.

6.4 Design Guidelines

In 2005, the Town began a Route 52 Corridor Revitalization Study which included a Visual Assessment Report. The draft report presents the existing conditions on Route 52 and suggested improvements along the corridor. The report explains the existing conditions on Route 52 as spread out, incoherent and lacking in identity or character due to automobile-based suburban development: "This drive-by culture dissuades drivers from slowing down or stopping to shop in the stores. It also does not allow pedestrians to walk from store to store safely or efficiently."

The following design guidelines, some of which are taken from the initial draft Revitalization Study, are recommended for adoption to govern new and expanded non-residential development in all C districts and in the Towners Road Overlay. At this writing, the draft design study is being updated by INSITE; those recommendations are incorporated into this plan.

Concentrated Commercial Development

Buildings should be located towards the front of properties to create a relatively continuous street wall along Route 52. This will create over time a more concentrated, rather than linear, style of commercial development. When the front facade of a building is close to the street and sidewalk (if any) it is known as a street wall. This frames the public areas of streets and sidewalks and acts as a psychological reference point in defining a sense of place. Buildings built to the front lot line provide a sense of enclosure, improve pedestrian comfort and shape the level of visual interest along a street. High quality architecture and storefront design, as well as landscaping, can enhance the visual impact of the street wall. New development should limit front yard parking and minimize overall paved areas.

Streetscaping and Landscaping

Several streetscape design issues are apparent in the Town, summarized below. These problems are most clear along Route 52 – with its sea of pavement and inconsistent signage. Unless the design of commercial uses, including parking areas and sidewalk frontage, is carefully controlled, the businesses can detract from street character and encroach on non-commercial uses.

- Sporadic sidewalks with a mix of surfaces, including concrete, asphalt and brick and sea of pavement around stores
- Unattractive signage
- Lack of street trees, landscaping and street furniture such as benches, lighting and trash receptacles.
- Excessive curb cuts and surface parking lots fronting roadways

Gateways

The draft Route 52 Corridor Plan suggests improvements at important intersections and entry points into Kent. These improvements include Gateway Feature Park, stone accents (walls and pillars), thematic lighting, equestrian multi-rail fencing, wood signs, and landscaping with native plants. It also recommends maintaining natural gateways and focal points formed by bends in the road, steep slopes, and wooded lands.

Lighting

Street lighting is an integral part of the town roadside landscape. In addition to safety and security, street lighting reinforces the character of the area. The scale of the fixture and the levels of illumination should be consistent with the level of activity for the area.

6.5 Housing Development Potential

As of the 2000 census, there were a total of 4,868 units in Kent, of which 88% are single family detached homes. The single family units have varied types including small lake cottages, raised suburban ranches, and larger luxury family homes. Since the 1989 plan there has been an increase of 468 units in Kent. Currently, there are no active housing development proposals. Kent Manor is a proposed PRD, but in litigation. The applicant has proposed 276 houses on this 90 acre parcel. This comprehensive plan supports the 2006 zoning study which recommends rezoning the Kent Manor land to R-40 to reduce the potential density and bring development here into conformance with existing regulations, town policy, and the reality that central water and sewer systems will not be approved.



Typical residence by Lake Carmel.



Example of a PRD development.

Conservation Residential Subdivision

The town has already drafted proposed amendments to the town subdivision regulations relating to cluster subdivisions. This text should be modified to allow or require conservation subdivisions. Using conservation subdivisions, developers design subdivisions to maximize open space protection without reducing the number of homes to be built. In addition to open space protection, the following are reasons to encourage conservation design:

- Wetland and wetland buffers
- Areas with rock outcropping
- Flood plains
- Steep slopes
- Marginal soils
- Biodiversity

This is achieved by locating the structures on half (or less) of the property with the remainder permanently protected through conservation easements. It is important to note that there is no reduction or increase in the total number of structures – they are simply

carefully situated to protect land and water resources, in direct contrast to the adverse impacts of aimlessly scattered lots that fragment the landscape and obliterate underlying resources. The site-specific steep slope and marginal soils analysis would supplement the Town-wide Natural Resource Inventory and Open Space Plan to yield rural character preservation.

When neighborhoods are developed with conservation in mind, roads can be shorter and narrower than in conventional developments. With less impervious surface, there is less potential for polluted storm water runoff. Pavement can be further reduced where development is designed to resemble traditional villages, with homes close to streets, thereby reducing driveway lengths. In addition to protecting water quality, street widths that are scaled to actual neighborhood traffic volumes reduce driving speeds, calm traffic and create safer pedestrian conditions. Where appropriate, open space may be used to treat contaminated stormwater associated with development. For example, instead of directing road runoff to the nearest stream, it might flow to common open areas containing naturalistic drainage facilities, such as swales or wet ponds that help filter pollutants and recharge local aquifers. Common open areas should be managed by a Home Owner's Association (HOA) with eventual possession by a land trust or similar entity.

The subdivision regulations should be amended so that all residential subdivision applications for 25 acres or more or for more than three lots would have to be processed as conservation subdivisions. This might require that an application have frontage on county or state roads (not local roads for primary access). One of the major land uses would have to be dedicated and usable open space, perhaps as much as 20 percent of the site area. The other land uses would be residences (whether single-family detached, townhouses, or a mix of the two) and accessory uses such as a community clubhouse or recreation area. The CRD should have development standards that allow flexibility in regard to minimum lot sizes and setbacks. Additional standards such as LEED (or other "green building" standard) compliance, innovative septic systems, limitations on house footprint size, and the amount of impervious surface permitted may be included.

The CRD should also have incentive zoning as part of its structure. This would be aimed at encouraging the adaptive reuse on site of unique structures or a unique mix of existing uses. For example, on the Weinstein property, there is a unique mix of farm buildings, residences, and a schoolhouse. The Chuang Yen Buddhist monastery on Route 301 is another example. With the adaptive reuse, the applicant could earn a density bonus for the site if certain structures were preserved. To provide guidance to the Planning Board, Kent would need to complete a historic structures inventory.

There may be large properties in town that would be appropriate for open space subdivisions and adaptive reuse of on-site structures, but which do not have frontage on a county road. The town should consider a zoning amendment that would allow an adaptive reuse overlay district.

Affordable Housing

Kent has grown from a rural community surrounding a handful of lakes to a bedroom community, where all new houses are priced at middle income to affluent households.

The median household income was \$72,346, and the median family income was \$79,716. According to Putnam County, the median house price in the county is now \$206,900. Under federal guidelines, housing is considered affordable when it costs no more than 30% of a household's monthly household income for rent and utilities. Designated affordable housing is guaranteed to remain affordable for a set period of time to households who qualify under specific income guidelines.

Finding local affordable housing is a problem for many Kent homeowners as well, especially those at the lower end of the income scale. Approximately 29% of all homeowners paid at least 30% of their monthly household income for housing costs, and most homeowners earning less than \$50,000 a year paid at least 35% of their monthly household income for these costs. More than a third of all renters in the town pay 30% or more of their monthly household income for rent.

Part of the affordability problem lies in the homogeneity of the town's housing stock. By far, most homes are single-family detached units. The town has accessory apartments in some parts of the Town; it is believed that most are illegal. Expanding the inventory of accessory apartments is made difficult by the necessity of bringing illegal units up to code and the many lakefront areas of town where additional dwelling units would be harmful to water quality. There are stand-alone rental apartments in the Mount Hope area and on Towners Road. These are primarily Section 8 units and units managed by Putnam County's housing division.

Development limitation due to environmental constraints also hampers the creation of affordable housing in Kent. Multi-family housing is the most cost-effective method of producing greater housing variety and designated affordable housing. Kent cannot develop multi-family units, given the unlikelihood that new sewage treatment plants in Kent would be approved by NYS Department of Environmental Conservation.

Nevertheless, Kent is committed to encouraging the production of affordable housing. This plan recommends that Kent conduct a housing study to identify the number of affordable units needed. Such a plan would also focus on realistic and cost-effective actions, such as accessory units and apartments over stores, where the existing septic field can handle the additional strain. The town may also consider allowing multiple residences on one parcel in the western part of Kent, without requiring subdivision. This innovation would allow families to maintain a parcel in single ownership but with separate houses for members of the family. Certain conditions would have to apply, such as the site soils capacity to provide subsurface sanitary disposal for all houses.

6.6 Planning Policies

Policy 1: Economic Development

- Use the time-limited tax-payment period negotiated with NYCDEP to determine and implement effective measures to enhance Kent's tax base. Aim to diversify the tax base by attracting consumer goods and services, office buildings, and light industry.

- Implement recommendations from the 2006 zoning study, as updated in this plan:
 - Create the new IOC district, repurposing and redrawing the I district.
 - Remap the C district.
 - Eliminate the PRD district.
- Adopt design guidelines for new and expanded commercial development along Kent's major arterial roadways such as Route 52 and throughout all commercial areas in the town.
- Create a capital budget, to include gateway, infrastructure, and roadway improvement recommendations in the Revitalization Study.
- Develop an economic development advisory committee to act as an advocate and recruiter for economic expansion in the Town and to work with the county to implement an economic development program.
- Attract tourism to historic, natural, and cultural sites.
 - Allow bed and breakfasts.
 - Encourage the state to maintain the two state parks, Fahnestock and Wonder Lake, at high quality.
 - Implement the hiking and bicycle route recommendations in Chapter 7.0 to attract more tourism and recreation visitors to Kent.

Policy 2: Housing Development

- Prepare a Housing Need Study to determine affordable housing need and best methods for producing lower cost housing, given Kent's environmental and regulatory constraints.
- While leaving the residential base zoning as is, adopt the following:
 - Regulations related to soils carrying capacity for all residential districts to determine actual lot sizes in all new subdivisions.
 - A mixed-use overlay district for residential districts, applicable to parcels with existing limited commercial uses that would allow some expansion of the commercial activity.
 - Amended the subdivision regulations to create a CRD Conservation Residential Subdivision district.
- Eliminate the PRD district, with the exception of the Fairways, Sparrow Ridge, and Kent Manor subdivisions. The PRD zoning would be maintained for Fairways and Sparrow Ridge subdivisions because they are largely built-out in accordance with approved PRD plans. The PRD zoning for Kent Manor would be maintained due to on-going litigation.

- Study the creation of family-compound subdivision regulations that would permit under certain limited circumstances more than one primary residential structure on an undivided lot.
- Amend the home-based businesses section of the zoning code for greater flexibility and more stringent renewal and inspection requirements.
- Inventory remaining vacant and underbuilt lots with lake frontage that are currently permitted to double their density, to determine if a decrease in allowed density is necessary. This would entail increasing the minimum lot size for lakefront lots to conform to the base zoning.

7.0 PUBLIC SERVICES AND FACILITIES

Facilities and services provided for from tax and other revenue must meet the needs of Kent's residents and property owners. Funding comes primarily from the Town budget, though many services are supported by user fees, donations, and other means.

Volunteers also play a crucial role in delivering services such as firefighting, emergency medical services and recreation and social programs. (See Figure 7.1) Kent has seen an increasing need for various community services and facilities as a growing community in the Mid-Hudson Valley. As a result a new Town Hall, Court, library, Police, and Fire Facilities were finished in 2004. This chapter reviews remaining public needs and makes recommendations regarding the upgrading of facilities and services within the Town.

7.1 Emergency Services

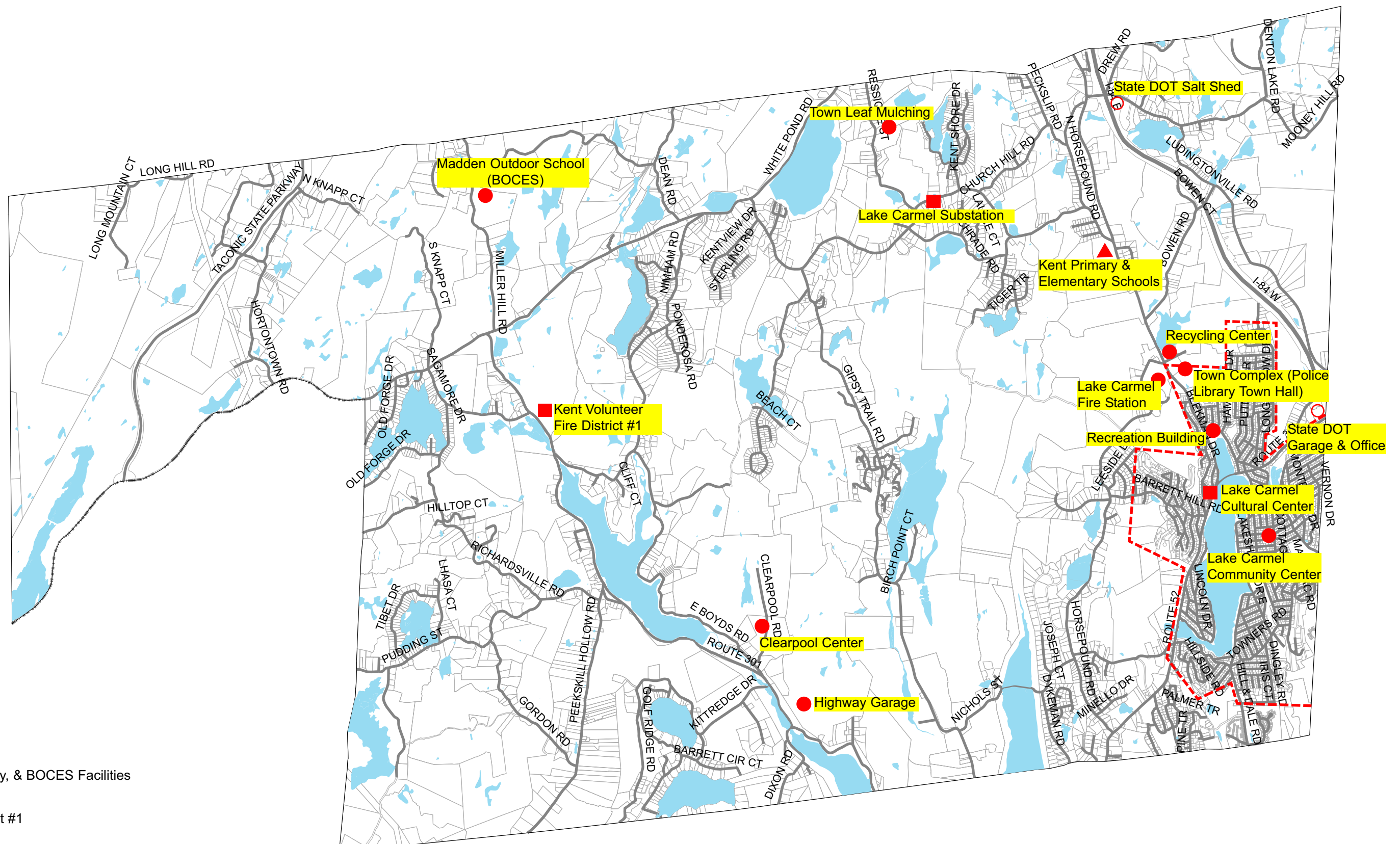
Police

The Kent Police Department is currently located at 25 Sybil's Crossing. The Kent Police Department is a force comprised of one full-time chief and 21 full time police officers. The force comprises one lieutenant, four sergeants, three detectives, eleven police officers, one K9 officer with dog (named Justice) , and five dispatchers. The department provides 24-hour, seven-days-per-week patrol coverage. A typical tour of duty has two or three officers working on the road, with one civilian assigned to work in Headquarters at the police desk. Response times are under five minutes. There is an average of 10,000 calls/year.

Kent Police Department participates in the K-9 Program, D.A.R.E. Program, Neighborhood Watch, and community service program.



Kent Police Department



TOWN OF KENT

PUTNAM COUNTY, NEW YORK

FIGURE 7.1 PUBLIC SERVICES AND FACILITIES



April 2008

BFJ Planning

Fire

The Town of Kent is currently served by the Kent Fire District (western Kent area) and the Kent Fire Protection District No. 1 (Lake Carmel area). Two fire stations serve the Lake Carmel area and one serves western Kent. Gypsy Trail and Farmer's Mills Road form the boundary line between these two service areas. The Kent Fire District is resident-owned and funded by the tax payers and has elected Commissioners. The Fire Protection District is privately owned and contracts out services. There is a county-wide Mutual Aid Agreement in place in Putnam County which facilitates assistance between all county fire departments. The volunteer fire departments provide Basic Life Support (BLS). Putnam County Bureau of Emergency Affairs provides Advanced Life Support Service (ALS).

Kent Fire District No. 1 serves western Kent. The fire station is located on Route 301 and was built in 1971 with some modifications in 2001. The district has approximately 40 volunteer members. The equipment comprises 1 brush truck, 2 attack trucks, 1 ambulance, and a utility vehicle. In 2007, the district responded to about 300 calls.

The Lake Carmel Fire Protection Department headquarters was constructed in 2003 along with the Town Hall located on Route 52. There are 118 volunteers serving this fire department. Equipment comprises of eight pieces of apparatus, one ambulance, one utility truck, 1 rescue truck with extraction tools, 2 tankers holding 4500 gallons of water and 3 pumper style trucks holding 3000 gallons of water, fire police van. In 2007, the Lake Carmel Fire Department received 667 calls, of which 248 were fire and 419 were EMS.



Kent Volunteer Fire District No. 1



Lake Carmel Fire Department

The fire districts recommend that the town focus on fire prevention and examine its building codes to insure that they give an adequate level of protection. For example, consideration should be given to requiring sprinklers in commercial buildings above a certain size.

7.2 Library

The library, now known as the Kent Public Library, was created in 1964 and called the Willett C. Jewell Library Association. It was located in a Lake Carmel storefront. In 1967 it changed its name to the Kent Library Association and relocated to Gladys Boalt's sewing shop. On May 25, 1967 the New York State Education Department granted a provisional charter to the Kent Free Public Library and the location moved again on August 24, 1972. The library changed its status from an association to a town public library on September 26, 1987, by unanimous vote of the Kent Town Board. On September 16, 1988 the Kent Public Library was granted a permanent charter by the New York State Education Department.

The Kent Public Library is located at 17 Sybil's Crossing adjacent to the Town Hall. Currently there are 15 staff members including a Director, an Assistant Director, a Children's Specialist, and ten clerks. There are public access computers available in addition to numerous library programs.

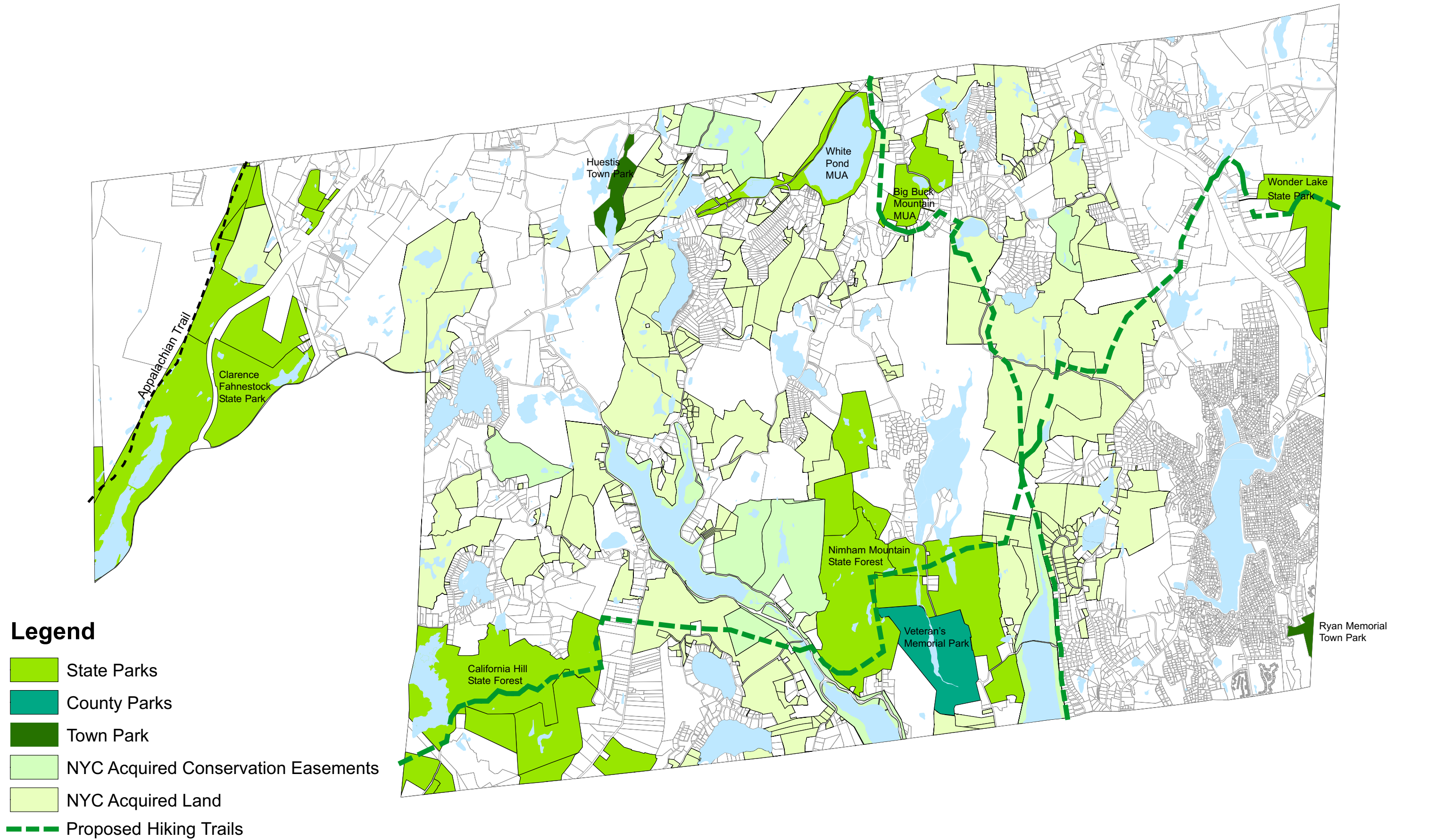
7.3 Recreation

Most of Kent's recreation resources are provided by the town, county, state, or other public entities. (See Figure 7.2) Another major source of open space in the community is the large landholdings of the private clubs and communities in the town, such as the Gipsy Trail Club which control a large amount of vacant acreage. These holding are private, and are open only to members. They are not discussed in this plan.

Town Recreational Facilities

Kent currently owns and operates two town parks. Ryan Memorial Park is located in the furthest southeast corner of Kent, off Towner's Road onto Park Street. It comprises about 14 acres and some field space is actually on school district property. This park has two outdoor volleyball courts, a lighted major league ballfield with dugouts, a donated scoreboard, and clubhouse, and a lighted Little League ball field with dugouts, scoreboard, and clubhouse. There is a multi-purpose field, one outside basketball court, one tennis court, two outside volleyball courts, playground, stage, picnic pavilion and a park garage-bathroom-concession-storage facility. The bathrooms need upgrading. Middle Stream is a park feature, running from Lake Carmel through the park to Middle Branch Reservoir.

Ryan Park has two expansions. Crossing over a bridge to the western side of Middle Stream leads to a 6.5 acre area of woods, a fitness trail, and horseshoe pitch. The 1.2-acre Koehler property provides more land near the volleyball courts that could be used for parking and sports.



Huestis Town Park is located on Farmers Mills Road, five miles west of the Kent schools. This park is approximately 90 acres in size. This facility has two softball fields, a playground, a volleyball court and basketball court. The park is largely woods, wetlands, and rock. Adjacent land is now owned by NYC DEP.



Huestis Town Park



The municipal Recreation and Parks Department operates out of the former town hall, with offices upstairs and basement storage. The department and the volunteer Recreation Commission provide numerous activities for Kent's youth, including basketball, soccer, bowling, gymnastics, and skiing. The Recreation Department depends on the Kent Primary School, Kent Elementary School, Matthew Paterson School and the George Fisher Middle School indoor facilities for various sports activities, special events and camps. According to the Recreation and Parks Department, the annual fees charged to the town by the school districts is about \$75,000. The department uses the county-owned Veteran's Park for outdoor swimming and summer camp.

County Recreational Facilities

Putnam County operates the Veteran's Memorial Park on Gypsy Trail Road in Kent that covers 220 acres. This facility allows various active and passive recreational activities, including playground facilities and fishing for children, hiking, ice skating and swimming.



Veteran's Memorial Park



The Michael Ciaiola Conservation Area, located in nearby Patterson, represents an additional countywide recreational resource for town residents. This park encompasses approximately 800 acres and includes hiking trails, mountain biking, horse-riding, fishing and hunting.

Greenways. In addition to the town's existing open space and recreational facilities and resources, there are two county-sponsored Greenways programs under development in the area. This county effort is described in detail in Section 3.3 of the Land Use, Zoning and Town Character chapter. Should the Northern Putnam County Greenway be built, this would provide significant walking and biking recreation to Kent residents. As four of the corridor links are planned for Kent, the town itself can work to make this happen.

New York City Watershed Lands

Chapter 2.0, Environment describes New York City's land acquisition program aimed at protecting its drinking water supply. One of the results of the program is increased recreation opportunities within Kent. The following sites are owned by NYCDEP and are open for low-impact recreation use:

- White Pond Unit: hiking, hunting
- North Putnam Unit: hiking, hunting
- Knapp Road Unit: hiking, hunting
- Richardsville Unit: hiking, hunting
- Boyds Corner North Unit: hiking, hunting
- Mount Nimham Unit: hiking, hunting
- Kent Hill Unit: hiking, fishing
- Horse Pound Unit: hiking, fishing, hunting
- Dean Pond Unit: hiking, hunting

The public can obtain a comprehensive permit, called the Watershed Recreation Access Permit, from the NYC Watersupply Watershed website.

The plan notes here that the town was not notified in every case before NYC DEP purchased land. In a few cases, the Recreation Department felt that town-ownership would have been more appropriate, as the land was suitable for active recreation use.

State Recreational Facilities

State recreational facilities are managed by either the New York State Office of Parks, Recreation and Historic Preservation (NYS-OPRHP) or the State Department of Environmental Conservation (NYS-DEC). These facilities are listed in Table 7.1.

Table 7.1 State Recreational Facilities in Kent

Agency	Facility	Total Acreage	Acreage in Kent
NYS-OPRHP	Fahnestock State Park	14,086	1,473
	Appalachian Trail		324
	Wonder Lake State Park	973	418
NYS-DEC	Big Buck Mountain Multiple Use Area		146
	California Hill Multiple Use Area – Now California Hill State Forest		1,000 +
	Nimham Mountain State Forest		1,023
	White Pond Multiple Use Area		276
	Total		4,660+

Nearby communities have additional state recreational facilities which are within close proximity for town residents. Among these facilities are:

- Taconic Outdoor Education Center, Town of Putnam Valley (500 acres)
- Hudson Highlands State Park, Dutchess and Putnam Counties (6,000 acres)
- Bog Brook Unique Area, Towns of Southeast and Patterson (132 acres)

Madden Outdoor Education Center

The Madden Outdoor Education Center operates programs fully accessible to area residents and groups through payment of a nominal fee. It is run by the Putnam/Northern Westchester Board of Co-operative Education Services (BOCES) to provide a natural setting for outdoor activities. This 120-acre center serves 9,000 students each year in various outdoor education programs, as well as providing a setting for a program called Walden-in-the-Woods for middle school special education students.

Old Roads, Paper Roads and Recreation trails

The Kent Conservation Advisory Committee (KCAC) has proposed an Old Roads and Paper Roads program. Paper roads are either roads that the town has outlined on the map, but not developed, or old roads that have fallen into disuse. The KCAC is attempting to ensure that the town retains ownership of these roads and that the roads are kept in town ownership, as a valuable conservation and recreational asset. The CAC has also proposed a network of Recreation Trails throughout the town, and sees the protection of paper roads as being fundamental to the creation of this network. This is also discussed in Chapter 3.0.

7.4 Educational Facilities

Public Schools

Kent is entirely located within the Carmel Central School District. The Kent Primary and Kent Elementary Schools are the only public schools fully located in Kent. Kent students attend George Fischer Middle School (located in both Patterson and Carmel) and Carmel

High School (located in the three towns; the auditorium lies in Kent). Some Kent schoolchildren attend Matthew Patterson Elementary School, which is part of the Carmel Central School District. The numbers below show the total enrollment for each school and the approximate number of Kent students that attend each school.

TABLE 7.2 School Enrollment

School	Grades	Total Enrollment 2007/2008	Kent Students
Kent Elementary School	Grades K-4	577	358
Kent Primary School	K - 4	457	458
Carmel High School	9-12	1602	1169
George Fischer Middle School	5-8	1455	995
Matthew Paterson Elementary School	K-4	593	333
TOTAL		4684	3313

Source: Carmel Central School Districts, 2007



Kent Elementary School



Kent Primary School

7.5 Infrastructure and Utilities

Water and Sewer

There are two water districts in the Town of Kent. Each district pays for its own water services and has an operating company that maintains the system. The water districts prepare an Annual Water Quality Report for public review. Water District #1 provides water to 108 houses. Water District #2 provides water to 73 homes. The town hall complex is not organized as a district but as a community water supply. In Kent, the Fairview, Sparrow Ridge, and Hill and Dale housing developments are also community water supplies.

The 1989 plan envisioned Kent relying on groundwater throughout the plan's ten year life. It suggested that if necessary, the Town's water supply could be supplemented with surface water sources. Also, State law allows the Town to tap into the New York City Water supply.

There are no sanitary sewers in Kent. The 1989 plan's recommendations on sewers reflected the growth in Kent at the time. The plan proposed a sewer district in Lake Carmel, due to environmental degradation. The 1989 plan also recommended a central sewer system in Kent. Due to the environmental constraints and New York City's acquisitions of land, Kent is not expected to have sewers in the time frame of this plan. Therefore, this comprehensive plan is the first that does not recommend a central sewer district for Lake Carmel. Residential and commercial growth in Kent will continue to rely on individual wells and septic systems. With no possibility for central sewer, it becomes even more critical that the Town practice sewer avoidance: this means that all building lots have to be sufficiently large to accommodate septic fields under Board of Health regulations. The Town must pursue implementing septic system inspection procedures, especially in the small lot lake communities, where poor septic management can lead to lake degradation.

Solid Waste

Lake Carmel has a sanitation district. The rest of Kent property owners contract with a private service or bring their own recycling to the Recycling Commission on Route 52.

The Town of Kent hauls municipal waste out of town. However, the landfill on Resique Street is approved by DEP for under 10,000 yards of leaf dumping and chipping. Recycling is hauled to Recycling Technologies in Danbury, CT. The garbage, bulk pickup, and brush are hauled to Somers in Westchester County.

7.6 Town Hall Complex

The new town hall complex contains town hall, the library, and the police department on one campus on the east side of Route 52, and the fire department on the west side. The complex was originally intended to have one more building, north of town hall, to house a community recreation center with a focus on senior citizens. This was planned to have adult day care, nutrition, and other needed programs. When the site preparation was undertaken, a significant amount of rock ledge was found and construction was put on hold. The comprehensive plan recommends that this building site remain designated for community and senior citizen use. The complex was designed with shared water and sanitary waste utilities, and has sufficient capacity to accommodate the final building.



Kent Town Hall Complex



7.7 Non-Municipal Services

Town residents are served by programs provided by County and State agencies that deal with various social needs. The Putnam County Youth Bureau serves as an umbrella group for youth services in the County. It funds a juvenile aid officer for Kent and sponsors a number of special events and recreation programs. The Youth Bureau intends to develop a comprehensive plan for youth services addressing issues such as the lack of transportation and use of town and school district facilities, based on the particular needs of each Putnam County municipality.

Putnam County's Office on Aging has developed a variety of social service programs that are targeted to senior citizens; such services meet seniors' health care, transit, and nutritional needs. Currently, Kent senior citizens meet at the Lake Carmel Park District Community Center. At the other end of the age spectrum, Putnam County receives some assistance from the Dutchess County Child Care Council

Kent has two park districts, Lake Tibet Park District #1 and Lake Carmel Park District #2. These organizations monitor the health of their lakes and provide recreation to members. The Town Board appoints the advisory committees for each district. District #1 has about 100 households, while District #2 is significantly larger with 2,500 households (about

8,000 people). The Town also has a number of smaller lake associations associated with the many lakes in town; all are private associations and not under the purview of the town administration.

7.8 Planning Policies

The 1989 plan strongly recommended the construction of the new town complex. With that capital investment largely completed, this comprehensive plan recommends the following actions to realize Kent's needs for community facilities and services.

Policy 1: Recreation

Demand. The predominance in Kent of passive open space and parks only minimally addresses the need for facilities to accommodate such activities as basketball, tennis, year-round swimming, and playground activities. With Kent's demographic profile, these kinds of recreational activities may increasingly be in demand by residents. The Recreation Department has heard from residents that the following facilities are desired: skateboard park, picnic pavilion, nature center, swimming pool, and an indoor facility. The public has requested lighting at athletic fields and better bathrooms at existing facilities, and new sports programs, such as lacrosse, field hockey, football, tennis, inline skating, and swimming lessons.

Increased residential development and changing demographic demands will strain the ability of Carmel schools to accommodate non-school activities. Town recreation and school officials indicate an increasingly competitive situation for accommodating both school and town recreational activities. In recent years, Kent has had to relinquish team time on lost previously scheduled time on Carmel school fields due to schedule conflicts. The various state parks and recreational areas allow passive recreational activities. However, they have a limited ability to expand and accommodate the active recreational activities. Kent uses a Carmel park, Ryan Town Park, for some activities.

The Recreation and Parks Department is under great pressure to accommodate growing demand with very limited town-owned parks. School fields use by Kent is increasingly difficult and imposes a financial cost on the town. The department reports that it has had to limit registrations to some activities because of the limited capacity to serve Kent children and adults. The department recommends that the town consider acquiring certain properties for recreation expansion: the level land to the northeast of the new town hall complex, the Cummings Farm, and the proposed Kent Manor property. Partnerships could be cultivated with private camps and lakefront communities to allow swimming and with the state regarding use of Fahnestock Park, Canopus Lake, and Wonder Lake Park.

Long-Range Plan. Given the existing and foreseeable recreation needs, the Recreation and Parks Department recommends that the Town produce a long-range recreation plan. The department has begun this process, and has prepared an initial list of short and long-term capital needs. The plan should customize a recreation system suited to Kent's unique needs and character, addressing active and passive recreation for all age groups. Such a

plan would inventory current facilities and programs, assess existing and future need, and prioritize implementation actions. These action items would then become part of the Town's capital budget. Grant-writing and public-private partnerships could be pursued once a planning foundation had been laid. The plan and funding schemes would address the potential need for additional recreation personnel, in particular a full-time recreation director with professional staff. The plan would also support Kent's economic development goals by identifying business opportunities for sports facilities and programs. For example, the demand for ice hockey has been met in other New York State municipalities by for-profit ice rinks. Similarly, indoor sports, such as tennis, racquet ball, and rock climbing, can be successful gym membership business ventures.

Kent should also consider expanding the purview of the plan to include parks, trails, and open space. Recreation and parks are not synonymous as they serve different purposes; however, Kent would benefit from a holistic approach towards these related land uses. Kent's ability to provide a large and varied recreation program separate from its park system is limited by finances and terrain. Kent will likely need to economize by asking its parks and trails to provide recreation. However, parks, trails, and open space should also provide the Town with non-recreation benefits: preservation of rural character, green infrastructure for stormwater management, wildlife habitat, community revitalization, tourism, outdoor education, and arts and cultural programs. Kent has the beginnings of such an arts connection: the non-profit Arts on the Lake Inc. provides art, music, theater, and art education to the public and is based in the Lake Carmel Arts and Cultural Center, the former Lake Carmel Firehouse. A wide-ranging plan could also address the green and walkable character of town streets, by recommending street trees and sidewalks or recreation paths.

Fees. Currently, the Town Board assesses a recreation fee on new subdivision applications, as allowed under New York State General Municipal Law. Those fees accumulate in a capital fund. A recreation plan would provide the Recreation Department and the Town Board with clear guidance on how to spend these fees and other capital funds. This comprehensive plan recognizes that there will be no significant flow of recreation fees, given the difficulty of developing Kent's remaining vacant land. Further, there is no significant corporate entity in the Town that might sponsor recreation programs or new construction, such as a major indoor facility. In the past, there had been some consideration of a new YMCA facility in Kent; this is not feasible. Given these realities, the Town should prepare a recreation plan that is optimistic about serving residents' recreation needs and realistic about funding programs and services. Kent has little land and less money to devote to recreation uses. Therefore the recreation fee must continue to be exacted to ensure that monies are available to upgrade the few existing parks and to have monies on hand when an opportunity to acquire land comes along.

The recommendations are:

- Prepare a long-range (20-year) recreation plan. At minimum, the plan should cover active and passive recreation, and indoor and outdoor facilities and programs. Plan recommendations should be part of the town's capital budget. An expansive version of the recreation plan would consider parks, trails and recreation paths, re-purposed paper roads, open space, and street trees.

- Evaluate appropriate bonding mechanisms to finance needed additional municipal facilities, such as an indoor recreation center.
- Work with the Carmel Central School District to implement expansion plans for their facilities for recreational purposes, as a short-term measure to provide necessary recreation.
- Establish a Recreation Director with professional staff as part of an enhanced Recreation Department.
- Minimize reliance on tax revenues for the financing of public facilities. Encourage the use of public-private financing mechanisms for expansion of public facilities.
- Enhancing the town's pedestrian and bicycle trail:
 - Implement the Kent portions of the county Greenway system.
 - Designate Route 301 and Route 52 as a bicycle route, connecting Carmel and Kent.
 - Support the KCAC's paper roads program.
 - Support the KCAC's work to create a recreation trails network in Kent, using the suggested Highlands Trail Extension from the Hudson River to Connecticut.

Policy 2: Other Municipal Services

Emergency Services

- Examine local construction codes to augment fire safety in commercial buildings by requiring sprinklers.

Youth and Senior Citizen Services

- Encourage the development of child and adult day care facilities in Kent.
- Evaluate appropriate bonding mechanisms to finance needed additional municipal facilities, such as the completion of the town hall complex with a senior citizen center.

Infrastructure and Utilities

- Ensure that minimum lot standards in the zoning regulations depend on sewer avoidance: all new lots should be sufficiently large to accommodate septic fields, using the proposed carrying capacity formula.(see Chapters 2.0 and 3.0)
- Construct a new recycling center for the exchange of materials which would reduce solid waste.

Municipal Buildings and Land

- Construct new municipal buildings in energy-efficient ways, using the LEED program, or a comparable standard.
- Prioritize finding land for the construction of a new Town Garage due to environmental concerns at the current site.
- Inventory all small parcels owned by the town to determine which can be returned to the tax rolls.

Capital Budget and Taxing Districts

- Institute a municipal Capital Improvement Plan program.
- Identify areas of town where specialized infrastructure is needed, and establish taxing districts to provide maintenance and improvement. These areas may include fire districts, where provision of firefighting water is critical, and stormwater management districts where the town (and not the homeowners association) maintains the components of the stormwater management infrastructure to ensure lake water quality.

8.0 VISION AND IMPLEMENTATION

8.1 Planning Policies

The first part of the Kent Comprehensive Plan describes the town as it is today – its physical characteristics, population, transportation, commercial areas and potential, housing, and public services and facilities. The plan demonstrates that Kent's natural ruggedness has shaped its character. The town's hilliness, rockiness, reservoirs, lakes, and wetlands combine to create a physically beautiful place to live and work. These features also make new economic and housing development difficult. Throughout the plan, the recommendations have sought to balance the need to increase the tax base to lessen the burden on property owners, most of whom are homeowners, with protection of the natural environment from inappropriate development. The population continues to grow slowly. The in-town job potential is growing even more slowly. Thus, new development will be over the coming years less apparent than the last thirty years. Paradoxically, this puts greater pressure on the Town Board and the Planning Board to ensure that the remaining development be the best possible – properly located, well-designed, and protective of surface and ground water. Commercial properties must also be good neighbors; their appearance should enhance the overall look of Kent from the road.

The Planning Policies presented at the end of each chapter are brought forward here. Taken together they become a decision-making guide for the Town Board, the Planning Board, and all those charged with land planning in Kent. All the recommendations that follow in this final chapter are based on the vision contained in the policies. And as new concerns and opportunities arise in town life, unforeseen by this plan, elected and civic leaders will be able to act knowing that their choices are based on the vision.

The Vision for Kent

Over the next twenty years, Kent will become a better place to live and work as the following actions are taken:

- The town will exercise good stewardship of its surface water and groundwater. Wetlands, lakes, and reservoirs will be protected. Stormwater runoff will be controlled. Steep slopes will be protected from over-development and erosion.
- Town residents will have more local parks, hiking trails, and bicycle routes.
- Kent's rural character will be protected through judicious acquisition of more dedicated open space and improved connections among open space, parks, recreation areas, and hiking trails.
- Kent's historic character will be protected, including structures, sites, stone chambers, and scenic roads.

- New housing development will produce dedicated open space where possible and ensure appropriate development based on soil carrying capacity.
- New economic development will be concentrated in eastern Kent based on updated zoning and will adhere to published design guidelines.
- Kent will prepare and adopt a series of official documents to modernize its land use planning actions: amended zoning and subdivision regulations, a parcel-based zoning map, an official map, a Recreation and Open Space Plan, and an open space map.
- Kent will adopt a Capital Improvement Program, with an initial focus on road maintenance, parks and trail creation, and intersection and infrastructure improvements listed in the Revitalization Study. The intent of the CIP will be to provide public services and infrastructure in good working order and in a fiscally sound manner.

8.2 Future Land Use Plan Map

The Comprehensive Plan guides Kent in its accomplishment of the vision. This plan does not in itself change zoning, fund infrastructure improvements, or assure implementation of plan recommendations. Over the years, Kent has been developed by a myriad of individual and group decisions. This will not change. This plan will guide the town board, those who plan to develop their property, and the various boards that oversee such development. In this way, individual decisions work together to create an overall improvement in the town's character.

The future land use plan presented in this chapter guides future development. It is both a map and accompanying text describing the town's general land use categories and areas of specific recommendations. The plan recognizes the established settlement pattern, natural features, opportunities for new development, and the need to avoid sewer construction. Thus, the future land use plan attempts to reconcile community goals for conservation and development over the next twenty years, with existing land uses, existing zoning, good locations for economic development, and environmental constraints on development. All plan recommendations are synopsized in this final chapter and the major recommendations which can be mapped are shown on the Future Land Use Map. (See Figure 8.1).

The map's purpose is to underpin Kent's official zoning map, other official town maps, and the maps contained within this plan. These maps should be referred to in conjunction with the future land use plan map, in order to understand the potential future development or conservation of a particular lot. The following assumptions apply to the Future Land Use Plan Map:

Land Uses

The plan map is generally consistent with existing development. Dramatic changes in existing land uses are not proposed, as the settlement pattern is generally one that Kent property owners are satisfied with and wish to see continued. Western Kent remains primarily large lot residential with two or three highly constrained areas for commercial development (local convenience shopping). Eastern Kent will remain the town's mixed use area, civic uses, business, schools, and neighborhoods built at varying densities.

The significant zoning changes are found in eastern Kent. The PRD districts are re-mapped for the most part as R-40, the surrounding zoning context. Minimum lot sizes in the former PRD districts could be further increased. The I Industrial District is eliminated in favor of an updated mixed-use district that encourages interchange-centered development of light industry, office, and commercial uses. The R-80 District expands in far eastern Kent to recognize the now prevailing development trend there. The C Commercial District is re-drawn to a smaller area, and will be subject to design guidelines. Not mapped but equally significant are the recommendations to adopt regulations related to carrying capacity on all residential areas and to eliminate the lakefront zoning provision that allows the doubling of density.

Land Use Color. The map uses standard land use colors to show land uses. The lighter shade of each color indicates less development density; as the shade darkens, development density increases. This map is not a substitute for and does not supercede Kent's official zoning map.

- | | | |
|--|------------------|--------|
| • Residential | Three categories | Yellow |
| • Commercial | One category | Red |
| • Industrial, Office, and Commercial Mix | | Purple |
| • Parks and Recreation | | Green |
| • Institutional (government; school) | | Blue |

It should be understood that the residential category does not exclude uses that are typically found embedded in residential areas, such as schools, places of worship, cemeteries, and private foundations or membership clubs. These other uses are normally seen as compatible with dwellings in overwhelmingly residential areas, and even as necessary to the proper functioning of such areas.

Environmental Constraints

There are four major natural resources requiring protection by town government and individuals: New York City's drinking water supply and its watershed, Kent's own groundwater-based drinking water supply, all wetlands, lakes, and ponds, and its hilly areas. Kent controls development that might harm these resources, as does NYCDEP. This plan recommends controls to be added to some of the existing ordinances. The major environmental protection recommendation is the complete avoidance of sewer construction in town and the avoidance of creating situations where failing septic fields

can harm water supplies or other surface water. These recommendations are addressed through the carrying capacity regulations and lakefront zoning.

Rural Character Preservation

Much of Kent's beauty derives from its rural character. While absorbing slow but continued population, housing, and commercial growth, Kent must shape this growth so that its attractiveness remains community-wide, rather than reduced to remnants. Many of the plan recommendations focus on preserving remaining rural, historic, and scenic character. Figure 8.1 shows those proposed hiking trails known at the time of writing. More trails, non-abandoned remnant roads, and dedicated open space are expected to occur. Other actions are anticipated, but are not easy to map: commercial design standards, gateway improvements, improved street tree landscaping along commercial corridors, and open space dedications.

Circulation

Kent's existing circulation network is not expected to change substantially. The existing system of through, collector, and local roads shall be made to function as efficiently and safely as possible. New construction is expected to be limited to local roads serving new subdivisions and intersection improvements. New local roads shall be coordinated with the existing through and collector system, to provide both for the convenient circulation of local traffic and to discourage use by through traffic. New subdivisions should be required to plan for through roads connecting to abutting properties. All safety, speed, and congestion improvements shall be made as necessary and with regard for community appearance and character.

8.3 Recommendations

The following summarizes all recommendations in the plan.

ENVIRONMENTAL PROTECTION

Planning Policy 1: Steep Slope Protection

Establish appropriate development controls to avoid environmental degradation of steep slopes.

Hillside Protection Ordinance. In addition to the existing Steep Slope and Erosion Control Ordinance, the town should further guide potential development and address the visual impact of development on steep slopes. The recommendations are:

- **Hillside Protection Ordinance.** This would limit the percentage of an area which could be disturbed significantly and would regulate the cutting and filling required to place development on hillsides. Such a regulation is particularly important for commercial areas in which large level areas are required for both the building footprint and parking. Finished grades could also be addressed by such a regulation.
- **Ridgeline Protection Ordinance.** This could take the form of a ridge overlay district or ridge zoning ordinance. This would limit or prohibit building on or near a ridgeline.
- **Discount the area of land on any site which is located on steep slopes in the calculation of total developable area.** For example, if only 25-50% of steep slope areas were included in the calculation of developable area, for a property containing 10 acres of steep slopes, only 2.5 – 5 acres would count toward the allowable density of the parcel.

Tree Preservation, Protection and Clearance Ordinance. A draft Tree Protection Ordinance for the Town of Kent has been circulated internally. The recommendation is to strengthen the proposed ordinance to include commercial tree clearance and to require that for commercial clearance a 20-foot buffer of trees should be retained along the boundaries of the site.

Rock Outcroppings. Rock outcroppings are an intrinsic part of Kent's character and contribute significantly to the visual impression one forms while traveling through the town. The town should explore how other similar towns regulate the destruction of rock outcroppings to determine the best practice for Kent.

Planning Policy 2: Groundwater and Surface Water Protection

Groundwater Protection and Management Measures. Kent should implement a Groundwater Management program with a Groundwater Protection Ordinance in line with the recommendations of the Putnam County Groundwater Protection and Utilization Plan. The recommendations for areas with high density usage of individual wells and septic systems are:

- Evaluate both groundwater and surface water resources. Implement a program of well water quality sampling to confirm groundwater potability.
- Prohibit lawn irrigation from groundwater sources.
- Prohibit the filling of pools using any on-site domestic well.
- Protect all well fields by a minimum 100 foot buffer.
- Encourage measures to enhance local recharge, including installation of roof-drain dry wells and in-garden recharge areas, disconnection of drainage conveyances that pass over porous soils, and replacement of paved areas (impervious surfaces) with porous surface grading.
- Distribute educational materials to landowners. These can encourage water conservation techniques and address proper disposal for many household chemicals, discourage chemical lawn uses, and discourage use of septic systems for any compounds other than human wastes.
- Protect the recharge areas at the two existing community water system wells. The primary recharge area of wells completed in bedrock formation (i.e. drilled into soil rock) will include all land within 200 feet of each supply wellfield and all areas up-gradient of the well through which water flows in one year toward the well, and not less than 500 feet up-gradient from the well.
- A permanent source of potable water for the residents of Lake Carmel should be identified and land purchased, so that a community system can be provided and individual wells discontinued.

The recommendations for improved land use review process are:

- Examine the Putnam County Groundwater Plan recommendations regarding the land use review process and implement as appropriate.
- Examine the list of permitted uses and existing allowable development densities for areas not served by central sewage disposal and water supply facilities against those contained in the Groundwater Plan in any revision of the zoning code.

- Adopt regulations with environmentally protective standards that cover three aspects: 1) a soils carrying capacity formula, 2) net buildable area requirement, and 3) septic check-out for lakefront lots.
 - The county's Groundwater Plan includes recommendations for regulating development densities based on the aquifer recharge characteristics of soil hydrology, and for uses that should be regulated by permit in the interests of protecting groundwater quality. Minimum lot sizes should be linked to the capacity of site soils, topography, and wetlands to support one single-family dwelling. Adoption of a carrying capacity formula for determining minimum lot size for new lots might eliminate the need for the existing Environmental Rectangle regulation.
 - The net buildable area requirement would require each new lot to show that sufficient unencumbered land existed on the lot (free of wetlands, wetland buffer, or very steep slopes) so that the household can enjoy use of their site without encroaching on protected areas.
 - The septic check-out regulation is described below under Sewage Disposal.

Sewage Disposal. There are no public sewage systems in Kent at present, and none are likely. Thus the recommendations focus on maintenance of functioning septic fields and protection of surface water.

- Enact a Septic System Ordinance. This should apply to the entire town, but is especially critical in areas around the lakes. The ordinance would have the following components:
 - Require periodic septic tank pumping so as to reduce the risk of septic failure and consequent damage to water resources. In the region, the Town of Lewisboro has a useful model that Kent should consider.
 - Require Septic Check-Out: When a structure is proposed for expansion, the owner would be required to verify the septic field location, the tank would have to be examined, and the site would have to have an area set aside for 100% expansion once the original field fails.
 - Homeowner education.
- Investigate the Massachusetts, Title V program for usefulness to Kent and in particular to the lake communities. This is a septic system program that uses Innovative/Alternative (I/A) on-site systems for existing failed systems. I/A systems are not conventional systems, and can perform better than conventional systems when they are used in compliance with Title V regulations. The program also requires certification upon sale of the structure that the septic system has been inspected and functions.
- Implement the recommendations of the 2002 Princeton Hydro *Water Quality Report for Lake Carmel*.

- Eliminate weeds and eutrophication problems in all waterbodies in Kent.
- Amend the local building code to require low-flow fixtures in new construction and remodeling, throughout the town.

Impervious Surfaces. The recommendations are:

- The Watershed Regulations stipulate that the construction of an impervious surface within 100 feet of a watercourse or wetland, or within 300 feet of a reservoir, reservoir stem or controlled lake, is prohibited, with certain exceptions. The Planning Board needs to be cognizant of these buffers in the assessment of any application.
- Produce and adopt an accurate map of the waterbody and wetland buffers as set down by the Watershed Regulations, with the assistance of NYSDEC, to increase awareness of the regulations.
- Review and revise road standards to incorporate the goal of reducing impervious surfaces.

Wetlands and Soils. The recommendations are:

- Bring the regulating of wetlands into accordance with the town code by the appointment of a Wetlands Inspector and Conservation Commission.
- Revise the town code, Chapter 39A relating to Freshwater Wetlands in order that only one authority is responsible for the issuance of permits.
- Identify the wetlands that promote aquifer recharge and ensure their protection under law.
- Appoint an Environmental Code Inspector to proactively endeavor to anticipate and forestall violations of the town's environmental laws.

Stormwater Management. The recommendations are:

- Minimize the area of impervious surfaces in recreation and open space areas. Within subdivisions, open areas should be designed to serve as filters, buffers, swales, wet and dry ponds and detention and retention areas. Public open areas such as parks and playgrounds can be designed to filter polluted runoff from adjacent impervious areas.
- Implement stormwater management processes to limit peak runoff flows and to limit turbidity discharges.

- Implement the Stormwater Management Program by 2008. There should be particular attention paid to erosion and sedimentation controls, and phosphorus restrictions. Adopt a homeowner education program as part of the overall program.
- Create standards for retrofitting existing commercial properties so that they as they come forward for expansion or other development activities, the Planning Board can use site plan approval to ensure that economic development and surface water protection is achieved.

Planning Policy 3: Impact of Other Towns' Development

Kent and its neighboring towns continue to experience development pressure. Development in neighboring towns along Kent's border can have potentially negative effects on Kent, in terms of both visual character and environmental quality. Where development on the town's border is expected to have an impact on the town, the town's Planning Board should insist on being a co-lead agency under SEQRA.

- Apply to be a co-lead agency under SEQRA for any development on Kent's border which is expected to have an impact on the town.

Planning Policy 4: Code Compliance

Kent uses a traditional enforcement model for violations of its codes. The town should consider augmenting this approach with enforcement that encourages compliance. The traditional method assesses fines for violations, and relies on the court system and judges to compel compliance. For small infractions, the town could issue a remedy order (such as for raked leaves dumped in a wetland). This would be followed by a ticket, a small fine, and a date by which the violation must be remedied. If the violation remained, then the fine would be increased.

Planning Policy 5: Natural Resource Inventory

Kent should pursue a grant for preparing a Natural Resource Inventory of the town's habitats and species. The data should be incorporated into a GIS layer, and used for open space and subdivision planning.

Policy 6: "Green building" design

- "Green building" design and green site design techniques, such as that outlined in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System should be encouraged for all residential, commercial and municipal building activities (including renovation construction). Under the LEED program energy ratings are given to the specific building and site design criteria in order to minimize the removal of natural vegetation and site grading, take advantage of solar power for heating, and encourage the use of construction materials that minimize energy usage.

OPEN SPACE

Planning Policy 1: Cooperation with County and Regional Efforts

- Coordinate with County officials in the Greenways Program and in any updating of the 1988 Putnam County Comprehensive Open Space Plan.
- Coordinate with the Hudson River Valley Greenway to develop a greenway program in Kent.

Planning Policy 2: Open Space Inventory

- Create an Open Space Committee charged with identifying land with open space potential, and prioritizing open space dedications.

Planning Policy 3: Subdivision Regulations Update

- Amend the subdivision regulations to create Conservation Residential Subdivisions (CRDs), aimed at preserving meaningful open space.
- Standards for the layout of open space subdivisions (conservation residential subdivisions, CRDs) should draw upon the planning process developed by Randall Arendt and the National Lands Trust.
- Discuss acceptance, ownership and/or management (stewardship) of dedicated open space and conservation easements with a third party, such as Putnam County Land Trust.
- Investigate the sunseting (expiration) of existing site plan approvals and subdivision plats if unbuilt, so that they can be brought up to the modern code before construction begins.

Planning Policy 4: Biodiversity Study as Planning Tool

- During SEQR for site plan or subdivisions, the Scoping Session should require a site-specific biodiversity analysis as part of the environmental impact analysis. The applicant should use the Hudsonia project and relevant DEC standards as the basis for the site-specific analysis.
- The Planning Board would assess the offer of dedicated open space (from site plans or subdivisions) against the value of the land as demonstrated in the biodiversity study,

the ecology of the larger landscape (land outside the site that supports the species in question), and town goals of preservation of habitat and connectivity.

- All biodiversity data gathered as part of development applications should be entered into a town-wide GIS database.

HISTORIC AND SCENIC ASSETS

Planning Policy 1: Historic Structures Protection

- Compile a complete historic structures survey in cooperation with the Kent Conservation Advisory Committee, the Kent Historical Society and the Putnam County Historical Society.
- Support the Kent Historical Society and Kent Conservation Advisory Committee in their efforts to develop and protect the town's scenic and cultural resources.

Planning Policy 2: Stone Walls and Stone Chambers

- The Planning Board should make every effort to ensure that stone walls and stone chambers these are preserved when reviewing site plan and subdivision applications, by 1) requiring applications to show the location of stone walls on plans, 2) limiting the number of driveway cuts and 3) by drawing lot lines to correspond to stone walls.
- The town highway department should avoid 1) widening roads where there are stone walls, 2) undercutting walls during road cleaning and scraping, 3) widening drainage ditches, or 4) removing stones that fall into the road.
- If a wall falls down in a town right-of-way, road crews should leave the stones on the property near the wall remains.
- Consider requiring a permit for rebuilding or removing existing stone walls or building new stone walls along roadways and along the perimeter of a property. The review process should include setback and height requirements that would make new or rebuilt walls conform to historic precedents.
- The Planning Board could ask the KCAC for input during site plan and subdivision reviews. If a proposed development site has a stone chamber, the Planning Board can then work with the applicant to keep it intact.

Planning Policy 3: Scenic Byways

- Involve the Kent Conservation Advisory Committee as an advisory review board for potential scenic road designations.
- Enact a scenic road preservation law recognizing the special character of these roads and accepting lower design standards.
- Implement traffic calming techniques to discourage vehicular traffic yet encourage pedestrian and bicycle use.

- Ensure that design and maintenance standards are in place, particularly in relation to stormwater management on dirt roads. Refer to such guidelines as *Recommended Practices Manual: A Guideline for Maintenance and Service of Unpaved Roads* which is available on the Environmental Protection Agency (EPA) website and *The Massachusetts Unpaved Roads Best Management Practices Manual*.
- Ensure that safety standards are in place. For example, speed limits should be lowered for potentially dusty and bumpy roads, and special signs should be erected alerting drivers to the scenic road and lower speed.

Planning Policy 4: Historic, Paper, and Non-abandoned Remnant Roads.

- Legally resolve encroachments on non-abandoned remnant and paper roads to ensure the town's clear ownership of these roadways.
- Incorporate the results of KCAC's non-abandoned remnant roads and paper roads survey on the official town map or open space map. This will ensure that site plan and subdivision applications before the Planning Board and all road improvements undertaken by the town government conform to the preservation goal.

Planning Policy 5: Gateway and Corridor Beautification

- The Town Board should finish and adopt the Route 52 Corridor Plan.
- Incorporate into the municipal capital budget recommended major improvements, such as the intersection and infrastructure improvements.

TRANSPORTATION

Planning Policy 1: Municipal Focus on Long-Range Planning

- Develop a Capital Improvements Program for the timely improvement of local roads.
- Adopt an official town map that shows all roads, and any proposed roads. Augment the map as needed with all parks and open space parcels, and any proposed acquisitions.
- Adopt an access management plan for Route 52 to limit the construction of new curb cuts (driveways) and require curb cut consolidation and access between adjacent parking lots.
- When new subdivisions are proposed, the Planning Board should require road connections between and within subdivisions where possible. Shared driveways and flag lots should be discouraged.

Planning Policy 2: Road and Intersection Safety

- Work with the State to improve the capacity of major intersections such as Route 301 and the Taconic State Parkway and Route 52 and Route 311.
- Identify and correct sources of vehicle conflict, to reduce the number and severity of accidents.

ECONOMIC DEVELOPMENT

Planning Policy 1: Zoning Code Updates

- Implement recommendations from the 2006 zoning study, as updated in this plan:
 - Create the new IOC district, repurposing and redrawing the I Industrial district.
 - Remap the C Commercial district.
 - Eliminate the PRD Planned Residential Development district.
 - Create a mixed-use overlay district.
 - Create a Towner's Road overlay district
- Prepare a GEIS for the economic development areas.
- Adopt design guidelines for new and expanded commercial development along Kent's major arterial roadways such as Route 52 and throughout all commercial areas in the town, including Towner's Road.
- Leave the C district in place as mapped at the intersection of Route 301 and Richardsville Road.
- If requested, the Town Board should favorably consider creating a new C district near the firehouse on Route 301, as part of a large residential subdivision application.
- Remap the C district at the intersection of Farmers Mills Road and Route 301 to just the northwest quadrant.

Planning Policy 2: Municipal Focus on Business Recruitment and Expansion

- Create a capital budget, to include gateway, infrastructure, and roadway improvement recommendations in the Revitalization Study.
- Use the time-limited tax-payment period negotiated with NYCDEP to determine and implement effective measures to enhance Kent's tax base. Aim to diversify the tax base by attracting consumer goods and services, office buildings, and light industry.
- Develop an economic development advisory committee to act as an advocate and recruiter for economic expansion in the Town and to work with the county to implement an economic development program.
- Attract tourism to historic, natural, and cultural sites.
 - Allow bed and breakfasts.
 - Encourage the state to maintain the two state parks, Fahnestock and Wonder Lake, at high quality.

- Implement the hiking and bicycle route recommendations in Chapter 7.0 to attract more tourism and recreation visitors to Kent.

HOUSING DEVELOPMENT and RESIDENTIAL ZONING

Planning Policy 1: Zoning Code Update

Throughout the plan, there are recommendations that would affect the zoning code regulation of housing development. These are:

- Leave the residential district base zoning as is.
- Create a mixed-use overlay district for residential districts, applicable to parcels with existing limited commercial uses that would allow some expansion of the commercial activity.
- Amend the subdivision regulations to create a CRD Conservation Residential Subdivision district, requiring a maximum set-aside of 20 percent of the lot area as open space.
- Eliminate the PRD district, with the exception of the Fairways, Sparrow Ridge, and Kent Manor subdivisions. The PRD zoning would be maintained for the Fairways and the Sparrow Ridge subdivisions because they are largely built-out in accordance with approved PRD plans. The PRD zoning for Kent Manor would be maintained due to on-going litigation.
- Adopt regulations related to soils carrying capacity for all residential districts to determine actual lot sizes in all new subdivisions.
- Study the creation of family-compound subdivision regulations that would permit under certain limited circumstances more than one primary residential structure on an undivided lot.
- Amend the home-based businesses section of the zoning code for greater flexibility and more stringent renewal and inspection requirements.
- Inventory remaining vacant and underbuilt lots with lake frontage that are currently permitted to double their density, to determine if a decrease in allowed density is necessary. This would entail increasing the minimum lot size for lakefront lots to conform to the base zoning.
- Provide information to property owners and local builders, about “green” building (energy- efficient) building practices. Encourage the use of LEED design for all residential, commercial, and municipal building activities (Refer to Policy 6 in Chapter 2 for more detail.)

Planning Policy 2: Housing for Senior Citizens and the Workforce

The decreasing numbers of school-aged children and the increasing numbers of retirees is likely to continue. The increase in the retiree population has implications for housing needs, particularly affordable or lower cost housing, since retirees are more likely to live on fixed incomes, begin to have greater medical costs, and live in poverty or have significantly lower household incomes. Finding local affordable housing is a problem for many Kent homeowners as well, especially those at the lower end of the income scale.

- Prepare a Housing Need Study to determine affordable housing need and best methods for producing lower cost housing, given Kent's environmental and regulatory constraints.
- Amend the accessory units ordinance to allow more such units where environmentally feasible.

PUBLIC SERVICES AND FACILITIES

Planning Policy 1: Recreation

The recommendations are:

- Prepare a long-range (20-year) recreation plan. At minimum, the plan should cover active and passive recreation, and indoor and outdoor facilities and programs. Plan recommendations should be part of the town's capital budget. An expansive version of the recreation plan would consider parks, other trails and recreation paths, non-abandoned remnant roads and paper roads, open space, and street trees.
- The Conservation Committee could be charged with the creation of a natural resource inventory map and an Open Space committee could be created by the Town Board and charged with the development of the open space map. The natural resource inventory and open space maps should be created in GIS format. This information would identify and prioritize future passive and active recreational areas of the town. Funding and planning mechanisms could be created to provide recreational staff support and equipment. The Town of Kent Land Trust could be created to actively pursue properties prioritized for recreational purpose and funding mechanisms such as grants and partnerships to acquire these parcels.
- Evaluate appropriate bonding mechanisms to finance needed additional municipal facilities, such as an indoor recreation center.
- Work with the Carmel Central School District to implement expansion plans for their facilities for recreational purposes, as a short-term measure to provide necessary recreation.
- Establish a Recreation Director with professional staff as part of an enhanced Recreation Department.
- Minimize reliance on tax revenues for the financing of public facilities. Encourage the use of public-private financing mechanisms for expansion of public facilities.
- Enhance the town's pedestrian and bicycle trail:
 - Implement the Kent portions of the county Greenway system.
 - Designate Route 301 and Route 52 as a bicycle route, connecting Carmel and Kent.
 - Support the KCAC's paper roads program.
 - Support the KCAC's work to create a recreation trails network in Kent, using the suggested Highlands Trail Extension from from the Hudson River to Connecticut.
- Use Integrated Pest Management on town recreation fields and lawns.

Planning Policy 2: Other Municipal Services

Emergency Services

- Examine local construction codes to augment fire safety in commercial buildings by requiring sprinklers.

Youth and Senior Citizen Services

- Encourage the development of child and adult day care facilities in Kent.
- Evaluate appropriate bonding mechanisms to finance needed additional municipal facilities, such as the completion of the town hall complex with a senior citizen center.

Infrastructure and Utilities

- Ensure that minimum lot standards in the zoning regulations depend on sewer avoidance: all new lots should be sufficiently large to accommodate septic fields, using the proposed carrying capacity formula overlay district.
- Construct a new recycling center for the exchange of materials which would reduce solid waste.

Municipal Buildings and Land

- Construct new municipal buildings in energy-efficient ways, using the LEED program, or a comparable standard.
- Prioritize finding land for the construction of a new Town Garage due to environmental concerns at the current site.
- Inventory all small parcels owned by the town to determine which can be returned to the tax rolls.

Planning Policy 3: Capital Budget and Taxing Districts

- Institute a municipal Capital Improvement Plan program.
- Identify areas of town where specialized infrastructure is needed, and establish taxing districts to provide maintenance and improvement. These areas may include fire districts, where provision of firefighting water is critical, and stormwater management districts where the town (and not the homeowners association) maintains the components of the stormwater management infrastructure to ensure lake water quality.

8.4 Plan Implementation

A necessary first step in putting the Comprehensive Plan to work for Kent is its adoption as official town policy by the Town Board. Once adopted, there are five standard methods that New York municipalities use to ensure that the comprehensive plan is realized. The plan will largely be implemented through changes to land use controls, necessary capital improvements, cooperation with other government agencies or departments, continuing planning, and private development.

Land Use Controls

This plan recommends improvements to Kent's existing land use controls. Development controls give a comprehensive plan its teeth. The adopted plan is a firm foundation supporting specific provisions of the regulations. It is not desirable or possible to regulate completely all aspects of land development. However, the creation and strengthening of land use controls – such as zoning, site plan and subdivision review, and environmental protection ordinances are necessary. A balance must be made between maintaining flexibility and initiative for the property owner and sustaining the public interest in land development that furthers public goals.

Capital Programming

The ways in which and the places where Kent spends public revenue in the public interest, and the standards to which these improvements are built, have a large effect on the town's character and future development. Kent's greatest public improvement tends to be focused on its roads. This should be expanded to cover stormwater management actions, lake protection, parks, recreation, and senior citizen facilities, open space acquisition, and gateway and intersection improvements.

Kent should evaluate capital improvement plans in light of this plan's recommendations. The capital budget program is a systematic scheduling over a (typically) five year period and projection of various necessary public works and land acquisitions. The process of preparing a capital program, the resulting document, and, of course, the improvements themselves are important tools in implementing the comprehensive plan. Each year, the capital and budget program is revised if priorities or conditions have changed and funds are dedicated for the next fiscal year, with the capital program extended into that year. In this way, the multi-year time period is a rolling period, with new projects coming on line as others earlier in the cycle reach completion.

Such a program is indispensable for a sustained capital improvement effort. It allows for a continuous update on municipal needs without allowing the revision process to stall the improvement planning and scheduling. In this way, Kent knows its capital commitments for five years into the future and can plan the financing in an orderly way. It also stabilizes the rate structure by spreading improvement costs systematically over a period of years.

Cooperation with Other Government Agencies and Departments

Kent has two state highways and several county routes running through the town. When possible, the town should work with the state and county to improve safety and efficiency. With regard to groundwater and surface water protection, Kent's partners are the county and New York City. Cooperation among these entities will help the town to protect its water resources and residents' quality of life.

Continuing Planning

Some of the plan's recommendations are preliminary: they require that Kent study a problem and its solutions in depth before a final recommendation can be pursued. This plan cannot anticipate all new needs for continuing planning; Kent can expect that new problems or opportunities will arise during the next ten years before the comprehensive plan is updated. The Town Board, the Planning Board, the town's other boards and advisory groups, and its informed and active citizens will ensure that planning for Kent continues.

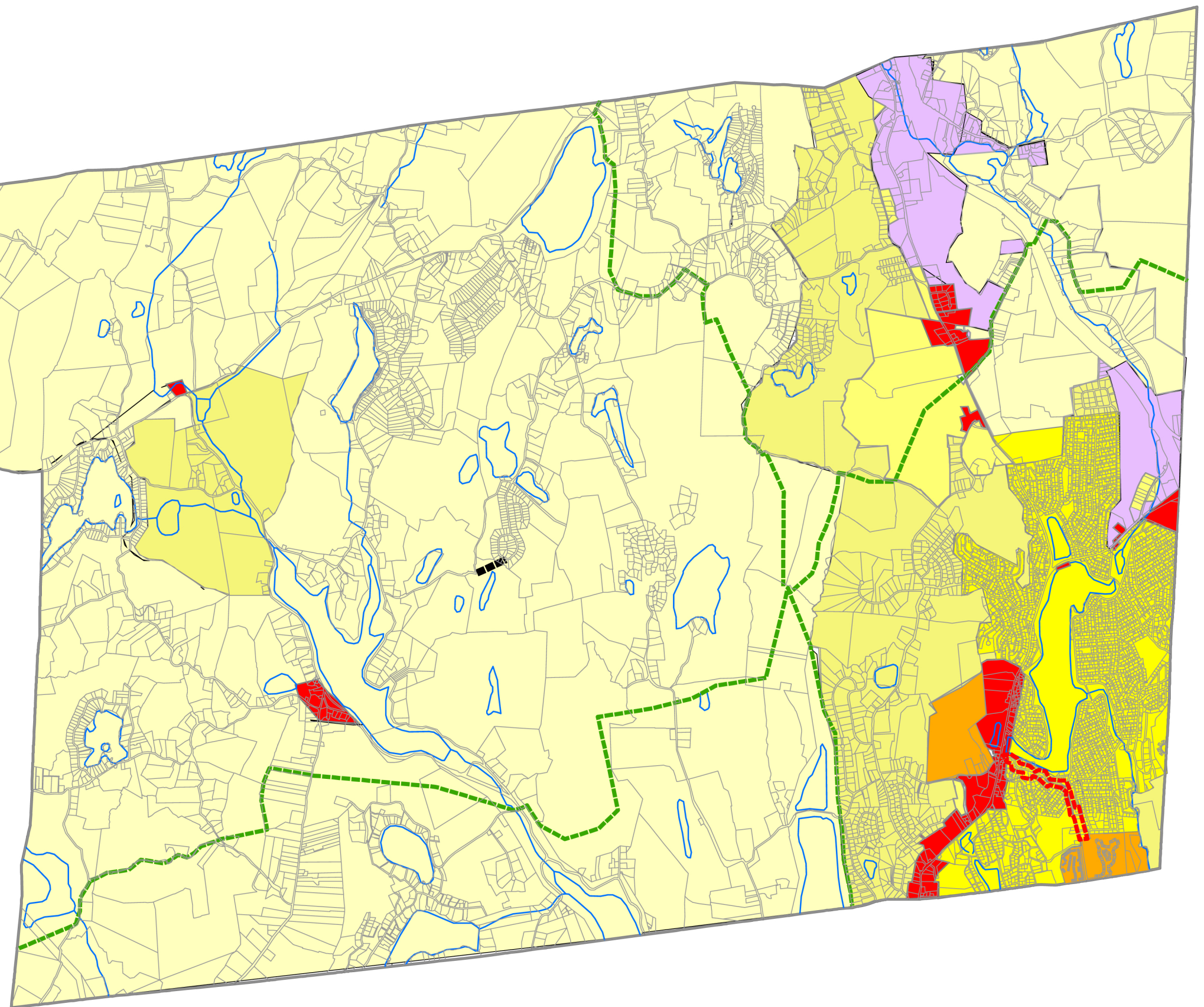
Town Law §272-a(10) provides that the Town Board must include in the comprehensive plan the maximum intervals at which the plan should be reviewed. Kent will endeavor to review and update its adopted plan every ten years.

Private Development

Kent's comprehensive plans have correctly assumed that the great bulk of development in Kent has been and will continue to be carried out by private individuals and organizations. Therefore, it is private action that is the most important element in developing the community, guided and regulated by the town. The comprehensive plan, zoning and subdivision regulations, environmental protection controls, and the town offices which administer these regulations, cannot compel development of a particular site for a particular use. However, the plan can provide an orderly framework for private development and related municipal service facilities. The plan therefore helps private enterprise in determining the right type of development and the proper place for it. Where there is a good town plan, and it is followed on a continuing basis, private enterprise has a more reliable foundation upon which to plan and build. This not only encourages good development, but also helps to accomplish some of the specific recommendations of Kent's comprehensive plan.

Legend

- R-80 (Single Family Residential)
- R-40 (Single Family Residential)
- R-10 (Single Family Residential)
- PRD (Planned Residential Development)
- C (Commercial)
- IOC (Industrial Office Commercial District)
- Towner's Road Overlay
- Proposed Hiking Trails
- Future Road or Segment



APPENDIX A

Historic Sites, Town of Kent

**Marked Historic Sites
Town of Kent
Draft Compilation Prepared in 2006 for the Kent Historical Society by Tom Maxson**

Town & County Line	Route 52, Dutchess County Line
Sybil Ludington' Ride	Route 52 near Ludington Mill Site
Town & County Line	White Pond Rd
Parade Ground	Corner of Rte 52 & Ludingtonville Rd
Ludington's March	Corner of Drew Rd & Ludingtonville Rd
Ludington's March	Corner of Mooney Hill Rd & Ludingtonville Rd
Sybil Ludington's Ride	Corner of Route 52 & N. Horsepound Rd
Union Cemetery	Route 301
Daniel Nimham	Route 301, adjacent to Kent Cliffs Firehouse
Sybil Ludington's Ride	Corner of Rte 301 & Peekskill Hollow Rd
Solomon Hopkins Farm	Rte 301, West of Causeway, Across from Reservoir
Wappinger Memorial	Gipsy Trail Rd, N. of Nichols St

**Unmarked Historic Sites
Town of Kent
Draft Compilation Prepared in 2006 for the Kent Historical Society by Tom Maxson**

Birch Farm	Mooney Hill Rd, W. of Patterson Town Line
Edwin Cole Farm	Mooney Hill Rd, W. of Birch Farm
Freeman & Ferris Sprague House & Farm	Cor of Mooney Hill & Denton Lake Rd
William Brown House	Mooney Hill Rd
Stephen Decatur Brown House/Chamber	Mooney Hill Rd
Second Kent Baptist Church Parsonage	Cor Ludingtonville Rd & Mooney Hill Rd
Drew/Merritt Pond Mills Site/Chamber	Ludingtonville Road, S. of Mooney Hill Rd
Old Bowen Road Bridge	Ludingtonville Road, S. of Mooney Hill Rd
Lewis/Sprague House	Ludingtonville Road, S. of Bowen Rd.
Ludington Mill Site	Rt 52, North of Ludingtonville Rd
Griffeth General Store & PO Site	Off of Ludingtonville Rd
Ballard Cemetery/Native American Burial Grnd	N. Horsepound Rd
Second Kent Baptist Church/Cemetery	N. Horsepound Rd
James Robinson Farm Site	Cor of N. Horsepound & Church Hill Rd
Disbrow Burial Ground	Church Hill Rd & Peckslip Rd
Nelson Kent Home Site	N. Horsepound Road
David Kent Residence	Cor of N. Horsepound & Farmers Mills Rd (Cutillo's)
Gouverneur House	Cor of Farmers Mills & Church Hill Rd
Elijah Wixon House & Farm	Church Hill Rd
Patent House-Lot No. 6	Farmers Mills Rd, W. of Kent Shore Dr

Robinsontown Schoolhouse Site	NE Cor of Old Schrade Rd & Farmers Mills Rd
Patent House-Lot No. 5	Farmers Mills Road, W. of Schrade Rd
William Mead Farm/Veteran's Plaque	Farmers Mills Rd, East of Gipsy Trail Rd
Rev. Judson Dykeman House	Farmers Mills Road, W. of Gipsy Trail
Russell - Mead Cemetery	Off of Farmers Mills Rd, East of Church
White Pond Outlet Sluice	Farmers Mills Rd & Milltown Rd
Kent and Fishkill Baptist Church/Cemetery	Cor of Farmers Mills Rd & Milltown Rd
Elgin Butter & Cheese Factory	Farmers Mills Rd, West of Church
Kent and Fishkill Baptist Church Parsonage	Farmers Mills Rd, Next to Schoolhouse
Kent Schoolhouse No. 3	Farmers Mills Rd, Next to Parsonage
Mead Store Site	Nimham Rd
Grange Hall Site	Nimham Rd
Parker Farm/Mills/Cemetery Site	Off of Nimham Rd
Smalley Cemetery	Farmers Mills Rd, West of Dean Rd
Schoolhouse No. 3 Original Site	Dean Road
Mead Corners/Farm/Chamber	Cor of Farmers Mills, Miller Hill, Rte 301
Knapp Family Burial Ground	Off of Miller Hill Road
Last Nochpeem Village in Putnam County	Off of Rte 301, near Sagamore Lake
Halstead Cemetery	Rte 301, NW of Kent Cliffs Firehouse
Wayside Inn	Rte 301
Judge Rosenman Home	Cole Shears Rd
Mrs. Smalley & Sons Site/Clear Pool Camp	Clear Pool Rd

Kent Cliffs Baptist Church & Cemetery	Off of Rte 301, W. of Peekskill Hollow Rd
Kent Cliffs General Store	Rte 301, W. of Peekskill Hollow Rd
Ebenezer Boyd House	Cor of Peekskill Hollow Rd & Rte 301
Kent Cliffs School Site	Peekskill Hollow Rd
Bailey Cemetery	Peekskill Hollow Rd
Mildred Bailey Site	Gordon Rd
Dr. Gordon Site	Gordon Rd
Williams Burial Plot	Richardsville Rd
Boyd Reservoir & Dam	Rte 301, W. of East Boyds Rd
John Hayes House	Cor of Rte 301 & East Boyds Rd
Coles Mills Site	Rte 301, under reservoir
Site of Nichols Street Schoolhouse	Cor of Nichols St & Horsepound Rd
Lewis Nichols House	Nichols St, W. of Causeway
Northrop Farm Tenant House/Chamber	Nichols St., Next to Lewis Nichols House
William D. Northrop House	S. Cor of Gipsy Trail Rd & Nichols Rd
County Farm	Gipsy Trail Rd, N. of Nichols St
William A. Northrop Tenant House	Gipsy Trail Road, S. of Mt. Nimham Ct.
Brown's Quarry	Gipsy Trail Road, S. of Mt. Nimham Ct.
Stephen Townsend Farm	Cor of Mt. Nimham Ct & Coles Mills Rd
Russell Farm Site	Coles Mills Road
Brown/Dean Farm Site/Chamber	Mt. Nimham Ct., Next to Townsend Site
Mt. Nimham Fire Tower	Top of Mt. Nimham
"Brown's Silver Mine"	Off Gipsy Trail Road, N. of Mt. Nimham Ct.

Isaac Smalley/Moseman Light Home Site	Cor of Gipsy Trail Rd & Maynard Rd
Somerville Mansion	Gipsy Trail Rd, N. of Clubhouse
Gilbert Mead House	Gipsy Trail Rd, N. of Clubhouse
Moses Mead Farm	Gipsy Trail Rd, S. of Smalley Corners Rd
John Spencer House	Cor of Gipsy Trail & Smalley Corners Rd
Ed Brown Farm Site	Smalley Corners Rd
Isaac Smalley Sr. Farm Site	Cor of Smalley Corners & Beach/Maynard Rd
Native Tomb & Campsite	Off of Schrade Road
Patent Wall Separating Lot 5 & Lot 6	Schrade Rd
Coleman & Watson Robinson Home Site	Schrade Rd
Rev. Nathaniel Robinson Home Site	Schrade Rd
Whang Farm/Caldwell House	Beginning of Whangtown Rd
Warren Sprague House	Whangtown Rd
Ladue Sprague House & Farm	Whangtown Rd
Lewis Mead/Morris Mead/Charles Patrick Farm	Old Whang Hollow Rd
Brown/Barrett/Mead Farm Site/Chambers	Old Washington Rd
Comeskey/Kent Farm Site/Chamber	Old Washington Rd
Edwin Cole/Harry Caldwell Farm Site	Old Washington Rd
Hawk Rock	East of Pine Pond
Kent Farm Site	Route 52 & Farmers Mills Rd
Townsend Farm, Ridge & Schoolhouse No. 5	Route 52, South of Schools
Winter Garden Farm	Route 52, North of Horsepound Rd
Samuel A. Townsend House	Cor of Horsepound Rd & Muscarella Ct

Henry Townsend House/Chamber	Horsepound Rd, N. of Leaside Dr
Mrs. William Caldwell House	Cor of Horsepound Rd & Leaside Dr
James Cole Farm Site/Chamber	Cor of Horsepound Rd & Barrett Hill Rd
T. Hazen/Hunt Farm Site	Cor of Horsepound Rd & Nichols St
Hemlock Ledge Native Burial Ground	Off of Nichols Street

APPENDIX B

Stone Chambers of Kent

[illegible]