

Approved: January 9, 2020

Minutes
Town of Kent Planning Board Meeting
December 12, 2019
FINAL DECEMBER MINUTES

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

In attendance were the following Planning Board members:

Phil Tolmach, Chairman
Dennis Lowes, Vice Chairman
Simon Carey
Charles Sisto
Stephen Wilhelm

Absent:

Giancarlo Gattucci
Nisim Sachakov

Others in Attendance:

Liz Axelson, Planner
Bruce Barber, Environmental Consultant
Julie Mangarillo, Engineer Consultant
Bill Walters, Kent Building Inspector

• **Approve Planning Board Minutes from November 14, 2019**

Mr. Tolmach asked for a motion to approve the minutes from the November 14, 2019 meeting. The motion was made by Mr. Lowes and seconded by Mr. Wilhelm. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **Putnam Nursing & Rehabilitation Center. 404 Ludingtonville Road, Holmes, NY; TM: 12.-3-40 & 41**

This was a continuation of a Public Hearing, which was adjourned at the November meeting.

Mr. David Schlosser represented the applicants. Mr. Schlosser advised the Planning Board that he had spoken to the Kent Highway Supervisor, Mr. Othmer, and was told that Ludingtonville Road is not maintained by the Kent Highway Department, but said that he did support this project. Mr. Schlosser said that responses to all of the consultants' comments had been submitted. He felt that the only outstanding issue was the easement and the applicant's attorney is working with the Planning Board attorney to resolve that issue.

Mr. Tolmach asked for a motion to re-open the Public Hearing. The motion was made by Mr. Carey and seconded by Mr. Sisto. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Barber's Comments (memo attached)

Mr. Barber said that Mr. Schlosser had responded to his comments. The applicant plans on cutting trees during the winter months by hand using a chain saw to comply with the bat cutting restrictions. Concerns about erosion controls have been resolved. Amended planting plans were submitted and are reflected in the new plans. The only outstanding items pertains to NYSDEC Article 24 permit, which will not be released until the Planning Board makes a determination of environmental significance.

Ms. Mangarillo's Comments (memo attached)

The majority of her comments were addressed. Bond Estimates were submitted and Ms. Mangarillo revised the estimate (as shown on the attachment). The Bond Estimate was as follows:

Erosion Control Bond	- \$ 15,000
Wetland Mitigation & landscaping	- \$ 40,000
Stormwater Facilities Bond	- \$ 70,000

Total Amount - **\$125,000**

Ms. Axelson's Comments (memo attached)

Ms. Axelson had few remaining comments. A draft Full EAF Part 2 was distributed to the Planning Board prior to the meeting. A draft Resolution was also distributed prior to the meeting (attached).

Mr. Tolmach asked for a motion to close the Public Hearing and adopt the Resolution. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach asked for a motion to forward the bonds to the Town Board for their approval as noted by Ms. Mangarillo as follows:

Erosion Control Bond - \$ 15,000

The motion was made by Mr. Carey and seconded by Mr. Wilhelm. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Stormwater Facilities Bond - \$ 70,000

The motion was made by Mr. Carey and seconded by Mr. Sisto. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Wetland Mitigation & landscaping- \$ 40,000

The motion was made by Mr. Carey and seconded by Mr. Wilhelm. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

The motion was made by Mr. Carey and seconded by Mr. Wilhelm. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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

- Planning Board Organizational Meeting for 2020 Discussion

The Planning Board voted to reappoint Phillip Tolmach as Chairma of the Planning Board; Dennis Lowes as Vice Chairman; and to reappoint Giancarlo Gattucci to serve on the Planning Board – his new term will begin January 1, 2020 and expire on December 31, 2026. The Board recommended forward-ing this information to the Town Board for their approval.

- Kent Self Storage Erosion Control Plan Stats Report
Route 311, Kent, NY
TM: 22.-2-17

This project was approved at the November meeting.

**Town of Kent Planning Board Minutes
December 12, 2019**

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|---|--------------|----------------------|
| <ul style="list-style-type: none"> • Route 52 Development/
Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52 | <p>SEQRA</p> | <p>Status Report</p> |
|---|--------------|----------------------|

Awaiting a revised submittal and a Draft Environmental Impact Statement (DEIS).

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| <ul style="list-style-type: none"> • Rodriguez Property
104 Smalley Corners Road, Kent, NY
TM: 21.-1-10 | <p>Sub-Division</p> | <p>Status Report</p> |
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Waiting for a new submittal.

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| <ul style="list-style-type: none"> • Raneri Property
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3t | <p>Erosion Control Plan/</p> | <p>Status Report</p> |
|--|------------------------------|----------------------|

Waiting for a re-submittal and escrow.

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|---|-----------------------------|----------------------|
| <ul style="list-style-type: none"> • Kent Development/Hilltop Estates
Timber Harvest
Peckslip Road, Kent, NY
TM: 12.-1-38 & 42 | <p>Erosion Control Plan</p> | <p>Status Report</p> |
|---|-----------------------------|----------------------|

Waiting for additional material and escrow.

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| <ul style="list-style-type: none"> • Gierer (Cargain) Property
43 Marie Road, Kent, NY 10512
TM: 22.-1-42 | <p>Erosion Control Plan/
Bond Recommendation</p> | <p>Status Report</p> |
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The applicant wants to withdraw application; waiting for notification in writing of withdrawal.

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| <ul style="list-style-type: none"> • Kent Materials
NYS Rte. 52, Kent, NY
TM: 12.-1-44 | <p>Request to Release Bond</p> | <p>Status Report</p> |
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Waiting for additional material and escrow.

**Town of Kent Planning Board Minutes
December 12, 2019**

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| • Fregosi/Marinelli Property
Miller Hill Road, Kent, NY
TM: 10.-1-17 | Erosion Control Plan | Status Report |
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A re-submittal is due.

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|---|---------------------------|---------------|
| • Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 | Erosion Control Plan/Bond | Status Report |
|---|---------------------------|---------------|

A bond estimate is due for this project..

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| • O'Mara
Lhasa Ct., Kent, NY
TM: 31.9-1-6 | Erosion Control Plan | Status Report |
|---|----------------------|---------------|

Planning Board Chairman signed the applicant's drawings and the Planning Board is done with this project and it has been forwarded to the Building Department.

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| • DiSanza Property
381 Ludingtonville Rd., Holmes, NY
TM: 12.-3-63 & 64 | Erosion Control Plan/
Wetland Permit | Status Report |
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This matter is still pending and escrow is needed. .

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| • Cabrera Property
126 Hortontown Road, Kent, NY
TM: 19.-1-35 | Erosion Control Plan | Status Report |
|---|----------------------|---------------|

A re-submittal is due.

Mr. Tolmach thanked the Planning Board consultants, Secretary, Bill Walters and the videographer for their hard work throughout the year.

**Town of Kent Planning Board Minutes
December 12, 2019**

Mr. Tolmach asked for a motion to close the December meeting at 08:00, The motion was made Mr. Lowes and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

DECEMBER 2019
KENT PLANNING BOARD AGENDA

Workshop: December 05, 2019 (Thursday, 7:30 PM) CANCELLED

Meeting: December 12, 2019 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from October 2019
 - Putnam Nursing & Rehabilitation Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41
 - Erosion Control/Site Plan/
Wetland Permit/Bond Estimate
Public Hearing (Continued)
 - Review
- Permit Applications Review (Applicants attendance not required/Workshop Discussion):
- Planning Board Organizational Meeting for 2020
 - Discussion
 - Kent Self Storage
Kent, NY
TM: 22.-2-17
 - Site Plan/Erosion Control/
Wetland Permit
 - Status Report
 - Route 52 Development/Peder Scott
Route 52, Kent, NY
TM: 12.-1-52
 - SEQRA
 - Status Report
 - Rodriguez
104 Smalley Corners Rd., Kent, NY
TM: 21.-1-10
 - Sub-Division
 - Status Report
 - Raneri Property
Hillside Paper Rd., Kent, NY
TM: 44.24-1-3
 - Erosion Control Plan
 - Status Report
 - Kent Development /Hilltop Estates
Timber Harvest
Peckslip Rd., Kent, NY
TM: 12.-1-38 & 42
 - Erosion Control
 - Status Report
 - Gierer (Cargain) Property
43 Marie Road, Kent, NY 10512
TM: 22.-1-42
 - Erosion Control Plan/
Bond Recommendation
Withdrawal pending
 - Status Report
 - Kent Materials
NYS Rte. 52, Kent, NY
TM: 12.-1-44
 - Request to Release Bond
 - Status Report
 - Fregosi Marinelli Property
Miller Hill Road, Kent, NY
TM: 10.-1-17
 - Erosion Control Plan
 - Status Report

**Town of Kent Planning Board Minutes
December 12, 2019**

- | | | |
|---|---|---------------|
| <ul style="list-style-type: none">• Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 | Erosion Control Plan/Bond | Status Report |
| <ul style="list-style-type: none">• O'Mara
Lhasa Ct., Kent, NY
TM: 31.9-1-6 | Erosion Control Plan | Status Report |
| <ul style="list-style-type: none">• DiSanza Property
381 Ludingtonville Rd., Holmes, NY
TM: 12.-3-63 & 64 | Erosion Control Plan/
Wetland Permit | Status Report |
| <ul style="list-style-type: none">• Cabrera Property
126 Hortontown Road, Kent, NY
TM: 19.-1-35 | Erosion Control Plan | Status Report |

ADOPTED

December 12, 2019

**Town of Kent Planning Board Resolution of
SEQRA Determination of Non-Significance (Negative Declaration) and Approvals with
Conditions for: Site Plan; Wetland Permit; and Steep Slope and Erosion Control Permit
for Putnam Nursing & Rehabilitation Center, TM: 12.-3-40 & 41**

Whereas, the Town of Kent Planning Board has received an application from David Schlosser of Schopfer Architects, LLP, for approval of a site plan; erosion control; and wetland permits for the renovation of and addition to an existing nursing home and other improvements to be made on an approximately 10.9-acre site developed and partially wooded lot (see tax parcels listed above) as a principal permitted use in the R-80 (One Family Residence) zoning district located at 404 Ludingtonville Road, Holmes, in the Town of Kent, Putnam County, New York; and

Whereas, the project is depicted on a detailed set of site plans, including erosion and sediment control plans, prepared by David Schlosser, RA, Schopfer Architects, LLP, entitled Renovations and Additions, Putnam Nursing and Rehabilitation Center, dated August 23, 2019, last revised November 21, 2019; and prepared by David A. Getz, P.E., Lehman & Getz, PC, entitled Renovations and Additions Putnam Nursing and Rehabilitation Center, dated February 21, 2018, revised October 22, 2019; and a Full EAF, dated October 22, 2019 was submitted; and

Whereas, the proposal will also involve a Wetland; and Steep Slopes and Erosion Control Permit approvals; and

Whereas, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board took the following actions to initiate review on October 10, 2019:

- classified the proposed action as an Unlisted Action under SEQRA as per 6 NYCRR part 617, sections 617.4 and 617.5;
- declared its intent to serve as Lead Agency in a coordinated review of the Project and circulated a notice of its intent to all other involved and interested agencies; and
- referred the application to the Putnam County Department of Planning, Development and Public Transportation pursuant to Section 239-l, m and n of the General Municipal Law; and

Now Therefore Be It Resolved, that the Town of Kent Planning Board, as lead agency under SEQRA, hereby determines the proposed action described herein will not have any significant adverse environmental impacts and an Environmental Impact Statement will not be required; and

Be It Further Resolved, that the Planning Board relies on the following supporting reasons in this determination of non-significance (negative Declaration):

1. The proposal will involve land disturbance on a previously developed site. The resulting impervious coverage of the redeveloped site would be about twenty-three percent (22.7%), which complies with the zoning requirement of 30%. Land disturbance and construction activities will occur on just under 2 acres of the 10.9-acre site. Proposed grading, stormwater management practices and erosion and sedimentation control measures will be implemented to manage runoff and potential erosion effects. The site development includes extensive landscaping, which would serve to stabilize the site after construction.

2. The proposed action involves an application for a Wetland Permit from the Town of Kent for disturbance within the adjacent area (buffer) of a wetland. However, no disturbance is proposed within the wetland itself. The proposal includes wetland buffer plantings and preservation of existing meadows as mitigation for disturbance within portions of the adjacent area. Additionally, the limits of disturbance are defined on the site plans with corresponding erosion and sedimentation control measures. An article 24 permit from the New York State Department of Environmental Conservation (NYSDEC) will also be required.
3. The proposed action also involves an application for a Town Erosion Control Permit. The proposed limits of disturbance are defined on the site plans with corresponding erosion and sedimentation control measures.
4. The proposed site plan is consistent with the R-80 zoning district's principal uses; lot and bulk requirements and design standards. The continued institutional use and site redevelopment includes additional landscaping to enhance views of the site from Ludingtonville Road.

Be It Further Resolved, that the public hearing for this project, which was originally held on November 14, 2019; and was adjourned and continued to December 12, 2019; is hereby closed; and

Be It Further Resolved, that pursuant to Kent Code Chapter 39A, Freshwater Wetlands the Planning Board hereby grants Wetland Permit approval; and

Be It Further Resolved, that pursuant to Kent Code Chapter 66, Article III the Planning Board hereby grants Steep Slope and Erosion Control Permit approval; and

Be It Further Resolved, that the Planning Board hereby grants final approval with conditions to the proposed Site plan; wetland permit; and steep slope and erosion control plan approvals, as depicted on the following maps:

- Partial plan set prepared by David Schlosser, RA, Schopfer Architects, LLP, entitled Renovations and Additions, Putnam Nursing and Rehabilitation Center, dated August 23, 2019, last revised as noted below, including the following;
 - o Sheet T1.0 Title Sheet, revised November 20, 2019; and
 - o Sheet L1.6 Proposed Landscape Plan and Details, revised November 21, 2019; and

- Partial plan submittal prepared by David A. Getz, P.E., Lehman & Getz, PC, entitled Renovations and Additions Putnam Nursing and Rehabilitation Center, dated February 21, 2018, Erosion and Sediment Control Plan sheet, revised October 22, 2019; and
- Plans prepared by David Schlosser, RA, Schopfer Architects, LLP, entitled Renovations and Additions, Putnam Nursing and Rehabilitation Center, dated August 23, 2019, last revised October 22, 2019, including the following:
 - o Title Sheet;
 - o Proposed Landscape Plan and Details;
 - o Photometrics Plan; and
 - o Miscellaneous Details.
- Topographic Survey of Property Situate in the Town of Kent, Putnam County, New York, prepared by Eric J. Link, LS, Link Land Surveyors, P.C., dated July 11, 2013, revised October 15, 2019;
- Plans prepared by David A. Getz, P.E., Lehman & Getz, PC, entitled Renovations and Additions Putnam Nursing and Rehabilitation Center, dated February 21, 2018, revised October 22, 2019, except as noted below, including the following:
 - o Layout Plan;
 - o Grading and Utility Plan; and
 - o Erosion and Sediment Control Plan.

Be It Further Resolved, that these site plan; wetland permit; and steep slope and erosion control plan approvals are expressly conditioned on the completion of the compliance with the following:

1. Address the comments of the Planning Board's Professional Engineer as set forth in a memorandum dated December 11, 2019.
2. Address the comments of the Planning Board's Environmental Consultant as set forth in a memorandum dated December 9, 2019.
3. Address the comments of the Planning Board's Planning Consultant as set forth in a memorandum dated December 5, 2019.
4. Obtain the approval of the Planning Board's Consulting Professional Engineer in regard to the final Steep Slope and Erosion Control Permit plan.

5. Obtain all required approvals from the New York City Department of Environmental Protection.
6. Obtain any and all required approvals from the Putnam County Highways and Facilities.
7. Obtain the approval of the Article 24 permit from the NYSDEC.
8. Certification by the Planning Board's Attorney that the forthcoming easements and agreements, noted in the above review memorandums, are acceptable as to form and sufficiency, including but not limited to:
 - a. Stormwater management facility maintenance agreements; access easements and agreements; and bond documents with the Town; and
 - b. Deed amendments to include reciprocal cross easements and access rights of way for the two separate parcels that make up the project site, including the Applicant's submitted draft declaration of easement, which describes an easement for use for construction; maintenance; and access, which would address certain aspects of the combined use of 2 lots as a single land development.
9. Approval of the amount of the performance bond or security for the Steep Slope and Erosion Control Permit required per Kent Code section 66-6 D.(4) by the Planning Board's Consulting Professional Engineer; approval of the form of the bond or security by the Planning Board Attorney; and acceptance of the bond or security by the Town Board.
10. Payment of an inspection fee for the Steep Slope and Erosion Control Permit.
11. Payment of all consultant fees accrued by the Planning Board to review the project plans and the application.
12. The conditional site plan approval shall be void if construction is not started within one year of the date of Planning Board approval; and completed within two years of the date of such approval. Said conditional approval shall thereafter expire unless otherwise extended by the Planning Board after receipt of a written request of the applicant prior to the date of expiration. The site plan approval may be renewed by written request of the applicant for up to two additional ninety-day periods.
13. It is the responsibility of the application/project sponsor to submit to the Town Planning Board proof that each of the conditions of this Site Plan Approval; Wetland Permit; and Steep Slope and Erosion Control permit approvals have been completed; and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board's Planning Consultant verifying that each of the conditions of this approval have been completed. The final drawings shall not be accepted by the Planning Board without submission of proof of completion.

*Town of Kent Planning Board Resolution of
SEQRA Negative Declaration; and Approvals with Conditions
for Site Plan; Wetland; and Erosion Control
for Putnam Nursing & Rehabilitation Center
December 12, 2019*

Motion:	<u>Stephen Wilhelm</u>
Second:	<u>Dennis Lowes</u>
Phil Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Nisim Sachakov	<u>Absent</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on December 12, 2019.

Vera Patterson
Vera Patterson, Clerk
Town of Kent Planning Board



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

MEMORANDUM

TO: Town of Kent Planning Board
CC: Bill Walters
Julie Mangarillo
Bruce Barber
FROM: Liz Axelson, AICP
DATE: December 5, 2019
RE: Putnam Nursing & Rehabilitation Center Addition Site Plan, 404 Ludingtonville Road, Holmes, Tax Parcels No. 12.-3-40 & 41 / CPL# 14820.00

I reviewed the materials listed at the end of this memorandum; online mapping sources; and the Code of the Town of Kent, Chapter 77, Zoning. Based on my review I offer the following comments for the Board's consideration:

Summary

1. The proposal involves site plan; erosion control; and wetland permit approvals for the renovation of and addition to an existing nursing home and other improvements to be made on an approximately 10.9-acre site developed and partially wooded lot (see tax parcels listed above) as a principal permitted use in the R-80 (One Family Residence) zoning district.
2. My review is limited to the zoning and planning comments below. I defer to the Planning Board's Consulting Engineer and Environmental Consultant review for all other aspects of the project.

SEQRA

3. The Planning Board initiated SEQRA, circulating materials on October 23, 2019 to involved and interested agencies.

Zoning & Site Plan

4. In response to a recommendation that the parcels, which make up the site be merged into a single tax parcel, the Applicant's Architect stated it is preferred by the Applicant and their Representatives that tax parcel 40 (the nursing home lot), which is federally financed, remain separate. Because the adjoining tax parcel 41, intended for new employee parking, is separately financed, the owner would amend its legal description to include cross easements and access rights of way for the two parcels, which was discussed with the Planning Board. The submitted deeds and cross access easement are being reviewed; and **must be revised, as to form and sufficiency, to the satisfaction of the Planning Board's Attorney, for filing.**
5. As per prior comments, the Applicant's submitted draft declaration of easement describes an easement for use for construction; maintenance; and access, which would address certain aspects of the combined use of 2 lots as a single land development. This approach is proposed to sufficiently bind the separately-owned lots together as the site for an approved site plan, which would be enforceable by the Town of Kent. Following Planning Board Attorney review, **add clear plan notation referring to: the entity that would have the authority for control of the entire site and the use thereof; and the legal instrument describing the easement.**
6. Revise the zoning table on plan sheet T1.0 for the northern lot, Parcel I (Tax Parcel No. 12.-3-40) so that the proposed parking setback for the southern side yard should be listed as 0 (S).

7. As per the December 5, 2019 Northeast Fire Suppression Associates, LLC (NFSA) letter, a clause will be included in a draft Planning Board resolution to address the following recommendation: "As part of granting final approval, I would ask that the Board include a contingency to ensure that, prior to granting a building permit, the project design includes the necessary fittings to provide fire department access to the stored water, as approved by the fire department, such that fire department pre-planning can include the capability of augmenting the fire sprinkler system through the fire department connection using its apparatus."

Recommendation

8. Since the application is complete, the Planning Board may consider taking the following actions:
 - a. Make a SEQRA Determination of Non-Significance (Negative Declaration); and
 - b. Consider a conditional approval of the site plan; erosion control; and wetland permits.

If you have any questions please do not hesitate to contact me at 845-454-3411 ext. 21, or e-mail at eaxelson@CPLteam.com.

Materials Reviewed

- Transmittal letter date November 25, 2019;
- Response letter to Planning, Engineering and Environmental/Wetland Consultants, prepared by David A. Schlosser, AIA, Schopfer Architects, LLP, received November 22, 2019, including the following attached items:
 - o Email form Kent Fire Inspector of August 2, 2019;
 - o ReCon Wall specifications dated 11/20/19 (11 pages);
 - o Notice of Intent (NOI) signed 11/22/19;
 - o Construction Cost Estimate, preparer NOT INDICATED-, dated November 21, 2019; and
 - o Copy of a letter from Northeast Fire Suppression Associates, LLC, dated December 5, 2019;
- Partial plan set prepared by David Schlosser, RA, Schopfer Architects, LLP, entitled Renovations and Additions, Putnam Nursing and Rehabilitation Center, dated August 23, 2019, last revised as noted below, including the following:
 - o Sheet T1.0 Title Sheet, revised November 20, 2019; and
 - o Sheet L1.6 Proposed Landscape Plan and Details, revised November 21, 2019; and
- Partial plan set prepared by David A. Getz, P.E., Lehman & Getz, PC, entitled Renovations and Additions Putnam Nursing and Rehabilitation Center, dated February 21, 2018, revised as noted below, including the following:
 - o Erosion and Sediment Control Plan, revised October 22, 2019.

Materials Previously Reviewed

- Response letter to Planning, Engineering and Environmental/Wetland Consultants, prepared by David A. Schlosser, AIA, Schopfer Architects, LLP, received October 22, 2019;
- Response letter to Northeast Fire Suppression Associates prepared by David A. Schlosser, AIA, Schopfer Architects, LLP, received October 15, 2019;
- Response letter to Marga Rojas, neighboring property owner, prepared by David A. Schlosser, AIA, Schopfer Architects, LLP, dated October 21, 2019;
- Plans prepared by David Schlosser, RA, Schopfer Architects, LLP, entitled Renovations and Additions, Putnam Nursing and Rehabilitation Center, dated August 23, 2019, last revised October 22, 2019, including the following:
 - o Title Sheet;
 - o Proposed Landscape Plan and Details;
 - o Photometrics Plan; and
 - o Miscellaneous Details.
- Topographic Survey of Property Situate in the Town of Kent, Putnam County, New York, prepared by Eric J. Link, LS, Link Land Surveyors, P.C., dated July 11, 2013, revised October 15, 2019;
- Plans prepared by David A. Getz, P.E., Lehman & Getz, PC, entitled Renovations and Additions Putnam Nursing and Rehabilitation Center, dated February 21, 2018, revised October 22, 2019, except as noted below, including the following:
 - o Layout Plan;
 - o Grading and Utility Plan; and
 - o Erosion and Sediment Control Plan.



Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Amended Site Plan, Erosion Control Permit, Wetland Permit
Date:	December 11, 2019	Project:	Putnam Nursing & Rehabilitation Center Renovations & Addition TM # 12.-3-40 & 41

The following materials were reviewed:

- Response to comments, email dated November 22, 2019
- Notice of Intent (NOI) – signed 11/22/2019
- Email from NYC DEP dated November 25, 2019 with no further comment
- Letter from Northeast Fire Suppression Associates, LLC, dated Dec 5, 2019
- ReCon Retaining Wall Systems, calculations dated 11/20/2019
- Construction Costs Estimates for Erosion Control and Stormwater Facilities, dated 11/21/2019
- Drawing set prepared by Schopfer Architects LLP, including submitted via email:
- Drawing-T1.0-Cover Sheet -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, revised 10/22/2019 via email
- Drawing-L1.2-Erosion and Sediment Control Plan- Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Lehman & Getz, P.C., revised 10/22/2019 via email
- Drawing-L1.6-Proposed Landscape Plans and Details -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, revised 11/21/2019 via email,

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

The project proposes construction of an addition to the Putnam Nursing and Rehabilitation Center. Proposed site work includes construction of a new parking lot and stormwater management facilities. Project will not increase the number of beds.

The following comments are provided for the Planning Board's consideration from a memo dated October 5, 2018:

2. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.

11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule. – Acknowledged.
12. We defer to the Planning Board's environmental consultant regarding wetland issues.
13. We defer to the Planning Board's planning consultant regarding planning and zoning issues.

New Comments:

1. Bond review for erosion control and long term stormwater management facilities:
 - a. The following bond estimates were prepared by the applicant, dated 11/21/2019:

i. Erosion Control:	\$ 10,900.00
ii. Stormwater Facilities:	\$119,308.00
iii. Total:	\$130,208.00
 - b. The following bond estimates were prepared by our office, dated 12/11/2019 based on values used for other projects in Kent:

i. Erosion Control:	\$ 15,000.00
ii. Stormwater Facilities:	\$102,834.50
iii. Total:	\$117,834.50
 - c. Based on our analysis, we recommend the following bond estimates be accepted for the bond amounts and recommended for approval by the Town Board:

i. Erosion Control:	\$ 15,000.00
ii. Stormwater Facilities:	\$110,000.00
iii. Total:	\$125,000.00
2. A third bond may be required for wetland buffer plantings and landscaping. This is to be discussed with Bruce Barber.
3. As part of final conditions of approval, the Planning Board's attorney will have to prepare/review long term stormwater management facility maintenance agreements and easements as well as bond documents.

Please continue to provide written response with future submittals stating how the comments have been addressed.


Julie S. Mangarillo, P.E., CPESC

Attachments: Bond estimates

cc: Planning Board via email
Bill Walters via email
15-261-220

Bruce Barber via email
Liz Axelson via email



**ROHDE, SOYKA
& ANDREWS**
Consulting Engineers, P.C.

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8335
E-Mail Address: info@rsaengrs.com

Wilfred A. Rohde, P.E • Michael W. Soyka, P.E • John V. Andrews, Jr., P.E.

To: Planning Board Town of Kent
From: Julie S. Mangarillo, P.E., CPESC
Date: December 11, 2019

Attn: Philip Tolmach, Chairman
Subject: Erosion Control & Stormwater Bond Amount
Project: Putnam Nursing & Rehabilitation Center
Tax Map: 12.-3-40 & 41

The erosion control bond estimate is as follows: (Items in bold text were not included in Lehman & Getz estimates.)

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Inlet protection	10	EA	\$ 500.00	\$ 5,000.00
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500.00
Soil stockpiles	4	EA	\$ 500.00	\$ 2,000.00
Seed and mulch	60,000	SF	\$ 0.06	\$ 3,600.00
Stabilized construction entrance	2	EA	\$ 750.00	\$ 1,500.00
Silt Fence	600	LF	\$ 4.00	\$ 2,400.00
			TOTAL:	\$ 15,000.00

Erosion control bond estimate prepared by Lehman & Getz, 11/21/2019:

\$ 10,900.00

The long term stormwater management facility bond estimate is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Bioretention Basin A	1	EA	\$ 10,000.00	\$ 10,000.00
Bioretention Basin B	1	EA	\$ 10,000.00	\$ 10,000.00
Bioretention Basin C	1	EA	\$ 10,000.00	\$ 10,000.00
Underground stormwater storage (48" pipe)	1	LS	\$ 30,000.00	\$ 30,000.00
Riprap pads (inlet/outlet protection)	5	EA	\$ 500.00	\$ 2,500.00
18" dia drainage pipe	143	LF	\$ 35.00	\$ 5,005.00
15" dia drainage pipe	240	LF	\$ 25.00	\$ 6,000.00
12" dia drainage pipe	231	LF	\$ 20.00	\$ 4,620.00
8" dia drainage pipe	44	LF	\$ 13.50	\$ 594.00
6" dia drainage pipe	51	LF	\$ 10.50	\$ 535.50
18" dia trench drain	54	LF	\$ 40.00	\$ 2,160.00
18" dia slotted pipe/level spreader	144	LF	\$ 40.00	\$ 5,760.00
Gravel diaphragm	144	LF	\$ 15.00	\$ 2,160.00
Catchbasins/drain inlets	9	EA	\$ 1,500.00	\$ 13,500.00
			TOTAL:	\$ 102,834.50

Stormwater bond estimate prepared by Lehman & Getz, 11/21/2019:

\$ 119,308.00

Erosion Control Bond Estimate plus Stormwater bond estimate:

\$ 117,834.50

Erosion Control Bond Estimate plus Stormwater bond estimate prepared by Lehman & Getz:

\$ 130,208.00

Based on our analysis of bond estimates, we recommend the following bond amounts:

Erosion Control Bond Estimate	\$ 15,000.00
Stormwater Facilities Bond Estimate	\$ 110,000.00
Erosion Control Bond Estimate plus Stormwater Bond Estimate:	\$ 125,000.00

PUTNAM NURSING AND REHABILITATION CENTER

11/21/2019

CONSTRUCTION COST ESTIMATE FOR EROSION CONTROL

<u>TASK</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>COST</u>
1	Stabilized construction entrance	EACH	2	500.00	1,000.00
2	Silt fence	LF	600	1.50	900.00
3	Seed and mulch	SF	60,000	0.15	9,000.00
TOTAL:					\$10,900.00

CONSTRUCTION COST ESTIMATE FOR STORMWATER FACILITIES

<u>TASK</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>COST</u>
1	Bioretention Basin A earthwork, etc.	CY	650	30.00	19,500.00
2	Bioretention Basin B earthwork, etc.	CY	100	30.00	3,000.00
3	Bioretention Basin C earthwork, etc.	CY	150	30.00	4,500.00
4	Outlet control structure	EACH	1	6,000.00	6,000.00
5	Yard drain	EACH	4	2,000.00	8,000.00
6	Catch basin	EACH	2	4,000.00	8,000.00
7	Manhole	EACH	2	5,000.00	10,000.00
8	6" HDPE pipe	LF	51	20.00	1,020.00
9	8" HDPE pipe	LF	44	22.00	968.00
10	12" HDPE pipe	LF	231	35.00	8,085.00
11	15" HDPE pipe	LF	240	40.00	9,600.00
12	18" HDPE pipe	LF	143	45.00	6,435.00
13	18" slotted pipe (level spreader)	LF	144	50.00	7,200.00
14	Trench drain	LF	54	50.00	2,700.00
15	48" HDPE pipe (detention system)	LF	270	90.00	24,300.00
TOTAL:					\$119,308.00
PLUS EROSION CONTROL:					\$130,208.00



Cornerstone Associates

Environmental Planning Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

December 9, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

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

Dear Chairman Tolmach and Members of the Planning Board:

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

1. Comment responses from David Schollosser dated 11/25/19.
2. Plans entitled; "Additions and Renovations to Putnam Nursing and Rehabilitation Center" prepared by Schopfer Architects, 3 sheets: Sheet T1.0, dated 11/22/19, Erosion and Sediment Control Plan Sheet dated 10/22/19 and Sheet L1.6 dated 11/25/19..

1: Summary of Application:

This is an application to expand the existing Putnam Nursing and Rehabilitation Center by constructing a two-story addition, new employee parking and making improvements to the existing building and parking facilities.

2: Environmental Review:

A: Wetlands:

There is proposed encroachment into the Town of Kent and NYSDEC jurisdictional wetland buffer. A total of 0.34+/- acres (14,676+/- square feet) of wetland buffer will be impacted.

The applicant has provided the above referenced correspondence from NYSDEC indicating the Article 24 permit is pending a determination of environmental significance from the lead agency. .

B: Trees:

The applicant has requested that tree cutting be permitted to commence during the winter months. The applicant has indicated that the trees will be dropped during the winter months using chain saws and the trees will be left in place until Spring. It is

recommended that the Town Engineer review the erosion and sediment control plan and make recommendations regarding temporary soil stabilization measures during the winter months. .

3. Plan Review:

The planting plan has been updated in accordance with NYCDEP recommendations.

The applicant has provided an estimate of plants and labor of \$40,000 which is found to be acceptable.

The applicant has indicated that they will not be installing deer fencing or safety fencing (due to shallow water depth) at the

4: EAF Review:

Complete

5: Additional Review:

The applicant has contacted the Town of Kent Highway Superintendent who indicated they have no road or drainage issues with the project.

This office defers to the Town Planner regarding planning and zoning issues and the Town Engineer regarding engineering issues.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'R' followed by a stylized flourish.

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



Northeast Fire Suppression Associates, LLC

157 School Street, PO Box 435, Keene NH 03431
1300 Route 22, PO Box 435, Brewster NY 10509
914-282-5081 fleming.nfsa@gmail.com

December 5, 2019

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

Re: Putnam Nursing and Rehabilitation Center
404 Ludingtonville Road
Holmes, NY 12531

Dear Sirs:

As you are aware, I provided comments relating to the above project in a letter dated July 10, 2019. I have since been provided with revised plans, accompanied by comments from David A. Schlosser of Schopfer Architects. The revisions appear to satisfy the concerns expressed in my July letter, and I was encouraged by the statements indicating that discussions involved the fire department and fire inspector Cecere, and included a meeting with the Planning Board on August 4, 2019.

While not specifically discussed in my July letter, the fire code also addresses provision of fire protection water supplies. In rural and suburban areas without public water, such as is the case here, the fire code official is authorized to use NFPA 1142 to determine acceptable levels of fire flow. If the building is fully and properly sprinklered in accordance with NFPA 13, as is the plan, NFPA 1142 permits the Authority Having Jurisdiction to substantially reduce the size of the water supply that would be required to be available for manual firefighting.

It is my understanding that the fire department has in the past had access to the large water storage tank on site in the event of a fire emergency, which should provide a suitable amount of water. In his comments, Mr. Schlosser has indicated that the location of the fire department connection for the sprinkler system has been approved by the fire department.

As part of granting final approval, I would ask that the Board include a contingency to ensure that, prior to granting a building permit, the project design includes the necessary fittings to provide fire department access to the stored water, as approved by the fire department, such that fire department pre-planning can include the capability of augmenting the fire sprinkler system through the fire department connection using its apparatus.

Other than that, I have no additional comments and support the revisions.

Sincerely,

Russell P. Fleming, P.E.