

# DRAINAGE — RUNOFF — I



FIG. A — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 2 YEARS.



FIG. B — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 10 YEARS.

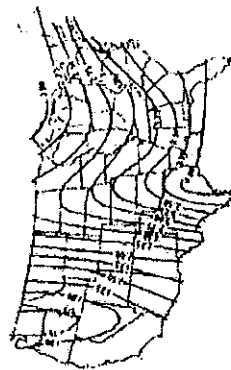


FIG. C — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 50 YEARS.



FIG. D — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 1 YEAR.

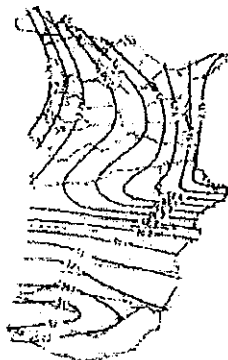


FIG. E — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 25 YEARS.

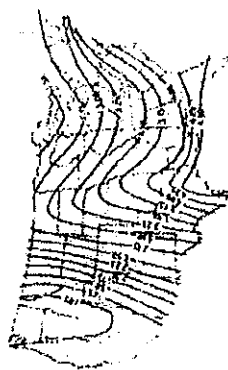
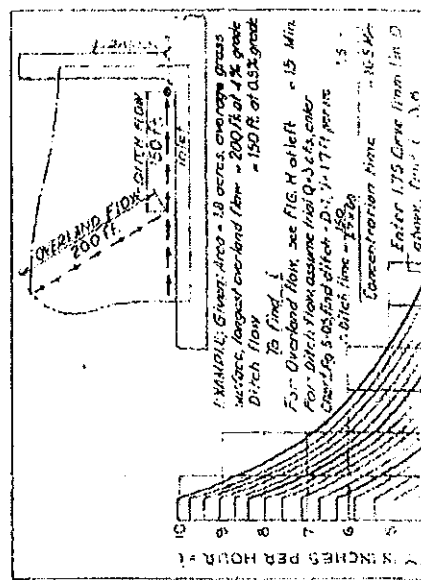
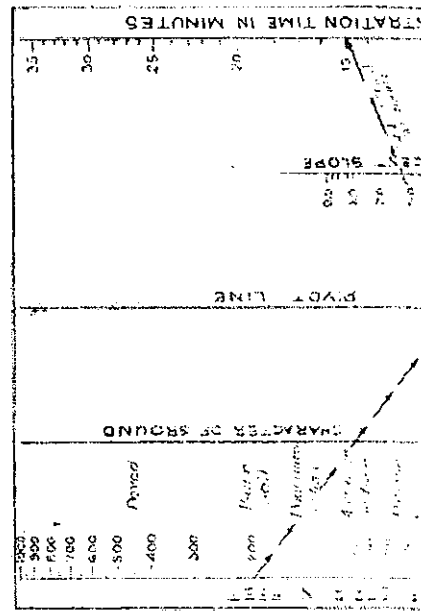
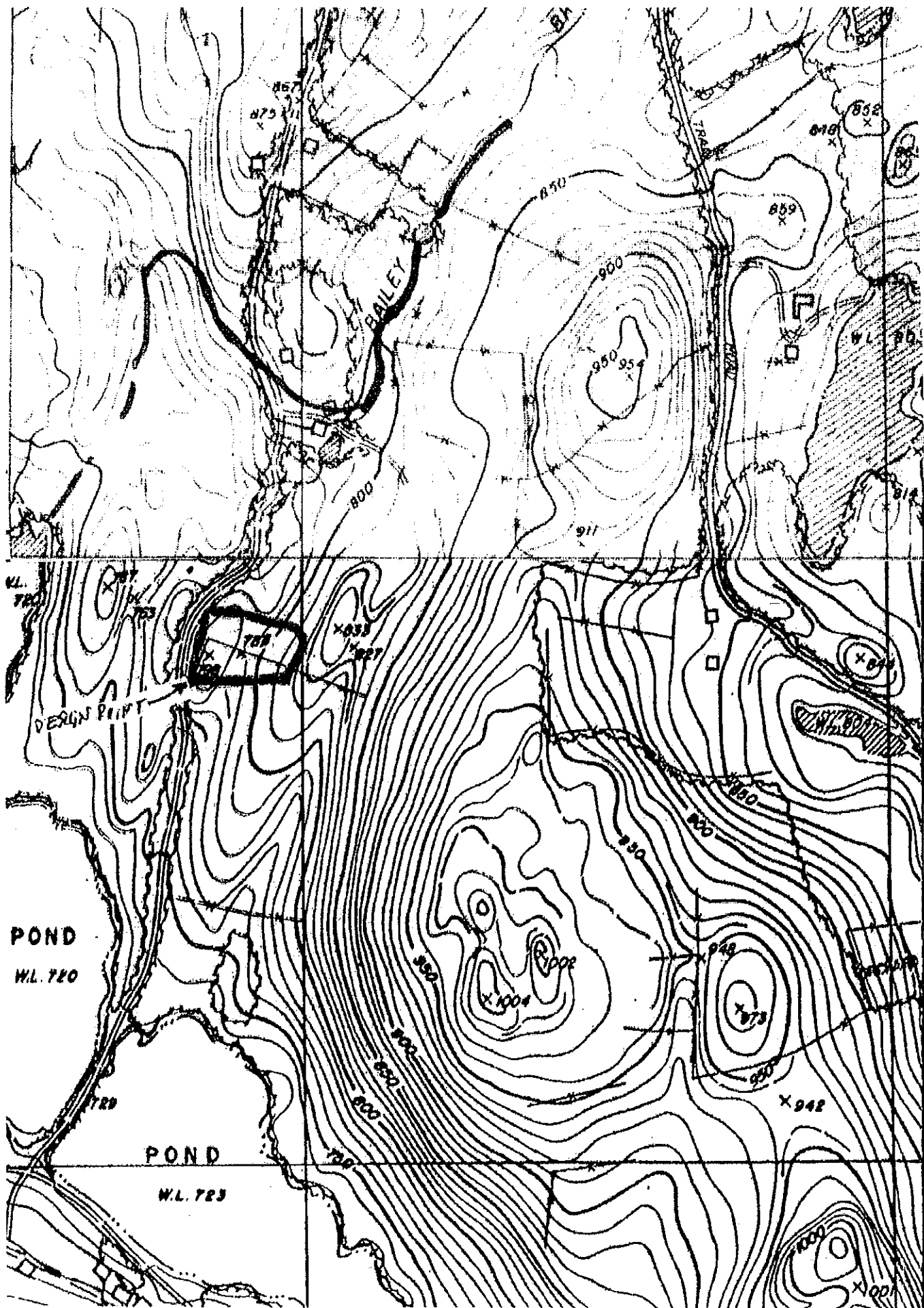


FIG. F — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 100 YEARS.

COMPUTATION OF  $i$  IN RATIONAL FORMULA.  
EXAMPLE: Assume expectancy period = 5 years, see Fig. D. Assume locality, find 1-hour intensity = 1.75 in. per hour.  
FIG. INTENSITY EXPECTATION FOR ONE-HOUR RAINFALL.





## APPLICATION TO CONSTRUCT A WATER WELL

PCHD Permit # K-12-92

## PERMIT TO CONSTRUCT A WATER WELL

Additional Permit Requirements: \_\_\_\_\_

Form WP-97 Rev. 1/16

**PUTNAM COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

**CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM**

PERMIT # K-12-92

Located at SMALLEY CORNERS ROAD Town or Village Kent (T)  
Subdivision name UPPER NINHAM LAKE ESTATES Subd. Lot # 7 Tax Map 21 Block 1 Lot 11  
Date Subdivision Approved 5/22/87 Renewal X Revision \_\_\_\_\_  
Owner/Applicant Name RICHARD ANNUNZIATA VMS PIZZAI, LLC Date of Previous Approval 5/21/19  
Mailing Address 77 AUSTIN ROAD, MAHOPAC, NY Zip 10541  
Amount of Fee Enclosed \$500  
Building Type WOOD FRAME Lot Area 1.8 AC No. of Bedrooms 4 Design Flow GPD 600

Fill Section Only X Depth 3 Volume 1100 CY  
**PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED**

Separate Sewerage System to consist of 1250 gallon septic tank and \_\_\_\_\_

Other Requirements: \_\_\_\_\_

To be constructed by J.P. NILSEN Address CARMEZ, NY

Water Supply: \_\_\_\_\_ Public Supply From \_\_\_\_\_ Address \_\_\_\_\_

or: X Private Supply Drilled by BOYD Address CARMEZ, NY

I represent that I am wholly and completely responsible for the design and location of the proposed system(s) and that the separate sewage treatment system described above will be constructed as shown on the approved amendment thereto and in accordance with the standards, rules and regulations of the Putnam County Department of Health, and that on completion thereof a "Certificate of Construction Compliance" satisfactory to the Public Health Director will be submitted to the Department, and a written guarantee will be furnished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage treatment system during the period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto.

Signed: AK Kacept P.E. X R.A. \_\_\_\_\_ Date 8/10/2021  
Address 121 Cushman Road, Johnson, NY 12503 License # 53277

**APPROVED FOR CONSTRUCTION:** This approval expires two years from the date issued unless construction of the sewage treatment system has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Public Health Director. Any revision or alteration of the approved plan requires a new permit. Approved for discharge of domestic sanitary sewage only.

By: [Signature] Title: APHE Date: 10/19/21

White copy - HD File; Yellow copy - Building Inspector; Pink copy - Owner; Orange copy - Design Professional



PRE RECORDING COVER PAGE

Michael C. Bartolotti, Putnam Co Clerk  
40 Gleneida Avenue, Room 100  
Carmel, New York 10512

Supporting Documents:

(DEED)

TP-584 Combined Real Estate Transfer Tax Return

RP-5217 Real Property Transfer Report (ORIGINAL/NO COPIES)

IT-2663 Non-Resident Income Tax Return (PAYABLE TO NYS INCOME TAX) (USE ONLY WHEN APPLICABLE)

\*\*\*ALL PAYMENTS OVER \$1000 A CERTIFIED CHECK/MONEY ORDER/GUARANTEE LETTER\*\*\*

InboxID: 54535

Submitted Date: 08/12/2021 05:56 PM

Submitted By: CHRISTOPHER SAYEGH  
65 GLENEIDA AVENUE  
CARMEL, NEW YORK 10512  
CSAYEGH@SAYEGHLAW.COM

Document Count: 1

Document 1: DEED  
Party1: VMS PIZZA 1 LLC  
Party2: 230 OAK WEST LLC  
Recording Fee: \$210.00  
Transfer Tax: \$0.00  
Document Total: \$210.00

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Recording Total:	\$210.00
Tax Total:	\$0.00
PROCESSING FEE:	\$1.00
Grand Total:	\$211.00

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR  
(CORPORATION)**

**STATUTORY FORM CC**

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE  
RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE  
SIGNING.

*THIS INDENTURE*, made the 8<sup>th</sup> day of September, 2021,

between VMS Pizza 1, LLC, of 77 Austin Road, Mahopac, NY 10541, a corporation organized under the laws of New Jersey,

party of the first part, and

230 Oak Road West LLC, of 13 Concordia Road, Mahopac, New York 10541, a corporation organized under the laws of New York,

party of the second part:

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, Party of the first does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever, all that certain plot, piece or parcel of land, lying and being in the Town of Kent, County of Putnam, State of New York, more particularly described in Schedule A attached hereto.;

Subject to all covenants, easements and restrictions of record, if any, affecting said premises;

*BEING* and hereby intending to convey the same premises as conveyed to the parties of the first part by Deed dated July 2, 2021, and recorded in the Putnam County Clerk's Office on July 14, 2021, in Liber/Reel 2223 of Deeds, at page 4;

*TOGETHER* with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

*TOGETHER* with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

*TO HAVE AND TO HOLD* the premises herein granted unto the party of the second part, TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs, successors and assigns forever. And the party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

*AND* the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using

District: Carmel CSD

### **SCHEDULE A DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known and designated as Lot No. 7, as shown on a certain map entitled, "Final Subdivision Plat, known as Upper Nimham Lake Estates", dated January 15, 1987 and revised April 23, 1987 and filed in the Office of the Putnam County Clerk on July 22, 1987 as Filed Map No. 2248A;

TOGETHER with an undivided 4.24% interest in Lot No. 9 as shown on the aforesaid map;

TOGETHER with and subject to such rights in common with others to the use of Upper Lake Nimham;

Said premises are more commonly known as 21.-1-11 and 21.13-1-19 on the Tax Map.

***Deed***

**Title No. \*\*\*Title Number TE\*\*\***

VMS Pizza I, LLC  
To  
230 Oak Road West LLC

**District** Carmel CSD  
**Section** \*\*\*Premises section TE\*\*\*  
**Block** \*\*\*Premises block TE\*\*\*  
**Lot** \*\*\*Premises lot TE\*\*\*  
**County or Town** Putnam, Kent  
**Street Address** Smalley Corners Road and 22 Beach  
Court  
Carmel, New York 10512

**Return By Mail To:**

230 Oak Road West LLC,  
13 Concordia Road,  
Mahopac, New York 10541

**Reserve This Space For Use Of Recording Office**

District: Carmel CSD



any part of the total of the same for any other purpose. The word "party" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

**IN WITNESSETH WHEREOF**, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

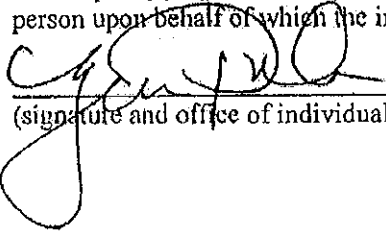
By: Richard Annunziata, Sole Member

**IN PRESENCE OF:**

**Acknowledgment by a Person Within New York State (RPL § 309-a)**

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

On the ~~13th~~ <sup>8th day September</sup> day of ~~August~~ <sup>ccmd</sup> in the year 2021, before me, the undersigned, personally appeared **Richard Annunziata, as Sole Member of VMS Pizza 1, LLC**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)

Zona Dubas  
Notary Public, State of New York  
Registration No. 02DU6314239  
Qualified in Dutchess County  
Commission Expires: November 3, 2022

District: Carmel CSD

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of new york }

} ss:

County of Putnam }

W/HITE

being duly sworn, deposes and says:

1. That I/we are the John Kavell, Jr. named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 121 Cushman Road, Patterson in the County of Putnam and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]  
Applicant/Agent

11/15/2021  
Applicant/Agent

Leanna R. Farrell  
Notary Public

LEANNA R. FARRELL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01FA6147443  
Qualified in Putnam County  
My Commission Expires June 05, 2022

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York )

) ss:

County of Putnam,

\_\_\_\_\_ being duly sworn, deposes and says:

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

Leanna R. Farrell  
Licensed Professional

6/15/2021  
Licensed Professional

Leanna R. Farrell  
Notary Public

LEANNA R. FARRELL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01FA6147443  
Qualified in Putnam County  
My Commission Expires June 05, 2022



# Site Design Consultants

Civil Engineers • Land Planners

November 10, 2021

Chairman Phil Tolmach  
Members of the Planning Board  
Planning Board Town of Kent  
25 Sybil's Crossing  
Kent Lakes, NY 10512

Re: JPE Auto Repair Corp.  
333 Route 52  
SBL 33.-1-58.2

Dear Chairman Tolmach and Members of the Planning Board:

We are in receipt of the memo to the Planning Board from John V. Andrews, Jr., P.E. and offer the following response.

We have reviewed your findings and we are in agreement with the conclusions and recommendations. We will amend the existing site plan to reflect the wetland mitigation as described. We will observe the construction and finished product and provide a letter of construction compliance for the completed work.

We will submit an electronic copy via email to the Planning Office. Thank you.

Yours Truly,

  
Joseph C. Riina, P.E.

Cc: JPE Auto Repair Corp.

JCR / cm / sdc 21-46

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60 Walnut Grove Road • Ridgefield, Connecticut 06877

(814) 962-4488

(203) 431-9504

Fax (914) 962-7386

