

October 27 2021

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

Re: Doug Holly  
Winkler Farm  
Towners Road  
T.M. 33.16-1-8

Dear Chairman Tolmach and Members of the Board,

There are presently seven apartments and two garages on the property along with a small shed.  
The breakdown of the apartments is as follows:

Apartment	Number of Bedrooms	Number of Bathrooms
18	2	1
19	2	1
20	2	1
21	2	1
22	1	1
23	1	2
24	1	1

This information will be added to the sketch plan drawing.

L2025

## **Putnam County Health Department**

Testing (percolation and deep holes) on the property has been completed and the two areas shown on the plan are able to have several of the existing apartments including 18, 19, 20, 21, 22 and 23 have their sewage effluent included. As a result the existing fields that serve those buildings/units would be abandoned.

A benefit of incorporating the existing effluent into the new field location would also result in the existing wells meeting Putnam County Health Department separation distance to subsurface sanitary disposal fields.

### **Area of Disturbance**

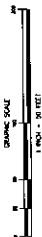
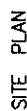
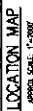
The total area of disturbance will be approximately 78,461 square feet and the total new impervious surface will be 8,208 square feet.

Sincerely,

**PUTNAM ENGINEERING, PLLC**



Paul M. Lynch, P.E.  
PML/rmm



SOILS LEGEND			
SOIL SYMBOL	SOIL GROUP	SOIL NAME	
PAO	C	PAATHO	
BAO	C	BHOOLAY	
NSC	C	NOCOSBOOL	

[illegible]

LEGEND:

☒ **ENCLOSING SUPPLEMENT**

PAGE NO. 1023

• **JUSTICE WILL**

[illegible]

Soil type	Soil type
-----------	-----------

2. TOTAL OF 1476 SURFACING SURFACES = 8,206 SF.

**2.5.1998** - **Schiffbau und Maschinenbau des Viers** - **Vier**

2. TOTAL OF NEW ACRYLIC SURFACES = 8,200 SF.

**PYTHON**

DRAWING NUMBER

5

<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>	<p>            文部科学省       </p>	<p>            厚生労働省       </p>
--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--



## Cornerstone Associates

---

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

December 9, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Annunziata Application**  
Smalley Corner Road  
Section 21 Block 1 Lot 11

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

1. Town of Kent Planning Board Combined Application executed by Richard Annunziata (VMS Pizza 1, LLC) dated 08/10/20.
2. Comment response memo executed by John Karell Jr., dated 11/11/21 3 pages.
3. Well and Septic System approvals from the PCDOH dated 10/19/21.
4. Short-form EAF (Part I) (unexecuted) prepared by Richard Annunziata dated 06/17/21.
5. Copy of deed dated 09/08/21.
6. Document entitled "Stormwater Pollution Prevention Plan" including MS4 Acceptance Form and NOI (not executed) prepared by John Karell, Jr. P.E.
7. Topographic Map identified as Section 21 Block 1 Lot 11 of the Town of Kent prepared by Richard J/ Domato. PLS.
8. Plans entitled; "VMS Pizza 1" prepared by John Karell, Jr., P.E., dated 11/09/21 (rev.), 6 sheets: S-1, S-2, S-3, S-4, D-1, EC-1

### **Summary of Application:**

Application is to construct a single-family residence with a driveway, well and septic systems and a driveway on a 3.449+/- acre parcel in an R-80 zoning district. The parcel size is 1.8+/- acres and is located in the R80 zoning district.

### **A: Environmental Review Comments:**

#### Wetlands:

A site inspection was conducted at the above referenced property. The inspection did not reveal any Town of Kent jurisdictional wetland or wetland buffer areas within the proposed limits of disturbance. The indicated intermittent drainage ditch does not meet the requirements of a watercourse as defined in Chapter 39A of the Town Code.

The applicant has indicated that they have located Bailey Brook and associated sun loam soils adjacent to the subject property as well as the 100' set back from this watercourse and wetland soils in order to determine if the wetland buffer is reflected onto the subject property. This information could not be located on the plans.

Trees:

The applicant has requested a tree survey waiver. Site inspection revealed a substantial number of mature trees on the site and within the proposed limits of disturbance. As a result, it is recommended that the waiver request be denied, and a tree survey conducted.

Steep Slopes and Rock Outcrop:

Substantial driveway construction is proposed on indicated steep slopes. The indicated soils have substantial areas of rock cropping and ledge. Applicant has indicated that blasting will not occur however rock hammering/excavation will be required. Please provide the duration of rock hammering/excavation and how much material will be removed. Please indicate how work will comply with the Town of Kent noise ordinance. .

Land Disturbance:

The applicant proposes to disturb 34,100 square feet (0.72+/- acres) of land area. The applicant does not propose any post-construction stormwater management.

Other:

- Review of the deed submitted reveals that there is a new owner who is not the applicant for the proposed action. Further information is required.
- Please explain 4.24% interest in Lot 9 as indicated in the deed. The deed indicates that the subject is commonly known as Section 21 Block 1 Lot 11 and Section 21.13 Block 1 Lot 19. Please clarify.
- The applicant has indicated that the lot frontage and lot width do not comply with zoning requirements and that they are pre-existing non-conforming conditions. Verification from the Town Building Inspector is required.
- Driveway drainage appears to be directed towards the intermittent drainage ditch which flows off property as well as the road frontage. The applicant shall demonstrate that there is no increase in runoff to the adjoining property owner. .
- Please provide tree survey.
- Locate Bailey Brook and associated sun loam soils relative to the subject property and the 100' buffer from this watercourse and the wetland soils.
- Provide further information regarding the drainage ditch easement.
- EAF: Page 2 Question 13a: Please provide wetland information.
- EAF: Page 3: Question 14: Please provide response.
- EAF: Page 3 Question 17: Please indicate how increased stormwater will be addressed.

This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan.

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

Sincerely,



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











## TOWN OF KENT PLANNING BOARD

## SITE PLAN CHECKLIST

APPLICANT NAME: Madeline White & Tristan VernonADDRESS: Horsepound RoadCONTACT TELEPHONE NUMBER: 757 334 3187TM: 33-1-58.2

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☒ The dimensions of all property lines
2. ☒ Identify scale used
3. ☒ Name of all adjacent roads and driveway location
4. ☒ Sight distances if new curb out is requested
5. ☒ Easements for utilities including overhead
6. ☒ All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☐ Distance from the proposed structure to ALL property lines
8. ☒ Completed bulk zoning table
9. ☒ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. ☒ Location of septic system (including 100% expansion area)
11. ☒ Location of well head
12. ☒ Pre and post-construction topography (grading plan)
13. ☒ Total limit of disturbance line
14. ☒ Area(s) of disturbance where slopes are greater than 15%
15. ☒ Total area of disturbance calculation (in square feet)
16. ☒ Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
17. ☐ Cost estimate (breakdown) to implement erosion and sediment control plan
18. ☒ KNOX box system (if commercial property)

Check list completed by:

John Farrell, Jr.  
(Print or type name here)

Engineer  
(Print or type Title here)

[Signature]  
(Signature)

11/5/2021  
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

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

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

TOWN OF KENT, NEW YORK

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: White House Construction							
Project Location (describe, and attach a location map): Horsepound Road							
Brief Description of Proposed Action: Construction of a single family house, septic system driveway and well. Part of the driveway is existing gravel.							
Name of Applicant or Sponsor: Madeline White and Tristan Vernon		Telephone: 757 334 3187					
		E-Mail: mjwhite01@email.wm.edu					
Address: 16 Colonel Sheldon Drive							
City/PO: Poundridge		State: NY	Zip Code: 10576				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Kent Building Department			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		39.85 acres					
b. Total acreage to be physically disturbed?		0.67 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		39.85 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ drilled well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

**Town of Kent Planning Board  
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____	Preliminary Subdivision _____
Final Subdivision _____	Lot Line Change _____
Site Plan <u>X</u>	Conditional Use Permit _____
Freshwater Wetland _____	Steep Slope & Erosion Ctrl _____
Change of Use _____	

Name of Project: White / Vernon House Construction

Description of Proposed Activity: CONSTRUCTION OF single family house, driveway, septic system and well.

Name of Applicant(s): Tristan Vernon & Madeline White

Address: 14 Colonel Sheldon Lane, Pound Ridge, NY, 10576

Telephone: 757 334 3187

Name and Address of Record Owner(s): John Valerio

Tax Map Number of all parcels: 33. -1- 58.2

**A) For All Applications:**

- 1) Total acreage involved in application: 39 ACRES
- 2) Total contiguous acreage controlled by applicant/owner (1): 39 ACRES total
- 3) Total number of existing structures: 0
- 4) Type of existing structures: —
- 5) Total square footage of all new construction: 2000 SF
- 6) Estimated value of new construction or addition: \_\_\_\_\_

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

New Construction: Residential <u>✓</u>	Commercial _____	Institutional _____
Expansion: Residential _____	Commercial _____	Institutional _____
Home Occupation: _____	Change in use: _____	Other: _____

8) Zoning District: R-40

- 1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No \_\_\_\_\_ Yes X If yes, please list all waivers (attach separate pages if necessary):

tree plan

10) Are there agricultural and/or forestry exemptions affecting the property?

No X Yes \_\_\_\_\_ If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No X Yes \_\_\_\_\_ If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No X Yes \_\_\_\_\_ If yes, please list in detail (attach separate pages if necessary):

Health Department in process, septic, well

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No \_\_\_\_\_ Yes X If yes, please list in detail (attach separate pages if necessary):

H-D septic, well

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: John Karell Jr. P.E.

121 Cushman Road, Patterson, NY, 12563

Telephone:

845 721 0455

Name and Address of Licensed Land Surveyor: DAVID O'DELL, L.S.

123 Cushman Rd, Patterson, NY, 12563

Telephone:

914 469 5749

Name and Address of Attorney: \_\_\_\_\_

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

Name and Address of Wetland Consultant: \_\_\_\_\_

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

**B) For Subdivision and Lot Line Change Applications Only:**

N/A

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

**C) For Freshwater Wetland Permit Applications Only:**

N/A

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
\_\_\_\_\_
- 4) Proposed activity is located in;
  - a) Lake/pond [ ] Control area of lake/pond [ ]
  - b) Stream/River/Brook [ ] Control area of stream/river/brook [ ]
  - c) Wetland [ ] Control area of wetland [ ]
  - d) Not located in wetland/wetland buffer [ ]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

**D) For Steep Slopes and Erosion Control Permit Applications Only:**

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
  - a) Any disturbance involving 5,000 square feet or more of land? Yes X No \_\_\_\_\_
  - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?  
Yes \_\_\_\_\_ No X
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
\_\_\_\_\_

**4) Refer to Chapter 66 of the Town Code for the application requirements.**

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

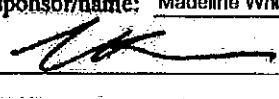

Applicant Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

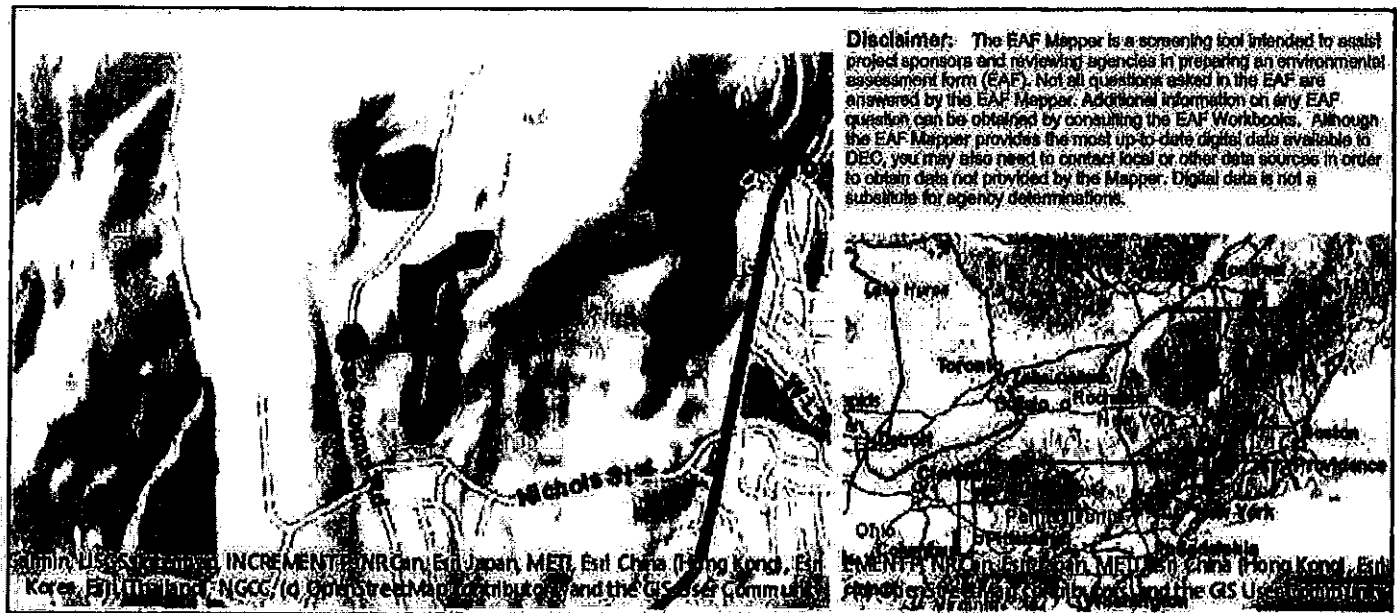
Madeline White & Tristan Vernon  
11/5/2021



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Madeline White & Tristan Vernon <span style="float: right;">Date: October 27, 2021</span>		
Signature:   Title: owners		

# EAF Mapper Summary Report

Friday, October 29, 2021 8:46 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

January 2020

*AWR*  
*Mr. W. Ramsey*

**Town of Kent Planning Board  
 Agricultural Data Statement**

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

Name of Applicant(s): Madeline White & Tristan Vernon  
 Address: 16 Colonel Sheldon Lane, Poundridge, NY, 10576  
 Telephone: 757-334-3187  
 Description of the Project: Home construction

**APPROVAL REQUESTED FOR: (Check all that apply)**

Sketch Plan (subdivision) \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_

Final Subdivision \_\_\_\_\_ Lot Line Revision \_\_\_\_\_

Site Plan X Conditional Use Permit \_\_\_\_\_

Project Location: Horsepound Road

Tax Map Number of all parcels: 33-1-58,2

Is any portion of the project site currently being farmed? NO

Is the project site located in an Agricultural District? Yes \_\_\_\_\_ No X

Who is farming the site? \_\_\_\_\_

Does the person farming the site: Rent \_\_\_\_\_ Own \_\_\_\_\_ the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: *Mr. W. Ramsey* Date: 11/9/21

*[Signature]* 11/9/2021

**AFFIDAVIT TO BE COMPLETED BY OWNER**

State of New York

ss:

County of Westchester

Trinity Town being duly sworn, deposes and says:

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

Applicant/Owner Applicant/Owner

Notary Public

**ALAN W RAMSAY**  
**NOTARY PUBLIC STATE OF NEW YORK**  
**WESTCHESTER COUNTY**  
**LIC. # 01RA0362763**  
**COMM. EXP: 08/07/2024 25**

Re: Docs

From: Madeline J. White (mjwhite01@email.wm.edu)

To: jack4911@yahoo.com

Date: Monday, November 15, 2021, 08:50 AM EST

DISCLOSURE OF BUSINESS INTEREST

State of New York,

County of Westchester,

Tristan Vernon being duly sworn, deposes and says:

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

none

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

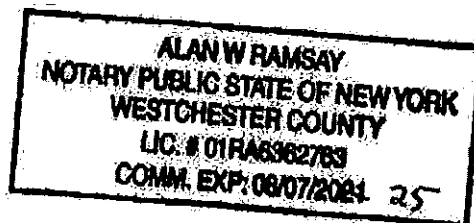
none

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

Alan W. Ramsay  
Agent Owner

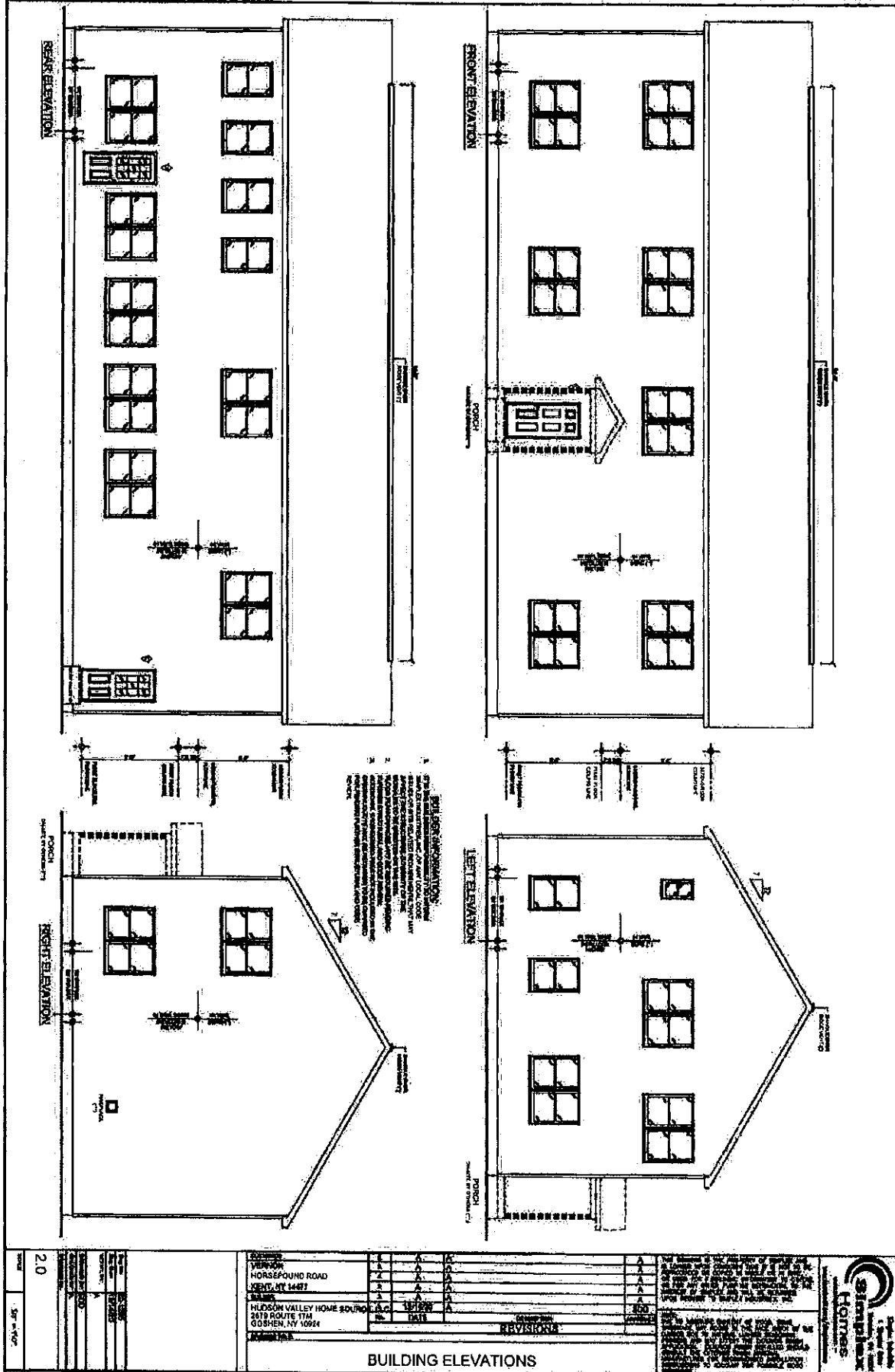
Alan W. Ramsay  
Notary Public

[Signature]  
Agent Owner



AWR

Alan W. Ramsay





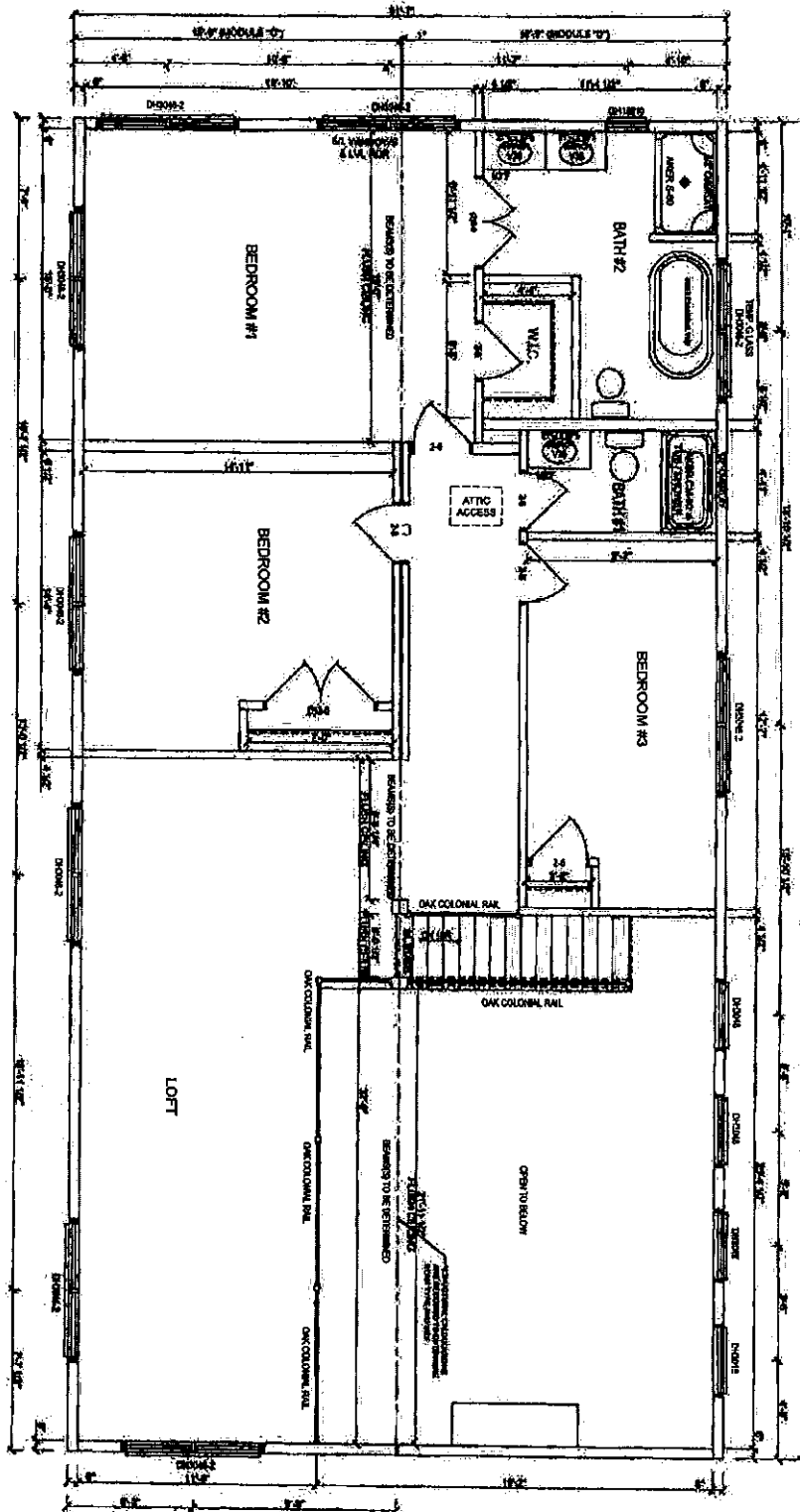
**PORCH**  
**ON-SITE BY OTHERS (M)**

0.1 = 91E

VERNON  
HORSEPOUND ROAD  
KENT, NY 14077  
HUDSON VALLEY HOME SOURCE  
200 SOUTH 1ST  
BOEHM, NY 14801

## REFERENCES

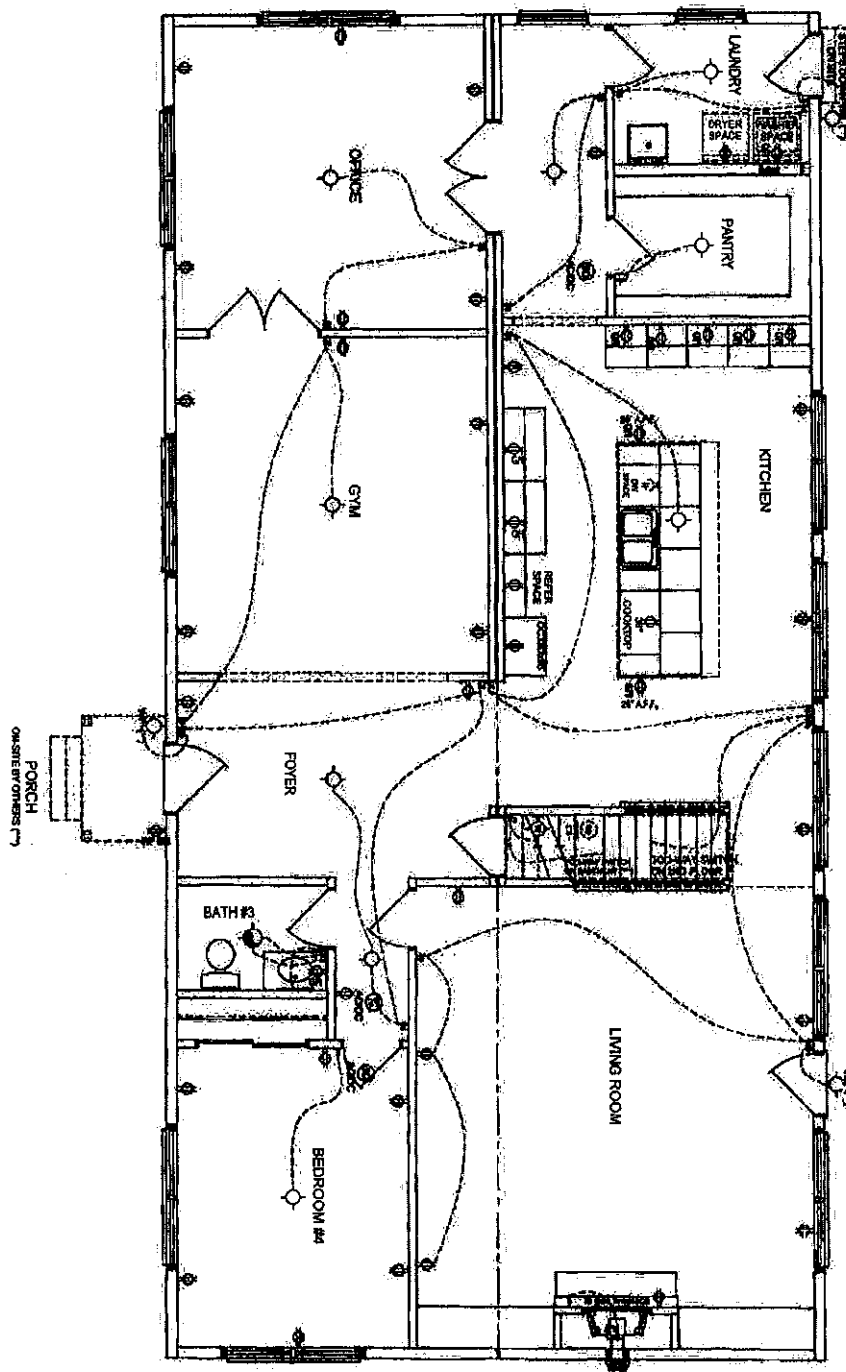




**GENERAL NOTES:**  
 8'-6" CEILING HEIGHT  
 WINDOWS HEADER HEIGHT @ 8'-10 1/4" UNLESS NOTED OTHERWISE  
 7-D INDUSTRIES SERIES DBL. HUNG WINDOWS

<p><b>Simplex Homes</b>                  1 Year Limited Warranty                  1 Year Limited Warranty</p>		<p><b>2nd. FLOOR PLAN</b></p>	
<p>10000 VALLEY HORN ROAD                  HORN, NY 14477</p>		<p>10000 VALLEY HORN ROAD                  HORN, NY 14477</p>	
<p>3.1</p>		<p>3.1</p>	

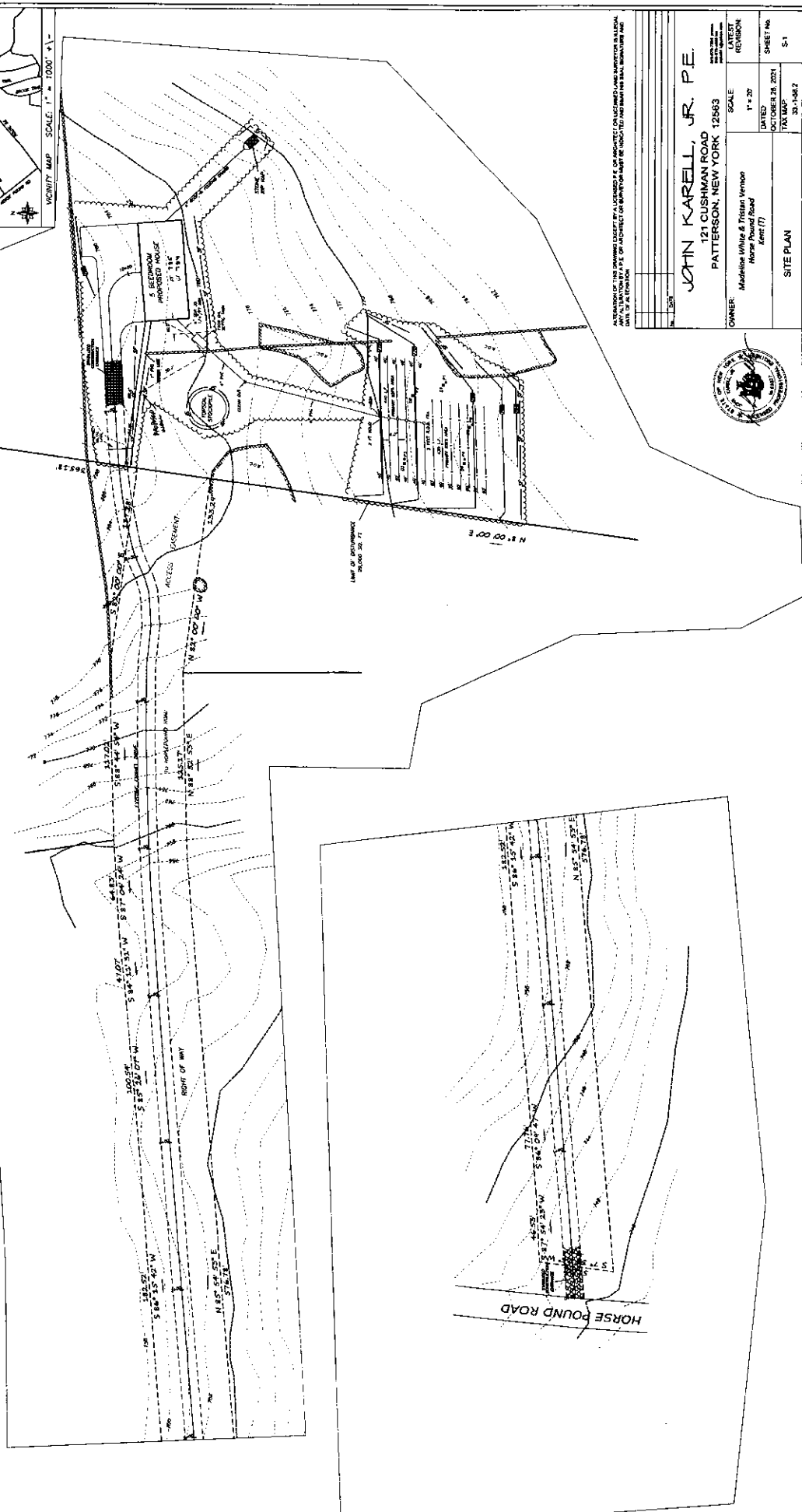
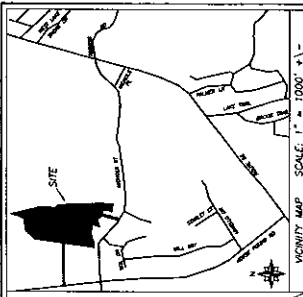




DATE	11/11/11	BY	11/11/11	SHEET	1	TOTAL	1
	11/11/11		11/11/11		1		1
PROJECT	Hudson Valley Home Bldg. 2013 Route 174, Goshen, NY 10824						
OWNER	Hudson Valley Home Bldg. 2013 Route 174, Goshen, NY 10824						
DESIGNER	Hudson Valley Home Bldg. 2013 Route 174, Goshen, NY 10824						
1st. Fl. ELECTRICAL PLAN							







I, **JOHN KARELL, JR., P.E.**  
 121 CUSHMAN ROAD  
 PATTERSON, NEW YORK 12563  
 State of New York  
 License No. 123456789  
 Date of License: 12/31/2021

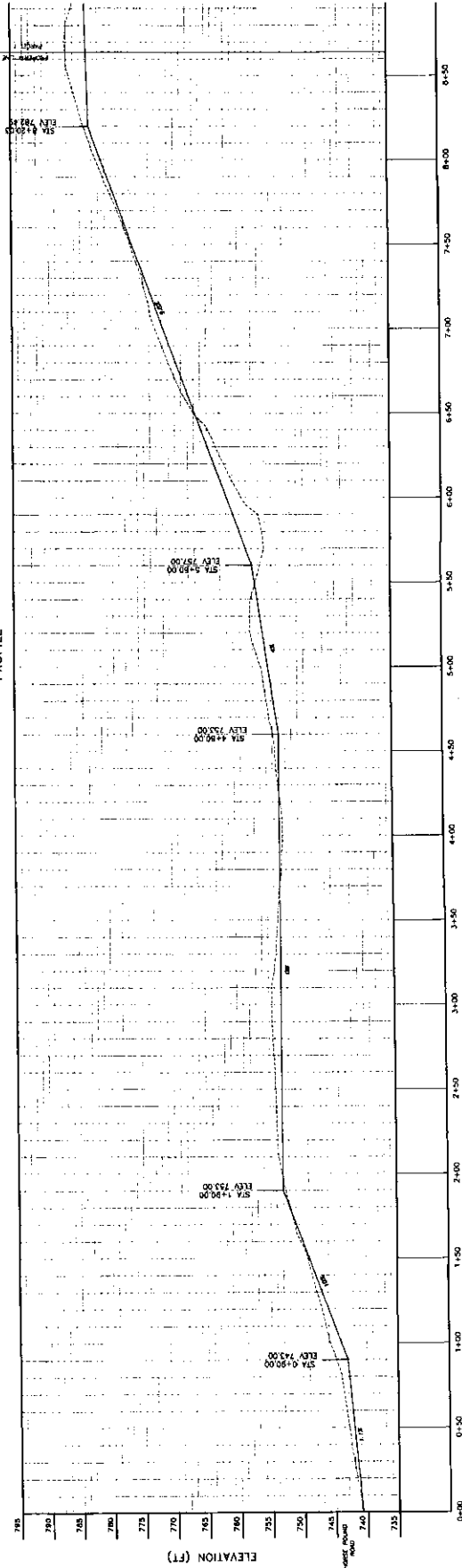
OWNER: **Madeline White & Tristan Vernon**  
 Horse Pound Road  
 Kent (NY)

SCALE: 1" = 20'  
 DATED: 12/31/2021  
 DRAWN BY: J.K.

SHEET NO. 5-1  
 SITE PLAN

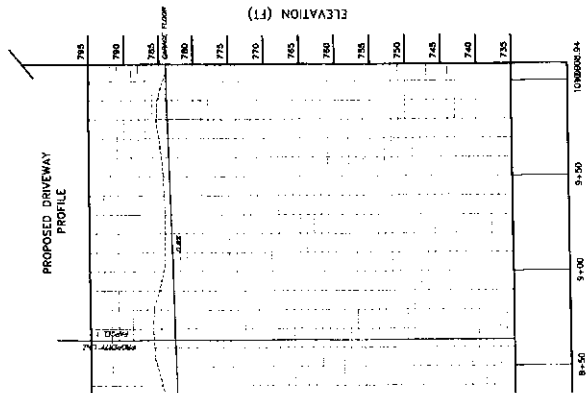


# EXISTING DRIVEWAY PROFILE

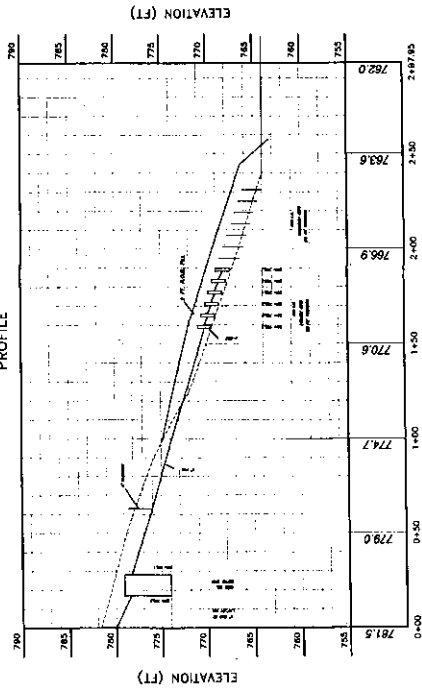


PROFILE SCALE:  
HORIZ: 1"=30'  
VERT: 1"=8'

# PROPOSED DRIVEWAY PROFILE



# SSTS PROFILE



PROFILE SCALE:  
HORIZ: 1"=30'  
VERT: 1"=6'



I, <b>JOHN KAREL, JR., P.E.</b> 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563	
OWNER: Applebee White & Tristen Vernon Applebee White & Tristen Vernon Kent (T)	SCALE: AS SHOWN
DATE: OCTOBER 26, 2021	SHEET NO. 1-1
PROJECT: PROFILES	

HORSEPOUND ROAD



PARCEL 1  
15.581 acres

PARCEL 2  
39.850 acres

Right-of-way

Now or formerly  
SHANNON

Now or formerly  
GIDMAN

Now or formerly  
GUGOSBERG

Now or formerly  
MOCCIO

Now or formerly  
GILBERT

Now or formerly  
TORGES

Now or formerly  
LIGHT

NICHOLS STREET

Estimate Ave 1

ALTERNATIVE OF THE STATE OF VERMONT TO A LICENSED ENGINEER OR ARCHITECT OR LAND SURVEYOR IS TO PREPARE A SURVEY OF THE LAND SHOWN ON THIS PLAN FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF THE STATE OF VERMONT.

OWNER	JOHN KARELL, JR. P.E.
DATE	121 CUSHMAN ROAD PATTERSON, NEW YORK 12563
SCALE	1" = 100'
LATEST REVISION	DATE: OCTOBER 26, 2001 SHEET NO. 52
OWNER	Messiah White & Tristram Vernon Horse Pound Road Kent (VT)
OVERALL SITE PLAN	30-1-28.2





**REMARKS:**  
APPLICATION FOR EMISSION CONTROL AND POLLUTION PERMITS TO CONSTRUCT SINGLE FAMILY DWELLING, 6711 13TH AVENUE, COLLEGE PARK, MARYLAND. PERMITS FOR EMISSIONS AND POLLUTION CONTROL, AIR QUALITY, AND RELATED SITE WORKS AND DAMAGE TO ADJACENT PROPERTIES. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET.

- REMARKS:**  
APPLICATION FOR EMISSION CONTROL AND POLLUTION PERMITS TO CONSTRUCT SINGLE FAMILY DWELLING, 6711 13TH AVENUE, COLLEGE PARK, MARYLAND. PERMITS FOR EMISSIONS AND POLLUTION CONTROL, AIR QUALITY, AND RELATED SITE WORKS AND DAMAGE TO ADJACENT PROPERTIES. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET. THE DISTANCE FROM THE PROPOSED DWELLING TO THE EXISTING DWELLING IS 10.0 FEET.

[illegible]

- [illegible]

1. CHARGING MATERIALS IN AREA OF BEST CONTRIBUTION TO BE REMOVED AND STOCKED PROPERLY LOCATED ON PAIL.

2. CHARGING MATERIALS, FULL TO BE PLACED IN BILLET AND COMPACTED TO 95 PERCENT DENSITY BY MECHANICAL MEANS. FULL SHALL BE CLEAN AND FREE FROM IMP. CHARGING AND HEAT. NEW FULL SHALL BE PLACED ON STABLE INCREASING MATERIAL.

3. ALL SLURRIES ARE TO BE IMMEDIATELY SUBMITTED & ACCOMPANIED WITH THE SLURRY STABILIZATION NOTES.

4. MATERIALS SUBMITTED ALONG TOP OF SLURRY ONLY. CONTAMINATED DISCARD ONLY.

1. CHARGING MATERIALS IN AREA OF BEST CONTRIBUTION TO BE REMOVED AND STOCKED PROPERLY LOCATED ON PAIL.

12. CLEAN ALL DAMAGE STRUCTURED.

12. CLEAN ALL DAMAGE STRUCTURED.

1. Contractor shall be responsible for compliance with all applicable codes, laws, regulations, and standards. The contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
2. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
3. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
4. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
5. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
6. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
7. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
8. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
9. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.
10. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and licenses for the construction work.

1. Contractor shall be responsible for compliance with all applicable codes, laws, regulations, and standards. The contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
4. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
5. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
6. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
7. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
8. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
9. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
10. Contractor shall ensure that all materials and methods used in the construction process are in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

3. Impulses shall be generated by the Engineer, and a variance with 20% (twenty percent) shall be allowed.
4. Although not to be used for measuring steel bar movement, strain gauges shall be used for measuring strains at stress-strain levels below yielding. The gauging and bond on steel shall be limited, fitted, temporary measure and exposed.

3. Impulses shall be generated by the Engineer, and a variance with 20% (twenty percent) shall be allowed.
4. Although not to be used for measuring steel bar movement, strain gauges shall be used for measuring strains at stress-strain levels below yielding. The gauging and bond on steel shall be limited, fitted, temporary measure and exposed.

5. Paraffin if two committed victims to any area. Have not been arrested. Arrests, will be made and limited to countable arrests and other necessary arrests. If necessary shall be taken the end of the year. Necessary to complete in 7 days. Then the details can be discussed necessary round.
6. Arrested arrest with 200 but an individual (officer) can be kept as necessary, provide that control.

5. Paraffin if two committed victims to any area. Have not been arrested. Arrests, will be made and limited to countable arrests and other necessary arrests. If necessary shall be taken the end of the year. Necessary to complete in 7 days. Then the details can be discussed necessary round.
6. Arrested arrest with 200 but an individual (officer) can be kept as necessary, provide that control.

3. Separated and another control group that had no contact with the  
 separated whose change was the same as the control group.

3. Separated and another control group that had no contact with the  
 separated whose change was the same as the control group.

10. *Sam. diploides* should be particularly common on all substratum areas that are greater  $50 \times 50$  cm.

10. *Sam. diploides* should be particularly common on all substratum areas that are greater  $50 \times 50$  cm.

[illegible]

- [illegible]

ANDERSON, HUNTER RAY. LATER PERSONS WERE ASSIGNED TO LEADING

- ANDERSON, HUNTER RAY. LATER PERSONS WERE ASSIGNED TO LEADING

[illegible]

- [illegible]

the fact that the company is not a member of the American Petroleum Institute, the industry's main trade group, and that it is not a member of the American Chemical Society, the industry's main trade group. The company is also not a member of the American Chemical Society, the industry's main trade group.

and, in fact, the only one of the kind in the world. It is a very rare and valuable specimen, and is now in the possession of the British Museum. It is a very rare and valuable specimen, and is now in the possession of the British Museum.

### DOWN OF KENT SITE MAINTENANCE NOE

GENERAL NOTES:

1. SURVEY AND TOPOGRAPHY WITHIN PROPOSED HOUSE AND SEPTIC AREA BY ODELL, JULY 20, 2021 AND DEDICATED TO HORSEPOUND ROAD FROM FIELD 2886, PUBLISHED DECEMBER 14, 2021.
2. APPLICATION IS FOR CONSTRUCTION OF A SINGLE FAMILY HOUSE.
3. THE FRONT YARD SETBACK SHALL MAINTAIN PIECE OF ALL STRUCTURES.
4. NO PLANTS, SHRUBS, SIGN BORDERS, SIGNS OR ANY OTHER ITEMS TO BE PLACED IN THE FRONT YARD.
5. WHICH SHALL INTERFERE WITH DEDICATED TO HIGHWAY SIGHT LINES.
6. NO SIGNS SHALL BE PLACED IN THE ROAD ROW.
7. JOBBING B-40
8. PPA # 23.1-54.2

- GENERAL NOTES:
1. SURVEY AND TOPOGRAPHY WITHIN PROPOSED HOUSE AND SEPTIC AREA BY ODELL, JULY 20, 2021 AND DEDICATED TO HORSEPOUND ROAD FROM FIELD 2886, PUBLISHED DECEMBER 14, 2021.
  2. APPLICATION IS FOR CONSTRUCTION OF A SINGLE FAMILY HOUSE.
  3. THE FRONT YARD SETBACK SHALL MAINTAIN PIECE OF ALL STRUCTURES.
  4. NO PLANTS, SHRUBS, SIGN BORDERS, SIGNS OR ANY OTHER ITEMS TO BE PLACED IN THE FRONT YARD.
  5. WHICH SHALL INTERFERE WITH DEDICATED TO HIGHWAY SIGHT LINES.
  6. NO SIGNS SHALL BE PLACED IN THE ROAD ROW.
  7. JOBBING B-40
  8. PPA # 23.1-54.2

[illegible]

REQUIRED	PROPOSED
1. NO DISCOUNT	
MAX LOT AREA (SQ)	1,750,000
MAX LOT WIDTH (FT)	1000
MAX VARIOUS DIMENSIONS (FT)	1000
HEIGHT	100
SPOT	100
SEAL	100
MAX BUILDING HEIGHT (FT)	100
SEALING	100
MAX LOT COVERAGE (%)	100
MAXIMUM ALLOWED WIND SPEED	100
WIND PROTECTION (FT)	100

OWNER: Modulare White & Tristram Vernore Homestead Road Kent (T)	121 CUSHMAN ROAD PATERSON, NY 12563	SCALE: AS SHOWN	LATEST REVISION: 10/17/2024 10/17/2024 10/17/2024
	DATED: October 27, 2024	SHEET No. EC-1	Title: 301-2-301.2 Tbl: 301-2-301.2


1

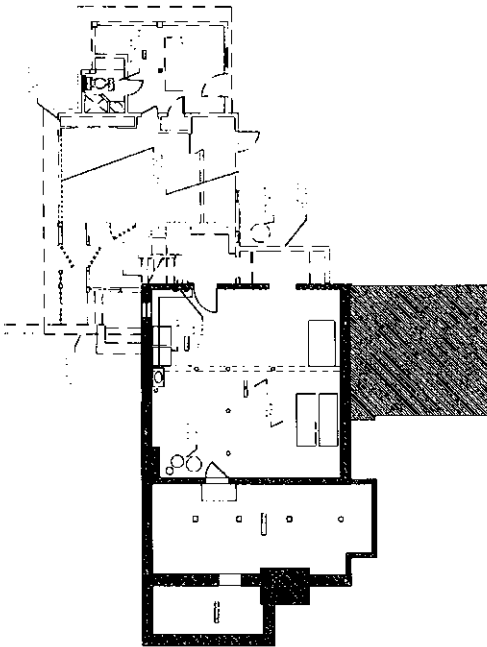




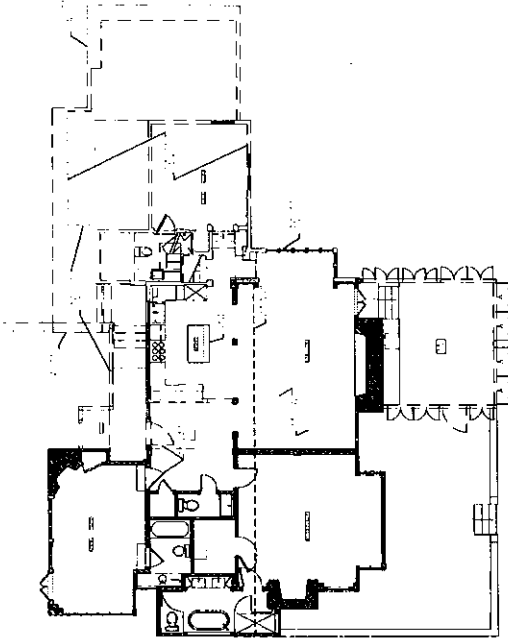




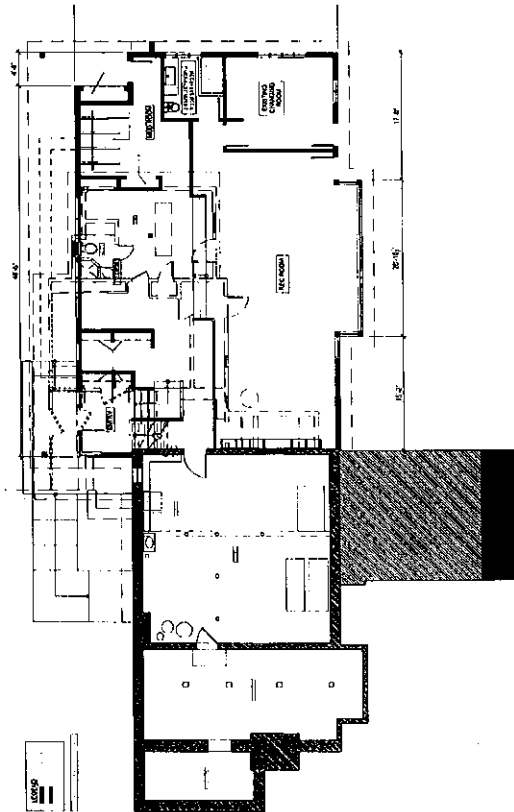
REVISION No. Date 1 11/16/21 HEALTH REVIEW	COMMENT HEALTH REVIEW	LIST OF DRAWINGS ADD SITE & EROSION PLAN & NOTES ADD SITE PLAN ADD DEMO & PROPOSED FLOOR PLANS ADD EXISTING ELEVATIONS		CONTRACTOR'S NOTE: All drawings and specifications are to be read in conjunction with the contract documents and specifications. No part of this drawing is to be used without the written consent of the architect.	<b>MANNING SILVERSTEIN ARCHITECTS PC</b> 133 WEST 74th STREET, 7TH FLOOR NEW YORK, NY 10023 TEL: 212-724-7756 FAX: 212-724-8495	<b>FREIDLAND RESIDENCE</b> 8 CATSKILL ROAD CATSKILL, NY 12414 WEST, NY 10512	DRAWING TITLE <b>GROUND &amp; MAIN FLOOR DEMO &amp; PROPOSED PLANS</b>	PROJECT No. DRAWING No.	<b>A-010.00</b>	11/16/21 03 of 04
--	--------------------------	--	---	--	---	---	---	----------------------------	-----------------	-------------------



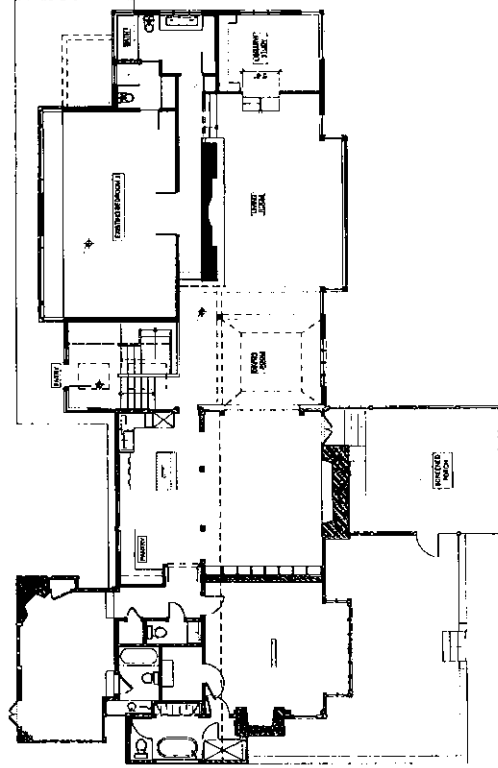
01 BASEMENT FLOOR DEMOLITION PLAN  
SCALE 1/8"=1'-0"



02 MAIN FLOOR DEMOLITION PLAN  
SCALE 1/8"=1'-0"



03 BASEMENT FLOOR PROPOSED PLAN  
SCALE 1/8"=1'-0"



04 MAIN FLOOR PROPOSED PLAN  
SCALE 1/8"=1'-0"





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

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

*Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. (Retired) • John V. Andrews, Jr., P.E.*

# Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control Plan – Initial Submittal
Date:	December 1, 2021	Project:	White-Vernon Residence TM # 33.-1-58.2

The following materials were reviewed:

- Town of Kent Planning Board Combined Application Form - White/Vernon House Construction dated November 15, 2021.
- Short Environmental Assessment Form-White House Construction dated October 27, 2021.
- House Plans, Vernon, Horse Pound Road, Elevations, Floor Plans, Electrical Plans and Suggested Foundation Drawings 2.0, 3.0, 3.1, 4.1, 4.2 and 6.0, by Simplex Homes, date illegible and NTS
- Drawing S-1 - Site Plan, Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E., dated October 26, 2021, , scale 1" =20'.
- Drawing S-2 - Overall Site Plan, Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised October 26, 2021, scale 1" =100'.
- Drawing D-1 - Details, Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, scale - As Shown.
- Drawing P1 – Profiles, Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, scale - As Shown.
- Drawing EC-1 – Erosion Control & Steep Slope Details/Notes, Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 27, 2021, scale - As Shown'.

The project proposes the construction of single-family residence including a driveway, individual well and onsite wastewater disposal system .

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration:

1. 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-0-20-001.

2. The Combined Application lists Tristan Vernon and Madeline White as the applicants. The Application identifies John Valerio as the record Owner. The Putnam County Tax records also identify John Valerio as the parcel Owner. The Affidavit to be Completed by Owner is completed by Tristan Vernon. This inconsistency needs to be cleared up before the application can properly processed.
3. The Combined Application indicates that a tree plan waiver is sought. No details and or justification for this waiver is provided. The matter should be addressed in future submittals.
4. A Short Environmental Assessment Form (SEAF) was provided as part of the Application. The following items need to be expanded or corrected to provide a complete record:
  - Item 2- Putnam County Health Department Approval should be noted. NYSDEC SPDES General Permit coverage as well.
  - Item 13 – The YES response should be explained.
  - Item 13 – The YES response should be expanded and/or clarified.
  - Item 17 – The YES response should be described.
5. We defer to the Planning Board's environmental consultant regarding wetland issues
6. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map." ( We note that the soil type is included within the Notes on Sheet D-1 but the origin of the information and the extent of the soil types on site is not provided.)
  - b. §66-6.B.2.f – Provide "the depth to bedrock and depth to water table shall be identified in all areas of disturbance" (Except for applications involving one single-family dwelling).
  - c. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
    - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
    - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
  - d. §66-6.B.2.h – Provide "the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to

provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”

- e. §66-6.B.2.i – Provide “Any special reports deemed necessary by the Planning Board Engineer to evaluate the application, including but not limited to detailed soils, geologic or hydrologic studies.”
- 7. §66-6.B.3 – Provide “a written narrative explaining the nature of the proposal, including any future development anticipated for the property and whether alternative locations exist for the proposed activity” (except for single-family dwellings).
- 8. §66-6.B.4 – “Provide for compliance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).”
- 9. §66-6.B.5 – “Provide for compliance with the New York City Department of Environmental Protection regulations for stormwater discharges.”
- 10. §66-6.B.6 – Provide “copies of all applications, permits and approvals required by any other local, state or federal agency associated with the construction and site work/disturbance proposed by the applicant.”
- 11. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including:
  - a. Part III.B.1.a – “Background information about the scope of the project, including the location, type and size of project;”
  - b. Part III.B.1.b – “A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s), floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the construction activity; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater discharge(s);”
  - c. Part III.B.1.c – “A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);”
  - d. Part III.B.1.d – “A construction phasing plan and sequence of operations describing the intended order of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;”
  - e. Part III.B.1.e – “A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;”
  - f. Part III.B.1.f – “A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November

2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization;"

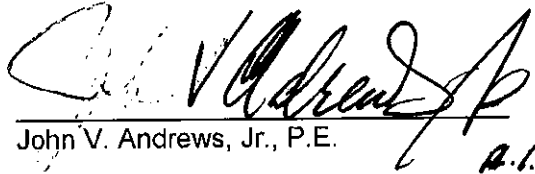
- g. Part III.B.1.h – "The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;"
  - h. Part III.B.1.i – "A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;"(Note: On Plan set should be in written SWPPP as well)
  - i. Part III.B.1.j – "A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;"
  - j. Part III.B.1.l – "Identification of any elements of the design that are not in conformance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standards."
  - k. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001, particularly the sections regarding the maintenance of documentation on-site (Part II.D.2), provisions for modifying the SWPPP (Part III.A.4), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP.
  - l. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
  - m. Please note, per GP-0-20-001, a SWPPP must be prepared by qualified professional, including a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s).
  - n. Please note – With issuance of NYSDEC General Permit GP-0-15-002 and continuing in GP-0-20-001, per Part I.B.1.b 'Soil Stabilization' "In areas where soil disturbance activity has temporarily or permanently ceased..." and "...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the *application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days* from the date the current soil disturbance activity ceased..." (emphasis added).
12. SWPPP – GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations.
13. Provide a draft eNotice of Intent (eNOI) for review.



14. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
15. Refer to the Drawings:
  - a. Sheet S-1- The proposed driveway runs outside the access easement. Per Filed Map 2886, Parcel 2 appears to have no rights outside the indicated Access Easement. The Applicant must demonstrate the ability to construct the driveway as shown.
  - b. The construction required to render the driveway usable is unclear. Does the driveway need to be improved from Horse Pound Road to the house site or just the limited section into the property? There are two (2) stabilized construction entrances indicated. Are both to be constructed for this project? The extent of work associated with this proposal should be clearly indicated on both the plan and profile. A note should be added regarding the removal and restoration of driveway when the construction entrance is no longer needed. A note should be added regarding removal of any sediment that is tracked onto the road. A note should be added covering the installation of the paved apron connecting to Horse Pound Road.
  - c. Per Filed Map 2886, the driveway appears to be a common driveway shared by this Parcel and the adjoining parcel. If one does not already exist, it would appear that a cross access and maintenance agreement suitable in form and content to the Planning Board Attorney should be prepared and filed in the office of the county Clerk as part of this action.
  - d. Sheet EC-1 - Overall the notes are difficult to read. Certain of the notes are not consistent with current standards. A large portion of the notes on the left side of the page appear to be folded or otherwise compressed rendering sections incomplete/illegible.
  - e. All time frames set forth in the notes should be checked for consistency with current standards and conditions of the General Stormwater Permit.
  - f. The Special Notes refer to a written SWPPP. No written SWPPP has been provided
  - g. Under the "Town of Kent Planning Board - Steep Slope and Erosion Control Notes," Note A should read 5000 SF not one (1) acre
  - h. Under the "Town of Kent Planning Board - Steep Slope and Erosion Control Notes," under C, replace "GP-02-01" with the current "GP-0-20-001."
  - i. The notes under Standards for Private and Common Driveways are at variance with Town Code Section 57-26 and should be revised accordingly
16. 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.
17. Per §66-6.F, the public hearing can be waived as this is a minor project for an addition to a single-family house. We defer to the pleasure of the Planning Board in this regard. The Application in its current form is not ready for the scheduling of a public hearing should the Board chose to conduct a public hearing.

Memorandum  
White-Vernon ECP – Initial Submittal  
TM # 33.-1-58.2  
December 1, 2021  
Page 6 of 6

18. Provide a written response with future submittals stating how the comments have been addressed.

  
John V. Andrews, Jr., P.E. *12.1.2021*

cc: Planning Board via email  
Bill Walters via email  
**21-261-999-177**

Bruce Barber via email  
Liz Axelson via email

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

email: planningkent@townofkentny.gov  
Kent, NY 10512  
Fax: 845-306-5283

# Memorandum

DATE: November 19, 2021  
TO: Accounting/Finance Dept.  
CC: anne@manningsilverstein.com  
FROM: Vera Patterson  
Re: Friedland - New account - was Schulhof  
TM: 21.19-1-10

Please find attached supporting documentation for the above mentioned property. Attached are the following checks:

JP Morgan/Chase bank check 10225 - \$1,200.00 - review/escrow fees

JP Morgan/Chase bank check 10227 - \$1,000.00 - \$500.00 is for erosion control - the other \$500.00 is to be deposited into the escrow account.

This previous owners of this property was Schulhof and the new owners are picking up where the old owners left off and are building the exact house and location. Schulhof owed us \$569.15 and the Friedlands agreed to pay that off. I am using Schulhof's account in the review summary so we can keep track of everything. (see attached review summary). Yulia if you want to do it different, just let me know.

<b>RECEIPT</b>		DATE <u>11/19/21</u>	No. <u>426531</u>
RECEIVED FROM <u>Manning/Silverstein/Friedland</u>		<u>\$1,200.00</u>	
<u>One Thousand Two Hundred and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<input checked="" type="radio"/> FOR <u>Escrow Friedland TM: 21.19-1-10</u>	
ACCOUNT		<input type="radio"/> CASH	<u>10225</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>A. Manning</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

<b>RECEIPT</b>		DATE <u>11/19/21</u>	No. <u>426532</u>
RECEIVED FROM <u>Manning/Silverstein</u>		<u>\$1,000.00</u>	
<u>One Thousand and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<input checked="" type="radio"/> FOR <u>Escrow 1 Rev. Fee Friedland TM: 21.19-1-10</u>	
ACCOUNT		<input type="radio"/> CASH	<u>10227</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>A. Manning</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

**FRIEDLAND WAS:**  
**SCHULHOF-KRAVITZ 21.19-1-10**

Date		Deposits	Fees	Balance
1/23/2015	check 8434	1,000.00		1,000.00
4/10/2015			(312.50)	687.50
5/6/2015	Cornerstone March 2015		(375.00)	312.50
6/9/2015	Rohde 28928 April 2015		(23.00)	289.50
6/9/2015	Rohde 28860 Feb 2015		(406.53)	(117.03)
6/9/2015	Rohde 28885 March 2015		(310.20)	(427.23)
8/10/2015	Rohde 28979 May 2015		(141.92)	(569.15)
<b>New acct:</b>	Friedland TM: 21.19-1-10			
11/19/21	Ck. 10227 - \$500.00 Erosion Control /			
	Remainder is escrow	500.00		(69.15)
11/19/21	Ck 10227 - escrow	700.00		630.85
11/19/21	Ck. 10225 - escrow/rev fee	1,200.00		1,830.85

10225

*F. Kendall*  
**MANNING SILVERSTEIN ARCHITECTS, P.C.**  
133 W. 72ND STREET, SUITE 701  
NEW YORK, NY 10023

**CHASE**  
JP Morgan Chase Bank, N.A.  
www.Chase.com  
1-2/210

11/10/2021

PAY TO THE  
ORDER OF Town of Kent

\$ \*\*1,200.00

One Thousand Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Town of Kent  
Building Department

*Planning*

MEMO

Escrow/Review



*RS*

AUTHORIZED SIGNATURE

⑈010225⑈ ⑆021000021⑆ 677500111265⑈

MANNING SILVERSTEIN ARCHITECTS, P.C.

10225

Town of Kent

Building Permit

11/10/2021

1,200.00

Chase

Escrow/Review

1,200.00

10227

*Friedland*  
**MANNING SILVERSTEIN ARCHITECTS, P.C.**  
133 W. 72ND STREET, SUITE 701  
NEW YORK, NY 10023

**CHASE**  
JPMorgan Chase Bank, N.A.  
www.Chase.com  
1-2/210

11/10/2021

TO THE  
ORDER OF Town of Kent

\$ \*\*1,000.00

DOLLARS

One Thousand and 00/100\*\*\*\*\*

Town of Kent  
Building Department



AUTHORIZED SIGNATURE

EMO *FM 2119-1-10*  
Escrow construction inspection *1212 Permit*

⑈010227⑈ ⑈021000021⑈ 677500111265⑈

MANNING SILVERSTEIN ARCHITECTS, P.C.

10227

Town of Kent

11/10/2021

Building Permit

1,000.00

Chase

Escrow construction inspection

1,000.00

File 101

Received  
mo/date/year

NOV 16 2021

TOWN OF KENT PLANNING BOARD  
SITE PLAN CHECKLIST

APPLICANT NAME: ANNE NANNI / PETER FREY

ADDRESS: 201 PRIME ROAD, KENT CANTON, NY

Planning Department  
Town of Kent

CONTACT TELEPHONE NUMBER: 917-287-8664 ANNE NANNI

TM: \_\_\_\_\_

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

1. ☐ The dimensions of all property lines
2. ☐ Identify scale used
3. ☐ Name of all adjacent roads and driveway location
4. ☐ Sight distances if new curb cut is requested
5. ☐ Easements for utilities including overhead
6. ☐ All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
7. ☐ Distance from the proposed structure to ALL property lines
8. ☐ Completed bulk zoning table
9. ☐ Location of any wetland, stream, lake or body of water within 100 feet of the property line.
10. ☐ Location of septic system (including 100% expansion area)
11. ☐ Location of well head
12. ☐ Pre and post-construction topography (grading plan)
13. ☐ Total limit of disturbance line
14. ☐ Area(s) of disturbance where slopes are greater than 15%
15. ☐ Total area of disturbance calculation (in square feet)
16. ☐ Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
17. ☐ Cost estimate (breakdown) to implement erosion and sediment control plan
18. ☐ KNOX box system (if commercial property)

Check list completed by:

\_\_\_\_\_  
(Print or type name here)

\_\_\_\_\_  
(Print or type Title here)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

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

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

TOWN OF KENT, NEW YORK

**Town of Kent Planning Board  
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____	Preliminary Subdivision _____
Final Subdivision _____	Lot Line Change _____
Site Plan <u>X</u> _____	Conditional Use Permit _____
Freshwater Wetland _____	Steep Slope & Erosion Ctrl <u>X</u> _____
Change of Use _____	

Name of Project FREIDLAND RESIDENCE

Description of Proposed Activity 2 STORY EXTENSION OF EXISTING  
SINGLEX 6' POOL UPGRADE EXISTING EXISTING LOCATION  
ADDITION TO EXISTING RETAINING WALLS & CONTOURS  
REVISION OF RETAINING WALL AT FRONT OF SITE

Name of Applicant(s) MELINDA SILVERSTEIN APPLICANTS

Address 133 WEST FORD STREET SUITE 201 NY NY 10025

Telephone 718 744 7755

Name and Address of Record Owner(s) PETER FREIDLAND

3 CAT BRINE ROAD CARLE NEW YORK 10512

Tax Map Number of all parcels 21-19-1-10

**A) For All Applications:**

1) Total acreage involved in application: 1.54 AC, 46,896 SF

2) Total contiguous acreage controlled by applicant/owner (1): SAME

3) Total number of existing structures: ONE

4) Type of existing structures: WOOD FRAME

5) Total square footage of all new construction: 3368

6) Estimated value of new construction or addition \$980,000.00

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

New Construction: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Expansion: Residential X \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: R-80

1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) of other entities in which the applicant has an interest.



9) Does applicant intend to request any information waivers?

No ☒ Yes ☐ If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No ☒ Yes ☐ If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No ☒ Yes ☐ If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No ☐ Yes ☒ If yes, please list in detail (attach separate pages if necessary):

PUTNAM COUNTY HEALTH DEPARTMENT - AUTHORIZED TO USE EXISTING SEWERS

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No ☒ Yes ☐ If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: JOHN KAYKIL JR. PE  
121 CUSHMAN ROAD, PATTERSON, NY 12543

Telephone: 915-721-0455 (0) 815-874-7894 (0)

Name and Address of Licensed Land Surveyor: STEVEN J. SHAFER L.S.  
112 EAST HOLE CROFT ROAD, HOFFMAN LANE, NY 12533

Telephone: 915-874-4307

Name and Address of Attorney

Telephone:

Name and Address of Wetland Consultant:

N/A NO WETLANDS WITHIN 200  
FEET OF PROPERTY

Telephone

B) For Subdivision and Lot Line Change Applications Only: N/A

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

C) For Freshwater Wetland Permit Applications Only: N/A

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
\_\_\_\_\_
- 4) Proposed activity is located in:
  - a) Lake/pond [\_\_\_\_\_] Control area of lake/pond [\_\_\_\_\_]
  - b) Stream/River/Brook [\_\_\_\_\_] Control area of stream/river/brook [\_\_\_\_\_]
  - c) Wetland [\_\_\_\_\_] Control area of wetland [\_\_\_\_\_]
  - d) Not located in wetland/wetland buffer [\_\_\_\_\_]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

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

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
  - a) Any disturbance involving 5,000 square feet or more of land? Yes ☐ No ☒
  - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?  
Yes ☐ No ☒
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
\_\_\_\_\_

4) Refer to Chapter 66 of the Town Code for the application requirements.

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

Applicant Signature: MAHARAJA SIVARATNA KUMAR P.C.  
Print Name: ANNE L. MAHARAJA  
Date: 11.10.2021

AFFIDAVIT TO BE COMPLETED BY OWNER

State of NY

County of NY

Anne Manning being duly sworn, deposes and says.

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

Applicant/Owner Anne Manning

Notary Public

JOSEPH M. KIZNER  
Notary Public, State of New York  
No. 03-4742478  
Qualified in Bronx County  
Commission Expires March 30, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NY )

) ss:

County of NY )

ANNE MANNING

being duly sworn, deposes and says:

- 1 That I/we are the ARCHITECT/OWNER AGENT 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 MANING SILVERSTEIN ARCH. PC in the County of NY and the State of NY 123 WEST FRANK ST. SUITE 704
- 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.

Applicant/Agent

Applicant/Agent

Notary Public

STATE OF NEW YORK  
COUNTY OF NEW YORK  
Sworn to before me this

11 day of November, 2021

JOSEPH M. KIZNER  
Notary Public, State of New York  
No. 03-4742478  
Qualified in Bronx County  
Commission Expires March 30,

2023

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of NY )

) ss:

County of NY )

I, [Signature], being duly sworn, deposes and says:

- 1 That I/we are the ARCHITECT / PLANNING SURVEYOR 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.

[Signature]  
Licensed Professional

[Signature]  
Licensed Professional

[Signature]  
Notary Public

STATE OF NEW YORK  
COUNTY OF NEW YORK  
Sworn to before me this

11 day of November 2021

JOSEPH M. KIZNER  
Notary Public, State of New York  
No. 03-4742476  
Qualified In Bronx County  
Commission Expires March 30, 2023

DISCLOSURE OF BUSINESS INTEREST

State of NY

County of NY

ANNE MANNING

being duly sworn, deposes and says:

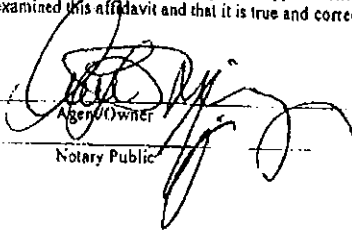
1 Pursuant to §80 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


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

  
Agent/Owner  
Notary Public

Agent/Owner

STATE OF NEW YORK  
COUNTY OF NEW YORK  
Sworn to before me this

11 day of November 2021

  
JOSEPH M. KIZNER  
Notary Public, State of New York  
No. 03-4742478  
Qualified in Bronx County  
Commission Expires March 30, 2023

Town of Kent Planning Board  
Agricultural Data Statement

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

Name of Applicant(s): MAHALLING SILVERSTEIN ARCHITECTS PC

Address: 1233 VINE STREET SUITE 401 JAMAICA NY 11434

Telephone: 718.704.7755

Description of the Project: 2 STORY EXTENSION OF EXISTING HOUSE STRUCTURE  
UPON TO 1206 LINDSEY GATE VILLAGE IN RETAINING WALLS & EXHAUST.

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) ☐ Preliminary Subdivision ☐

Final Subdivision ☐ Lot Line Revision ☐

Site Plan ☐ Conditional Use Permit ☐

Project Location: 2 CAT BEAR ROAD, KENT CANTON, NEW YORK, 10512

Tax Map Number of all parcels: \_\_\_\_\_

Is any portion of the project site currently being farmed? NO

Is the project site located in an Agricultural District? Yes ☐ No ☒

Who is farming the site? N/A

Does the person farming the site: Rent ☐ Own ☐ the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: [Signature] Date: 11.10.21



**REQUEST FOR WETLAND DELINEATION CONFIRMATION  
PLANNING DEPARTMENT  
TOWN OF KENT, NEW YORK**

Date: \_\_\_\_\_  
Property Address: N/A  
Property Tax Identification: \_\_\_\_\_  
Property Size: \_\_\_\_\_  
Name of Wetland Consultant: \_\_\_\_\_  
Phone Number of Wetland Consultant : \_\_\_\_\_  
Name of Design Professional: \_\_\_\_\_  
Phone Number of Design Professional: \_\_\_\_\_  
Name of Applicant: \_\_\_\_\_  
Name of Owner: \_\_\_\_\_

(Note: If the applicant is not the owner, written and executed authorization to access the property must be provided to the Planning Board Secretary (845-225-7802 or [planning@townofkentny.gov](mailto:planning@townofkentny.gov)) prior to site inspection).

**Request:**

*I request the Town of Kent confirm the wetland boundary delineation(s) completed by the applicant's wetland consultant at the above referenced site. I understand that the wetland confirmation will be conducted to verify only Town of Kent jurisdictional wetlands, watercourses and waterbodies as defined in Chapter 39A of the Town of Kent Town Code. I also understand that this confirmation does not constitute an application for any activity at the above referenced property. If an activity is proposed, then the appropriate application must be filed with the Town of Kent Planning Board Secretary and reviewed by the Town of Kent Planning Board.*

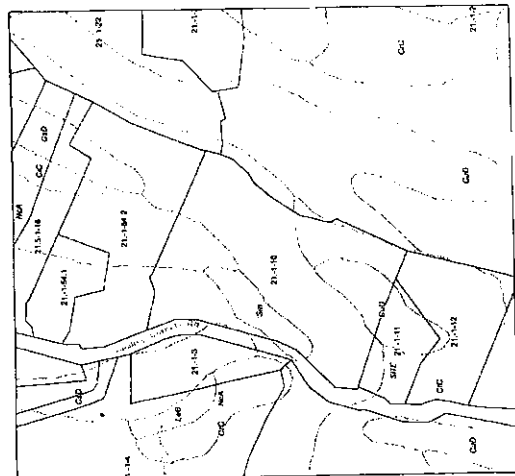
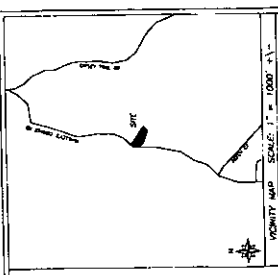
*I agree to the fee of \$125.00 per hour which shall include document review, travel time, on-site inspection and verbal/written correspondence.*

Signed: \_\_\_\_\_  
Owner/Authorized Representative

Please attach a sketch map depicting the approximate location of the delineated wetlands.

Rev Sept. 2018

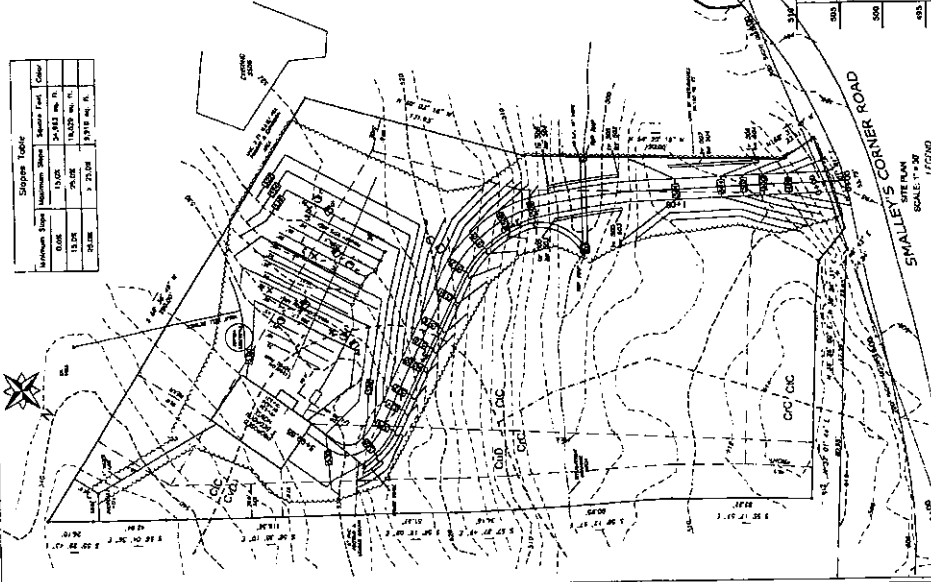




- NOTES:**
1. The proposed project is located within the Smalley's Corner Road Right-of-Way (ROW) and is subject to the ROW Easement.
  2. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  3. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  4. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  5. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  6. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  7. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  8. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  9. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.
  10. The proposed project is located within the Smalley's Corner Road ROW and is subject to the ROW Easement.

**Stationing Table**

Stationing	Stationing	Stationing	Stationing
0+00	10+00	20+00	30+00
10+00	20+00	30+00	40+00
20+00	30+00	40+00	50+00
30+00	40+00	50+00	60+00
40+00	50+00	60+00	70+00
50+00	60+00	70+00	80+00
60+00	70+00	80+00	90+00
70+00	80+00	90+00	100+00

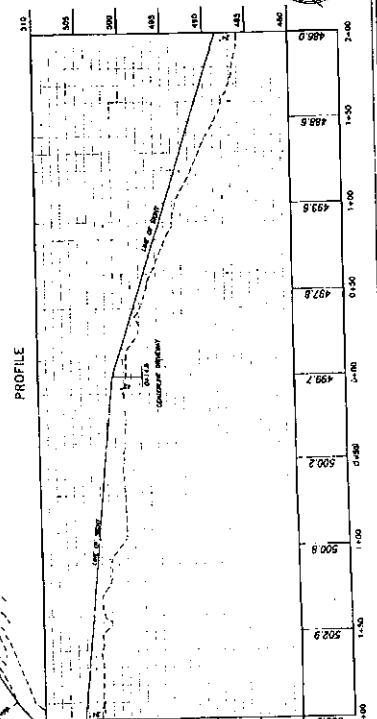


**ZONING SCHEDULE**

Zone	Zone	Zone	Zone
Residential	Residential	Residential	Residential
Commercial	Commercial	Commercial	Commercial
Industrial	Industrial	Industrial	Industrial
Public	Public	Public	Public
Other	Other	Other	Other

**LEGEND**

Symbol	Symbol	Symbol	Symbol
Proposed Road	Proposed Road	Proposed Road	Proposed Road
Proposed Road	Proposed Road	Proposed Road	Proposed Road
Proposed Road	Proposed Road	Proposed Road	Proposed Road
Proposed Road	Proposed Road	Proposed Road	Proposed Road

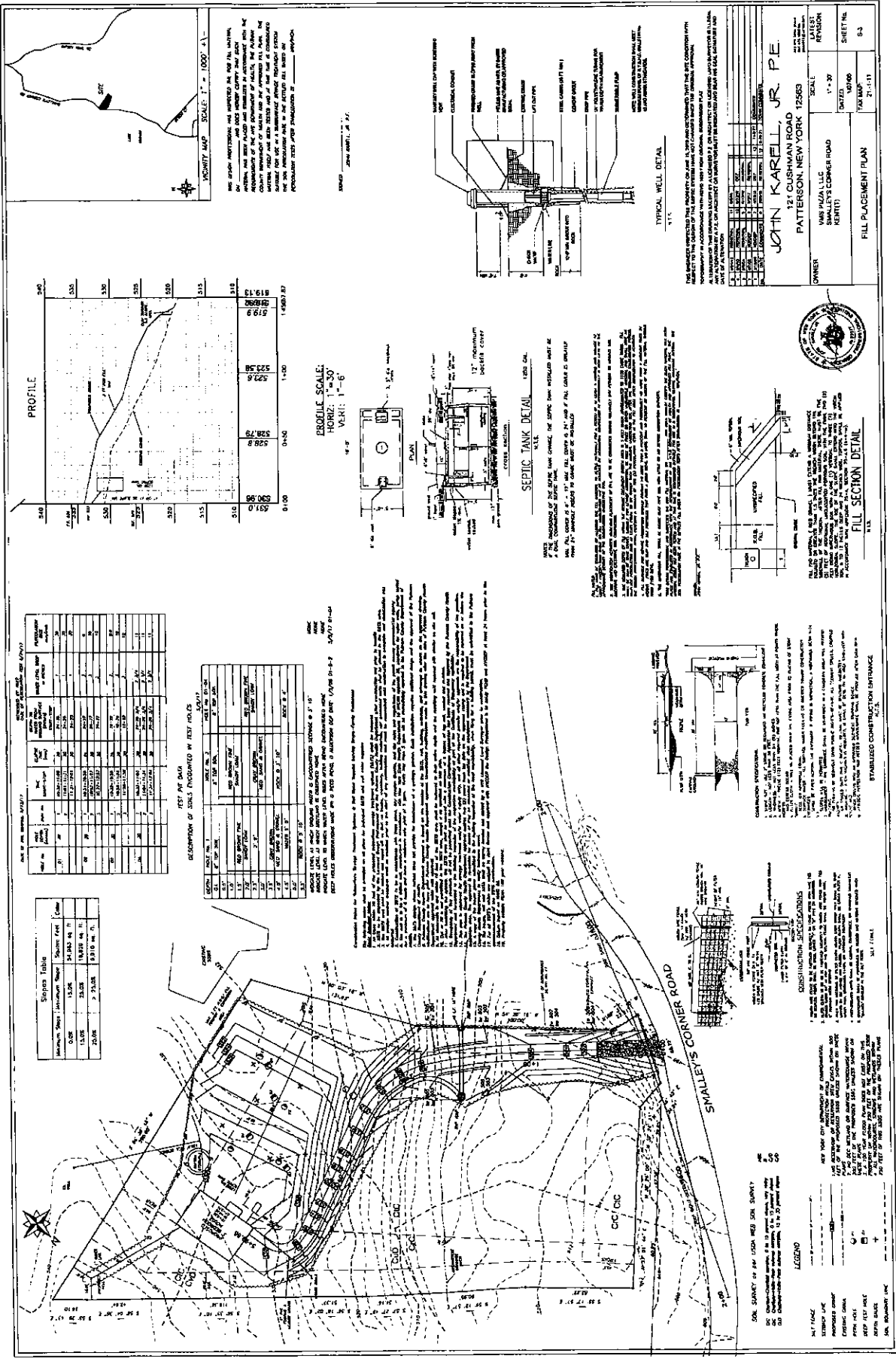


**JOHN KARELL, JR. P.E.**  
 131 CUSHMAN ROAD  
 PATTERSON, NEW YORK 12563

**OWNER:** M&S PIZZA, LLC  
**PROJECT:** SMALLEY'S CORNER ROAD  
**DESIGN:** RESIDENTIAL

**SCALE:** 1" = 20'  
**DATE:** 10/10/11  
**SHEET NO.:** 04

**SITE & EROSION CONTROL PLAN**



**Slopes Table**

Maximum Slope	Minimum Slope	Minimum Feet	Maximum Feet
0.00	15.00	14.882	15.118
15.00	25.00	14.882	15.118
25.00	35.00	14.882	15.118

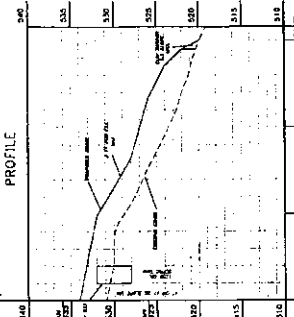
**TEST PIT DATA**

TEST PIT NO.	DATE	DEPTH	SOIL TYPE	WATER TABLE	REMARKS
1	10/10/10	10'	CLAY	10'	CLAY
2	10/10/10	10'	CLAY	10'	CLAY
3	10/10/10	10'	CLAY	10'	CLAY
4	10/10/10	10'	CLAY	10'	CLAY
5	10/10/10	10'	CLAY	10'	CLAY
6	10/10/10	10'	CLAY	10'	CLAY
7	10/10/10	10'	CLAY	10'	CLAY
8	10/10/10	10'	CLAY	10'	CLAY
9	10/10/10	10'	CLAY	10'	CLAY
10	10/10/10	10'	CLAY	10'	CLAY

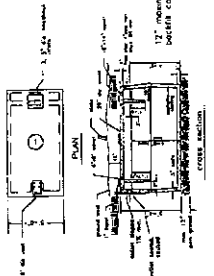
**DESCRIPTION OF SOILS ENCOUNTERED IN TEST PITS**

TEST PIT NO.	DEPTH	SOIL TYPE	WATER TABLE	REMARKS
1	0-10'	CLAY	10'	CLAY
2	0-10'	CLAY	10'	CLAY
3	0-10'	CLAY	10'	CLAY
4	0-10'	CLAY	10'	CLAY
5	0-10'	CLAY	10'	CLAY
6	0-10'	CLAY	10'	CLAY
7	0-10'	CLAY	10'	CLAY
8	0-10'	CLAY	10'	CLAY
9	0-10'	CLAY	10'	CLAY
10	0-10'	CLAY	10'	CLAY

CONSTRUCTION NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODES. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES. 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CODES. 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ECONOMIC CODES. 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION CODES. 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SCIENCE CODES. 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARTS CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SPORTS CODES. 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RELIGION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL POLITICS CODES. 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LAW CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ETHICS CODES.



**PROFILE SCALE:**  
HORIZ: 1"=50'  
VERT: 1"=6'



**TYPICAL WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**



**JOHN KAREL, JR. P.E.**  
121 CUSHMAN ROAD  
PATTERSON, NEW YORK 12563

**OWNER:**  
WILLIAMS L.L.C.  
SNALEY'S CORNER ROAD  
KEATY, NY 13361

**SCALE:**  
1"=30'

**DATE:**  
10/10/10

**SHEET NO.:**  
63

**FILL PLACEMENT PLAN**

**WELL DETAIL**

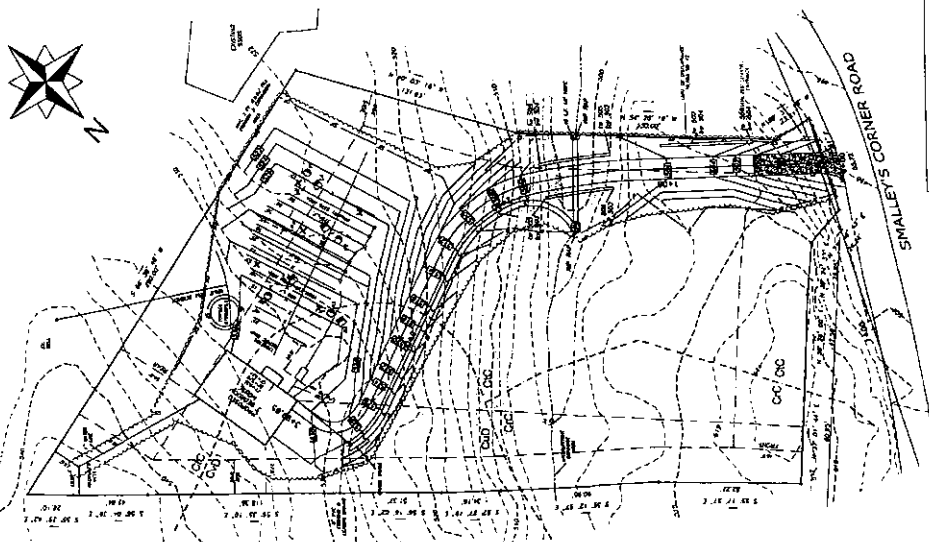
**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**

**WELL DETAIL**



Minimum Slope	Maximum Slope	Square Feet	Color
0.0%	15.0%	24,983 sq. ft.	
15.0%	23.0%	16,009 sq. ft.	

STEEP SLOPE PLAN

UNIT OF COUNCIL OF  
FOUR

SON SURVEY on per WEB SON SURVEY

140 0  
 50 0  
 50 0

06 Double-Channel length, 0 to 15 percent higher, may vary  
 06 Double-Channel, more volume required, 0 to 15 percent more  
 06 Double-Channel, more volume required, 15 to 30 percent more

[illegible]

OWNER	VMS PIZZA I LLC SMALLY'S CORNER ROAD BELLART	SCALE	DATE OF REVISION	SHEET No
		1" = 30'		
STEEP SLOPE & EXISTING CONDITIONS PLAN		TOTAL	10/08	B-2
		TOTAL	21-1-1	

SCALE: 1" = 30'











NOT THE PAGES OF THE STATE OF NEW YORK  
(Other Pages are 10000)

1. The property is located in the County of Putnam, State of New York, and is bounded by the following:

2. The property is located in the County of Putnam, State of New York, and is bounded by the following:

3. The property is located in the County of Putnam, State of New York, and is bounded by the following:

4. The property is located in the County of Putnam, State of New York, and is bounded by the following:

5. The property is located in the County of Putnam, State of New York, and is bounded by the following:

6. The property is located in the County of Putnam, State of New York, and is bounded by the following:

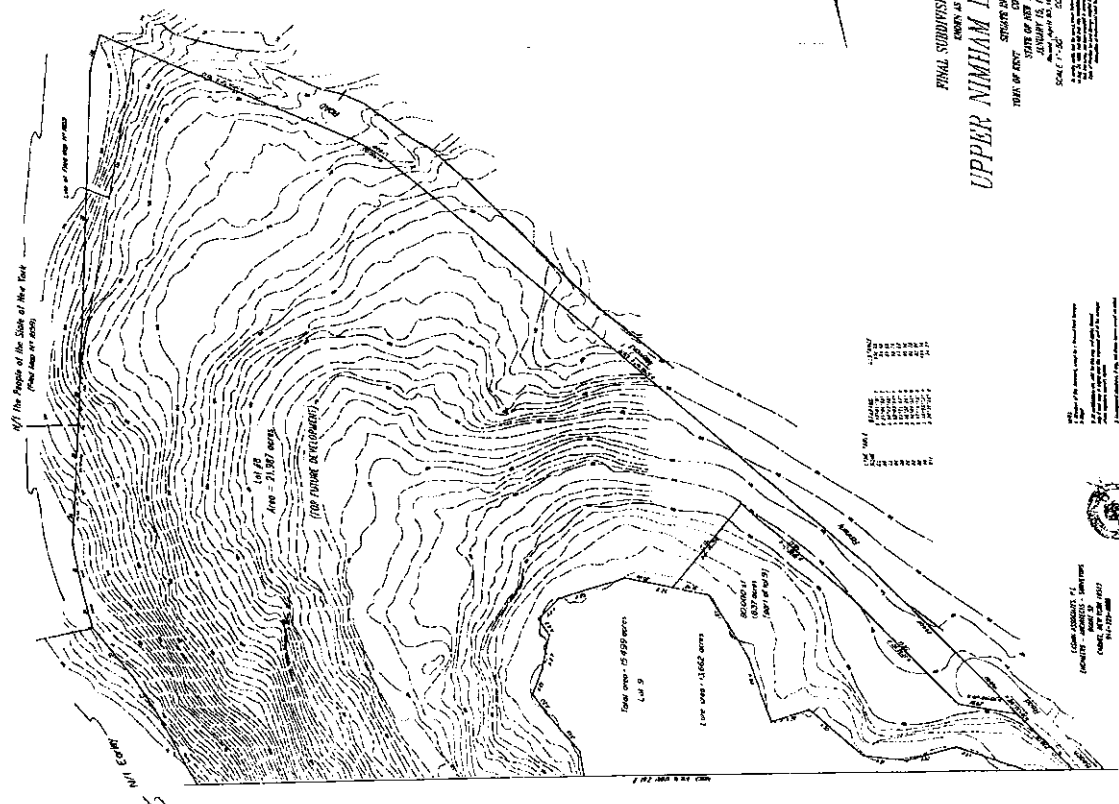
7. The property is located in the County of Putnam, State of New York, and is bounded by the following:

8. The property is located in the County of Putnam, State of New York, and is bounded by the following:

9. The property is located in the County of Putnam, State of New York, and is bounded by the following:

10. The property is located in the County of Putnam, State of New York, and is bounded by the following:

2002 MISCELLANEOUS									
Item	Quantity	Unit	Price	Total	Item	Quantity	Unit	Price	Total
1. Labor	100	Hour	15.00	1500.00	11. Material	100	Yd	1.00	100.00
2. Material	100	Yd	1.00	100.00	12. Labor	100	Hour	15.00	1500.00
3. Labor	100	Hour	15.00	1500.00	13. Material	100	Yd	1.00	100.00
4. Material	100	Yd	1.00	100.00	14. Labor	100	Hour	15.00	1500.00
5. Labor	100	Hour	15.00	1500.00	15. Material	100	Yd	1.00	100.00
6. Material	100	Yd	1.00	100.00	16. Labor	100	Hour	15.00	1500.00
7. Labor	100	Hour	15.00	1500.00	17. Material	100	Yd	1.00	100.00
8. Material	100	Yd	1.00	100.00	18. Labor	100	Hour	15.00	1500.00
9. Labor	100	Hour	15.00	1500.00	19. Material	100	Yd	1.00	100.00
10. Material	100	Yd	1.00	100.00	20. Labor	100	Hour	15.00	1500.00



# UPPER NIMHAM LAKE ESTATES

FINAL SUBDIVISION PLAT

STATE OF NEW YORK  
COUNTY OF PUTNAM  
TOWN OF EAST  
SECTION 10  
SCALE 1"=50'



1. The property is located in the County of Putnam, State of New York, and is bounded by the following:

2. The property is located in the County of Putnam, State of New York, and is bounded by the following:

3. The property is located in the County of Putnam, State of New York, and is bounded by the following:

4. The property is located in the County of Putnam, State of New York, and is bounded by the following:

5. The property is located in the County of Putnam, State of New York, and is bounded by the following:

6. The property is located in the County of Putnam, State of New York, and is bounded by the following:

7. The property is located in the County of Putnam, State of New York, and is bounded by the following:

8. The property is located in the County of Putnam, State of New York, and is bounded by the following:

9. The property is located in the County of Putnam, State of New York, and is bounded by the following:

10. The property is located in the County of Putnam, State of New York, and is bounded by the following:





## Cornerstone Associates

---

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

December 9, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: White/Vernon Application**  
Horsepound Road  
Section 33 Block 1 Lot 58.2

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

1. Town of Kent Combined Planning Board application dated 11/15/21.
2. Short-form EAF (Part I) dated 10/27/21.
3. Architectural plans prepared by Simplex Homes, 6 sheets: 2.0, 3/0, 3.1, 4.1, 4.2, 6.0. 4.2, 6.0 (unsigned and undated).
4. Plans entitled; "Site Plan for Madeline White and Tristan Vernon" prepared by John Karell, Jr. PE dated 10/26/21, 5 sheets: S-1, S-2, D-1, P-1, EC-1.

### **A: Summary of Application:**

Application is to construct a five bedroom. single-family residence, well and septic system and a driveway on a 39.850+/- acre parcel. The total proposed disturbance is 29,000 square feet (0.67+/- acres). The subject property is located in the R-80 zoning district.

### **.B: Planning Board Permits Required:**

Steep slope/erosion and sediment control permit  
Wetland permit-TBD,

### **C: Zoning:**

The bulk zoning table requires review. The Town Building Inspector should be consulted to determine the status of this lot as there is limited road frontage on Horsepound Road and Nichols Street. It is also unclear if this development would be considered a flag lot under current zoning.

It is reported that the access is shared with another property. Information regarding access easements and maintenance of the access driveway should be provided.

**D: SEQRA:**

The applicant has provided a short-form Environmental Assessment form. The proposed action is a Type II action.

**E: Environmental Review:**Wetlands:

There appears to be watercourse traversing the center of the property. A site inspection is required to confirm that there are no Town of Kent jurisdictional wetland or wetland buffer areas within the proposed limits of disturbance.

Review of NYSDEC resources indicates that the subject property is located in a wetland checkzone. Further written information regarding NYSDEC wetland delineation and permitting requirements, if any, is required

Trees:

The applicant has not marked trees in the field that are proposed to be cut and has requested a waiver in the preparation of a tree survey and plan. It appears, based on photography that prior clearing has occurred on the site. A site inspection will be conducted in order to determine potential impacts and a recommendation will subsequently be made to the Board.

Soils, Steep Slopes and Rock Outcrop:

A soils map has not been provided. A map depicting the on-site soils should be provided. A steep slope map indicating slopes greater than 15% and areas of rock outcropping has not been provided. The applicant should indicate if rock blasting and/or hammering is anticipated.

Land Disturbance:

The applicant proposes to disturb 0.67 acres. An erosion and sediment control plan in compliance with Chapter 66 of the town code should be provided. This office defers to the Planning Board engineer regarding review of the erosion and sediment control plan.

Well and Septic System: Well and septic system approvals from the Putnam County Department of Health have not been provided.

**F: Other:**

- Provide copy of survey
- Provide copy of deed
- Provide updated responses in EAF (Questions, 13a, 13b, 17).
- Indicate any improvements required to be made to the driveway (it is in part outside ROW).

This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan. Further comments will be provided based on the applicant's response to comments.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Barber', with a stylized, cursive-like flow.

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



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

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

---

*Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. (Retired) • John V. Andrews, Jr., P.E.*

---

# Memorandum

<b>To:</b>	Planning Board Town of Kent	<b>Attn:</b>	Philip Tolmach Chairman
<b>From:</b>	John V. Andrews, Jr., P.E.	<b>Subject:</b>	Erosion Control Plan – Initial Submittal
<b>Date:</b>	November 30, 2021	<b>Project:</b>	Freidland Residence (Formerly Schulhof-Kravitz) TM 21.19-1-10

The following materials were reviewed:

1. Memorandum from Town of Kent Planning Board-Freidland (New Acct) formerly Schulhof, dated November 19, 2021.
2. Town of Kent Planning Board- Site Plan Checklist-Freidland Residence.
3. Town of Kent Planning Board-Combined Application Form- Freidland Residence, dated November 10, 2021.
4. Affidavit by Owner-Manning Silverstein Architects P.C. dated November 11, 2021. Affidavit by Owner-Architect/Owners Agent dated November 11, 2021
5. Certification of Professional Engineer/Licensed Land Surveyor/Architect-Architect-Manning Silverstein P.C. dated November 11, 2021.
6. Disclosure of Business Interest-Anne Manning dated November 11, 2021.
7. Town of Kent Planning Board Agricultural Data Statement -dated November 11, 2021.
8. Town on Kent Planning Board-Request for Wetland Delineation Confirmation.
9. Drawing A-000.00 Site & Erosion Control Notes & Plans - Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021.
10. Drawing A-001.00 Proposed Site Plan & Details- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021.
11. Drawing A-010.00 Ground & Main Floor Demo & Proposed Plans- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021.

12. Drawing A-030.00 Exterior Elevations- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021.

The project proposes construction of an addition and new pool for an existing single-family house. The project was the subject of a prior application and review by the Planning Board which was never completed. The current application proposes to pick up where the previous application left off and complete the same project. A new application has been submitted and the drawings reissued.

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration:

1. 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-0-20-001.
2. The project previously received Putnam County Department of Health approval. That approval expired on/about November 17, 2016. Updated Putnam County Department of Health approval is required.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - c. §66-6.B.2.g – Provide “a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:”
    - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
    - ii. [7] Provide a maintenance schedule for erosion control measures.
4. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. A SWPPP was previously provided. The document will need to be updated and revised to reflect the current project and permit requirements as well as provide required information from Part III.B including:
  - e. Part III.B.1.e – “A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;”
  - f. Part III.B.1.f – “A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated August

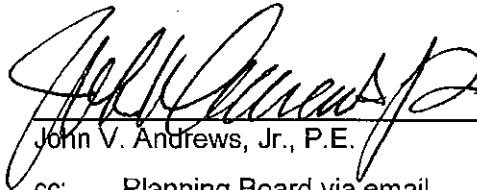
2005, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization;"

- g. Part III.B.1.i – "A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated August 2005;"
  - h. Part III.B.1.j – "A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;"
  - i. The Applicant and Applicant's design professional are expected to be familiar with the provisions of the newly issued NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying the SWPPP (Part II.C.5), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP.
  - j. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
  - k. Please note, per GP-0-20-001, a SWPPP must be prepared by qualified professional, including a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s).
5. Provide a current/updated eNotice of Intent (eNOI) for review.
6. Provide a current/updated MS4 SWPPP Acceptance Form with Sections I and II completed.
7. Refer to the Drawings:
- a. A note should be added to the construction entrance detail requiring the removal and restoration of the lawn when the construction entrance is no longer needed.
  - b. Under 'Town of Kent Planning Board Steep Slope & Erosion Control Notes'
    - i. Note #2 indicates no disturbance on slopes steeper than 25%. Based on the contours provided, it appears there are areas within the limits of disturbance that are 15%. Steep slopes are defined as slopes of 15% or greater. The note should be reworded to indicate the disturbance of a limited area of steep slopes.
    - ii. Note #11 addresses the removal and reuse of topsoil. The language of the note is somewhat awkward having been simply reworded in response to previous comments. The note should be adjusted along the lines of "no topsoil will be removed from the site. All topsoil shall be stored on the site, located within the limits of disturbance, limed fertilized temporarily seeded and mulched within seven(7) days."



Memorandum  
Freidland Residence ECP  
(Formerly Schulhof-Kravitz)  
TM # 21.19-1-10  
November 30, 2021  
Page 4 of 4

- c. Revise all notes regarding time frame for stabilization to meet the new requirements of GP-0-20-001
  - d. The following note should be added to the plan set, " Retaining walls over 3 feet in height require a building permit per Town Code Chapter 27, §27-8.B(5)."
- 8. Provide a copy of the deed in accordance with #14 on the Combined Application Form.
  - 9. Provide an erosion control bond estimate for evaluation. A construction cost estimate was previously provided for the erosion control bond estimate. This cost estimate should be reviewed, revised as appropriate and resubmitted for consideration.
  - 10. 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.
  - 11. Per §66-6.F, the public hearing can be waived as this is a minor project for an addition to a single-family house. We defer to the pleasure of the Planning Board in this regard.
  - 12. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively depending on the Planning Board's decision with respect to holding a public hearing. If the Planning Board decides to hold a public hearing, the administrative referral should be withheld until the close of the public hearing.

  
John V. Andrews, Jr., P.E. 11.30.2021

cc: Planning Board via email  
Bruce Barber via email  
21-261-999-144-01

Bill Walters via email  
Liz Axelson via email



## Cornerstone Associates

---

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

December 9, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Freidland Application (formerly Schulhof-Kravits)**  
8 Cat Briar Road  
Section 21 Block 1 Lot 10  
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

As per your request, I have reviewed the following pertinent documents submitted relative to the above referenced application:

1. Town of Kent Combined Planning Board application dated 11/10/21.
2. Plans entitled; "Freidland Residence" prepared by Manning-Silverstein Architects dated 11/16/21, 4 sheets: A-000.00, A001.00, A010.00, and A-030.00.

**A: Project Summary:**

The applicant proposes a construction of an addition (1.935 square feet) a pool, retaining walls and associated grading.

**B: Planning Board Permits Required:**

Steep slope/erosion and sediment control permit  
Wetland permit-TBD,

**C: Zoning:**

Please provide a bulk zoning table on the plans.

**D: SEQRA:**

The applicant has provided a short-form Environmental Assessment form. The proposed action is a Type II action.

## **E: Environmental Review:**

### Wetlands:

The property has frontage on Pine Lake. The lake and the 100' set back line (wetland buffer) should be shown on the plans and a clear limit of disturbance indicated in order to determine if a wetland permit is required. A site inspection will be conducted to verify the edge of the lake as the wetland boundary.

### Trees:

A tree survey has not been provided.

### Soils, Steep Slopes and Rock Outcrop:

A soils map has been provided. The soils are predominately Chatfield series. The applicant should indicate if rock blasting and/or hammering is anticipated.

### Land Disturbance:

The applicant should indicate the total area of disturbance. An erosion and sediment control plan is required. This office defers to the Planning Board engineer regarding review of the erosion and sediment control plan.

Well and Septic System: Well and septic system approvals from the Putnam County Department of Health are pending.

## **F: Other:**

- Please provide a copy of the property survey.
- Please provide a copy of the current deed.
- Please provide a short-form EAF (Part I).
- Provide a tree plan or request waiver to be provided by the Planning Board.
- Provide location and nature (chemical composition) of pool backwash (discharge).
- Please indicate how increased runoff from impervious surfaces will be addressed.

The applicant is requested to provide annotated responses to the above questions. This office will conduct further review upon receipt of additional information provided by the applicant.

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

Sincerely,



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



## Cornerstone Associates

---

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

December 9, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Friel/Pure Application**  
Gipsy Trail Road  
Section 21 Block 1 Lot 27

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

1. Town of Kent Combined Planning Board application dated 11/22/21.
2. Letter executed by Jason Snyder of Badey and Watson dated 11/22/21, 2 pages.
3. Copy of Deed dated 10/21/99.
4. Short-form EAF (Part I) dated 11/22/21.
5. Topographic Survey prepared by Badey and Watson dated 09/23/20, 1 sheet.
6. Subdivision Plat dated 09/17/81, 1 sheet.
7. Plans entitled; "Plans prepared for Alison Friel and Samuel Pure" prepared by Badey and Watson dated 11/22/21, 2 sheets.

### **A: Summary of Application:**

Application is to construct a 4,500 square foot, single-family residence, well and septic system and a driveway on a 47.8+/- acre parcel. The total proposed disturbance is 1.4 acres. The subject property is located in the R-80 zoning district.

### **.B: Planning Board Permits Required:**

Steep slope/erosion and sediment control permit  
Wetland permit-TBD,

### **C: Zoning:**

Please provide a bulk zoning table on the plans.

### **D: SEQRA:**

The applicant has provided a short-form Environmental Assessment form. The proposed action is a Type II action.

## **E: Environmental Review:**

### Wetlands:

The wetland delineation as shown on the above referenced plans has been confirmed by this office. A note on the plan should indicate that additional wetlands outside of those shown on the plans are on the site and delineation has not been confirmed. A review of the plans reveals that the proposed limit of disturbance is very close to the wetland buffer and there is little room shown in the rear yard. Further information is required to determine if a wetland permit may be required.

Review of NYSDEC resources indicates that the subject property is located in a wetland area and a wetland checkzone. Further written information regarding NYSDEC wetland delineation and permitting requirements, if any, is required.

Field investigation revealed the dam/spillway area to possibly be leaking. Further review by the Town Planning Board engineer is recommended.

### Trees:

A tree survey has not been provided.

### Soils, Steep Slopes and Rock Outcrop:

A soils map has been provided. The soils are predominately Chatfield series. The applicant should indicate if rock blasting and/or hammering is anticipated.

### Land Disturbance:

The applicant proposes to disturb 1.4 acres. A full stormwater pollution prevention plan (SWPPP) is required. This office defers to the Planning Board engineer regarding review of the SWPPP.

Well and Septic System: Well and septic system approvals from the Putnam County Department of Health have been obtained as per application. Please provide written copies of the permits.

## **F: Other:**

- Please complete and execute all sections of the application.
- Applicant has requested a waiver of an updated boundary survey. This office has no objection.
- Provide updated responses in EAF (Question 13a-indicate NYSDEC wetland, Question 15-NYSDEC indicates rare plants/rare animals potentially on site).
- Provide cultural resource information as required for SWPPP>.
- Please confirm driveway surface as gravel or another pervious type of surface.
- Provide a demarcation of the wetland buffer area (stones, fencing, monuments) to prevent future encroachment.

This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan. Further comments will be provided based on the applicant's response to comments.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Barber', with a stylized, cursive-like flow.

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



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

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

---

*Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. (Retired) • John V. Andrews, Jr., P.E.*

---

# Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control Plan – Initial Submittal
Date:	December 2, 2021	Project:	Friel & Pure Residence TM # 21.-1-27

The following materials were reviewed:

- Letter to Vera Patterson, Clerk, from Badey & Watson Surveying & Engineering, P.C. dated November 22, 2021
- Town of Kent Planning Board Combined Application Form – Friel & Pure- Steep Slope & Erosion Control Permit dated November 22, 2021.
- Recorded Property Deed , recorded October 28, 1999
- Short Environmental Assessment Form - Friel & Pure – Steep Slope & Erosion Control Permit dated November 22, 2021.
- Filed Map # 1846, Subdivision Plat for Adnan Mahhouk – dated December 11, 1981
- Topographic Survey for Alison Friel, prepared by Badey & Watson Surveying and Engineering, P.C. , dated September 23, 2020 , scale 1" =40'.
- Sheet 1 of 2, Stormwater Pollution Prevention Plan, Grading Drainage Utilities and Driveway Profile, Friel & Pure, Steep Slope & Erosion Control Permit, prepared by Badey & Watson, Surveying & Engineering, P.C. dated November 22, 2021, scale 1" =30'.
- Sheet 2 of 2, Stormwater Pollution Prevention Plan, Construction Details & Notations, Friel & Pure, Steep Slope & Erosion Control Permit, prepared by Badey & Watson, Surveying & Engineering, P.C. dated November 22, 2021, scale 1" =30'.

The project proposes the construction of single-family residence including a driveway, individual well and onsite wastewater disposal system .

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration:

1. 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-0-20-001.

2. The Affidavit to be Completed by Owner needs to be notarized and the heading completed. The Disclosure of Business Interest needs to be completed and signed
3. The Combined Application indicates that a waiver from the preparation of an updated boundary survey is sought. We take no exception to the justification provided and recommend that the Planning Board grant the requested waiver.
4. A Short Environmental Assessment Form (SEAF) was provided as a part of the Application. The following items need to be expanded or corrected to provide a complete record:
  - Item 17 – The YES response should be described.
5. We defer to the Planning Board's environmental consultant regarding wetland issues
6. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - a. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
    - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
  - b. §66-6.B.2.h – Provide "the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion." Soil testing results in the area of the proposed infiltration system should be provided
  - c. §66-6.B.2.i – Provide "Any special reports deemed necessary by the Planning Board Engineer to evaluate the application, including but not limited to detailed soils, geologic or hydrologic studies." Sizing calculations should be provided for the infiltration system.
7. §66-6.B.6 – Provide "copies of all applications, permits and approvals required by any other local, state or federal agency associated with the construction and site work/disturbance proposed by the applicant." Putnam County Health Department approval is required for the onsite well and the onsite wastewater treatment system. The cover letter states that such systems have been approved. Written confirmation of that approval is required.
8. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including:
  - a. all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s), floodplain/floodway
  - b. Part III.B.1.d – "A construction phasing plan and sequence of operations describing the intended order of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;" There is a timetable and schedule on the plan. It is rather general and applies only to the erosion control

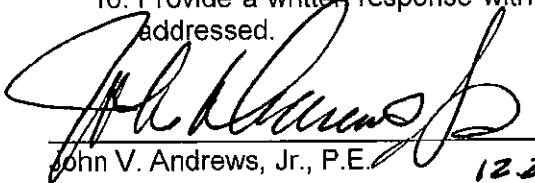


measures. The table is lacking in detail. The section labelled "Completion" is unclear as to its intent.

- c. Part III.B.1.i – "A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;"
  - d. Part III.B.1.i – "Identification of any elements of the design that are not in conformance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standards."
  - e. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001, particularly the sections regarding the maintenance of documentation on-site (Part II.D.2), provisions for modifying the SWPPP (Part III.A.4), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP. These items can be addressed in the form of notes on the plan.
  - f. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities. This can be addressed as a note on the plans.
  - g. Please note – With issuance of NYSDEC General Permit GP-0-15-002 and continuing in GP-0-20-001, per Part I.B.1.b 'Soil Stabilization' "In areas where soil disturbance activity has temporarily or permanently ceased..." and "...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the *application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days* from the date the current soil disturbance activity ceased..." (emphasis added).
9. SWPPP – GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations.
  10. Provide a draft eNotice of Intent (eNOI) for review.
  11. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
  12. Refer to the Drawings:
    - a. The limits of the stabilized construction entrance should be clearly indicated on the plan. A note should be added addressing the removal of the stabilized entrance and establishment of the driveway when the entrance is no longer required.
    - b. There appears to be an existing access (driveway?) in the vicinity of the proposed onsite wastewater treatment system. It is unclear if this access is to be used for construction or otherwise removed. If it is to be used for construction, it

should incorporate a stabilized construction entrance and appropriate notes added addressing removal and restoration of the area when the entrance is no longer required.

- c. A portion of the compost filter sock is shown outside the limits of disturbance in the vicinity of the infiltration system. It should be placed inside the limits.
  - d. The driveway appears to be proposed a gravel along its entire length as indicated by the legend. It should be clearly labelled on both the plan and profile as gravel. The limits of the paved apron should also be indicated on both the plan and profile.
  - e. Given the proximity of house, garage, and driveway to the limits of the wetland buffer, consideration should be given to providing some form of fencing to prevent both erosion and unintended intrusion into the buffer during construction.
  - f. Provide a location and detail for a concrete washout station.
  - g. Under the Steep Slope and Erosion Control Notes, Note C should be updated to reflect the current SPDES General Permit, GP-0-20-001.
13. An erosion control bond estimate in amount of \$10,550.00 was prepared by Badey & Watson Surveying and Engineering, P.C. and incorporated into Sheet 1 of 2. We take no position on the estimate as submitted. We do not have a recommendation on the bond amount at this time as additional information is required. Future estimates will need to accommodate the infiltration system and other drainage elements reflected on the plan set. We respectfully request that the Estimate be removed from the Plan sheet and submitted as standard letter size/company letterhead sheet.
14. 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.
15. Per §66-6.F, the public hearing can be waived as this is a minor project for an addition to a single-family house. We defer to the pleasure of the Planning Board in this regard. The Application in its current form is not ready for the scheduling of a public hearing should the Board choose to conduct a public hearing.
16. Provide a written response with future submittals stating how the comments have been addressed.

  
John V. Andrews, Jr., P.E. 12.2.2021

cc: Planning Board via email  
Bill Walters via email  
21-261-999-178

Bruce Barber via email  
Liz Axelson via email

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

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

# Memorandum

**DATE:** November 30, 2021  
**TO:** Finance Department  
**CC:** [sampure0625@aol.com](mailto:sampure0625@aol.com)  
**FROM:** Vera Patterson  
**RE:** Pure Property – TM: 21.-1-27

Please find supporting documentation for the property noted above. Attached are the following checks:

JP Morgan Chase Ck. 2522 dated 11/21/21 in the amount of \$ 500.00 for an Erosion control Permit  
JP Morgan Chase Ck. 2523 dated 11/21/21 in the amount of \$1,000.00 for Review Fee  
JP Morgan Chase Ck. 2524 dated 11/21/21 in the amount of \$ 100.00 SWPPP  
JP Morgan Chase Ck. 2525 dated 11/21/21 in the amount of \$1,000.00 Replenish Escrow/Review Acct.

Thanks very much.

**RECEIPT** DATE 11/30/21 No. 426537

RECEIVED FROM Sam Purely / Snyder Body Works \$ 1,000.00  
One Thousand and 00/100

☐ FOR RENT  
☒ FOR Enroll / Rev. T.M. 21. 1-27

ACCOUNT		<input type="radio"/> CASH	2623
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patten</u> TO <u>S. Pure</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

**RECEIPT** DATE 11/30/21 No. 426538

RECEIVED FROM Sam Purely / Snyder Body Works \$ 500.00  
Five Hundred and 00/100

☐ FOR RENT  
☒ FOR Enroll / Rev. T.M. 21. 1-27

ACCOUNT		<input type="radio"/> CASH	2522
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patten</u> TO <u>S. Pure</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

**RECEIPT** DATE 11/30/21 No. 426539

RECEIVED FROM Sam Purely / Snyder Body Works \$ 100.00  
One Hundred and 00/100

☐ FOR RENT  
☒ FOR SWPPP T.M. 21. 1-27

ACCOUNT		<input type="radio"/> CASH	2524
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patten</u> TO <u>S. Pure</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

**RECEIPT** DATE 11/30/21 No. 426540

RECEIVED FROM Sam Purely / Snyder Body Works \$ 1,000.00  
One Thousand and 00/100

☐ FOR RENT  
☒ FOR Replenish Rev. / Enroll T.M. 21. 1-27

ACCOUNT		<input type="radio"/> CASH	2528
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patten</u> TO <u>S. Pure</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

2522

**SAM PURE**  
23 BRETTON RIDGE RD.  
MOUNT KISCO, NY 10549

DATE 11/21/211-2  
3863  
210PAY  
TO THE  
ORDER OFTown of Kent\$ 500.00Five hundred and 20/100DOLLARS  **CHASE**JPMorgan Chase Bank, N.A.  
New York, New York 10017  
www.Chase.com

FOR

21-1-27 steep slope + erosion control

⑈002522⑈ ⑈02100002⑈

6909276517⑈

2523

**SAM PURE**  
23 BRETTON RIDGE RD.  
MOUNT KISCO, NY 10549

DATE 11/21/211-2  
3863  
210PAY  
TO THE  
ORDER OFTown of Kent\$ 1,000.00One Thousand and 20/100DOLLARS  **CHASE**JPMorgan Chase Bank, N.A.  
New York, New York 10017  
www.Chase.com

FOR

21-1-27 Escrow Review

⑈002523⑈ ⑈02100002⑈

6909276517⑈

2524

**SAM PURE**  
23 BRETTON RIDGE RD.  
MOUNT KISCO, NY 10549

DATE 11/21/211-2  
3863  
210PAY  
TO THE  
ORDER OFTown of Kent\$ 100.00One Hundred and 20/100DOLLARS  **CHASE**JPMorgan Chase Bank, N.A.  
New York, New York 10017  
www.Chase.com

FOR

21-1-27 storm water pollution prevention

⑈002524⑈ ⑈02100002⑈

6909276517⑈

2525

**SAM PURE**  
23 BRETTON RIDGE RD.  
MOUNT KISCO, NY 10549

DATE 11/23/211-2  
3863  
210PAY  
TO THE  
ORDER OFTown of Kent\$ 1,000.00one thousand and 20/100DOLLARS  **CHASE**JPMorgan Chase Bank, N.A.  
New York, New York 10017  
www.Chase.com

FOR

21-1-27 Replumb Pwr/Exterior

⑈002525⑈ ⑈02100002⑈

6909276517⑈

**Samuel Pure Timber Harvest TM 21.-1-27**

Date		Deposits	Fees	Balance
6/27/2017	Check #5189	1,000.00		1,000.00
10/12/2017	Rohde for July 17		(186.98)	813.02
10/12/2017	Rohde for Aug 17		(27.00)	786.02
10/12/2017	Cornerstone for Jul 17		(1,250.00)	(463.98)
11/28/2017	LRC - 9-2017-12		(50.00)	(513.98)
4/20/2018	Rohde 29657-925 for Jan 2018		(71.42)	(585.40)
5/25/2018	Cornerstone for mar 2018		(250.00)	(835.40)
5/13/2021	Check #2479	1,000.00		164.60
7/26/2021	Cornerston 21-0605 for May 2021		(1,000.00)	(835.40)
7/15/2021	Check #2490	1,000.00		164.60
11/30/21	JP Morgan Ck 2523 - Inspection/rev	1,000.00		1,164.60
11/30/21	jp Morgan Ck 2525 - Inspection/rev	1,000.00		2,164.60

**BADEY & WATSON****Surveying & Engineering, P.C.**

3063 Route 9. Cold Spring, New York 10516

**LETTER of TRANSMITTAL**

Date: 29 Nov 2021

File No. 20-141

W. O. # 25424

RE:

TO:

Vera Patterson

Town of Kent Planning Board

25 Sybils Crossing

Kent Lakes, NY 10512

Friel

Gipsy Trail Road

Lot No. on Subdivision

Tax Map 21.-1-27

Permit/Title/PO #

Sent via:☐ US MAIL☒ MESSENGER☐ FEDEX☐ UPS-2 DAY☐ UPS-NIGHT☐ PICK-UP☐ UPS-COD☐ UPS-3 DAY☐ UPS-GRND

We are sending :

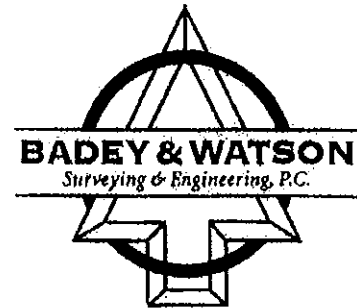
copies	date	description of document
1	21-Nov-21	Check#2522 \$500.00 Steep Slope & Erosion Permit
1	21-Nov-21	Check#2523 \$1,000.00 Escrow Review
1	21-Nov-21	Check#2524 \$100.00 Storm Water Pollution Prevention
1	23-Nov-21	Check#2525 \$1,000.00 Escrow
6		Signed & Notarized Affidavit to Be Completed by Owner

REMARKS:

Copies to: File

Yours truly:

Badey &amp; Watson



November 22, 2021

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

Re: Friel & Pure – Steep Slope & Erosion Control Permit  
Gipsy Trail Road, Carmel  
Town of Kent, Tax Map No. 21.-1-27

Dear Vera:

The captioned project involves the new-construction of a single-family residence on a 47.8-acre parcel in the R-80 zoning district. (A construction permit for the septic system and potable water well has been approved by the Putnam County Department of Health.) Please find enclosed a Town of Kent Planning Board Combined Application Form; dated Nov 22, 2021 and supporting documentation, including:

- Recorded Deed – Oct 28, 1999
- Short Environmental Assessment Form, Part 1 – Nov 22, 2021
- Filed Subdivision Plat – Dec 11, 1981
- Topographic Survey – Sept 23, 2020
- 2-Sheet Plan Set (SWPPP) – Nov 22, 2021
- \$500 Application Fee, \$1,000 Escrow, \$100 SWPPP Review

It is our understanding that the proposed development requires a Steep Slope & Erosion Control Permit only, both for disturbance of slopes in excess of 15% and soil disturbance greater than 5,000 sq. ft. As the proposed plan disturbs greater than 1-acre in the East-of-Hudson NYC Watershed, a Full Stormwater Pollution Prevention Plan shall be prepared with post-construction stormwater management. The location of preliminary stormwater infiltration has been indicated on the plan, and shall be finalized upon further review of the project by the consultants. A Notice of Intent will also be executed along with an MS4 Acceptance Form for the stormwater officer's review and approval and filing with the NYSDEC. In addition, town-regulated wetlands have been identified on the plan - all improvements have been proposed outside of regulated wetlands areas.

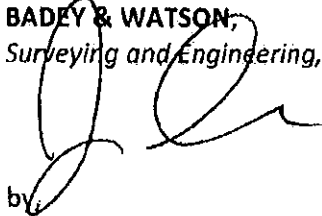
[www.Badey-Watson.com](http://www.Badey-Watson.com)



While Part 1 of a Short Environmental Assessment Form has been included herewith in accordance with standard planning board submission guidelines, this is a Type II Action under SEQRA (construction of a single-family residence on an approved lot including the installation of a drinking water well and septic system), and an environmental assessment review should not be required.

We look forward to presenting the project at the next available planning board meeting, hopefully at the December 2<sup>nd</sup> workshop. Thank you in advance for your attention to this matter, and please contact this office if you have any questions or require additional information.

Yours truly,  
**BADEY & WATSON,**  
*Surveying and Engineering, P.C.*

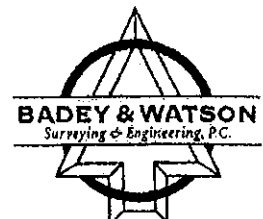


by  
Jason R. Snyder, CPESC

Jrs

enclosures

cc: FileU:\20-141B\WO\_25424\VP22NV21BP.dotx



**Town of Kent Planning Board  
Application Forms and Description of Procedures**

---

**Steep Slope & Erosion Control Approval**

**1) Meetings**

- a) The Town of Kent Planning Board meets in regular session on the second Thursday of each month starting at 7:30 PM unless notified otherwise.
- b) The Planning Board meets in a workshop session on the first Thursday of each month starting at 7:30 PM unless notified otherwise. The workshop is mainly for the Planning Board members to go over material submitted which will be discussed at the meeting. It is an open meeting and the public may attend, but may not speak except by invitation of the Planning Board.
- c) Special meetings may be called by the Planning Board Chairman and shall be noticed pursuant to the Open Meetings Law.
- d) Workshops or meetings may be cancelled due to inclement weather, lack of a quorum, or other conflict and a notice will be posted on the website. The meeting may or may not be rescheduled for another night and if it is the new meeting day and time will be posted and made public pursuant to the Open Meetings Law.

**2) Deadlines**

- a) All submittals are due no later than 12:00 PM (noon) on the Thursday (21 days) prior to the regular meeting there shall be no exceptions.

**3) Application Submittals**

- a) All applications shall include the following:
  - i) Original of the completed application form with affidavits.
  - ii) Seven (7) full-size and ten (11) reduced sets (11" x 17") of maps prepared and sealed by a New York State licensed professional depicting the proposed activity and prepared in accordance with the requirements of the Town Code. **All maps shall be folded. Maps that are not folded will not be accepted. PDF files must also be sent to the Planning Board office.** The applicable sections of the Town Code are as follows:
    - (1) Steep Slope and Erosion Control Permit - §66 of the Town Code.
  - iii) Survey information shall be recent or recently re-certified by a New York State Licensed Surveyor so as to accurately depict topographic and site conditions as of the date the application is submitted.

**3) Application Procedures**

- a. Within five (5) days of receipt an application, including payment of all fees, the maps and supporting documentation will be forwarded by the Planning Board Clerk to the Planning Board's Engineer, Town Planner, Environmental Consultant and Building Inspector. All communication(s) must be directed to the Planning Board Office and not directly to the Planning Board Engineer.
- b) All maps must comply with the Town requirements for Steep Slope and Erosion Control Permit as set forth in §66 of the Town Code. If maps either fail to comply with the code requirements or are insufficient to support a proper engineering review, the result may be the denial of approval and the requirement of a new application and applicable fees. The adequacy of all submissions will be determined by the Planning Board Engineer, Planning Board Consultant and the Planning Board Planner.

#### **4) Notes**

a) In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:

i) Driveway Construction notes. (See attached)

ii) Erosion Control notes. (See attached)

#### **5) Actions of the Planning Board**

a) The Planning Board will only approve the application based on the recommendation of the Planning Board Engineer.

#### **6) Fees**

All application fees and review fees are due at the time an application is submitted. Application fees are not refundable. At the time an application is submitted to the Planning Board fees shall be paid with separate checks to cover the following: 1) Application Fee; and 2) Review Fee. Checks shall be made payable to the "Town of Kent" and mailed or delivered to the Kent Planning Board, 25 Sybil's Crossing, Kent, NY 10512.

Pursuant to §55 of the Town of Kent Code an applicant is responsible to pay the cost of services of consulting attorneys, engineers, planners, architects, and other professionals retained by the Planning Board to review an application. At the time an application is submitted the applicant shall pay to the Planning Board an initial deposit in an amount set by the Planning Board for the Review Fee. The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application. The deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application. The applicant may be periodically advised as to the need to replenish the review fee fund, and the Planning Board may cease its review of an application pending such replenishment. Any unexpended deposit amounts will be returned to the applicant.

Unexpended review fees are returnable upon completion of the Planning Board's review of the application and the receipt of final invoice(s) from all professionals retained by the Planning Board to review the application. After a project is completed the Planning Board needs to be notified. A letter from the applicant requesting bonds and/or review fees asking for refunds needs to be sent to the Planning Board. The consultants will inspect the property to ensure that it is stabilized and they will make a recommendation to the Planning Board at that time with their determination. Based on the consultants' recommendation the Planning Board will discuss the matter and vote on it and make a recommendation to the Town Board at the appropriate time to return the bond(s) and after all invoices have been processed the review fees may be returned if the Planning Board agrees and they will make a recommendation to the Town Board to return the review fees.

**Applicants are advised to contact the Planning Board Clerk to determine the amount of the application fee and the amount of the initial deposit for the review fee that must be submitted with the application.**

#### **7) Erosion Control, Stormwater, Performance Bonds**

When bonds are required, cash bonds, surety bonds or Letters of Credit are acceptable (see attached document). The bond is first approved by the Planning Board and then forwarded to the Town Board for their approval when the bond and notarized agreement is delivered to the Planning Board office.

#### **4) Notes**

- a) In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:
  - i) Driveway Construction notes. (See attached)
  - ii) Erosion Control notes. (See attached)

#### **5) Actions of the Planning Board**

- a) The Planning Board will only approve the application based on the recommendation of the Planning Board Engineer.

#### **6) Fees**

All application fees and review fees are due at the time an application is submitted. Application fees are not refundable. At the time an application is submitted to the Planning Board fees shall be paid with separate checks to cover the following: 1) Application Fee; and 2) Review Fee. Checks shall be made payable to the "Town of Kent" and mailed or delivered to the Kent Planning Board, 25 Sybil's Crossing, Kent, NY 10512.

Pursuant to §55 of the Town of Kent Code an applicant is responsible to pay the cost of services of consulting attorneys, engineers, planners, architects, and other professionals retained by the Planning Board to review an application. At the time an application is submitted the applicant shall pay to the Planning Board an initial deposit in an amount set by the Planning Board for the Review Fee. The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application. The deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application. The applicant may be periodically advised as to the need to replenish the review fee fund, and the Planning Board may cease its review of an application pending such replenishment. Any unexpended deposit amounts will be returned to the applicant.

Unexpended review fees are returnable upon completion of the Planning Board's review of the application and the receipt of final invoice(s) from all professionals retained by the Planning Board to review the application. After a project is completed the Planning Board needs to be notified. A letter from the applicant requesting bonds and/or review fees asking for refunds needs to be sent to the Planning Board. The consultants will inspect the property to ensure that it is stabilized and they will make a recommendation to the Planning Board at that time with their determination. Based on the consultants' recommendation the Planning Board will discuss the matter and vote on it and make a recommendation to the Town Board at the appropriate time to return the bond(s) and after all invoices have been processed the review fees may be returned if the Planning Board agrees and they will make a recommendation to the Town Board to return the review fees.

**Applicants are advised to contact the Planning Board Clerk to determine the amount of the application fee and the amount of the initial deposit for the review fee that must be submitted with the application.**

#### **7) Erosion Control, Stormwater, Performance Bonds**

When bonds are required, cash bonds, surety bonds or Letters of Credit are acceptable (see attached document). The bond is first approved by the Planning Board and then forwarded to the Town Board for their approval when the bond and notarized agreement is delivered to the Planning Board office.

**Town of Kent Planning Board  
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____	Preliminary Subdivision _____
Final Subdivision _____	Lot Line Change _____
Site Plan _____	Conditional Use Permit _____
Freshwater Wetland _____	Steep Slope & Erosion Ctrl <u>  X  </u>
Change of Use _____	

Name of Project: Friel & Pure - Steep Slope & Erosion Control Permit

Description of Proposed Activity: New construction of a single-family residence to be served by a proposed subsurface sewage treatment system and potable water well on an approved lot.

Name of Applicant(s): Alison Friel & Sam Pure

Address: 23 Bretton Ridge Road Mount Kisco, NY 10549

Telephone: (914) 714-0895

Name and Address of Record Owner(s): M. Alison Friel & Samuel W. Pure  
23 Bretton Ridge Road Mount Kisco, NY 10549

Tax Map Number of all parcels: 21. - 1 -27

**A) For All Applications:**

- 1) Total acreage involved in application: 47.8
- 2) Total contiguous acreage controlled by applicant/owner (1): 47.8
- 3) Total number of existing structures: Zero (0)
- 4) Type of existing structures: n/a
- 5) Total square footage of all new construction: 4,500 sq. ft.
- 6) Estimated value of new construction or addition: \$900,000

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

New Construction: Residential <u>  X  </u>	Commercial _____	Institutional _____
Expansion: Residential _____	Commercial _____	Institutional _____
Home Occupation: _____	Change in use: _____	Other: _____

8) Zoning District:

R-80 - Single Family Residential District

- 1) Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

9) Does applicant intend to request any information waivers?

No \_\_\_\_\_ Yes X . If yes, please list all waivers (attach separate pages if necessary):

The applicants hereby request a waiver from preparation of an updated boundary survey due to all setbacks from property lines, and the fact this is a lot on a filed map (#1846).

10) Are there agricultural and/or forestry exemptions affecting the property?

No X Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

11) Have any area or use variances affecting the property been granted?

No X Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No \_\_\_\_\_ Yes X . If yes, please list in detail (attach separate pages if necessary):

Putnam County Department of Health - Septic & Well Construction Permits

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No X Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

Name and Address of Professional Engineer: Margaret Smith McManus, P.E.

Badey & Watson, Surveying and Engineering, P.C. - Cold Spring, NY

Telephone:

contact: Jason Snyder - (845) 265-9217 x213 - jsnyder@badey-watson.com

Name and Address of Licensed Land Surveyor: Stephen R. Miller, L.S.

Badey & Watson, Surveying and Engineering, P.C. - Cold Spring, NY

Telephone:

(845) 265-9217 x223

Name and Address of Attorney: \_\_\_\_\_

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

Name and Address of Wetland Consultant: Steven Marino, PWS

Tim Miller Associates, Inc. - Cold Spring, NY

Telephone:

(845) 265-4400

**B) For Subdivision and Lot Line Change Applications Only: N/A**

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

**C) For Freshwater Wetland Permit Applications Only: (No regulated activities proposed in controlled area.)**

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
\_\_\_\_\_
- 4) Proposed activity is located in:
  - a) Lake/pond [\_\_\_\_\_] Control area of lake/pond [\_\_\_\_\_]
  - b) Stream/River/Brook [\_\_\_\_\_] Control area of stream/river/brook [\_\_\_\_\_]
  - c) Wetland [\_\_\_\_\_] Control area of wetland [\_\_\_\_\_]
  - d) Not located in wetland/wetland buffer [\_\_\_\_\_]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

**D) For Steep Slopes and Erosion Control Permit Applications Only:**

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
  - a) Any disturbance involving 5,000 square feet or more of land? Yes   X   No
  - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?  
Yes   X   No
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
Topographic Survey prepared for Alison M. Priel... Dated September 23, 2020.  
Subdivision Plat of property prepared for Adrian Mahhouk... Dated September 17, 1981.  
\_\_\_\_\_
- 4) Refer to Chapter 66 of the Town Code for the application requirements.

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

Applicant Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Samuel W. Pure

Date:   11/22/21



**AFFIDAVIT TO BE COMPLETED BY OWNER**

State of \_\_\_\_\_ }

} ss:

County of \_\_\_\_\_ )

Samuel W. Pure

being duly sworn, deposes and says:

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

Applicant/Owner Applicant/Owner

  
Samuel W. Pure

Notary Public

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

County of Westchester }

Samuel W. Pure

being duly sworn, deposes and says:

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

Applicant/Owner Applicant/Owner

Samuel W. Pure

[Signature]  
Notary Public

ANA I MARTINS  
Notary Public - State of New York  
NO. 01MA6396946  
Qualified in Westchester County  
My Commission Expires Aug 26, 2023

## AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of \_\_\_\_\_ }

} ss:

County of \_\_\_\_\_ }

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

1. That I/we are the \_\_\_\_\_ 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 \_\_\_\_\_ in the County of \_\_\_\_\_ and the State of \_\_\_\_\_.
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.

\_\_\_\_\_  
Applicant/Agent\_\_\_\_\_  
Applicant/Agent\_\_\_\_\_  
Notary Public

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }

} ss:

County of Putnam }

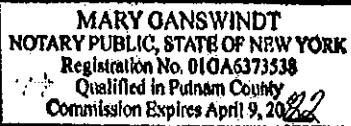
Margaret Smith McManus, P.E. being duly sworn, deposes and says:

1. That I/we are the Professional 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.

[Signature]  
Licensed Professional

[Signature]  
Licensed Professional

[Signature]  
Notary Public



N/A

**DISCLOSURE OF BUSINESS INTEREST**

State of \_\_\_\_\_ }

} ss:

County of \_\_\_\_\_ }

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

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

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

**Town of Kent Planning Board  
Agricultural Data Statement**

---

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

Name of Applicant(s): \_\_\_\_\_

Address: \_\_\_\_\_

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

Description of the Project: \_\_\_\_\_

**APPROVAL REQUESTED FOR: (Check all that apply)**

Sketch Plan (subdivision) \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_

Final Subdivision \_\_\_\_\_ Lot Line Revision \_\_\_\_\_

Site Plan \_\_\_\_\_ Conditional Use Permit \_\_\_\_\_

Project Location: \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

Is any portion of the project site currently being farmed? \_\_\_\_\_

Is the project site located in an Agricultural District? Yes \_\_\_\_\_ No \_\_\_\_\_

Who is farming the site? \_\_\_\_\_

Does the person farming the site: Rent \_\_\_\_\_ Own \_\_\_\_\_ the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Town of Kent Planning Board  
Standards for Private and Common Driveways**

---

The following notes must be placed on the plan for development approval as applicable.

- A) *The driveway for any lot shall provide vehicular access to within 150 feet of the exterior wall of each habitable structure.*
- B) *For lots legally in existence as of the date of adoption of this local law, driveways proposed to serve three or fewer single family residential lots shall meet the following standards:*
  - 1) *Finished grades for all parts of any proposed driveway shall not exceed ten (10%) percent, and shall not exceed three (3%) percent within thirty (30) feet of the intersection of the driveway with the public highway, private road, or garage or parking pad, and shall be paved for a distance of thirty (30) feet from said intersection. The Planning Board may grant a waiver for a driveway slope of up to fifteen (15%) percent upon a showing by the applicant of practical difficulty in meeting these standards. Any section of a proposed driveway that exceeds 10% finished grade shall be paved.*
- C) *For lots created after the date of adoption of this local law, driveways proposed to serve three or fewer single family residential lots shall meet the following standards:*
  - 1) *Finished grades for all parts of any proposed driveway shall not exceed ten (10%) percent, and shall not exceed three (3%) percent within thirty (30) feet of the intersection of the driveway with the public highway, private road, or garage or parking pad, and shall be paved for a distance of thirty (30) feet from said intersection. No waiver or variance from these standards shall be permitted.*
- D) *For all driveways:*
  - 1) *The minimum driveway width shall not be less than 16 feet with a travel way width of not less than 12 feet and a shoulder width of not less than 2 feet on each side. For driveways in excess of 300 feet the Planning Board shall require pull-offs to provide safe passage for users of the road and shall require designation of area(s) along the driveway for snow storage. Passing turnouts shall be placed at not more than two hundred foot intervals along the length of the driveway. The passing turnouts shall have an additional 4 feet of shoulder width. The minimum dimension of a turn-out shall be 10 feet in width and 50 feet in length.*
  - 2) *Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.*
  - 3) *All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.*
  - 4) *All unsuitable and unstable materials shall be completely excavated and removed and all rocks or boulders larger than 6 inches across shall be excavated to at least 8 inches below finished grade.*
  - 5) *The foundation course of the driveway shall be a minimum of 6 inches of clean, run of bank gravel.*
  - 6) *Final course of the driveway shall be a minimum of 4 inches of item 4 or processed gravel. Pavement, where required, shall be a minimum of two and one-half inches (2 ½") compacted thickness.*
  - 7) *The paved and unpaved travel-way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous year-round access for all vehicles.*
  - 8) *Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed and maintained to a height of not less than 13 feet.*

- 9) *Each lot accessed by a common driveway shall be subject to a Driveway Maintenance and Improvement Agreement which shall run with the land and be binding on each owner of the lots so accessed and, and upon their heirs, successors and assigns. Such Agreement shall be recorded in the office of the County Clerk and shall be subject to the approval of the Planning Board prior to such recording.*
- 10) *A development plan for the driveway, together with driveway profiles and other information as may be required by the Town Building Inspector to show compliance with the section, shall accompany an application for a Steep Slope and Erosion Control Permit, and/or a highway work permit, prior to an application for a Building Permit being made.*
- 11) *The development plan shall use as a base map an accurate boundary and topographic survey of the property depicting all existing improvements and grades prepared by a New York State licensed land surveyor. The plan shall depict all proposed improvements shall be prepared by a professional engineer, a landscape architect, or an architect licensed by the State of New York. The development plan and profiles shall show conformity of the proposed driveway construction with these standards.*
- 12) *Upon completion of grading and placement of sub-base material, and prior to final paving, the applicant's New York State licensed land surveyor shall provide to the Town an "as-built" survey depicting the actual grades and dimensions to which the driveway has been constructed. Such as built survey shall accompany the application for issuance of a Building Permit for construction of on-site improvements. Upon completion of construction the applicant's Professional Engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications.*
- 13) *The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.*



**Town of Kent Planning Board  
Steep Slope and Erosion Control Notes**

In order to assure compliance of the project with both the Town Zoning Law and the NYSDEC regulations the following note shall be placed on all plat maps.

- A) Any individual or entity proposing to develop land within the Town of Kent or to conduct construction activities on land within the Town of Kent shall prepare an application pursuant to §66-6 of the Town of Kent Code for a steep slope and erosion control permit when one or more the following criteria are met:*
- 1) Any disturbance involving one (1) or more acres of land;*
  - 2) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours, except for:*
    - a) Any planting of landscape materials or gardening which does not disturb the existing terrain in excess of a two-foot depth in two thousand (2,000) square feet;*
    - b) Emergency situations as determined by the Town Engineer, where the disturbance of steep slopes is required to protect persons, animals or property from imminent danger;*
    - c) Any routine road, highway or street maintenance; or d) Ordinary maintenance and repair of existing structures or facilities.*
  - 3) Disturbance within one hundred (100) feet of a wetland or watercourse as defined in Chapter 39A, "Wetlands and Watercourses", of the Town of Kent;*
  - 4) Excavating or filling which exceeds a total of one hundred (100) cubic yards of material within any parcel or any contiguous parcels.*
- B) Agricultural activities including household gardening shall be exempt from applying for a steep slope and erosion control permit.*
- C) The discharger, owner or operator shall at all times comply with the New York State SPDES General Permit (GP-02-01) requirements. A copy of any completed Notice of Intent submitted to the New York State Department of Environmental Conservation pursuant to GP-02-01 shall be submitted to the Planning Board.*

REQUEST FOR WETLAND DELINEATION CONFIRMATION

PLANNING DEPARTMENT

TOWN OF KENT, NEW YORK

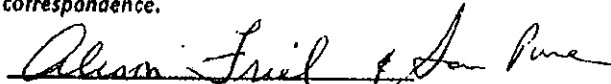
Date: April 1, 2021  
Property Address: Gipsy Trail Road, Carmel (between #812 and #894)  
Property Tax Identification: 21. - 1 - 27  
Property Size: 47.8 acres  
Name of Wetland Consultant: Steven Marino, PWS - Tim Miller Associates, Inc  
Phone Number of Wetland Consultant : (845) 265-4400 smarino@timmillerassociates.com  
Name of Design Professional: Margaret Smith McManus, PE - Badey & Watson, P.C.  
Phone Number of Design Professional: (845) 265-9217 mmcmanus@badey-watson.com  
Name of Applicant: Allison Friel & Samuel Pure  
Name of Owner: (same)  
Contact with all Inquiries and Information: Jason Snyder / jsnyder@badey-watson.com / (845) 742-4398  
(Note: If the applicant is not the owner, written and executed authorization to access the property must be provided to the Planning Board Secretary (845-225-7802 or [planning@townofkentny.gov](mailto:planning@townofkentny.gov)) prior to site inspection).

Request:

*I request the Town of Kent confirm the wetland boundary delineation(s) completed by the applicant's wetland consultant at the above referenced site. I understand that the wetland confirmation will be conducted to verify only Town of Kent jurisdictional wetlands, watercourses and waterbodies as defined in Chapter 39A of the Town of Kent Town Code. I also understand that this confirmation does not constitute an application for any activity at the above referenced property. If an activity is proposed, then the appropriate application must be filed with the Town of Kent Planning Board Secretary and reviewed by the Town of Kent Planning Board.*

*I agree to the fee of \$125.00 per hour which shall include document review, travel time, on-site inspection and verbal/written correspondence.*

Signed:

  
Owner/Authorized Representative

Please attach a sketch map depicting the approximate location of the delineated wetlands.

Rev. Sept. 2018

11/96

BK1490PG0072



**PUTNAM COUNTY RECORDING AND ENDORSEMENT PAGE**  
(THIS PAGE FORMS PART OF THE INSTRUMENT)

RECORD & RETURN TO:  
(Name, Address, & Zip)

TYPE OR PRINT IN BLACK INK ONLY

JOHN A. PORCO, P.C.  
102 GLENEIDA AVENUE  
CARMEL, NEW YORK 10512

GRANTOR/MORTGAGOR

*Flavia M. Gale*

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SAT ☐ ASMT ☐ OTHER ☐

<b>RECORDING FEES</b>	# OF PAGES <u>5</u>
RCD FEE <u>15.00</u>	
STAT CHG <u>5.00</u>	
REC MGMT <u>5.00</u>	
CROSS REF _____	
CERT/COPY _____	
<b>TOTAL</b> <u>25.00</u>	

RESERVE FOR TIME STAMP

JOSEPH L. PELOSO, JR.  
PUTNAM COUNTY CLERK  
99 OCT 23 AM 10:40

**DEED TRANSFER TAX**

CONSIDERATION \$ 215,000.00

RECEIVED <u>00</u>
\$ <u>860.00</u>
REAL ESTATE
1100
TRANSFER TAX PUTNAM COUNTY

TP-584 ( )  
\$5.00

E&A ( )  
\$25.00

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON Oct 28, 1999

LIBER 490 PAGE 22 AND EXAMINED.

*Joseph L. Peloso, Jr.*  
JOSEPH L. PELOSO, JR.  
PUTNAM COUNTY CLERK

**MORTGAGE TAX**

MTX AMOUNT \_\_\_\_\_

TOTAL TAX \_\_\_\_\_

SERIAL NUMBER \_\_\_\_\_

AFFIDAVIT FILED ( )

17020

**MORTGAGE/DEED TAX DISTRICTS:**

TOWN OF CARMEL  
TOWN OF KENT  
TOWN OF PATTERSON  
TOWN OF PHILIPSTOWN  
TOWN OF PUTNAM VALLEY  
TOWN OF SOUTHEAST  
UNAPPORTIONED

**MORTGAGE TYPES:**

A COMMERCIAL/VACANT LAND  
B 1 - 2 FAMILY  
C UNDER \$10,000  
D CREDIT UNION/PERSONAL MTG  
E 3 - 6 UNITS  
N EXEMPT

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on this 21<sup>st</sup> day of October, 1999

BETWEEN Flavia M. Gale, residing at 850 Park Avenue, Apartment 4D,  
New York, New York 10021

party of the first part, and Samuel W. Pure and Alison Friel, ~~as~~ <sup>HUSBAND and</sup> WIFE  
residing at 23 Bretton Ridge Road, Mount Kisco, New York 10549

partly of the second part.

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the ~~buildings~~ and improvements thereon erected, situate, lying and being in the Town of Kent, County of Putnam and State of New York more fully described on Schedule "A" which is annexed hereto and hereby made a part hereof.

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, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Flavia M. Gale

## NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

## SCHEDULE A - CLP-2540

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of Kent, County of Putnam, State of New York, known and designated as Lot No. 4, on a map entitled, "Subdivision Plot of Property prepared for Adnan Mahhouk," which map was filed in the Putnam County Clerk's Office on December 11, 1981, as Map Number 1846, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Gipsy Trail Road where the same is intersected by the southerly line of Lot 3, on the aforementioned map;

RUNNING THENCE along said lot line, South 73 degrees 42 minutes 42 seconds, 245 feet, more or less, to the mean high water line of New Pond;

THENCE in a northeasterly, southerly and northwesterly direction along mean high water line, 2,246 feet, more or less, to the westerly line of Lot 2 on the aforementioned map;

THENCE along said line, South 2 degrees 18 minutes 33 seconds West, 248 feet, more or less, to the southerly line of said Lot 2;

THENCE along the southerly line of Lot 2, South 87 degrees 36 minutes 37 seconds East, 477.83 feet to lands now or formerly of Gipsy Trail Club, Inc.;

THENCE along said lands now or formerly of Gipsy Trail Club, Inc., the following seven (7) courses and distances:

- (1) South 25 degrees 46 minutes 37 seconds West, 300.00 feet;
- (2) South 2 degrees 33 minutes 37 seconds West, 200.00 feet;
- (3) South 1 degree 31 minutes 23 seconds East, 153.00 feet;
- (4) South 11 degrees 15 minutes 23 seconds East, 147.00 feet;
- (5) South 23 degrees 31 minutes 23 seconds East, 496.00 feet;
- (6) South 13 degrees 44 minutes 37 seconds West, 142.00 feet;
- (7) South 5 degrees 41 minutes 42 seconds East, 595.51 feet to lands now or formerly of Duryea;

THENCE along said lands now or formerly of Duryea, the following six (6) courses and distances:

- (1) North 85 degrees 05 minutes 40 seconds West, 475.34 feet;
- (2) North 49 degrees 52 minutes 50 seconds West, 19.65 feet;
- (3) North 9 degrees 38 minutes 40 seconds West, 140.21 feet;
- (4) North 15 degrees 02 minutes 00 seconds West, 111.15 feet;
- (5) North 76 degrees 38 minutes 30 seconds West, 19.60 feet;
- (6) North 7 degrees 44 minutes 45 seconds West, 231.50 feet to lands now or formerly of Timan;

**SCHEDULE A - CLP-2540**

THENCE along the lands now or formerly of Timan the following five (5) courses and distances:

- (1) North 10 degrees 16 minutes 50 seconds West, 187.54 feet;
- (2) North 27 degrees 13 minutes 30 seconds West, 77.24 feet;
- (3) North 12 degrees 47 minutes 40 seconds West, 33.42 feet;
- (4) North 64 degrees 03 minutes 20 seconds West, 73.74 feet;
- (5) North 5 degrees 49 minutes 10 seconds East, 174.67 feet to lands now or formerly of Cazzari;

THENCE along lands now or formerly of Cazzari, the following seven (7) courses and distances:

- (1) North 15 degrees 50 minutes 10 seconds West, 391.06 feet;
- (2) North 8 degrees 38 minutes 20 seconds West, 154.92 feet;
- (3) South 87 degrees 24 minutes 45 seconds West, 105.47 feet;
- (4) South 16 degrees 21 minutes 00 seconds West, 93.01 feet;
- (5) South 10 degrees 08 minutes 40 seconds West, 202.26 feet;
- (6) South 12 degrees 03 minutes 40 seconds West, 253.20 feet;
- (7) South 82 degrees 29 minutes 20 seconds West, 68.53 feet to the easterly side of Gipsy Trail Road;

THENCE along the easterly side of Gipsy Trail Road, the following eighth (8) courses and distances:

- (1) North 24 degrees 00 minutes 00 seconds West, 159.60 feet;
- (2) North 49 degrees 00 minutes 00 seconds West, 347.00 feet;
- (3) North 40 degrees 00 minutes 00 seconds West, 85.00 feet;
- (4) North 28 degrees 22 minutes 00 seconds West, 93.87 feet;
- (5) North 52 degrees 00 minutes 00 seconds West, 156.00 feet;
- (6) North 7 degrees 00 minutes 00 seconds West, 171.00 feet;
- (7) North 13 degrees 00 minutes 00 seconds East, 175.00 feet;
- (8) North 15 degrees 47 minutes 15 seconds East, 74.48 feet to the point or place of BEGINNING. *(Signature)*

*Insurex KlunG*

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-A)  
State of New York, County of New York ss.:  
On 08.21.1999 before me, the undersigned,  
personally appeared Flavia M. Gale

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Edith M. Kealey EDITH M. KEALEY  
Notary Public, State of New York  
No. 01KE6068770  
Qualified in Queens County  
Commission Expires 11/04/2000

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-B)  
State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:  
On \_\_\_\_\_ before me, the undersigned,  
personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in \_\_\_\_\_

(insert city or political subdivision and state or county or other place in knowledge taken)  
(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)  
State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:  
On \_\_\_\_\_ before me, the undersigned,  
personally appeared \_\_\_\_\_

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_ place of residence is in a case, include the street and street number if any thereof).

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said \_\_\_\_\_

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(If taken outside New York State insert city or political subdivision and state or county or other place in knowledge taken. And that said subscribing witness(es) made such appearance before the undersigned in \_\_\_\_\_)

(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS  
LE No. \_\_\_\_\_



First American Title Insurance Company  
of New York  
188 East First Road  
White Plains, New York 10601  
Phone (914) 428-3433  
Fax (914) 428-0159

SECTION 21  
BLOCK 1  
LOT 27  
COUNTY OR TOWN Kent

RETURN BY MAIL TO:

Donald M. Rossi, Esq. John Porco, Esq.  
Hogan & Rossi 10261 ENCLIDA AVE  
3871 Danbury-Brewster Road CARMEL  
Brewster, New York 10509 NY  
(914) 279-2986 Zip No. 10512

Reserve this space for use of Recording Office.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

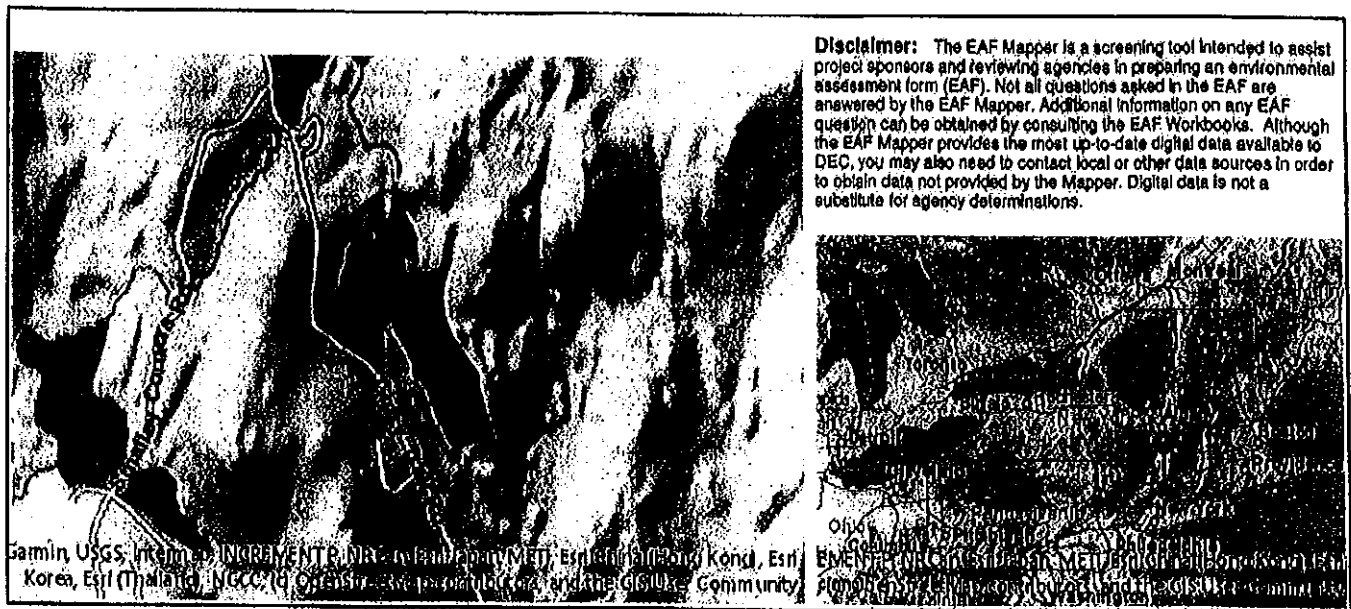
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Friel & Pure - Steep Slope & Erosion Control Permit			
Project Location (describe, and attach a location map): Gipsy Trail Road, Kent Lakes/Carmel (see map provided)			
Brief Description of Proposed Action: New construction of a single-family residence to be served by a subsurface sewage treatment (septic) system and potable water well on an approved lot.			
Name of Applicant or Sponsor: Allison Friel & Sam Pure		Telephone: (914) 714-0895 E-Mail: sampura0625@aol.com	
Address: 23 Bretton Ridge Road			
City/PO: Mount Kisco		State: NY	Zip Code: 10549
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PCDH - Septic & Well, Town of Kent Planning Board - E&SC Plan, NYSDEC - General Permit, Town of Kent - Building & Driveway Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		47.8 acres	
b. Total acreage to be physically disturbed?		1.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		47.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Proposed drilled potable water well.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Proposed subsurface sewage treatment system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Town-regulated constructed pond (Bird Pond) and associated Inlet and outlet watercourses. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Jason R. Snyder, CPESC</u> Date: <u>Nov 22, 2021</u>		
Signature: <u>[Signature]</u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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

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

*Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. (Retired) • John V. Andrews, Jr., P.E.*

# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

From: John V. Andrews, Jr., P.E.

Subject: Special Use Permit/Site Plan Review

Date: December 2, 2021

Project: JPE Auto Repair Corp.  
TM # 33.18-1-11

Per the instructions received from Liz Axelson, AICP as contained in her emails dated November 30, 2021, and December 1, 2021 we reviewed our records concerning the above-described matter. In addition, the following materials were reviewed:

- Adopted – November 18, 2021, Town of Kent Planning Board Resolution of Approval with Conditions for : Special Use Permit and Site Plan for JPE Auto Repair Site Plan Approval, 333 Route 52, TM 33.18-1-11 as provided by Liz in her November 30, 2021 email
- Hand Notated Memorandum to the Planning Board , prepared by Rohde Soyka and Andrews, Consulting Engineers, P.C dated August 25, 2021
- Memorandum to the Planning Board, Field Observation Visit, prepared by Rohde Soyka & Andrews, Consulting Engineers, P.C. dated November 4, 2021
- Letter to Town of Kent Planning Board - JPE Auto Repair Corp., from Site Designs Consultants dated November 10, 2021.
- Drawing - Sheet 1 of 3 - Site Plan - JPE Auto Repair Corp., prepared by Site Design Consultants, dated June 15, 2021, last revised November 17, 2021, scale 1" = 20'.
- Drawing - Sheet 3 of 3 - Details - JPE Auto Repair Corp., prepared by Site Design Consultants, dated June 15, 2021, last revised November 17, 2021, scale As Noted

The project involves a Special Use Permit and Site Plan approval for a change in use and establishment of an auto repair facility in an existing structure previously used as a rental center. The site will be used basically as is except for the establishment pavement markings and signage for two (2) handicap parking spaces. The action further includes the installation of three (3) vehicle lifts on the interior of the building.

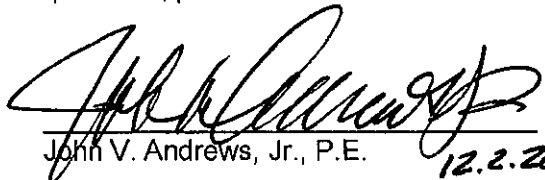
The following comments are provided for the Planning Board's consideration:

1. The comments contained in our August 25, 2021 memorandum have been satisfactorily resolved except that the Owner's Consent Note remains to be signed and dated following the date of last revision.
2. The recommendations contained in our November 4, 2021 memorandum have been satisfactorily incorporated into the revised plans submitted by Site Design Consultants.

The letter submitted by Site Design Consultants commits to observing construction of the required improvements and providing a letter of construction compliance upon the completion of the specified work. The letter together with the revised plan address the recommendations offered by us in the November 4, 2021 memorandum and satisfy Condition No 2 of the Resolution of Approval as adopted by the Planning Board.

3. No time frame is associated with completion of the work. We recommend that the work be completed, and the Engineer's construction certification be received by the Town of Kent prior to the issuance of any Certificate of Occupancy for this project temporary or permanent.
4. The memorandum dated November 4, 2021 was a joint effort with Bruce Barber, the Town Environmental Consultant. We recommend that the Planning Board confirm that Mr. Barber has no further issues or concerns in this matter. As this is primarily a wetland related matter, we defer to Mr. Barber for final closure on this issue.

We trust the comments contained herein are satisfactory for your purposes. If there are any questions, please advise.

  
John V. Andrews, Jr., P.E. 12.2.2021

cc: Planning Board via email  
Bill Walters via email  
21-261-258

Bruce Barber via email  
Liz Axelson via email



November 23, 2021

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

Via Email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)

RE: Vitiello Residence  
475 Pudding Street  
Kent, NY  
Tax Map No. 31.-1-32

Dear Chairman Tolmach and Members of the Board:

In response to the comment memo provided by John Andrews, Jr., P.E. dated October 15, 2021, we offer the following:

1. This letter is to acknowledge that a building permit is required for retaining walls over 3' in height per the Town of Kent Code Chapter 27, § 27-8.B(5). At this time, the intent of the drawing is to provide a stable exposed rock slope. A wall will only be used if the depth of rock is deeper than anticipated. If a wall greater than 3' in height is required, the requirements of the Town code will be followed including getting a building permit.

Per the phone conversation between Eric Schlobohm, PE of our office and John Andrews, PE as the drawings have already been submitted, this letter will suffice as acknowledgement of the requirement and allow for the drawings to be signed by the Planning Board Chairman.

It is our understanding that there are no other outstanding comments.

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

Very truly yours,

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

By:   
John M. Watson, P.E.  
Senior Principal Engineer

JMW/EMS/amk

Enclosures:

cc: Carol Kurth, AIA  
Bruce Barber  
John Andrews, PE

Insite File No. 19261.100

---

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