

Approved: November 11, 2021

**TOWN OF KENT PLANNING BOARD  
October 14, 2021  
FINAL MINUTES**

The Planning Board held their September October 14, 2021 meeting at Kent Town Hall.

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

The following Planning Board members and Planning Board consultants participated in the meeting at the Kent Town Hall:

**Members:**

Phil Tolmach, Chairman  
Simon Carey  
Giancarlo Gattucci

Dennis Lowes, Vice Chairman  
Hugo German  
Stephen Wilhelm

**Absent:**

Julie Mangarillo, Rohde, Soyka & Andrews/Consultant  
Jamie McGlasson, Liaison  
Chris Ruthven, Liaison  
Bill Walters, Kent Building Inspector

**Others in Attendance:**

John Andrews, Rohde, Soyka & Andrews  
Liz Axelson, Clark, Patterson & Lee, Planner  
Bruce Barber, Environmental Consultant

- Mr. Tolmach asked for a motion to approve the Planning Board minutes from the September 9, 2021 meeting. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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• **Maniatis Property, 250 East Boyd's Lake Road, Kent, NY: TM: 31.-2-51**

Ms. Jamie LoGuidice, of Insite Engineering, represented the applicants. This project involves the demolition of an existing 4-bedroom residence and an art studio. A new 6-bedroom residence will be constructed on an 11 construction of a new one on an 11-acre parcel in an R-80 zone. A paved driveway with several turn-offs leads to a gravel portion of driveway up to the existing house. There is a well, septic and steep slopes on site. A portion of the gravel driveway will also be relocated. The existing well will be maintained with a new service line. The existing septic will be expanded with an additional trench added, as required by the Board of Health. Board of Health approvals are expected by October 19, 2021 and will be submitted to the Planning Board when they are received. The property deed was submitted to the Planning Board prior to the meeting on 10/14/21. The construction is under one acre and does not require post-construction stormwater management practices. Due to steep slopes on the property, the applicant is seeking an erosion control permit. The majority of comments from the Planning Board consultants have been addressed.

- Mr. Tolmach asked for a motion to re-open the Public Hearing for this project. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach asked if anyone in the audience wished to be heard.

Mr. Mitch Garbo, a resident since 1974, whose property at 336 East Boyd's Road is situated directly beneath this property. Mr. Garbo said all of the people in attendance at the meeting had concerns about this project and would be speaking. Mr. Garbo said that all of the residents believe that their property will be negatively impacted by the construction of this new house and trust that the Planning Board will act to benefit the Town residents. The residents will monitor the progress of this project, hoping for the diligence on behalf of the residents of Kent and especially those residing on East Boyd's Road and Coal Shears Road.

Ms. Jane Garbo, also a resident at 336 East Boyd's Road, asked to be heard. Ms. Garbo asked that the Board take the following items into consideration before making a decision regarding this project. Ms. Garbo pointed out that the road is one of the most beautiful roads in Putnam County and the people in the area respect its beauty, each other and acknowledge that their actions affect the New York City reservoir system. The residents believe that any disturbance of land in the area will affect the flow of water that feed the wells and the reservoir. Ms. Garbo said that she has resided in Kent since 1959 and realizes that nothing stays the same. Ms. Garbo said that respect for the right of those who want to build a home is part of our democracy, but believes that there is a limit to what someone wants and what others need. There is a need to keep this area as pristine as possible, to ensure the water continues to flow into the reservoir and to ensure the quality of the drinking water is not impacted in any way.

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Mr. Richard Harrison, a resident of 338 East Boyd's Road for over 50 years, asked to be heard. Mr. Harrison said he was aware of the impact to his property when Mr. Rosenthal, the original owner, originally built the house, which was to be demolished, in early 2000. Mr. Rosenthal asked Mr. Harrison if he could "top some trees", in order to get a better view of the reservoir and Mr. Harrison allowed him to do so but was not aware of what that involved. Mr. Harrison said that during the winter, the snow melted and his basement was flooded because of the trees being cut and topped. Mr. Harrison was concerned that this would occur again.

Mr. Chris Hill, a resident of 356 East Boyd's Road for 10 years, asked to be heard. Mr. Hill said he would like to visualize a 9,000 square feet and when he looked on line, he found that a mansion is 8,000 square feet. Mr. Hill noted that his own house is 850 square feet. Mr. Hill mentioned that the house to be demolished is 1,000 square feet and the new one will be 9,000 square feet and an increase of 1/5 of an acre. Mr. Hill said that the house would be larger than the Kent Town Hall. The new building, by Mr. Hill's calculations, will be 230' long by 77' wide and if you put the Statue of Liberty alongside this house, it would be dwarfed. Mr. Hill said he had built houses in Europe and knew that building affects the ground and the water table is sometimes affected, as is the wildlife in the area. Mr. Hill believed that the other properties would be affected by this construction. Mr. Hill also had concerns about access and said that East Boyd's Road approximately 2.5 miles long from Route 301 to Nimham Road and the entrance to 350 East Boyd's Road is about half way and Mr. Hill was concerned about the number of delivery trucks. East Boyd's Road is 16' wide, concrete trucks are 9' wide, and there is a lot of traffic, walkers and bicyclists. There is a drop-off to the reservoir and Mr. Hill is worried about people being injured. Mr. Hill believes that his property will be negatively impacted.

Mr. Randall Stuart, a resident of 322 East Boyd's Road, asked to be heard. Mr. Stuart agreed with Mr. Hill about the traffic on East Boyd's Road and said that Mr. Hill and another neighbor had witnessed a near collision between a large truck and a tractor trailer on East Boyd's Road and traffic was held up. Mr. Stuart said he already has damage to his basement due to run-off onto his property due to recent fallen trees. Mr. Stuart said that he was reminded by neighbors that Insite Engineering had a reputation for being involved in environmentally questionable projects in Putnam County. A proposed Lake Carmel factory outlet mall was an example, which was defeated because it was found to be an "environmental disaster". Mr. Stuart also mentioned an outlet mall on the other side of Route 311, which was also defeated. Mr. Stuart said that a comment made by Ms. LoGuidice that "she was disappointed that the Planning Board wanted a Public Hearing held for such a simple project as this". Mr. Stuart said that "there was nothing simple about a 1,100 square foot house being demolished in order to build a 9,000 square foot house" directly up-hill from other residences. Mr. Stuart stated that Dr. Richards, a long-time resident, and quoted her "that she and other residents on East Boyd's Road who already had experienced floods from high ground above their homes. Building a 9,000 square foot house above them would cause erosion and loss of trees, which would increase the flooding. Most of the houses along East Boyd's Road were similar in size and scope - 1 to 3 acre parcels 2-3 bedroom dwellings. A 9,000 square foot 6 bedroom house is way beyond the character of the neighborhood. East Boyd's Road is one of Putnam County's gems and people travel from all over the county to walk and bicycle on the road. We have been residents of Kent for more than 40 years, our house was built in 1939. Neighbors are senior citizens, semi-retired full-time residents and all feel threatened by the building proposed for 350 East Boyd's Road". Mr. Stuart acknowledged that, as mentioned above, many of the residents are senior citizens who are home most of the time and some not in good health. Some of the residents, who are not senior citizens, work from home and relish the peace and quiet and they do not want such a big construction

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project in the neighborhood. There were concerns about noise during the construction and that a precedent would be set if this project were allowed to proceed. Mr. Stuart said that they would like the Mr. & Mrs. Maniatis to consider a less invasive project. The residents were happy to have them as neighbors, but did not wish to be collateral damage. Mr. Stuart implored the Planning Board to not let the desires of one family impact the needs of many.

Ms. Susan Kotzur, a resident of Nimham Road, asked to be heard. Ms. Kotzur said she agreed with everything the residents of East Boyd's Road had said. Ms. Kotzur assured the Planning Board that some of the construction trucks mentioned would be traveling down Nimham Road and would cross a small bridge and felt that this project would impact their "little piece of paradise". Ms. Kotzur said that the Planning Board needed to listen to the residents.

Mr. Barber's Comments (memo attached)

Mr. Barber said that the consultants had some concerns, which still needed to be addressed and confirmed that this project involved demolishing an existing 4-bedroom house and studio and replacing it with a 6-bedroom house on an 11.6 acre parcel in an R80 Zone district. The total construction would be 9,044 square feet with a portion of the driveway being removed and realigned to allow construction of a new detached garage. The existing well would be utilized as would the septic system with an expansion due to the increased bedroom count. Total land disturbance at this time would be 0.9 acres and an Erosion Control and Steep Slope Sediment Control Permit is required. Mr. Barber said that an email from the Building Inspector stated that there is zoning compliance and that there are no zoning issues regarding this application. A site inspection was done on August 27, 2021 and no disturbances were found to be in the wetland buffer or in the wetlands. Currently this project is a Type II action under SEQRA pending further review. Mr. Barber said that the Fire Department needed to visit the site to determine if a widening of the driveway is necessary. Trees in the field were flagged, which are in the proposed limits of disturbance, and are the only trees to be cut. There will not be any pruning of trees greater than 20% of the existing crown. The trees will need to be cut between November 1, 2021 and March 31, 2022. There are steep slopes and rock outcroppings on this property and the applicant indicated that rock hammering and/or blasting will be required and further information will need to be submitted pertaining to that. There are no cultural resources or threats to endangered species associated with this project. Additional information needed are a copy of the deed, Board of Health approvals, and details from the Fire Department regarding the driveway

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Mr. Andrews' Comments (memo attached)

Mr. Andrews verified that all of Mr. Barber's comments were applicable. Mrs. Andrews said that the applicant made an initial submittal to the Planning Board and Insite Engineering and a revised submittal had been delivered, which addressed most of the concerns identified by the consultants and Planning Board. The footprint of the plans have been altered and instead of the building being L-shaped it was now proposed to be stretched out and rock removal in basements would be minimized and it would sit on top instead of having to excavate. In addition, remove. Most of the remaining issues are minor technical issues. Some general notes needed to be cleaned up, according to Mr. Andrews. The bond amount was revised and estimated to be \$13,432.00. Mr. Andrews said that, when the Planning Board was ready to move this project forward he would recommend that bond be accepted and forwarded to the Town Board for approval. Mr. Andrews said that most of the paperwork had been submitted and most items addressed at this time. However, based on the comments from the residents Mr. Andrews said that the Board might find it appropriate to adjourn the Public Hearing until the November 18, 2021 meeting.

Mr. Lowes asked Ms. LoGuidice what plans were proposed for handling stormwater. He said that he saw on the plans footing drains. Ms. LoGuidice said that the stormwater from any roof would go into a trench, which will be constructed around the building so that it will infiltrate back into the ground and there will not be any gutters on the building. Ms. LoGuidice said that there are no post-construction stormwater measures required by the DEC. Mr. Tolmach asked about concerns the residents had pertaining to flooding on their property. Ms. LoGuidice said that she would be looking into that, but the houses were more than 500' away from this construction. Mr. Tolmach asked if the distance was all that she was concerned about and she said, it was not. Mr. Lowes asked what the estimate would be for runoff off a 9,000 square foot roof. Ms. LoGuidice said she did not know and would get that information from an engineer. Ms. LoGuidice pointed out that no drainage patterns will be changed with the new construction. Mr. Andrews said that this is predominantly a rock site and that most of the area where the construction will be done is populated by rock outcroppings so the real question would be how much new impervious would be added and he did not feel that 9,000 square feet would be added. He said that a lot of rock would be replaced with the building. Mr. Wilhelm suggested that concerns about the view should be addressed. Ms. LoGuidice said that she would look into that as well. Mr. Gattucci asked about the materials used for the driveway and runoff from the driveway.

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Ms. Garbo said that there was only one-way into Boyd's Road and there was a bridge and asked about the weight the bridge would hold. Ms. Garbo said the house that flooded Harrison's basement was only 1,110 square feet with a roof and gutters and wondered what a 9,000 square foot house would do. Mr. Tolmach referred to comments from Mr. Andrews and the fact that most of the construction was rock and runoff would remain the same. Mr. Wilhelm said that, as stated before, steps would be taken to ensure the runoff remained the same as previously. Ms. Garbo's last question was about what actions would be taken if, after the construction was done the residents' basements were flooded. Ms. Garbo also asked, if blasting were done on the property, where the rock would go. Mr. Lowes asked if flooding had occurred prior to Hurricane Ida. The answer was that in 2005 when the original building was built the flooding occurred and then not until Hurricane Ida. Mr. Garbo said that the DEC required that he have a 2,000 square foot leaching pit by his septic system near the road for his two bedroom 2-occupant house. He asked if the applicant had to do the same thing. Mr. Garbo asked if there would be an opportunity for the residents to rebut things said at the meeting.

Ms. LoGuidice stated that she took offense at comments made at the meeting regarding Insite Engineering's reputation. She advised the audience that Insite Engineering had 32 years of being in business and over 800 years of professional experience and are licensed by New York State. Insite ensured that all projects are sound and works with the regulations and environment. Ms. LoGuidice said that an extra trench was proposed for the septic system due to the increase in bedroom count. Mr. Carey asked Ms. LoGuidice if she had looked into the weight limit on the bridge discussed by Ms. Garbo. Ms. LoGuidice said that she had not, but that she would. Mr. Gattucci said that he did not believe that the construction trucks would not travel down Nimham Road to East Boyd's Road. One of the residents of East Boyd's Road said that the Highway Department had put a 6-ton weight limit sign on all the entrances to the Boyd's area from Nimham Road, Circle and from Route 301.

- Mr. Tolmach asked for a motion to adjourn the Public Hearing for this project to November 11, 2021 but was later changed to November 18, 2021 due to the Veterans' Day holiday. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach advised the audience to contact the Planning Board secretary if they had any questions or needed any assistance.

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- **JPE Auto Repair, 333 Rout 52, Kent, NY; TM: 33.-18-1-11**

Mr. Joseph Riina, President of Site Designs, Inc., represented the applicant who was also at the meeting. A Public Hearing was opened at the September meeting and was adjourned until the October 14, 2021 meeting. Mr. Riina noted that approximately 3,600 square feet of gravel had been placed on the property recently behind the storage tank on the property. The applicant has agreed to remove that gravel as soon as possible. Approximately 2 inches of gravel was removed on October 14, 2021. The area is heavily compacted and there is evidence that at one time there was asphalt in that area. A shrub mix seed was purchased and will be put down. Mr. Walters inspected the site. There are also some piles of debris, which also needs to be removed. Mr. Riina requested that the Public Hearing be closed and the project be moved to an administrative track so that the applicant could obtain a Certificate of Occupancy.

- Mr. Tolmach asked for a motion to re-open the Public Hearing for this project. The motion was made by Mr. Carey and seconded by Mr. Gattucci. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Michael Dunn, operator-engineer who oversees Chris Automotive, asked to be heard. Mr. Dunn referred to some pictures which he submitted at the September meeting and stated that no responses from the Planning Board had been delivered to them. Mr. Tolmach advised Mr. Dunn that the pictures and material submitted had been discussed and steps were being taken to remedy the situation. Mr. Dunn said that he had observed the gravel being removed earlier in the day and had more recent pictures of the elevation change directly behind (approximately 9") behind the abandoned oil tank on Chris Automotive property. This is a flooding issue. Mr. Dunn said that the question about a competitor opening a business was not the problem. The problem was the damage done to the property affecting Chris Automotive's property. The pictures from three weeks ago showed how the property was flooded. Chris Automotive removed millings previously and plantings were installed so that water could be absorbed, but it no longer worked. The runoff flows through their property to their oil water separator. Mr. Dunn said that what was required from Mr. Rini (owner of Chris Automotive) should also be required from JPE Auto Repair. Mr. Dunn said that he and the employees/owner of Chris Automotive wanted to see new businesses on Route 52 and wanted them to succeed, but wanted it to be done properly. Mr. Dunn noted that Lakeview Church had done a great job with their property and had paved the parking lot. Mr. Wilhelm suggested that the runoff onto Chris Automotive property might be coming downhill from Lakeview Church. Mr. Dunn invited Mr. Wilhelm to visit Chris Automotive's site to see what was done. Mr. Gattucci asked if the body shop had ever been flooded previously and Mr. Dunn said it rarely was flooded and was getting worse. Previously there was a wooded area and now it was cleared. Ms. Axelson said that the Public Hearing was serving its purpose and the input from the public was appreciated and the site was inspected. Ms. Axelson said that when a public hearing is done the Planning Board continues its review and ensures that all concerns are addressed. Mr. Lowes said that when the site was done on September 16, 2021 he, Messrs. Andrews, Barber and Wilhelm as well as Ms. Axelson met with the applicants and their contractor. Mr. Lowes said that he didn't think that the property was

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lower than Chris Automotive's property, but that he had recommended that a complete topographic survey be done of the property. Mr. Lowes also requested that Chris Automotive owner work with them in order to have one surveyor on Chris' property to get grade elevations as well as floor elevations of the inside of the buildings. Any changes of grades would then be checked. Mr. Dunn said they would be happy to work with them and that their site plans could be checked as well. Mr. Lowes that would be helpful for the surveyor to see it as well. Mr. Dunn asked Mr. Tolmach if the lighting, signage, etc. part of the site plan approval and Mr. Tolmach said that there is a checklist which has to be adhered to before the site plan is approved.

Mr. Barber's Comments (memo attache3d)

Mr. Barber said that there are two interlink issues a wetland issue and a drainage issue, which would be handled by Mr. Andrews. Mr. Barber explained that, during the site visit done on September 16, 2021, some gravel and material had been installed recently by the applicant behind the existing storage tank. A plan was developed and the area in question would be considered wetlands and/or a wetland buffer. The next step was to go into remediation and was discussed with the Building Inspector to address the Building Department's violation. The best way to remedy this situation was to remove the offending material to original soil and replant it with a native seed, shrub and grass mix. An area in the rear also had some fill material pushed up into the edges and needed to be removed as well. The project was pending and a call was received today that the applicants' engineer had begun to work on the property. At the present time no oversight had been done by the applicants' engineering firm nor the Town with respect to what was done.

Mr. Andrews' Comments (memo attached)

Mr. Andrews said he and Mr. Barber wanted to be on site to do some test holes. According to Mr. Andrews, the plan developed, if implemented correctly, would address all concerns by all parties and resolve all the problems. Some work may be necessary to de-compact the site. Mr. Andrews suggested that schedules for field work be coordinated in the future. Mr. Andrews said that, as recommended by Mr. Lowes, he did not feel a topographic survey was necessary at the present time because there was other material submitted.

Mr. Andrews also recommended that the Public Hearing be adjourned until the November 11, 2021 meeting, which was later moved to November 18, 2021 due to the Veterans' Day holiday. The motion was made by Mr. Carey and seconded by Mr. Lowes. . Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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- **Friedman & Crossman Property, 5 China Circle Ct., Kent, NY; TM: 42.7-1-27**

The applicants' Engineering Firm notified the Planning Board prior to the meeting that this project should be held over until the November meeting.

- **Brigman Property, Hortontown Road, Kent, NY; TM: 19.-1-31**

Mr. Brigman, owner of the property noted above asked to be heard. Mr. Brigman mentioned that his Engineer, Mr. Paul Lynch of Putnam Engineering, was not able to attend this meeting. Material had been submitted earlier in the day in response to comments from the consultants.

Mr. Andrews' Comments (memo attached)

Mr. Andrews reminded the Planning Board that plans submitted showed the location of the house to be built for Mr. & Mrs. Brigman and that the Planning Board was comfortable with the location and the modifications / relocation of the septic system. Mr. Andrews said that the recent submittal had addressed most of his comments. The culvert is to be replaced, that is a good thing, and additional details pertaining to this is required. Mr. Andrews said that suggestions Mr. Barber had made regarding a planting plan to improve conditions in the wetlands. Limits of disturbance is over an acre, but this property is one of the few parcels which are not in the East of Hudson watershed and Mr. Lynch needs to supply additional details. Modifications to the silt fence need to be done; there are also a couple retaining walls, which do not have much information. Mr. Andrews suggested that it would be appropriate to schedule a Public Hearing in November, 2021 provided that the responses to the remaining outstanding comments are submitted.

Mr. Barber's Comments (memo attached)

Mr. Barber concurred with Mr. Andrews that most of the comments from the consultants and Planning Board had been addressed. Mr. Barber mentioned that this project involved construction of a detached garage, a single-family residence with a driveway, well and septic system, a stormwater management structure, a pipe replacement and some wetland mitigation. The property is a "flag lot" – 6.349 acres in size, located in the northerly section of Hortontown Road in an R-80 zoning district. The applicant needs an erosion control permit and a wetland permit. The applicant needs to supply a Bulk Zoning Table, especially since this is a flag lot because there are some elements, which must be adhered to unless the applicant has a zoning variance. This is a type II Action under SEQRA process. There are town of Kent jurisdictional wetlands, an intermittent watercourse and wetland soils on the property. Mr. Barber said that he had been working with the applicant to acknowledge the wetlands in total both soils and the watercourse. The applicant moved the septic system entirely out of the wetlands and wetland buffer and the house location is the best location on the site, which is partially in the wetland buffer. The applicant provided mitigation in the form of a rain garden for stormwater management as well as live stakes to be installed beside the driveway and the edge of the watercourse, which will provide a stronger repairing corridor, habitat and water quality improvement. More information is needed pertaining to tree cutting – the area is prone to the long-eared northern bat and tree cutting is restricted to the time from November 1<sup>st</sup> to March 31<sup>st</sup>. Mr. Barber said that there are some steep slopes on the property and the proposed disturbance was 9.973 acres, but with the mitigation plan and live stakes, it is now over an acre. The applicant is waiting for Board of Health approvals of the well and septic system. Mr. Barber said he did not get a complete application, but that that may have been an oversight on his part. A copy of the deed, survey and architectural elevations and floor plans of the proposed house was requested. The applicant's engineer stated that blasting and rock chipping will not be required. Mr. Barber also suggested that it would be appropriate to set a Public Hearing for November.

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- Mr. Tolmach asked for a motion to schedule a Public Hearing for this project at the November meeting. The motion was made by Mr. Carey and seconded by Mr. German. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **Holly Property/ Winkler's Farm Court Property, Kent, NY; TM: 33.16-1-8**

Mr. Robert Bradley represented the applicant. Mr. Bradley said that at a consultants' meeting a plan was submitted regarding this application to add residences. Previously there was Supreme Court decision and there were concerns about how the Planning Board would handle this decision. A request was made by the applicant and Mr. Bradley that a Stipulation from the Town attorney allowing the project to proceed. The Consultants made a good recommendation that the applicant should not segment this project. The applicant proposes to have a total of 19 residences on this property rather than 33. There would be three buildings with four units in each. Each building would have its own well. A septic system would be built for the four buildings. The septic was shown on a plan and deep holes were done. Mr. Bradley said he expected and would welcome any comments from the Consultants and Planning Board.

Ms. Axelson's Comments

Ms. Axelson reminded everyone that originally a draft Stipulation was done and provided to Mr. Bradley and the applicant. Some feedback led to the concept that 19 residential units would be constructed on the property. Mr. Battistoni wrote a letter 9/16/21 memorializing the next steps and asked for more planning information.

Mr. Andrews' Comments

Mr. Andrews said that a formal plan was required containing basic information and there may be wetlands on the site, which need to be investigated. Proposed septic systems and wells are shown, but existing ones are not shown. There are existing buildings on the site which need to be identified and locations need to be shown on the plans. Mr. Andrews recommended that Mr. Bradley and the applicant meet with Putnam Engineering and that they look at Code 66-A16 to get an idea of what is required.

Mr. Barber's Comments

Within the Town Code there is a definition of a Concept Plan and its elements. Mr. Barber recommended that these elements be put on paper and submitted to the Planning Board.

Mr. Lowes said that one thing needed was a topographic survey showing property lines, total area and any structures on the property. Mr. Bradley said that new plans show locations of new units as well as a topographical map. The new submittal was 9/8/21. Mr. Bradley said it was done prior to receipt of Mr. Battistoni's letter and they would prepare a new submittal.

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• **Clearpool Maintenance Bldg., 33 Clearpool Rd., Kent, NY; TM: 32.-1-9.1**

Mr. Andrews' Comments

Mr. Andrews said that there was only one simple thing. The bond was not included in the 9/13/21 memo. It was recommended that the bond amount of \$3,665.00 be accepted and forwarded to the Town Board for approval and final drawings would be submitted.

- Mr. Tolmach asked for a motion to accept the bond amount of \$3,665.00 and be forwarded to the Town Board. The motion was made by Mr. German and seconded by Mr. Wilhelm. Following were the roll call votes.

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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

- Raneri Property  
Hillside Paper Rd., Kent., NY  
TM: 44.24-1-3
- |                      |               |
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| Erosion Control Plan | Status Report |
|----------------------|---------------|

Mr. Raneri is staking out the property. Mr. Andrews said that there are some outstanding issues and no action would be taken until they were addressed.

- Annunziata/Smalley Corners  
Smalley Corners Rd., Kent, NY  
TM: 21.-1-11
- |                 |               |
|-----------------|---------------|
| Erosion Control | Status Report |
|-----------------|---------------|

Mr. Karell is in process of responding to comments from the Consultants and a new submittal is expected shortly.

- Vitiello  
475 Pudding Street, Kent, NY  
TM: 32.-1-32
- |                                       |               |
|---------------------------------------|---------------|
| Erosion Control Plan/<br>Field Change | Status Report |
|---------------------------------------|---------------|

Mr. Andrews is in process of reviewing a revised submittal and the drawings should be ready for signature in the near future...

- Route 52 Development/  
Kent Country Square  
Route 52, Kent, NY  
TM: 12.-1-52
- |       |               |
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| SEQRA | Status Report |
|-------|---------------|

Applicants' engineer advised the consultants that they would be submitting material in the future.

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| <ul style="list-style-type: none"> <li>• Kent Self Storage<br/>Route 311, Kent, NY<br/>TM: 22.-2-17</li> </ul> | Re-Approval | Status Report |
|--|-------------|---------------|

Nothing new submitted, but expecting something shortly.

- Town of Kent Mining Law
- Status Report

The Consultants met and put together some points to be discussed with the Town Board relative to direction and preference of laws of overlay zones. The Supervisor advised them that they expected a draft of an ordinance. The Consultants will prepare a draft and meet with the Board next week.

Mr. Tolmach asked for a motion to adjourn the October 14, 2021 meeting at 9:30 PM. The motion was made by Mr. Gattucci and seconded by Mr. German. Following were the roll call votes.

Mr. Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Respectfully Submitted,

Very Patterns

Vera Patterson  
Planning Board Secretary

cc: Planning Board Members  
Building Inspector  
Town Clerk

**Town of Kent Planning Board Minutes**  
**October 14, 2021**

OCTOBER 2021  
KENT PLANNING BOARD MEETING AGENDA

Workshop: October 07, 2021 (Thursday, 7:30 PM) (October workshop cancelled)

Meeting: October 14, 2021 (Thursday, 7:30 PM)

The Kent Planning Board workshop previously scheduled for Thursday, October 07, 2021 at 7:30 P.M. has been cancelled. The Town of Kent Planning Board will be holding its regularly scheduled monthly meeting on Thursday, October 14, 2021 at 7:30 P.M. at the Kent Town Hall

- Approve Planning Board Minutes from September 9, 2021
  - Maniatis Property  
250 East Boyd's Lake Road, Kent, NY  
TM: 31.-2-51      Erosion Control  
Public Hearing      Review
  - JPE Auto Repair  
333 Route 52, Kent, NY  
TM: 33.-18-1-11      Site Plan/  
Public Hearing      Review
  - Friedman & Crossman Property  
5 China Circle Ct., Kent, NY  
TM: 42.7-1-27      Erosion Control Plan/  
Public Hearing  
(postponed until November)      Review
  - Brigman Property  
Hortontown Road, Kent, NY  
TM: 19.-1-31      Erosion Control Permit/  
Wetland Permit      Review
  - Holly Property  
Winkler's Farm Court Property, Kent, NY  
TM: 33.16-1-8      Erosion Control Plan      Review
  - Clearpool Maintenance Bldg.  
33 Clearpool Rd., Kent, NY  
TM: 32.-1-9.1      Erosion Control Plan      Review  
Recommend that bond amount  
be accepted and forwarded to the Town Board
- Permit Applications Updates (Applicants attendance not required/Workshop Discussion):
- Raneri Property  
Hillside Paper Rd., Kent, NY  
TM: 44.24-1-3      Erosion Control Plan      Status Report
  - Annunziata/Smalley Corners  
Smalley Corners Rd., Kent, NY  
TM: 21.-1-11      Erosion Control      Status Report
  - Vitiello  
475 Pudding Street, Kent, NY  
TM: 32.-1-32      Erosion Control Plan/  
Field Change      Status Report
  - Route 52 Development/  
Kent Country Square  
Route 52, Kent, NY  
TM: 12.-1-52      SEQRA      Status Report
  - Kent Self Storage  
Route 311, Kent, NY  
TM: 22.-2-17      Re-Approval      Status Report
  - Town of Kent Mining Law      Status Report



## Cornerstone Associates

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

October 14, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

Re: **Maniatis Application**  
250 East Boyd's Road  
Section 31 Block 2 Lot 51

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

1. Comment response letter prepared by Insite Engineering dated 09/16/21, 4 pages.
2. Notice of Intent prepared by Insite Engineering dated 09/17/21.
3. Erosion and sediment control bond estimate prepared by Insite Engineering dated 08/19/21.
4. Property survey prepared by Rowan Land Surveying dated 03/01/21, 2 sheets.
5. Topographic Survey of the property prepared by Paul Rowan dated 03/15/21.
6. Plans prepared by MCR "dated 09/02/21, 3 sheets: A-001, A-002.00, A-200.
7. Plans entitled; "Maniatis Residence" prepared by Insite Engineering dated 09/16/21 (rev.), 3 sheets: SL-1, EC-1, D-1.

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

Application is to demolish an existing 4-bedroom single-family home and office studio and construct a new single-family 6-bedroom single-family home in the same general location on a 11.186+/- acre parcel. The total proposed construction is 9,044 square feet. A portion of the driveway will be removed and realigned with the new attached garage. The existing well and septic system shall be utilized with an expansion to the existing septic system proposed due to the increased bedroom count. The subject property is located in the R-80 zoning district.

The total proposed land disturbance is 0.9 acres.

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

Steep slope/erosion and sediment control permit

### **C: Zoning:**

The applicant has indicated that variances from the Zoning Board of Appeals are not required. Conformation from the Building Inspector is required.

**D: SEQRA:**

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

**E: Environmental Review:**

Wetlands:

A site inspection was conducted by this office on August 27, 2021. The limits of disturbance as indicated on the above referenced plans are not clear. In addition, it is not apparent if improvements to the existing driveway gate or driveway will be required by the Town of Kent Fire Department (pending). Once additional information is submitted a determination may be made if a wetland permit is required for the proposed action.

Trees:

The applicant has marked trees in the field which appear to be located within the potential limits of disturbance. The applicant has indicated the trees proposed to be cut and also has indicate that there is no proposed pruning of trees any trees which greater than 20% of the existing crown. A plan note gas been added indicating that trees will only be cut between November 1 and March 31 of the following year unless a variance or exemption is obtained.

Soils, Steep Slopes and Rock Outcrop:

Soils are indicated as Charlton and Hollis series. There are steep slopes and rock outcropping on a substantial area of the site. The applicant has indicated that rock hammering and/or blasting will likely be required.

Land Disturbance:

The applicant proposes to disturb 0.9 acres.

Cultural Resources:

None indicated as per EAF.

Threatened or Endangered Species:

None indicated as per EAF

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

**F: Other:**

- Please provide a copy of the deed.

- Provide PCDOH approvals when available.
- Provide information from the Town of Kent Fire Chief regarding the adequacy of the gate and stonewall openings to serve emergency vehicles.
- The need for a wetland permit will be determined based on additional information provided.

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



September 16, 2021

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

RE: Maniatis Residence  
Steep Slopes and Erosion Control Permit  
250 East Boyd's Road  
Kent, NY 10512  
Tax Map No. 31.-2-51

Dear Chairman Tolmach and Members of the Board:

Enclosed please find three (3) copies of the following:

- Drawing SL-1, "Steep Slopes and Soils Map", dated September 16, 2021.
- Drawing EC-1, "Erosion and Sediment Control Plan," dated September 16, 2021.
- Drawing D-1, "Details and Notes," dated September 16, 2021.
- Architectural Drawings (3 Sheets), as prepared by Workshop/APD, dated September 13, 2019.
- NYSDEC Notice of Intent, dated September 17, 2021.

With respect to comments received from the town consultants, we offer the following:

**Memorandum from John V. Andrews, Jr. PE, of Rhode, Soyka & Andrews Consulting Engineers, P.C. dated August 30, 2021, revised/signed September 9, 2021:**

1. We acknowledge that the proposed project is within the NYCDEP East of Hudson Watershed, will disturb more than 5,000 SF of land, requires a Town of Kent Erosion & Sediment Control Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001).
2. Per §66-6.B.6 of the Town of Kent Code, 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. The applicant is making a submission to the Putnam County Department of Health which will be provided to the Town Consulting Engineer as requested.
3. We acknowledge that the applicant and the applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001.
  - a. In accordance with Part III.A.6, copies of the Contractor's Certifications and the training certifications will be provided to the town prior to the start of earth-disturbing activities associated with the proposed project.
  - b. It is acknowledged that per Part I.B.1.b, 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..."

4. Question 12 of the submitted Short Environmental Assessment Form was autocompleted by the online NYSDEC EAF Mapper stating that the project site does not contain, or is 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 NYSOPRHP to be eligible for listing on the State Register of Historic Places. Our office confirmed per the CRIS website that there is only an Archaeology Survey within contiguous area of the project (Survey 19SR00645). The Archaeology Survey is titled Surface Survey of NYCDEP Lands in the Town of Kent - Survey Number 19SR00645) by the CRIS website for SHPO; as such, no further action is necessary.
5. The Drawings have been revised based on the following:
  - a. General Note #6 on Drawing SL-1 has been revised to indicate there will be an increase in impervious surfaces as proposed on Drawing EC-1.
  - b. The limits of disturbance have been revised to include the proposed electric service to the existing generator and the new service connection to the house (which utilizes the existing electric service onsite).
  - c. The project proposes the replacement of the existing septic tank with a new tank and the installation of two additional trenches to accommodate the increase in bedroom count as required by Putnam County Health Department regulations.
  - d. The Erosion and Sediment Control Notes on Drawing EC-1 have been revised to indicate the existing well will be utilized as part of this project. The new water service to the proposed dwelling has been indicated on Drawing EC-1.
  - e. Roof and footing drains with their associated discharges have been shown on Drawing EC-1.
6. We understand that a Performance Bond for Erosion and Sediment Control was provided, and we take no exception to the estimate as submitted by the Town Consulting Engineer.
7. The Notice of Intent has been finalized and enclosed for review.
8. The applicant submitted the initial inspection fee deposit of \$1,000.00 with the previous submission, as such, said fee is considered to be paid.
9. The Planning Board determined that a public hearing should be held and scheduled it for the October Planning Board agenda. The applicant has coordinated with the Town Planning Board secretary for the notice to be mailed to the adjoining within 500 feet of the subject property. The notices will be prepared and mailed as required by the Town Code for public noticing.
10. Upon closing the public hearing, we respectfully request, if the Planning Board Members and Consultants agree, that the remaining project review be referred to the Planning Board consultants to be handled administratively.
11. This letter acts as the written response to the before addressed comments.

**Memorandum from Bruce Barber, of Cornerstone Environmental Planning Consultants, dated September 9, 2021:**

B. Planning Board Permits Required:

- We acknowledge that a Steep Slope and Erosion and Sediment Control Permit is required.

C. Zoning:

- It is our understanding that the bulk zoning table indicates compliance with all applicable zoning requirements; therefore, no variances are required. We respectfully request

confirmation from the Building Inspector that no variances are required as part of this application.

D. SEQRA:

- We acknowledge the determination that the project is a Type II action under the SEQRA process.

E. Environmental Review:

Wetlands:

We acknowledge that a site visit was conducted on August 27, 2021. There are no jurisdictional Town of Kent wetlands or wetland buffers located within 100 feet of the proposed limits of disturbance; therefore, a wetland permit is not required.

No improvements are proposed to the entry gate or adjacent wall as part of this project. No improvements are required to the existing driveway other than those shown within the vicinity of the proposed dwelling.

Trees:

The applicant does not intend to cut the crowns of the surrounding trees adjacent to the proposed dwelling. Trees to be removed have been tagged in the field. General Note #8 has been added to Drawing SL-1 that indicates trees removal is restricted to between November 1<sup>st</sup> and March 31<sup>st</sup>.

Soils, Steep Slopes and Rock Outcrop:

As steep slopes and rock outcropping are prevalent onsite, it is likely that rock hammering, and potentially rock blasting, will be required to construct the proposed dwelling. If rock blasting is required, the applicant will obtain the required rock blasting permits from the Building Department prior to any blasting operations.

Land Disturbance:

Drawing EC-1 indicates land disturbance to be 0.9 AC.

Cultural Resources:

We acknowledge that none are indicated in the EAF previously provided.

Threatened or Endangered Species:

We acknowledge that no species were indicated by the NYSDEC as indicated in the EAF previously provided.

Well and Septic System:

Well and Septic system approvals are required by the PCDOH and will be provided upon receipt.

F. Other:

- A copy of the property deed is enclosed as required.
- The limits of disturbance have been provided on Drawing EC-1.
- PCDOH approvals will be provided upon receipt.
- A copy of the submission was provided to the Town of Kent Fire Chief for review and comments regarding the adequacy of the gate and stonewall openings to serve emergency vehicles.
- It is our understanding that a Wetland Permit is not required as part of this application as there are no wetlands or watercourses within 100 feet of the limits of disturbance.

- General Note #8 has been added to Drawing SL-1 pertaining to tree removal being restricted to between November 1<sup>st</sup> and March 31<sup>st</sup>.
- It is likely that rock hammering, and potentially rock blasting, will be required to construct the proposed dwelling; therefore, the applicant will obtain the required rock blasting permits from the Building Department prior to any blasting operations.
- The overall project proposes 0.9+/- acres of disturbance; therefore, only requires a Steep Slopes and Erosion Control Permit including General Permit Coverage from the NYSDEC. As the disturbance is under the one-acre threshold, post-construction stormwater as regulated by the NYSDEC is not required or proposed.


We acknowledge the deferral to the Consulting Engineer regarding review of the SWPPP/erosion and sediment control plan and further comments may be provided based on the site inspections and our responses to comments above

We understand this project has been placed on the October 14, 2021 Planning board meeting for continued review and a public hearing. We respectfully request the remaining project review be referred to the Planning Board consultants to be handled administratively. 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:jl

Enclosures

cc: Thomas Julliard Zoli, AIA, NCARB, Workshop/APD  
John Andrews, Jr., PE, Rohde, Soyka & Andrews Consulting Engineers, P.C., with enclosures  
Bruce Barber, Cornerstone Associates, Environmental Planning Consultant, with enclosures

Insite File No. 21133.100

## NOTICE OF INTENT



## New York State Department of Environmental Conservation

Division of Water

625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR

(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-20-001  
 All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR MUST SIGN FORM

Workshop/APD

Zoli

Thomas

39 W 38th Street, 7th Floor

New York

NY

10018

212

273

9712

tjz@workshopapd.com

46

0996150

Maniatis Residence																								
250 East Boyd's Road																								
<input type="radio"/> 10000 <input type="radio"/> 10000 <input checked="" type="radio"/> 10000 <input type="radio"/> 10000																								
Kent																								
NY 10512 Putnam 3																								
Cole Shears Court																								
4000 <input type="radio"/> 10000 <input type="radio"/> 10000 <input checked="" type="radio"/> 10000 <input type="radio"/> 10000																								
31 - 2 - 51																								

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you must go to the NYSDEC Stormwater Interactive Map on the DEC website at:

[www.dec.ny.gov/imsmaps/stormwater/viewer.htm](http://www.dec.ny.gov/imsmaps/stormwater/viewer.htm)

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6	0	4	8	4	5
---	---	---	---	---	---

Y Coordinates (Northing)

4	5	9	0	5	7	2
---	---	---	---	---	---	---

<input type="radio"/> 10000 <input type="radio"/> 10000 <input checked="" type="radio"/> 10000 <input type="radio"/> 10000	
<input type="radio"/> 10000 <input type="radio"/> 10000 <input checked="" type="radio"/> 10000 <input type="radio"/> 10000	
<input type="radio"/> 10000 <input type="radio"/> 10000 <input checked="" type="radio"/> 10000 <input type="radio"/> 10000	

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

Pre-Development  
Existing Land Use

- ☐ FOREST  
☐ PASTURE/OPEN LAND  
☐ CULTIVATED LAND  
☒ SINGLE FAMILY HOME  
☐ SINGLE FAMILY SUBDIVISION  
☐ TOWN HOME RESIDENTIAL  
☐ MULTIFAMILY RESIDENTIAL  
☐ INSTITUTIONAL/SCHOOL  
☐ INDUSTRIAL  
☐ COMMERCIAL  
☐ ROAD/HIGHWAY  
☐ RECREATIONAL/SPORTS FIELD  
☐ BIKE PATH/TRAIL  
☐ LINEAR UTILITY  
☐ PARKING LOT  
☐ OTHER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Post-Development  
Future Land Use

- ☒ SINGLE FAMILY HOME  
☐ SINGLE FAMILY SUBDIVISION  
☐ TOWN HOME RESIDENTIAL  
☐ MULTIFAMILY RESIDENTIAL  
☐ INSTITUTIONAL/SCHOOL  
☐ INDUSTRIAL  
☐ COMMERCIAL  
☐ MUNICIPAL  
☐ ROAD/HIGHWAY  
☐ RECREATIONAL/SPORTS FIELD  
☐ BIKE PATH/TRAIL  
☐ LINEAR UTILITY (water, sewer, gas, etc.)  
☐ PARKING LOT  
☐ CLEARING/GRADING ONLY  
☐ DEMOLITION, NO REDEVELOPMENT  
☐ WELL DRILLING ACTIVITY \*(Oil, Gas, etc.)  
☐ OTHER

Number of Lots

--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

\*Note: for gas well drilling, non-high volume hydraulic fractured wells only

1. Do you plan to drill more than 10 wells on this site?										2. Do you plan to drill more than 10 wells on this site?										3. Do you plan to drill more than 10 wells on this site?										4. Do you plan to drill more than 10 wells on this site?									
1 1 2										0 9										0 1										0 3									

5. Do you plan to disturb more than 5 acres of soil at any one time? Yes ☒ No

6. Do you plan to disturb more than 5 acres of soil at any one time?										7. Do you plan to disturb more than 5 acres of soil at any one time?										8. Do you plan to disturb more than 5 acres of soil at any one time?										9. Do you plan to disturb more than 5 acres of soil at any one time?									
0										1 0 0										0										0									

7. Is this a phased project? ☐ Yes ☒ No

8. Is this a phased project?										9. Is this a phased project?										10. Is this a phased project?										11. Is this a phased project?									
0 1 // 0 3 // 2 0 2 2										0 7 // 3 1 // 2 0 2 3																													

[illegible][illegible]

- ☐ YES ☐ NO

- Does this material contain information classified as "TOP SECRET"?  
If so, what level? If none, why?  
☐ Yes ☒ No
- [ ] [ ] [ ] [ ] [ ] [ ]

- Page 4 of 14

*(continued)*

100

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1

*(continued)*



Insite Engineering

Watson, John M.

3 Garrett Place

Carmel

NY 10512

845 225 9690

845 225 9717

jwatson@insite-eng.com

### SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name

John

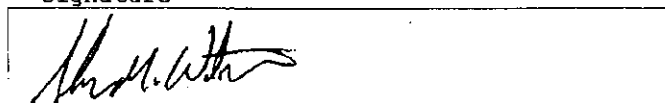
MI

M

Last Name

Watson

Signature



Date

08 / 19 / 2021

26. Select all of the erosion and sediment control practices that will be employed on the project site:

## Temporary Structural

- ✓ Check Dams
  - Construction Road Stabilization
  - Dust Control
    - Earth Dike
    - Level Spreader
    - Perimeter Dike/Swale
    - Pipe Slope Drain
    - Portable Sediment Tank
    - Rock Dam
    - Sediment Basin
    - Sediment Traps
  - Silt Fence
    - Stabilized Construction Entrance
    - Storm Drain Inlet Protection
    - Straw/Hay Bale Dike
    - Temporary Access Waterway Crossing
    - Temporary Stormdrain Diversion
    - Temporary Swale
    - Turbidity Curtain
    - Water bars

## Biotechnical

Brush Matting  
Wattling

### Vegetative Measures

- Brush Matting
- Dune Stabilization
- Grassed Waterway
- ✓ Mulching
- Protecting Vegetation
- Recreation Area Improvement
- ✓ Seeding
- Sodding
- Straw/Hay Bale Dike
- Streambank Protection
- Temporary Swale
- ✓ Topsoiling
- Vegetating Waterways

## Permanent Structural

- Debris Basin
- Diversion
- Grade Stabilization Structure
- Land Grading
- Lined Waterway (Rock)
- Paved Channel (Concrete)
- Paved Flume
- Retaining Wall
- Riprap Slope Protection
- Rock Outlet Protection
- Streambank Protection

Other

[illegible]

**Post-construction Stormwater Management Practice (SMP) Requirements**

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

- ☐ 1. Soil compaction, or disturbance, or other
- ☐ 2. Soil compaction, or disturbance, or other
- ☐ 3. Soil compaction, or disturbance, or other
- ☐ 4. Soil compaction, or disturbance, or other
- ☐ 5. Soil compaction, or disturbance, or other
- ☐ 6. Soil compaction, or disturbance, or other
- ☐ 7. Soil compaction, or disturbance, or other
- ☐ 8. Soil compaction, or disturbance, or other
- ☐ 9. Soil compaction, or disturbance, or other
- ☐ 10. Soil compaction, or disturbance, or other

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

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

28. Provide the total WQv Required (in cubic feet) for the project. (See Table 1 for WQv Required.)

WQv Required (cubic feet)

--	--	--	--	--	--	--	--	--	--

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

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

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

Table 1 - Runoff Reduction (RR) Techniques  
and Standard Stormwater Management  
Practices (SMPs)

RR Techniques (Area Reduction)	Total Contributing Area (acres)	Total Contributing Impervious Area (acres)
Conservation of Natural Areas (RR-1) ...	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Sheetflow to Riparian Buffers/Filters Strips (RR-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Tree Planting/Tree Pit (RR-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Disconnection of Rooftop Runoff (RR-4) ..	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	and/or <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<u>RR Techniques (Volume Reduction)</u>		
Vegetated Swale (RR-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Rain Garden (RR-6) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Stormwater Planter (RR-7) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Rain Barrel/Cistern (RR-8) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Porous Pavement (RR-9) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Green Roof (RR-10) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<u>Standard SMPs with RRV Capacity</u>		
Infiltration Trench (I-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Infiltration Basin (I-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Dry Well (I-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Underground Infiltration System (I-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Bioretention (F-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Dry Swale (O-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
<u>Standard SMPs</u>		
Micropool Extended Detention (P-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Wet Pond (P-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Wet Extended Detention (P-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Multiple Pond System (P-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Pocket Pond (P-5) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Surface Sand Filter (F-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Underground Sand Filter (F-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Perimeter Sand Filter (F-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Organic Filter (F-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Shallow Wetland (W-1) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Extended Detention Wetland (W-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Pond/Wetland System (W-3) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Pocket Wetland (W-4) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Wet Swale (O-2) .....	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>



33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv (=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

WQv Provided

acre-feet

Note: The sum of the WQv and RRv provided must equal the total WQv required in #28. If the sum is less than the total WQv required, the project is not eligible for the program.

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

acre-feet

35. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

WQv Provided

acre-feet

Note: The sum of the WQv and RRv provided must equal the total WQv required in #28. If the sum is less than the total WQv required, the project is not eligible for the program.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

acre-feet

CPv Provided

acre-feet

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

• Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

• Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

CFS

Post-development

CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development

CFS

Post-development

CFS

- The role of the teacher was reduced to that of a facilitator, who was to guide and support the students in their learning process.
- The teacher was to be seen as a co-learner, who was to learn from the students and the learning process.

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?

☐ Yes    ☐ No

If Yes, Identify the entity responsible for the long term  
Operation and Maintenance

[illegible][illegible]

- Air Pollution Control
- Coastal Erosion
- Hazardous Waste
- Long Island Wells
- Mined Land Reclamation
- Solid Waste
- Navigable Waters Protection / Article 15
- Water Quality Certificate
- Dam Safety
- Water Supply
- Freshwater Wetlands/Article 24
- Tidal Wetlands
- Wild, Scenic and Recreational Rivers
- Stream Bed or Bank Protection / Article 15
- Endangered or Threatened Species(Incidental Take Permit)
- Individual SPDES

[illegible]

☒ None

116. Please indicate whether each of the following is a "strong" or "weak" statement of principle. ☐ Strong ☒ Weak

117. Please indicate whether each of the following is a "strong" or "weak" statement of principle. ☐ Strong ☒ Weak

118. Please indicate whether each of the following is a "strong" or "weak" statement of principle. ☐ Strong ☒ Weak

- ☒ Yes    ☐ No

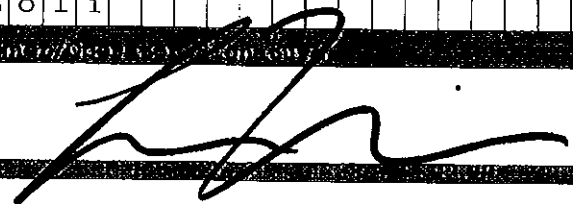
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| N | Y | R |  |  |  |  |  |
|---|---|---|--|--|--|--|--|

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

NAME (Last, First, Middle Initial)  
Thomas J

DATE OF BIRTH  
Zoli

SIGNATURE  


EXPIRATION DATE  
09 / 17 / 2021



**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 – Revised  
Submittal

Date: September 23, 2021

Project: Maniatitis Residence  
TM # 31.-2-51

The following materials were reviewed:

- Letter to Town of Kent Planning Board-Maniatitis Residence from Insite Engineering, Surveying & Landscape Architecture, P.C. dated September 16, 2021.
- New York State Department of Environmental Conservation Notice of Intent-Maniatitis Residence dated September 17, 2021.
- Drawing SL-1-Steep Slopes and Soils Map-Maniatitis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised September 16, 2021, scale 1" = 30'.
- Drawing EC-1-Erosion & Sediment Control Plan-Maniatitis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised September 16, 2021, scale 1" = 30'.
- Drawing D-1-Details & Notes-Maniatitis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised September 16, 2021, scale As Shown.
- Drawing A-001-Key Plan-Maniatitis Residence prepared by Workshop/APD Architecture DPC dated September 2, 2021, scale 1/8" = 1'-0".
- Drawing A-002.00-Key Plan-Maniatitis Residence prepared by Workshop/APD Architecture DPC dated September 2, 2021, scale 1/8" = 1'-0".
- Drawing A-200-Building Elevations-Maniatitis Residence prepared by Workshop/APD Architecture DPC dated May 13, 2021, scale 1/8" = 1'-0".

The project involves the demolition of an existing 4-bedroom single family residential unit and a small office/studio and the construction of a new 6-bedroom single family residential unit in the same general location as the structures to be demolished. The project further includes the expansion and reuse of an existing onsite wastewater disposal system, and reuse of an existing well to supply the new dwelling unit. The project also includes the removal and relocation of a portion of the existing driveway to access the new attached garage. The project will require Putnam County Health Department approval for the expansion and reuse of the existing onsite wastewater treatment system.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration **from the memo dated September 9, 2021**:

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. **Acknowledged**
2. §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 proposed modifications to the onsite wastewater disposal system to support the expanded dwelling. **PCHD approval required/ Application in process**
3. 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.
  - a. 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. **Acknowledged**
  - b. 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). **EC Note 5 modified - Resolved**
4. SWPPP – GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations. The submitted SEAF indicates reflects a NO response to Question 12 concerning historic /archeological resources. A slight narrative expansion should be supplied to properly address the Permit requirements. **Resolved**
5. Refer to the Drawings:
  - a. General Note No. 6 indicates a decrease in impervious surfaces. The Zoning Table reflects an increase in impervious surface. Future submittals shall correct the inconsistency. **General Note No. 6, Dwg SL-1 has been revised to reflect an increase. The increase in impervious surface is left blank and should be filled in**
  - b. The electric service and existing generator are located outside the proposed limits of disturbance. Improvements to the electric service should be noted on the plan set. Details of the connection of this service to the new structure should

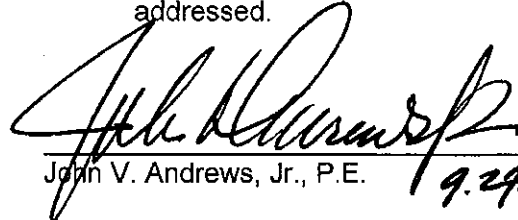
also be shown with any modifications to the limits of disturbance noted.

**Resolved**

- c. The scope of work associated with the removal and replacement of the septic tanks and the expansion of the SSTS are unclear on the plan set. Additional detail and/or explanatory notes should be provided to justify the limits of disturbance shown. **Partially resolved – Information references a “Removal Note #1” which cannot be located**
  - d. The EC notes suggest that a new well is being provided. The plan set indicates an existing well to remain. Details of the water service to the new structure should be indicated on the plan set. This can be in the form of simple plan notes. **Resolved – Existing well to remain and be re-used for the new structure.**
  - e. No locations and/or details are provided with respect to roof and footing drain discharges. Future submittals shall identify locations and include appropriate notes. **Resolved**
  - f. **General Note No. 1, Dwg EC-1 Should be expanded to include language covering limitations on the adjust so as not to substantially increase the limits of disturbance.**
  - g. **Construction fence (CF) is proposed around the existing OWTS. The symbol should be added to the legend. A note should be provided indicating that the installation shall not increase the overall limits of disturbance or require any tree removal or substantive site disturbance.**
6. A bond estimate in amount of \$4675.00 dated August 19, 2021, was prepared by Insite Engineering and included in the submittal. We prepared our own bond estimate in the amount of \$6980.00 based on our review of the information and notes in this submittal. A copy is attached hereto for your consideration. We do not have a recommendation on the bond amount at this time as additional information is required. **Based on this most recent submittal, we have prepared a copy of a revised bond amount. The revised bond amount is \$13,432.00. A copy is attached hereto. We recommend this bond amount of \$13,432.00 be accepted by the Planning Board as the bond amount and recommended for approval to the Town Board.**
7. We received a draft Notice of Intent (NOI) and an MS4 Acceptance Form, partially completed, with this submittal. We take no exception to the material as submitted. Revisions to the NOI are possible until the SWPPP is accepted. Once the SWPPP is accepted we will complete and return the MS4 Acceptance Form to the Project Sponsor for filing. **Completed NOI provided – No exception taken. MS4 acceptance will be signed and returned when appropriate.**
8. 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. **Comment Continues**
9. Per §66-6.F, we recommend the public hearing be waived as this is a minor project for the demolition of an existing single-family house with its replacement by a new single-family dwelling of larger size but generally occupying the same area on the site. **Public hearing scheduled and to be conducted at the October meeting**

10. Upon the close of the public hearing, when conducted, provided there are no substantive issues raised, we recommend the remaining project review be referred to the Planning Board consultants to be handled administratively. **Comment remains appropriate. So long as there are no substantive public hearing comments, we recommend the project be referred to the consultants to be handled administratively.**

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



John V. Andrews, Jr., P.E. 9.29.2021

Attachment

cc: Planning Board via email  
Bill Walters via email  
**21-261-999-176**

Bruce Barber via email  
Liz Axelson via email



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

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

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

**To:** Planning Board Town of Kent

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

**Date:** September 23, 2021

**Attn:** Phillip Tolmach, Chairman

**Subject:** Erosion Control Bond Amount - REVISED

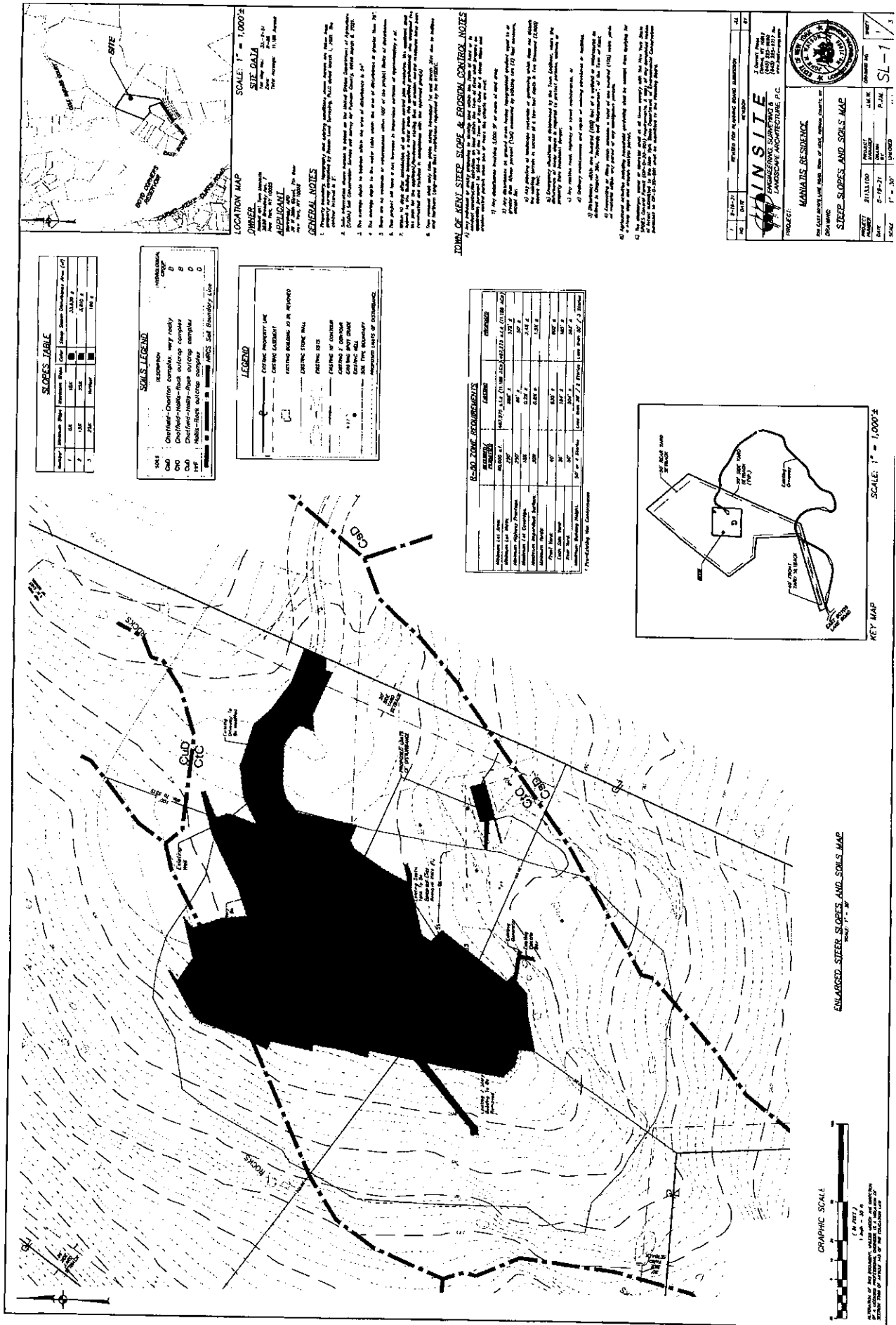
**Project:** Maniatis Residence

**Tax Map:** 31.-2-51

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500.00
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
End sections w/ riprap pads	1	EA	\$ 500.00	\$ 500.00
12" dia drainage pipe	140	LF	\$ 18.00	\$ 2,520.00
Roof drain pipe	45	LF	\$ 7.50	\$ 337.50
Catchbasins/drain inlets	2	EA	\$ 1,500.00	\$ 3,000.00
Seed and mulch	39,900	SF	\$ 0.06	\$ 2,394.00
Silt Fence	920	LF	\$ 4.00	\$ 3,680.00
			<b>TOTAL:</b>	<b>\$ 13,431.50</b>

**Say:** \$13,432.00



**SLOPES TABLE**

SLOPE	SOILS	SOILS	SOILS
1	CL	CL	CL
2	CL	CL	CL
3	CL	CL	CL
4	CL	CL	CL
5	CL	CL	CL
6	CL	CL	CL
7	CL	CL	CL
8	CL	CL	CL
9	CL	CL	CL
10	CL	CL	CL

**SOILS LEGEND**

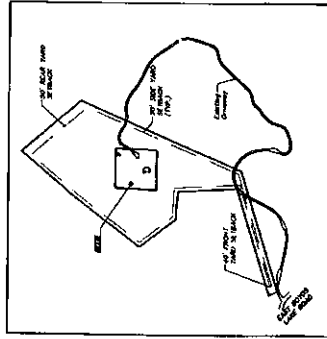
SOILS	SOILS	SOILS	SOILS
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL

**LEGEND**

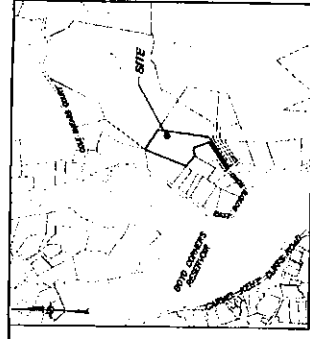
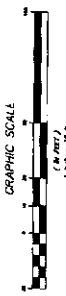
LEGEND	LEGEND	LEGEND	LEGEND
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CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL

**ROAD ZONE REQUIREMENTS**

ROAD ZONE	ROAD ZONE	ROAD ZONE	ROAD ZONE
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL
CL	CL	CL	CL



ENLARGED STEEP SLOPES AND SOILS MAP  
SCALE: 1" = 50'



**OWNER**  
[Name]  
[Address]  
[City, State, Zip]

**APPLICANT**  
[Name]  
[Address]  
[City, State, Zip]

**GENERAL NOTES**

1. The project is located on the [Address] in the [City, State, Zip] area.
2. The project is located on the [Address] in the [City, State, Zip] area.
3. The project is located on the [Address] in the [City, State, Zip] area.
4. The project is located on the [Address] in the [City, State, Zip] area.
5. The project is located on the [Address] in the [City, State, Zip] area.
6. The project is located on the [Address] in the [City, State, Zip] area.
7. The project is located on the [Address] in the [City, State, Zip] area.
8. The project is located on the [Address] in the [City, State, Zip] area.
9. The project is located on the [Address] in the [City, State, Zip] area.
10. The project is located on the [Address] in the [City, State, Zip] area.

**TOWN OF KENT STEEP SLOPE & EROSION CONTROL NOTES**

1. The project is located on the [Address] in the [City, State, Zip] area.
2. The project is located on the [Address] in the [City, State, Zip] area.
3. The project is located on the [Address] in the [City, State, Zip] area.
4. The project is located on the [Address] in the [City, State, Zip] area.
5. The project is located on the [Address] in the [City, State, Zip] area.
6. The project is located on the [Address] in the [City, State, Zip] area.
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8. The project is located on the [Address] in the [City, State, Zip] area.
9. The project is located on the [Address] in the [City, State, Zip] area.
10. The project is located on the [Address] in the [City, State, Zip] area.

**INSITE**  
[Logo]  
[Address]  
[City, State, Zip]

**PROJECT**  
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[Address]  
[City, State, Zip]

**DATE**  
[Date]

**SCALE**  
1" = 50'

**KEY**  
[Key]



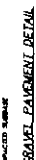
[illegible][illegible][illegible]

**Personal inspection is recommended** when 20% of the panel security is established. **Double police** measures that result in a person and all disturbed areas are personally checked. The party responsible for implementation of the maintenance schedule during any other administration is:

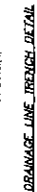
Accept and Tom Menden  
250 East Bay's Lake Road

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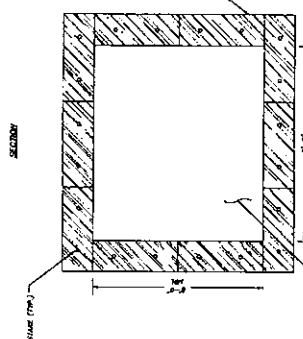
DATE



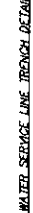
	$(\phi_0)$	SW	SE	NW	NE	Surf. Temp. ( $^{\circ}$ C)	Surf. Sal.	Surf. Cond. (S/cm)	Depth (m)
25	28°	4'	6'	9'	6' 15"	17.7			



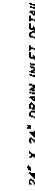
DRAINAGE LINE TRENCH DETAIL



(b) (5) DPP



**WATER SERVICE LINE TRENCH DETAILS**



24" X 24" DRUM INFECT DETAIL

1	2	3	4	5	6	7	8	9	10	11	12
NO.	DATE	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
1	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
2	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
3	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
4	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
5	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
6	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
7	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
8	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
9	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
10	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
11	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS
12	10-10-57	RECEIVED FOR	PLANNING BOARD	MEMORANDUM	DATE	BY	TO	FROM	SUBJECT	FILE NO.	REMARKS

NEW JERSEY AND COLORADO OFFICIALS HAVE TO CONSIDER

MCR

2011 NORTH PARK DRIVE, FAIRFAX, VA 22031  
OWNER

ARCHITECT  
WORKSHOP/ARCO  
1111 WASHINGTON AVENUE, SUITE 100  
FALLS CHURCH, VA 22046  
TEL: (703) 771-1111 FAX: (703) 771-1112

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

SURVEYOR

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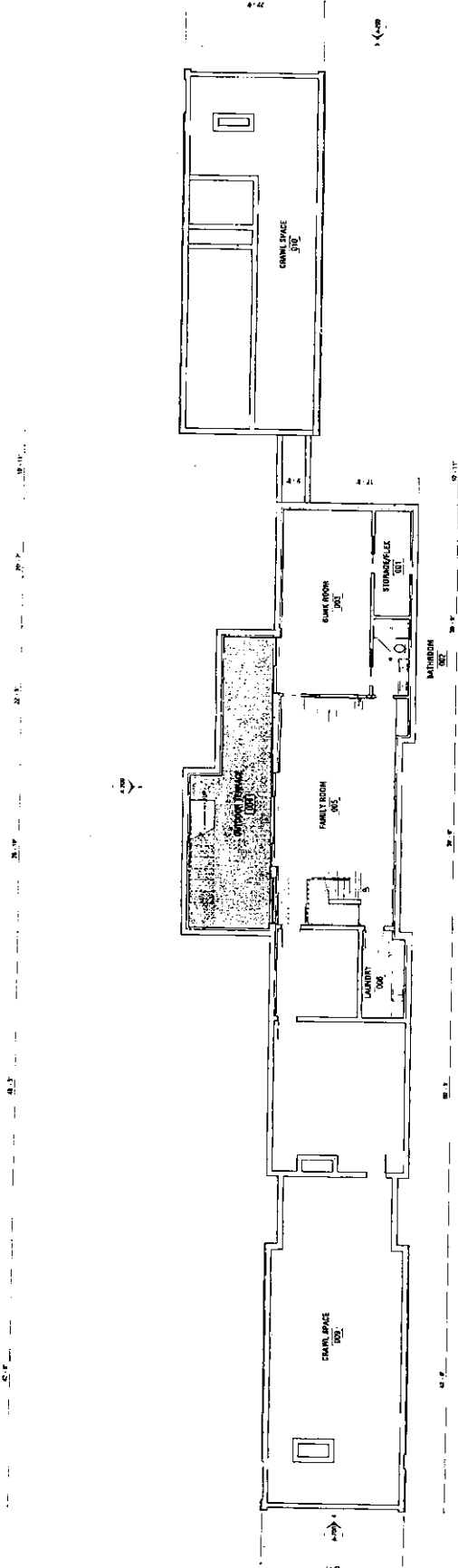
REVISIONS

NOT FOR CONSTRUCTION

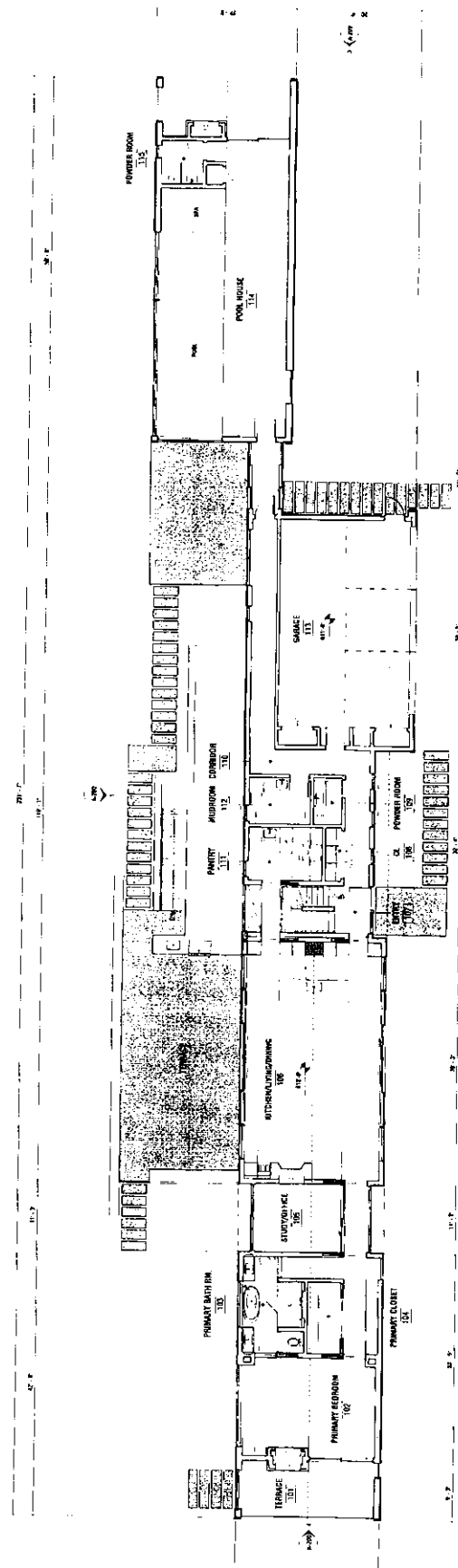
ISSUES

DRAWING INFO  
DRAWN BY: J. L. LEE  
CHECKED BY: J. L. LEE  
DATE: 10/1/01  
SCALE: 1/8" = 1'-0"

KEY PLAN  
A-001



1 BASEMENT - KEY PLAN



2 1ST FLOOR - KEY PLAN



MCR

OWNER

ARCHITECT

WORKSHOP/APP

CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

SURVEYOR

NOT FOR CONSTRUCTION

REVISIONS

ISSUES

DRAWING INFO

BUILDING ELEVATIONS

A-200

12'0" 30'0"

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1 ELEVATION EAST  
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3 ELEVATION SOUTH  
1/8" = 1'-0"

4 ELEVATION NORTH  
1/8" = 1'-0"

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# VAN DEWATER AND VAN DEWATER, LLP

COUNSELORS AT LAW

John B. Van DeWater (1892-1968)  
Robert B. Van DeWater (1921-1990)  
Gerard J. Comatos, Jr.  
Kyle W. Barnett  
Daniel F. Thomas III  
Danielle E. Strauch

Rebecca S. Mensch

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Edward vK Cunningham, Jr. (1935-2018)  
Ronald C. Blass, Jr. (1951-2018)

John K. Gifford  
James E. Nelson  
Jeffrey S. Battistoni  
Counsel

September 16, 2021

Robert Bradley, Authorized Agent  
c/o Holly Real Estate  
Douglas and Lauren Holly  
102 Route 311  
Carmel, NY 10512

RE: Winkler Farm Project

Dear Mr. Bradley:

We represent the Town of Kent Planning Board.

As authorized agent for Douglas and Lauren Holly, you submitted an Application for site plan approval to the Town of Kent Planning Board dated January 20, 2021 related to property consisting of 11 acres of land located at Winkler Farm Court and identified as tax map number 33.16-1-8. The Application described existing structures as four residential buildings and 2 garages and sought to add a multiple dwelling with four units, each consisting of two bedrooms and 2 full bathrooms, and a single family home having two (2) bedrooms and two (2) full bathrooms.

Prior litigation related to the property resulted in a Judgment dated January 30, 1985 which provided that the then Petitioners, Sam Winkler and Rita Winkler, "shall have the right to construct upon the subject property twenty-seven (27) dwelling units, in addition to the six (6) dwelling units existing thereon"...and that "the petitioners shall submit to the Planning Board the necessary site plan for the approval in accordance with the Rules and Regulations of the said Planning Board". Although a submittal was subsequently made, Sam and Rita Winkler did not proceed with the necessary site plan and obtain approval for it.

Instead of arguing over the effect of that Court decision and the Winklers' subsequent actions, it seemed worth considering a stipulation whereby the Town and the current property owners would stipulate to the intensity of the development of the property and avoid any further litigation. A draft Stipulation was prepared dated June 4, 2021, and circulated to the Kent Planning Board and Town Board based upon the Application which had been submitted. This draft Stipulation was discussed by the Planning Board at their meeting on June 10, 2021. This

draft Stipulation provided for a resulting site development scenario in which "... the existing and proposed 'sites' (residential structures) would be a total of twelve (12) dwelling units with twenty-one (21) bedrooms and 18 bathrooms in six (6) 'sites' (residential structures)". Since the draft Stipulation seemed to be acceptable to the Planning Board and its consultants, it was forwarded to you by email on June 17, 2021.

Subsequent thereto, you submitted a letter dated July 5<sup>th</sup> which indicated that site testing indicated that the property "will be able to hold 3-4 unit dwellings each with two bedrooms and 2 baths"...and that instead of constructing a home for Mr. Holly, "an addition will be constructed to one of the single bedroom units making it a 2 bedroom unit". On July 26, 2021, you provided a marked up version of the draft Stipulation by email to the Planning Board's planning consultant, which was forwarded to the Planning Board and other consultants. The July 26<sup>th</sup> marked up Stipulation you sent would have provided for a resulting site development scenario in which "... the existing and proposed 'sites' (residential structures) would be a total of nineteen (19) dwelling units with thirty-six (36) bedrooms and thirty-two (32) bathrooms in ten (10) 'sites' (residential structures)".

This deviation from what had been proposed (which formed the basis for the draft Stipulation) has caused concern among the Planning Board members. The Planning Board is unwilling to proceed with an amended Stipulation based solely on the written representations in your July 5<sup>th</sup> letter. The Planning Board may be willing to consider a revision to the draft Stipulation if a site plan is submitted showing what is actually proposed. The site plan must be a formal one, prepared by an engineering firm, which complies with the definition of conceptual plan and resource analysis as described in Chapter 66A-6 of the Town Code which includes all information typically shown on a site plan. If such plan is found to be acceptable in concept to the Planning Board, a revised Stipulation could be prepared based upon that conceptual site plan and resource analysis.

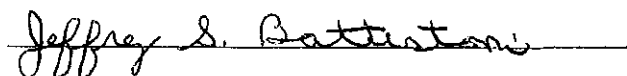
If such a Stipulation were executed, the Application would proceed to full review. However, such review could result in decreased density if any other planning concerns or regulations required such a decrease (for example, a review based on soil erosion and sediment control).

If the Applicant is willing to proceed on this basis, please so indicate and submit a conceptual site plan and resource analysis as above described and in accordance with your letter of July 5<sup>th</sup> and the marked up Stipulation of July 26, 2021. The Planning Board will take no further action or conduct any further discussions on this matter until such a site plan and resource analysis are submitted.

Please contact me if you have any questions or concerns about this matter.

Very truly yours,

Van DeWater and Van DeWater, LLP

A handwritten signature in black ink, reading "Jeffrey S. Battistoni", written over a horizontal line.

By: Jeffrey S. Battistoni

JSB/jsb



**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:	Erosion Control Plan Completeness Review
Date:	September 13, 2021	Project:	Clearpool – Maintenance Building TM # 32.-1-9.1

The following materials were reviewed:

- Letter to Town of Kent Planning Board-Clearpool/Maintenance Building from Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 21, 2021.
- Letter to Putnam County Health Department-Clearpool/Maintenance from Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 12, 2021.
- Drawing VM-1 Vehicle Maneuvering Plan-Clearpool/Maintenance Building prepared by Insite Engineering, Surveying & Landscape Architectre, P.C. dated August 31, 2021, scale 1"-10'.
- Drawing Survey-Clearpool Camp, Inc, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 19, 1972, last revised September 7, 2001.
- Drawing SL-1-Steep Slopes and Soils Map-Clearpool /Maintenance Building prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated June 17, 2021, last revised August 1, 2021, scale 1" =20'.
- Drawing EC-1-Erosion and Sediment Control Plan-Clearpool /Maintenance Building prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated June 17, 2021, last revised August 31, 2021, scale 1" =20'.

The project proposes construction of 1200 SF Maintenance Building with associated parking, outdoor storage, a salt shed and a new individual well. The project further includes the demolition and removal of two existing houses on the site and the reuse of an existing onsite wastewater disposal system. The project will require Putnam County Health Department approval for the new well and the reuse of the existing onsite wastewater treatment system.

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.
3. §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." It would appear that some approval and/or

acknowledgement is required from the Putnam County Health Department with respect to the new well and the re-use of the OWTS. **A response and/or approval from the Putnam County Health Department is required. The Engineer has submitted a written request for "No Objection" to the PCHD.**

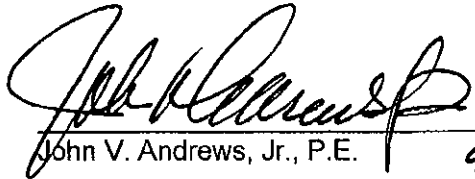
7. Refer to the Drawings:
  - d. Details of the proposed salt shed need to be expanded. How is salt to be loaded into and removed from the shed? A paved loading/unloading and handling area should be considered for the facility. Any paved area should be clearly indicated and noted with dimensions on the plan. **A vehicle maneuvering plan has been provided and the pad sized accordingly. An asphalt surface with asphalt/gravel curb is proposed. We take no exception to the dimensioned size of the asphalt. The curb notation is a variance between the site plan and the maneuvering plan. The engineer should revisit the grading and provide additional spot elevations around the proposed asphalt pad to detail their intent. The current proposal appears to create the potential for ponding against the proposed curb and/or gravel berm,**
8. A bond estimate in amount of \$3665.00 dated June 16, 2021, was prepared by Insite Engineering and included in the submittal dated June 17, 2021. We take no exception to the estimate as submitted. **We recommend the bond estimate amount of \$3665.00 be accepted for the bond amount and be recommended for approval and acceptance by the Town Board.**
9. 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.
10. Provide a written response with future submittals stating how the comments have been addressed.

#### **New Comments:**

1. All other engineering comments as contained in our prior memoranda have been addressed.
2. An MS4 Acceptance Form was previously provided. Once the Planning Board has approved the estimated bond amount, the bond forms have been completed and a response received the PCHD, the form will be completed, signed, and returned to the Owner for processing.
3. The project has been put on the Administrative Track. The project is approaching approval requiring satisfaction of the issues identified herein and the acceptance of the proposed bond estimate detailed here by the Planning with referral to the Town Board. At the next Planning Board meeting, the Planning Board should accept the bond amount and recommend to the Town Board that the Town Board should accept the bond. Vera can then provide the bond agreement form for acceptance and signature on the bond agreement by the Owner.

Memorandum  
Clearpool Maintenance Building ECP  
Completeness Review  
TM # 32.-1-9.1  
September 13, 2021  
Page 3 of 3

4. If not already done so, prior to Planning Board Chairman's signature of plans, all Planning Board costs and fees including the erosion control bond, initial inspection fee deposit and professional review fees incurred during the review and approval of the application must be paid.
5. The bond needs to be paid and accepted by the Town Board and all consultant comments and conditions need to be completed before the Planning Board Chairman can sign the plans. The Planning Board Chairman's signature on the drawings is the permit and the authorization to start work.

  
John V. Andrews, Jr., P.E. 9.13.2021

cc: Planning Board via email  
Bill Walters via email  
**21-261-999-174**

Bruce Barber via email  
Liz Axelson via email

September 21, 2021

Over the past two months, I have left several messages for you to return my call, regarding my concerns about the property adjacent to mine. The location I am referencing is 351 Route 52, Carmel.

To my understanding, in March 2021, JPE Automotive rented the piece of property adjacent to Chris Automotive. I have several concerns regarding the rental of that lot and what has been change on that location. Being a renter and now an owner of a commercial property in Kent, I have had experience in dealing with the town boards and the know processes it takes to get a business up and running in this town. As you know, there are several circumstances that need to take place for a business to open in Kent, let alone an automotive repair shop to go into this location. Change of zoning, wetland encroachment / disturbances, Site plan approvals or subletting of a rental property, these are just to name a few.

It appears that the planning board is circumventing several of the processes for opening the Auto Repair business at this location. I spoke at the public hearing on Thursday, September 9, 2021, expressing my concerns. For 50 minutes Mr. Stephen Wilhelm argued with me about my justifiable concerns, about the adjacent property. Mr. Wilhelm was rude and condescending. To a point where his conduct became disrespectful, insulting and crossed the line stating, "I disagree with what is being done here. I disagree with this. This is really wrong from a business aspect with what's going on here sir, I think this is really shady. I don't like it whatsoever. I do not want to run a business next to you. I will not go to your business after this. I do not like what you are doing here sir." Mr. Wilhelm's behavior is very unprofessional, and he showed no regard to the input of his board members or the hired consultants only to demand this project be pushed through. As I reflect on all of this it makes me wonder, does Mr. Wilhelm have any vested interest in this business.

I ask that you please acknowledge this letter including the bullet point list of concerns that is attached and return my call to discuss this matter.

Sincerely,



Christopher R Rini  
Owner of Chris' Automotive Center  
349 Route 52  
Carmel, NY 10512  
Cell Phone: (845) 664 - 0034

September 21, 2021

Below are my concerns, and we have attached pictures of shops the previous condition of the property. You can also go to google earth to see natural state of the wetlands and wooded area.

- Wetlands concerns? Wetland disturbance? Environmental concerns?
- Removal off woods, grass, and brush by new renter / sublet renter
- A large amount of Fill was brought in by current renter / sublet renter on top of the wetlands .
- Compacted gravel was put in by Durante. Fill and compact gravel was put in by the new renter / sublet renter
- Natural soil, grass and permeates area filled and compacted in the rear of the property, by the new renter / sublet renter
- How do you make a parking plan on gravel with no lines or outline so the cars know where to park?
- Why is it ok to park broken cars on gravel now , when it wasn't allowed in 2012?  
"They possibly leak oil or fluids" according to the planning board back then?
- This property was used as a rental facility, now it's going to be automotive repair.  
Isn't that considered a change of use?
- Storm water engineering Plan?

Some of the changes above have already affected my property in a detrimental way. This problem will only get worse if you allow this to happen! Flooding is happening every rain fall on my property and now on route 52. The smaller storms are a problem, what will happen in the spring thaw out next year. I have been at this location since 1994, I know what to expect.

Sincerely,



Christopher R Rini  
Owner of Chris' Automotive Center  
349 Route 52  
Carmel, NY 10512  
Cell Phone: (845) 664 - 0034

T-Mobile LTE

11:42 AM

13% battery



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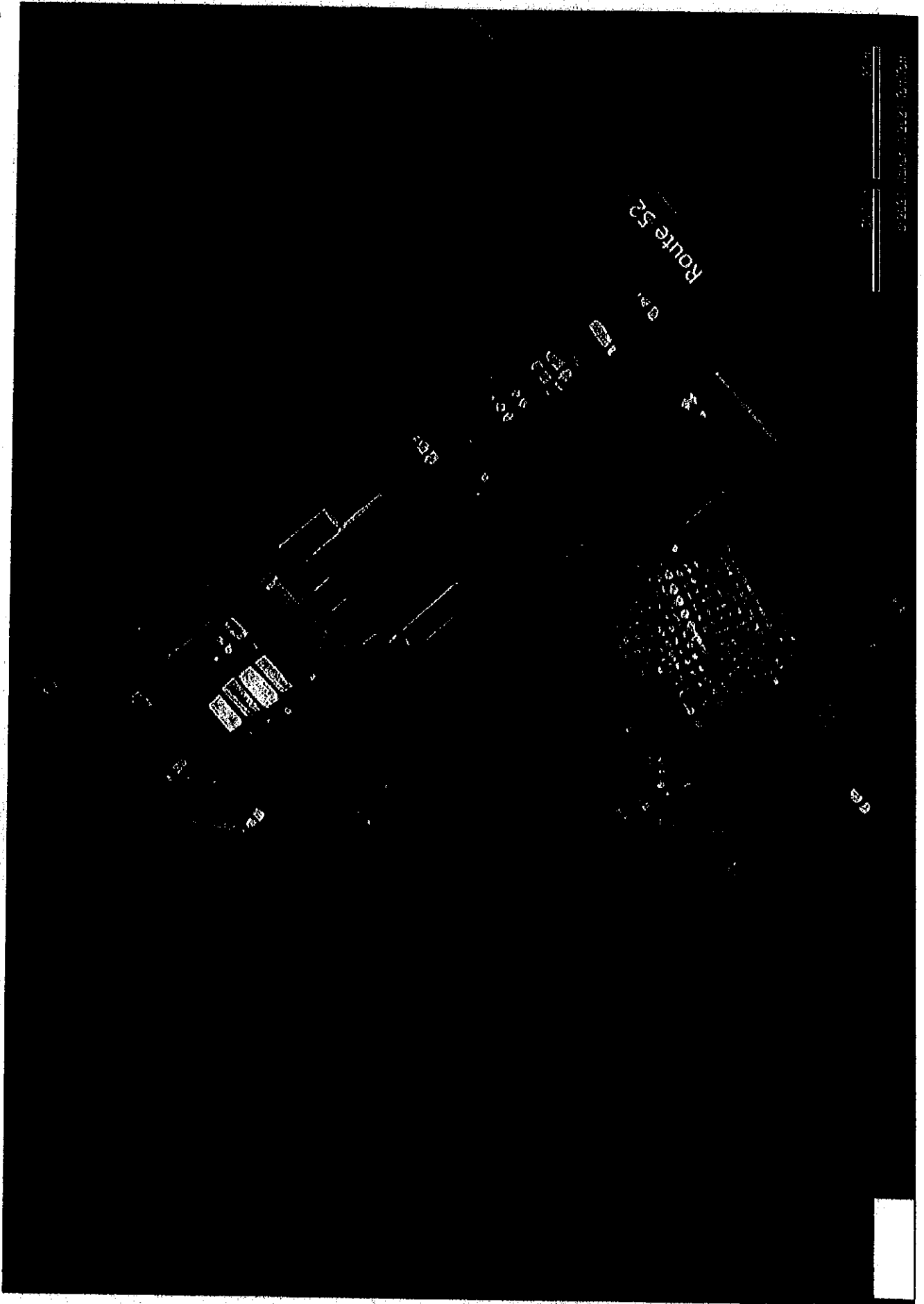


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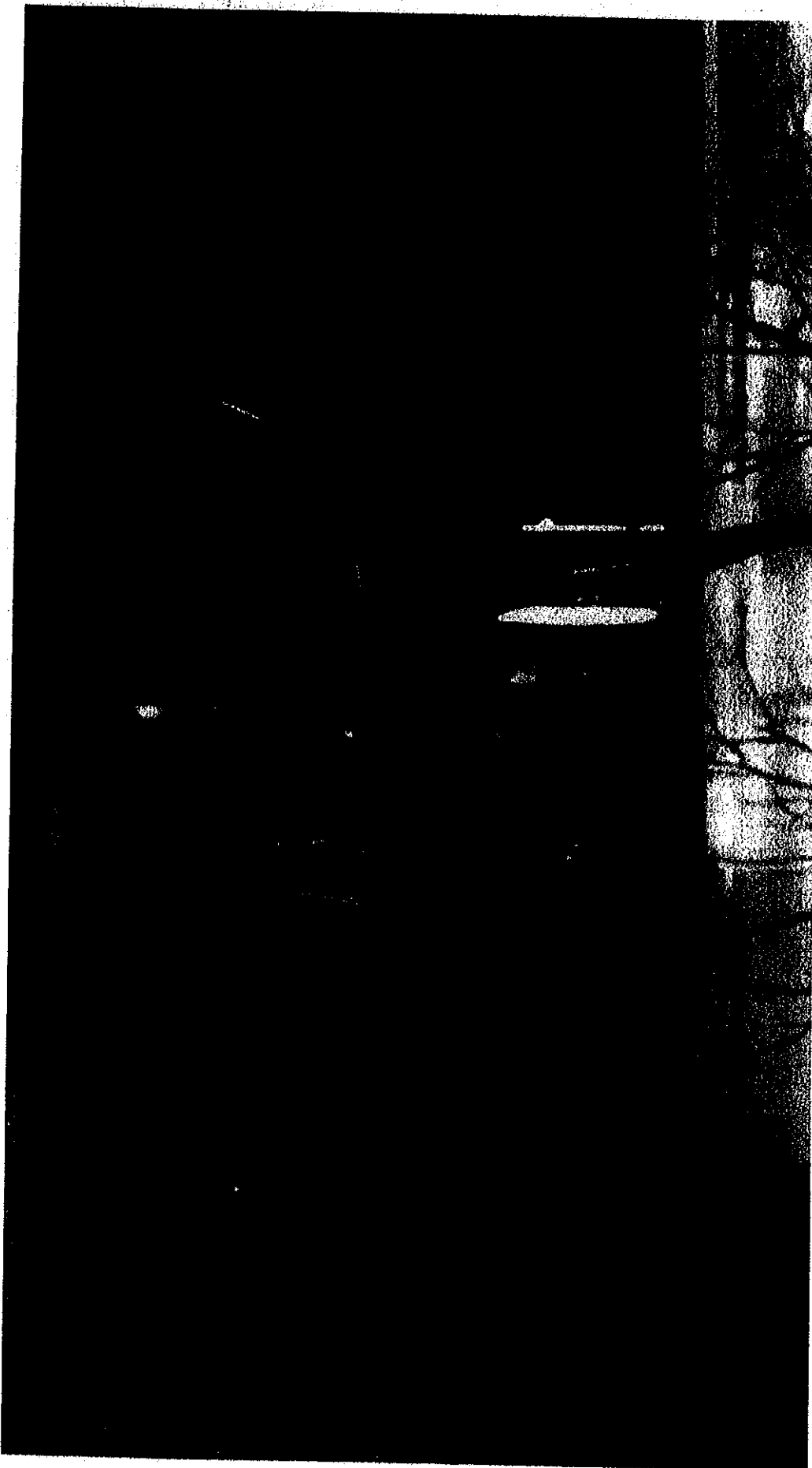
Search Maps

Aerial view of Duranle Rantel



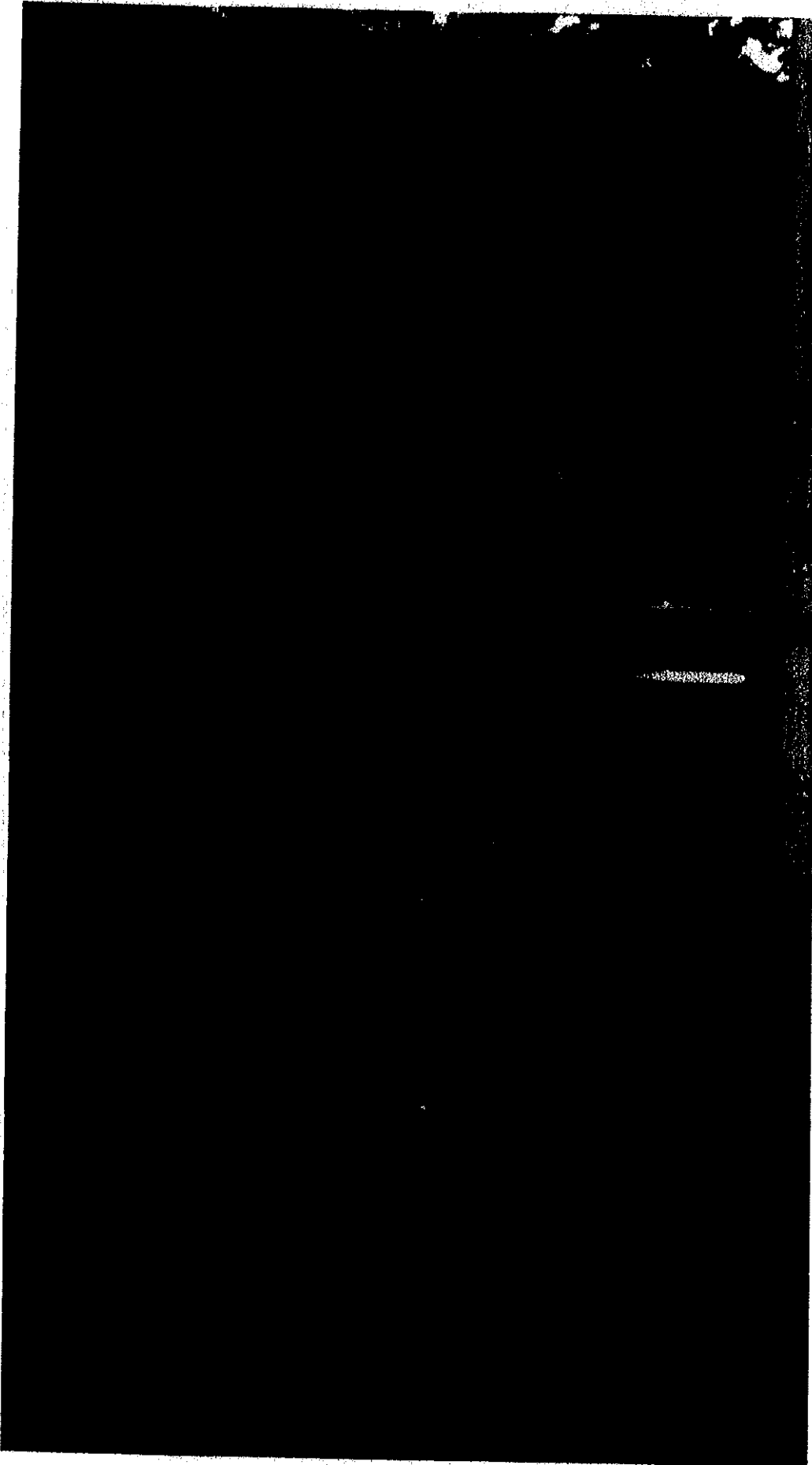
6/3/2021 - Removal of wetland

Mail - Michael Dunne - Outlook



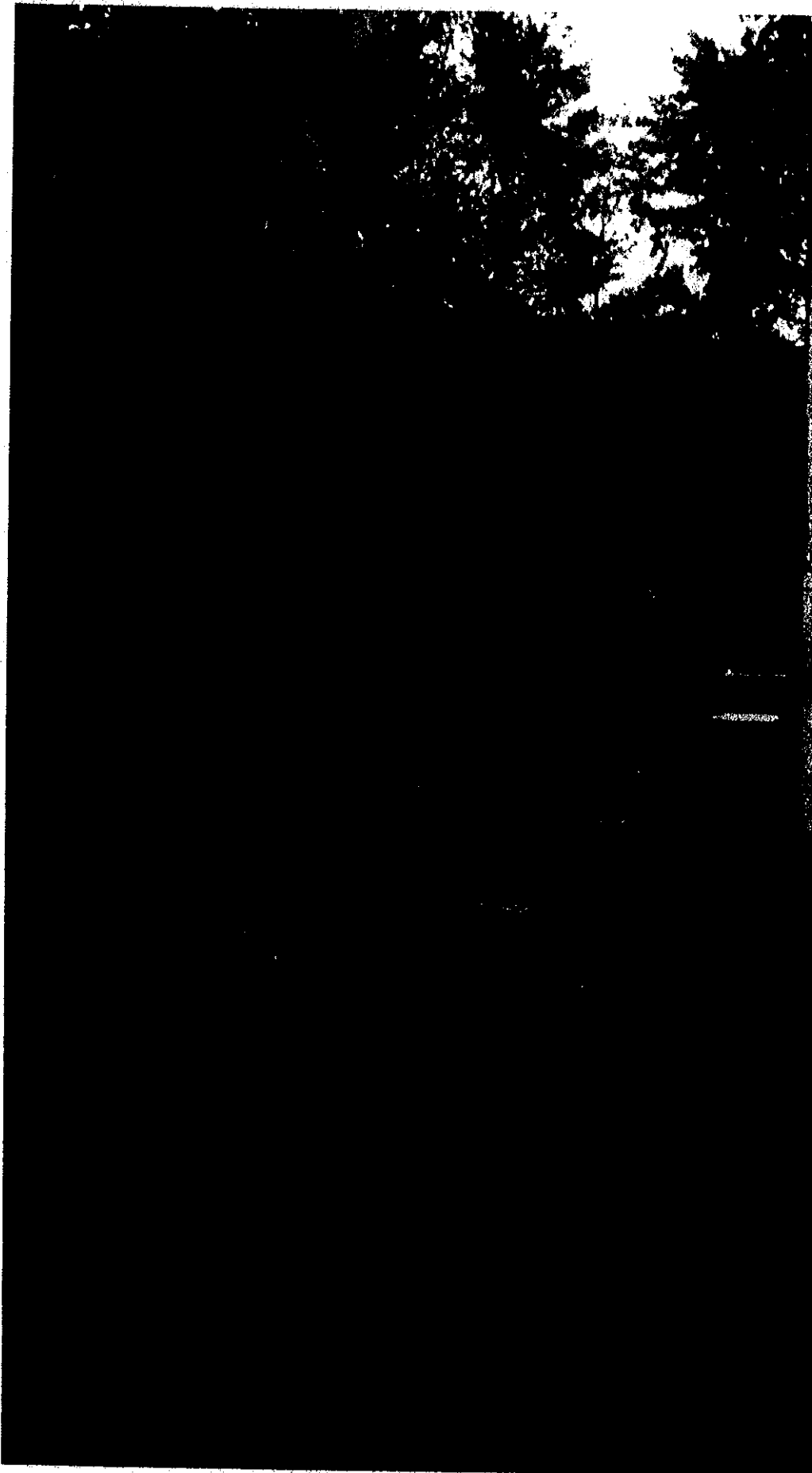
6/3/2021

Mail - Michael Dunne - Outlook



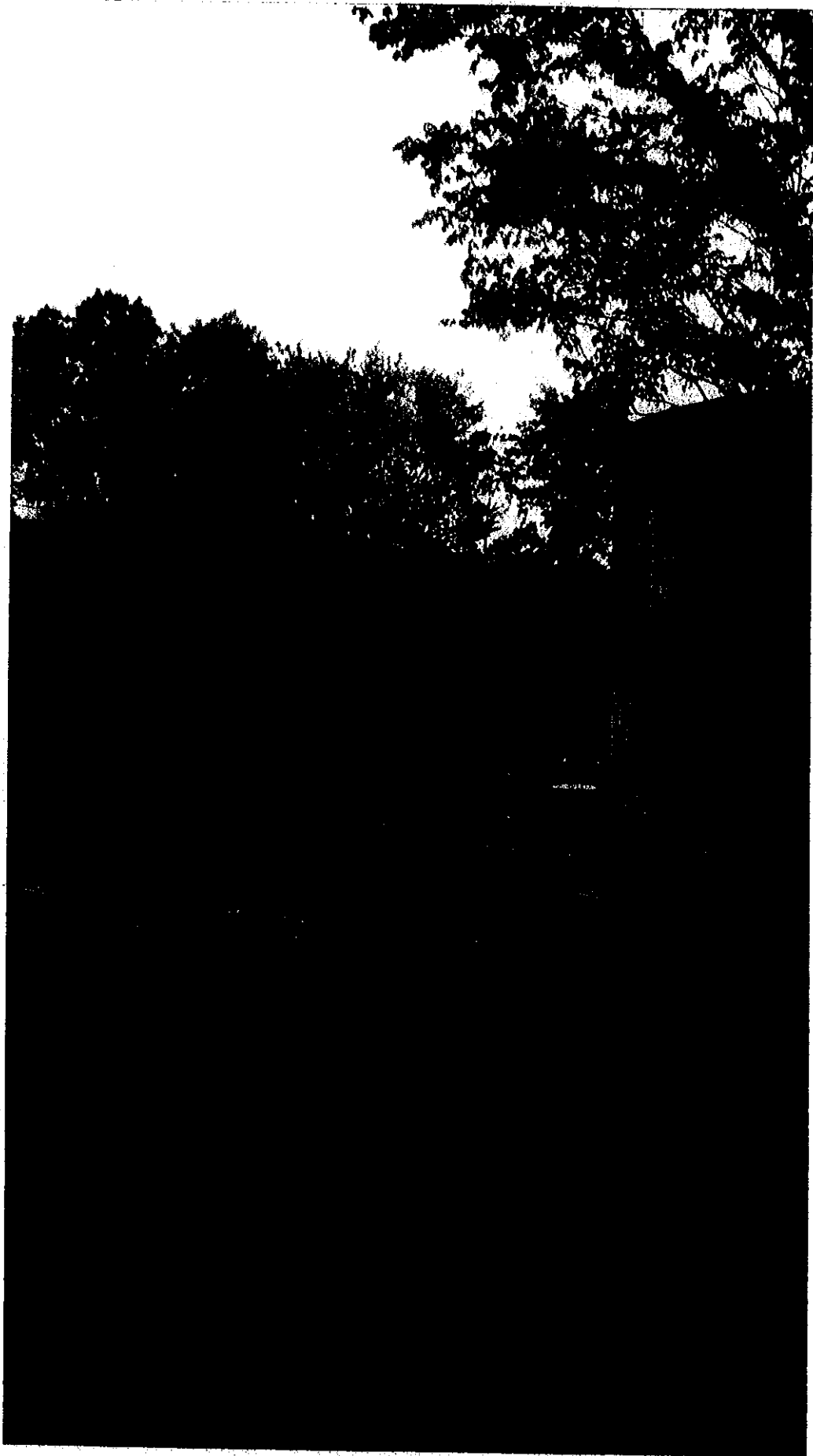
6/3/2021

Mali - Michael Dunne - Outlook



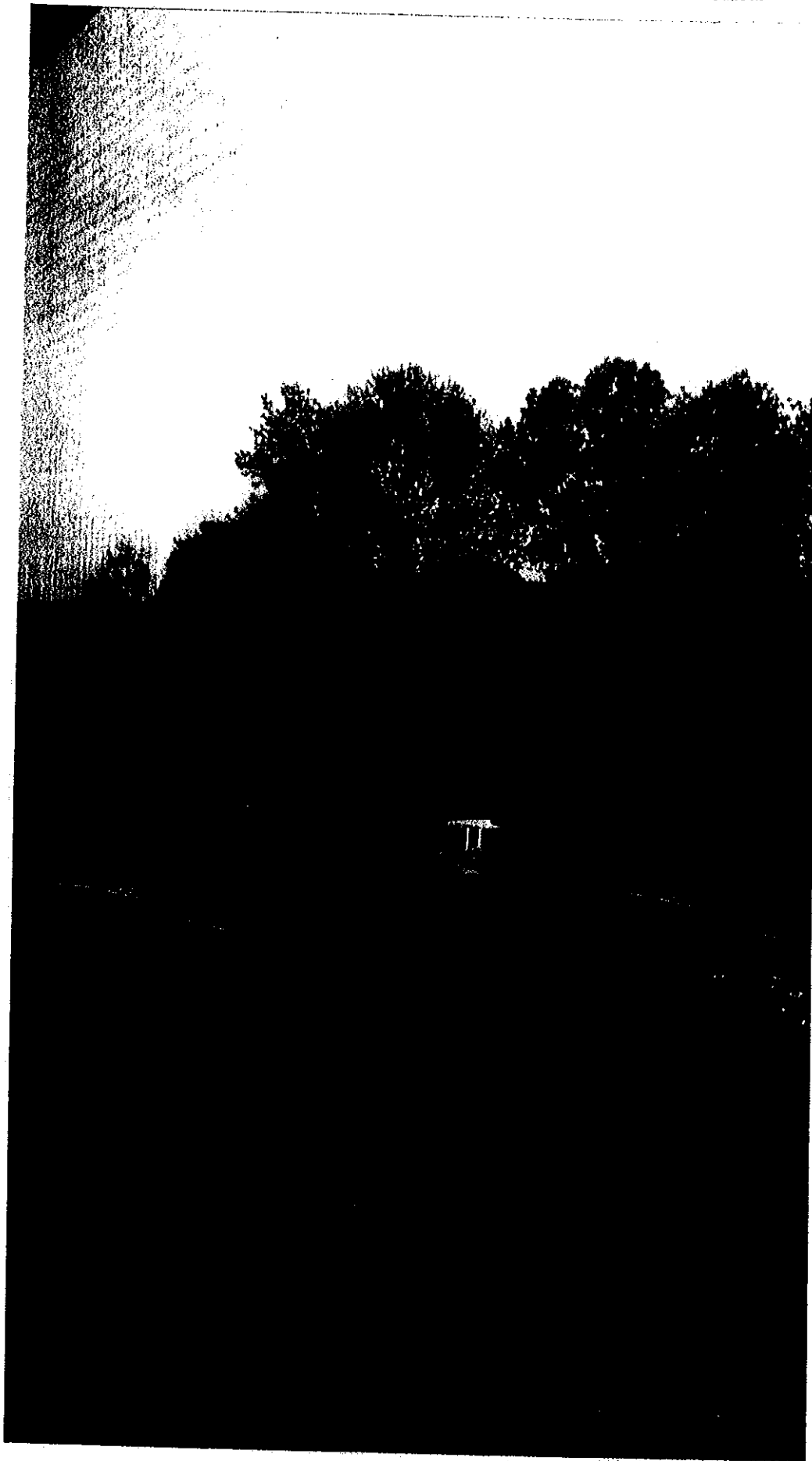
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Mail - Michael Dunne - Outlook



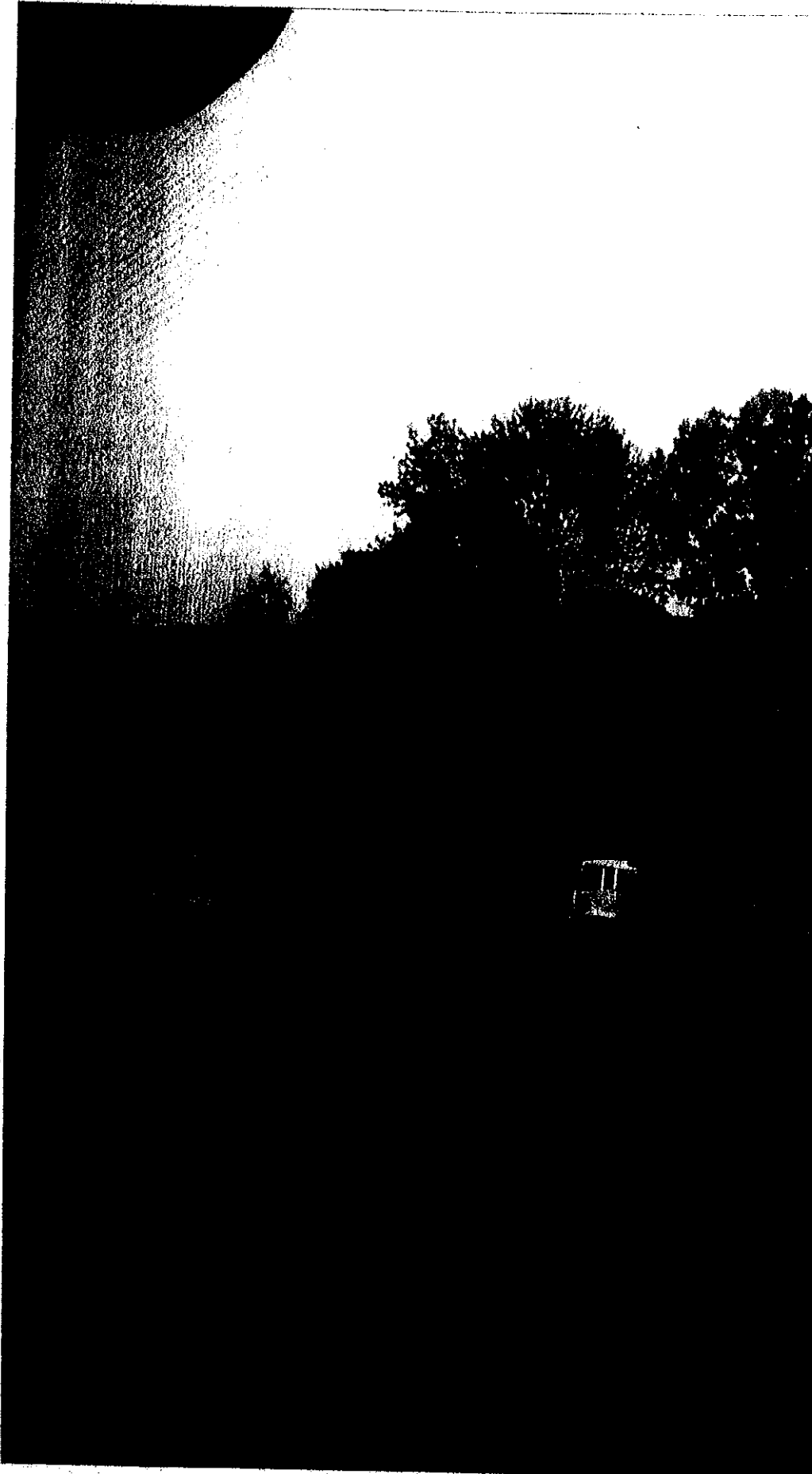
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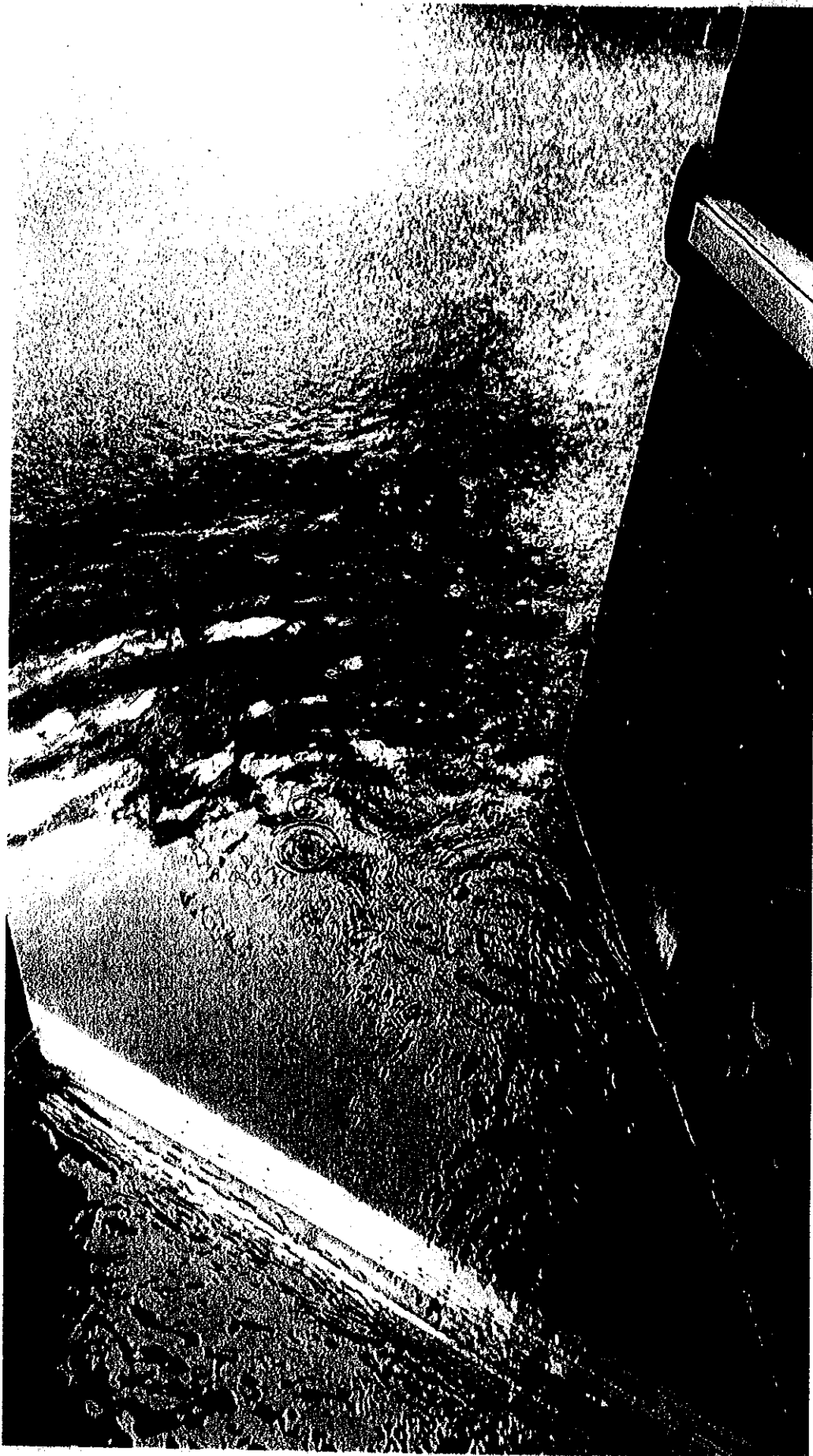
Mail - Michael Dunne - Outlook



6/3/2021

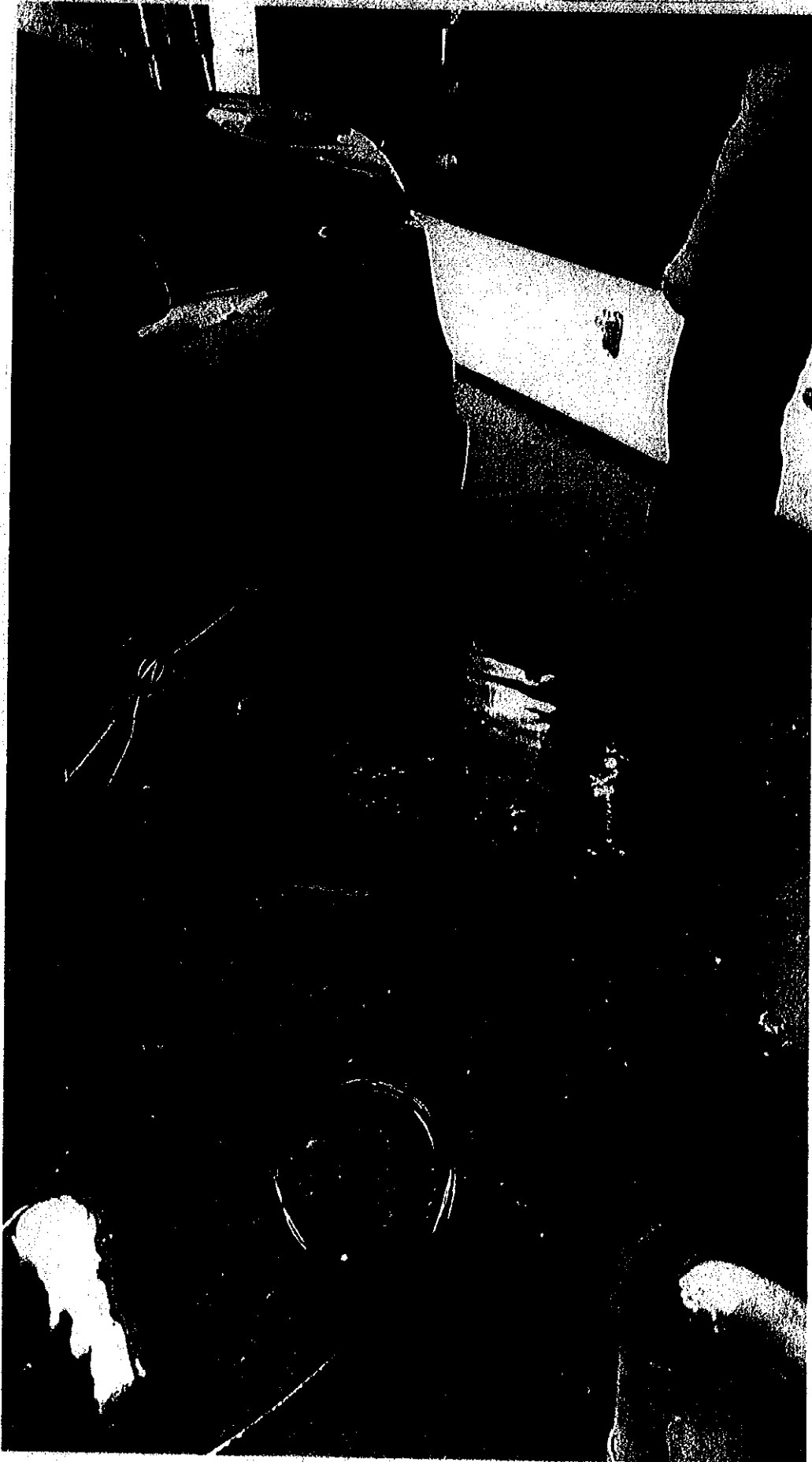
Mail - Michael Dunne - Outlook





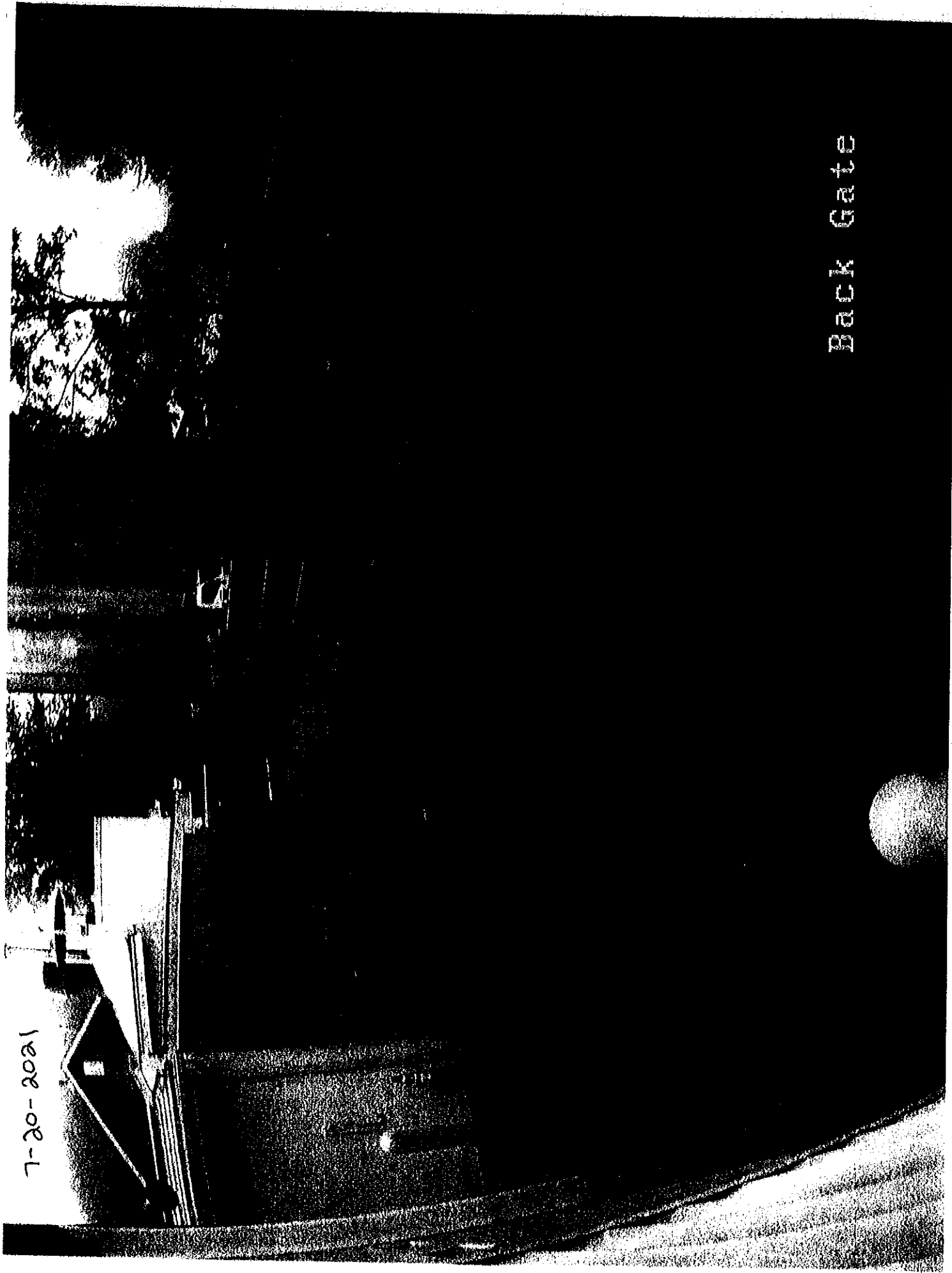
7/9/2021 - Flooding in Autobody

Mali - Michael Dunne - Outlook



7-20-2021

Back Gate



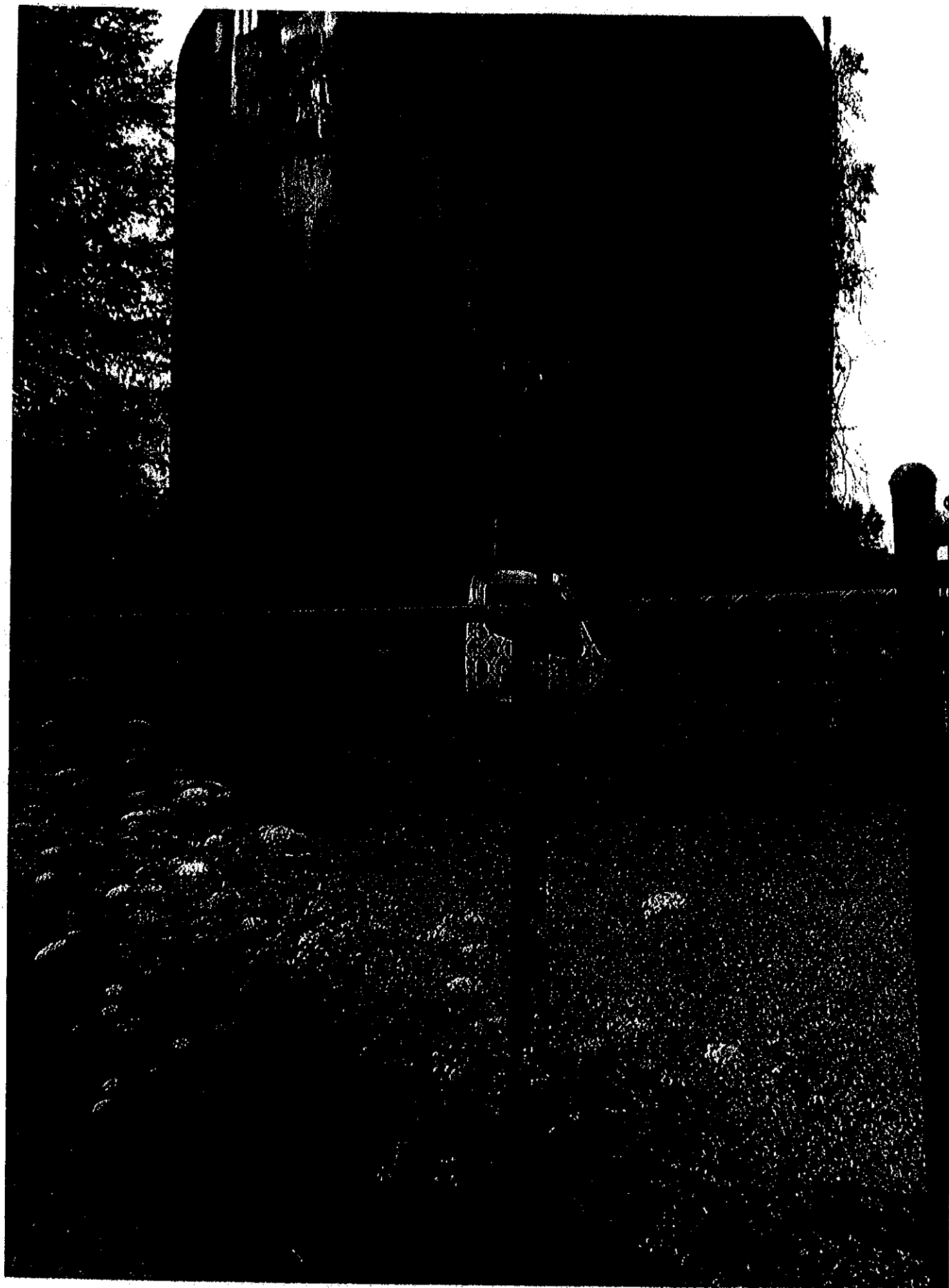
Hidden truck from Road 7/26/2021

Mail - Michael Dunne - Outlook



7/20/2021

Mail - Michael Dunne - Outlook



Back Gate

9-10-2021 - removal of material & construction equipment @ 1:10 pm

09-10-2021 Fri 13:10:18

Side Allie

9-10-2021 = Removal of Michael A construction equipment @ 1:16pm

Mail - Michael Dunne - Outlook



**Mail - Michael Dunne - Outlook**

Mail - Michael Dunne - Outlook



Mail - Michael Dunne - Outlook



9-22-2021

Mail - Michael Dunne - Outlook



SEP 16 2021

## **Brigman Residence**

Planning Department  
Town of Kent

This property is Lot 3 of the Woods At Hortontown Subdivision which was approved and filed in November, 1986 as File Map 2187. This is a flag lot and development was shown to occur in the rear of the lot. Laurel Mountain Court was constructed and the common driveway completed. The common driveway ends just past the existing watercourse which is found of Lot 3.

The proposal is to construct a single family residence which will be located on a knoll. The property has site constraints such as steep slopes, watercourse and surrounding wetland area. An Erosion Control Plan has been developed which shows soil classification and leicester loam which is present around the existing common driveway and watercourse.

The one hundred foot buffer has been shown outside the Leicester loam soil limit. The subsurface sanitary treatment system will be revised from what was originally approved by Putnam County Health Department and shifted so it is 100 feet away from the Leicester loam.

The house site is within the buffer area but has been placed based on the location of surrounding rock outcrops. The driveway extension will be approximately 235 feet long.

### **Proposed Mitigation**

Since the house and driveway will be in the buffer area it is proposed that the rainfall runoff from the house and upper 135 feet of driveway be captured and directed to an onsite rain garden. The rain garden has been sized for the one year storm event. It is also proposed to plant (install) live stake tree saplings to enhance the remaining buffer area.

### **Maintenance**

It is proposed to replace the existing corrugated metal culvert that passes under the existing driveway. This work would be performed in the fall when the watercourse is dry. The driveway would be sawcut, pipe excavated and removed with new HDPE pipe installed. The driveway asphalt would be placed when the driveway to the residence is paved in the spring. Millings will be used as a temporary wearing course.

# 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.

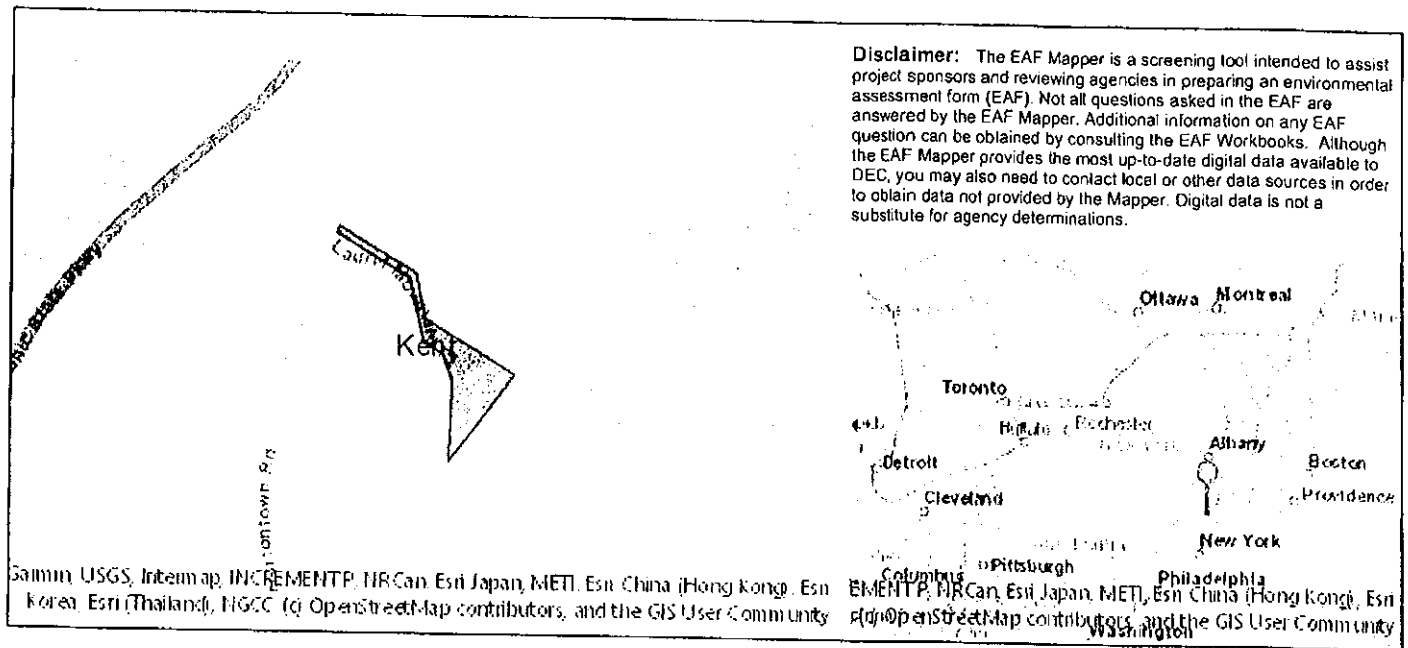
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Brigman Residence			
Project Location (describe, and attach a location map): Laurel Mountain Court			
Brief Description of Proposed Action: Construct a single family residence with a subsurface sanitary treatment system and on site well.			
Name of Applicant or Sponsor: Michelle & William Brigman		Telephone: 914 462 0636 E-Mail: malacoservices@aol.com	
Address: 835 Terrace Place			
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.349 acres	
b. Total acreage to be physically disturbed?		0.973 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.349 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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 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 checked="" type="checkbox"/>	<input 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: _____ On site 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: _____ On site subsurface sanitary 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: _____ _____ _____			

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 checked="" type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Early mid-successional
<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	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rain Garden sized to capture the 1 year runoff from the house and portion of driveway		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Paul M. Lynch</u> Date: <u>9/16/2021</u>		
Signature: <u>[Signature]</u> Title: <u>Principal Engineer</u>		

PRINT FORM



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

## Brigman Rain Garden Calculation

Impervious Surface

A. Residence = 1,696.53 use 1,700 s.f.

$$WQ_v = 1,700 \text{ s.f.} \times \frac{2.67}{12} \times 0.95 = 359.33 \text{ ft}^3$$

B. Portion of Driveway = 2,304 s.f.

$$WQ_v = 2,704 \times \frac{2.67}{12} \times 0.95 = \frac{487.01 \text{ ft}^3}{846.34 \text{ ft}^3}$$

Pond Area = 950 s.f.

$$\text{Storage Volume} = 0.5' \times 950' = 475 \text{ c.f.}$$

$$\text{Soil Media} = 1.0 \times 950 \times 0.2 = 190 \text{ c.f.}$$

$$\text{Drainage Layer} = 0.5 \times 950 \times 0.4 = \frac{190 \text{ c.f.}}{855 \text{ ft}^3}$$

855 ft<sup>3</sup> > 846.3 ft<sup>3</sup> required

# FEMA Flood Map Service Center: Search By Address

Navigation

Search

Languages

Enter an address, place, or coordinates: ?

51 laurel mountain court carmel new york 10512

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/national-flood-insurance-program) (<https://www.fema.gov/national-flood-insurance-program>) to reduce flood risk damage.

MSC Home ([/portal/](#))

MSC Search by Address  
([/portal/search](#))

MSC Search All Products  
([portal/advanceSearch](#))

▼ MSC Products and Tools  
([portal/resources/productsandtools](#))

HAZUS  
([portal/resources/hazus](#))

LOMC Batch Files  
([portal/resources/lomc](#))

Product Availability  
([portal/productAvailability](#))

MSC Frequently Asked Questions  
(FAQs) ([portal/resources/faq](#))

MSC Email Subscriptions  
([portal/subscribe/home](#))

Contact MSC Help  
([portal/resources/contact](#))

## Search Results—Products for KENT, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=360671&communityName=KENT, TOWN OF>)

The flood map for the selected area is number **36079C0110E**, effective on **03/04/2013** ?

### DYNAMIC MAP



### MAP IMAGE



(<https://msc.fema.gov/portal/downloadProduct?>

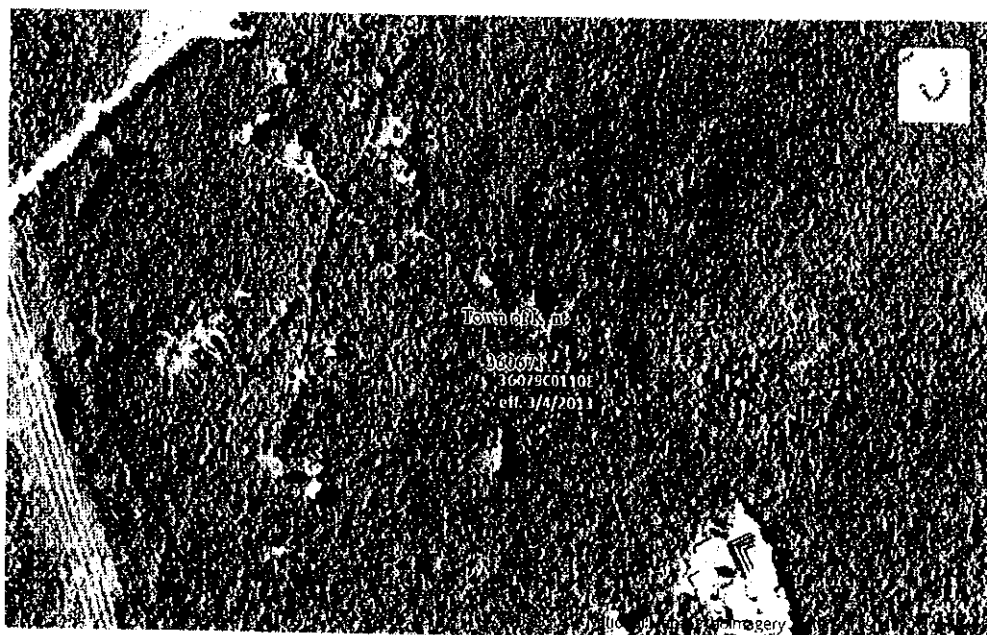
[productTypeID=FINAL\\_PRODUCT&productSubTypeID=FIRM\\_PANEL&productID=36079C0110E](#))

### Changes to this FIRM ?

- 0 Revisions (0)
- 0 Amendments (0)
- 0 Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5>)



# Extreme Precipitation in New York & New England

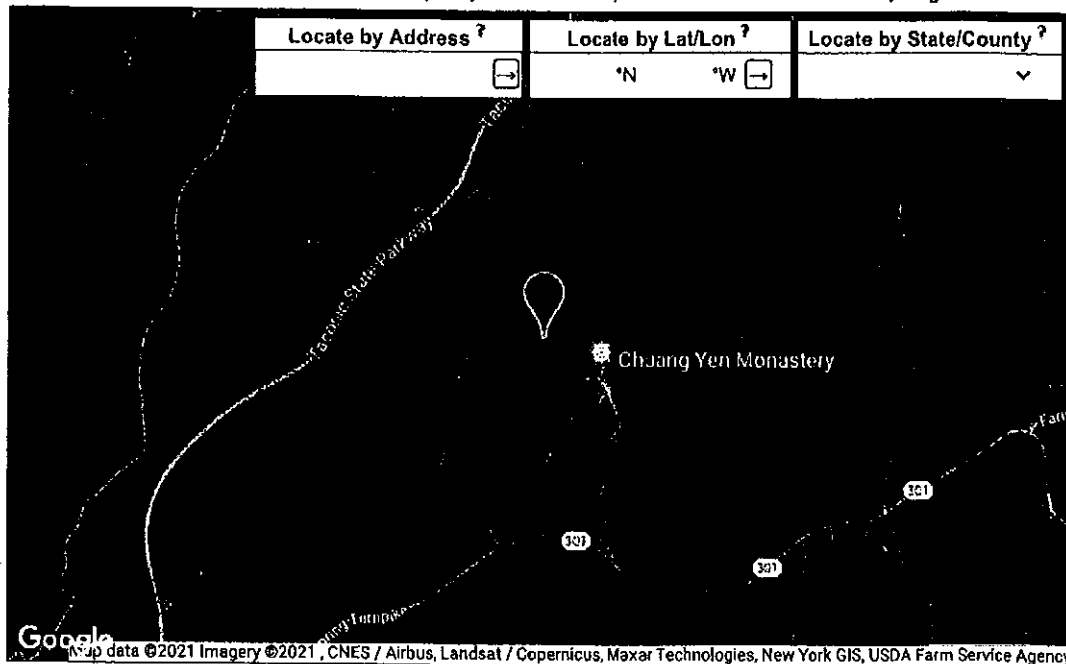
## An Interactive Web Tool for Extreme Precipitation Analysis

[About this Project](#)[Data & Products](#)[Daily Monitoring](#)[Documentation](#)

### Select Product ?

[Extreme Precipitation Tables - HTML ?](#)[Extreme Precipitation Tables - Text/CSV ?](#)[Partial Duration Series - by Point ?](#)[Partial Duration Series - by Station ?](#)[Distribution Curves - Graphical ?](#)[Distribution Curves - Text/TBL ?](#)[Intensity Frequency Duration Graphs ?](#)[Precipitation Frequency Duration Graphs ?](#)[GIS Data Files ?](#)[Regional/State Maps ?](#)

Select Location ? Double-click the map to place a marker, or enter address or latitude/longitude.



Select Options ?

Smoothing ?

Yes v

Submit ?



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# Extreme Precipitation Tables

## Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.797 degrees West
Latitude	41.487 degrees North
Elevation	0 feet
Date/Time	Wed, 08 Sep 2021 10:49:13 -0400

## Extreme Precipitation Estimates

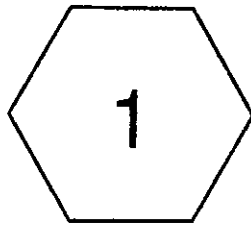
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.51	0.63	0.83	1.03	1.28	1yr	0.89	1.21	1.47	1.80	2.19	2.67	3.00	1yr	2.36	2.88	3.33	4.03	4.66	1yr
2yr	0.39	0.59	0.74	0.97	1.22	1.53	2yr	1.06	1.43	1.75	2.15	2.64	3.22	3.63	2yr	2.85	3.49	4.00	4.73	5.38	2yr
5yr	0.45	0.71	0.89	1.19	1.52	1.92	5yr	1.31	1.76	2.21	2.72	3.32	4.04	4.60	5yr	3.57	4.42	5.10	5.92	6.67	5yr
10yr	0.51	0.81	1.02	1.38	1.79	2.28	10yr	1.55	2.06	2.63	3.24	3.96	4.79	5.50	10yr	4.24	5.29	6.13	7.01	7.84	10yr
25yr	0.60	0.95	1.21	1.68	2.23	2.87	25yr	1.93	2.54	3.32	4.10	4.99	6.00	6.99	25yr	5.31	6.72	7.84	8.78	9.73	25yr
50yr	0.68	1.09	1.40	1.96	2.64	3.41	50yr	2.28	2.98	3.96	4.89	5.94	7.13	8.37	50yr	6.31	8.05	9.43	10.41	11.47	50yr
100yr	0.78	1.26	1.62	2.30	3.13	4.07	100yr	2.70	3.50	4.73	5.84	7.08	8.47	10.04	100yr	7.50	9.65	11.36	12.35	13.52	100yr
200yr	0.89	1.44	1.87	2.69	3.71	4.85	200yr	3.20	4.12	5.65	6.98	8.44	10.06	12.04	200yr	8.91	11.58	13.69	14.65	15.93	200yr
500yr	1.07	1.76	2.29	3.33	4.66	6.12	500yr	4.02	5.09	7.14	8.82	10.65	12.66	15.32	500yr	11.20	14.73	17.53	18.38	19.82	500yr

## Lower Confidence Limits

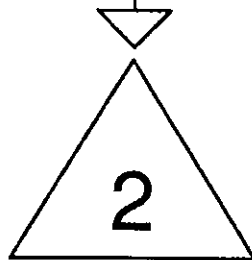
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.48	0.65	0.80	1.03	1yr	0.69	1.01	1.32	1.60	2.02	2.35	2.64	1yr	2.08	2.54	2.89	3.61	4.18	1yr
2yr	0.37	0.58	0.71	0.96	1.19	1.41	2yr	1.03	1.38	1.61	2.04	2.58	3.15	3.55	2yr	2.79	3.41	3.90	4.61	5.27	2yr
5yr	0.42	0.65	0.81	1.11	1.41	1.66	5yr	1.22	1.62	1.88	2.39	3.01	3.78	4.33	5yr	3.35	4.16	4.75	5.51	6.27	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.86	10yr	1.39	1.81	2.11	2.68	3.38	4.33	5.03	10yr	3.83	4.83	5.51	6.30	7.11	10yr
25yr	0.53	0.81	1.01	1.44	1.90	2.15	25yr	1.64	2.10	2.43	3.09	3.92	5.16	6.14	25yr	4.57	5.91	6.69	7.52	8.41	25yr
50yr	0.59	0.90	1.12	1.62	2.18	2.40	50yr	1.88	2.35	2.72	3.46	4.40	5.90	7.15	50yr	5.22	6.88	7.74	8.59	9.54	50yr
100yr	0.66	1.00	1.25	1.81	2.48	2.69	100yr	2.14	2.63	3.05	3.88	4.95	6.73	8.34	100yr	5.96	8.02	8.97	9.82	10.80	100yr
200yr	0.74	1.12	1.42	2.05	2.86	3.02	200yr	2.47	2.98	3.42	4.34	5.56	7.67	9.77	200yr	6.79	9.39	10.40	11.21	12.26	200yr
500yr	0.87	1.30	1.67	2.42	3.44	3.53	500yr	2.97	3.45	4.00	5.07	6.51	9.14	12.04	500yr	8.09	11.57	12.65	13.35	14.47	500yr

## Upper Confidence Limits

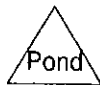
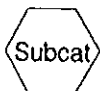
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.57	0.70	0.94	1.15	1.38	1yr	1.00	1.35	1.55	1.99	2.45	2.88	3.22	1yr	2.55	3.10	3.61	4.30	4.96	1yr
2yr	0.40	0.62	0.77	1.04	1.28	1.53	2yr	1.11	1.50	1.75	2.22	2.79	3.33	3.73	2yr	2.95	3.59	4.13	4.87	5.57	2yr
5yr	0.49	0.75	0.94	1.28	1.63	1.94	5yr	1.41	1.90	2.22	2.90	3.65	4.28	4.90	5yr	3.79	4.72	5.43	6.32	7.09	5yr
10yr	0.58	0.89	1.10	1.54	1.99	2.34	10yr	1.72	2.29	2.69	3.55	4.49	5.20	6.03	10yr	4.61	5.80	6.71	7.71	8.57	10yr
25yr	0.73	1.10	1.37	1.96	2.58	3.01	25yr	2.23	2.94	3.48	4.71	5.91	6.77	7.95	25yr	5.99	7.64	8.89	10.03	11.04	25yr
50yr	0.86	1.30	1.63	2.34	3.14	3.66	50yr	2.71	3.57	4.23	5.82	7.28	8.26	9.78	50yr	7.31	9.40	11.00	12.26	13.39	50yr
100yr	1.02	1.55	1.91	2.80	3.84	4.44	100yr	3.32	4.34	5.15	7.20	8.97	10.08	12.04	100yr	8.92	11.57	13.63	14.98	16.23	100yr
200yr	1.22	1.83	2.32	3.36	4.69	5.37	200yr	4.04	5.25	6.27	8.89	11.04	12.31	14.81	200yr	10.89	14.24	16.89	18.32	19.70	200yr
500yr	1.55	2.30	2.96	4.30	6.12	6.92	500yr	5.28	6.77	8.13	11.79	14.56	16.04	19.49	500yr	14.20	18.74	22.45	23.94	25.48	500yr



Pre-1



Culvert



Routing Diagram for 8290-PRE

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Page 2

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
5.500	70	Woods, Good, HSG C (1)
<b>5.500</b>	<b>70</b>	<b>TOTAL AREA</b>

8290-PRE

8290 Existing

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Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
5.500	HSG C	1
0.000	HSG D	
0.000	Other	
5.500		<b>TOTAL AREA</b>

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Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	5.500	0.000	0.000	5.500	Woods, Good	1
<b>0.000</b>	<b>0.000</b>	<b>5.500</b>	<b>0.000</b>	<b>0.000</b>	<b>5.500</b>	<b>TOTAL AREA</b>	

**8290-PRE**

8290 Existing  
Type III 24-hr 1-YR-Cornell Rainfall=2.70"

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Time span=0.00-144.00 hrs, dt=0.01 hrs, 14401 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: Pre-1**

Runoff Area=5.500 ac 0.00% Impervious Runoff Depth=0.55"  
Flow Length=780' Tc=35.6 min CN=70 Runoff=1.54 cfs 0.254 af

**Pond 2: Culvert**

Inflow=1.54 cfs 0.254 af  
Primary=1.54 cfs 0.254 af

**Total Runoff Area = 5.500 ac Runoff Volume = 0.254 af Average Runoff Depth = 0.55"**  
**100.00% Pervious = 5.500 ac 0.00% Impervious = 0.000 ac**

**8290-PRE**

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8290 Existing

Type III 24-hr 1-YR-Cornell Rainfall=2.70"

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**Summary for Subcatchment 1: Pre-1**

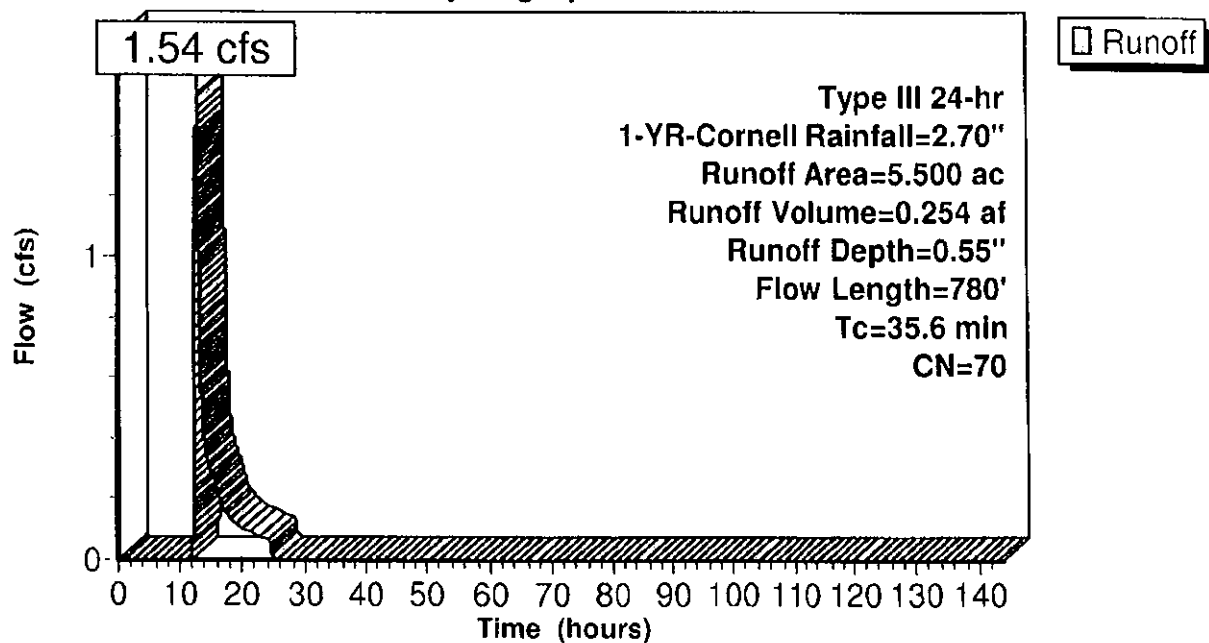
Runoff = 1.54 cfs @ 12.58 hrs, Volume= 0.254 af, Depth= 0.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs  
Type III 24-hr 1-YR-Cornell Rainfall=2.70"

Area (ac)	CN	Description
5.500	70	Woods, Good, HSG C
5.500		100.00% Pervious Area

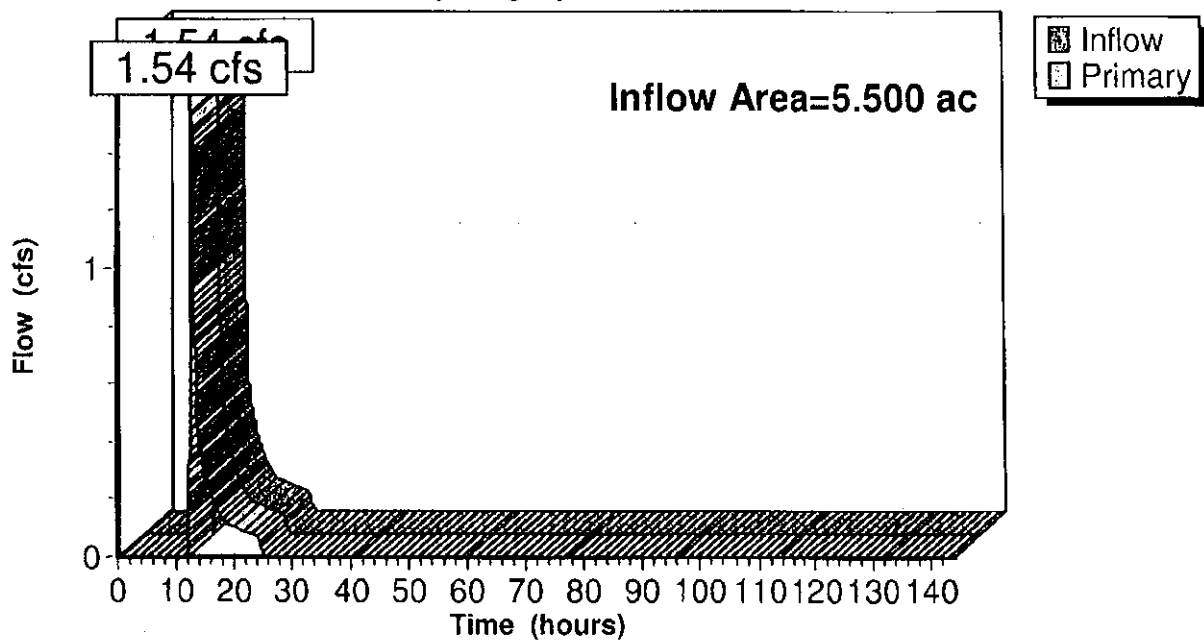
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.1	100	0.0100	0.06		<b>Sheet Flow, L1</b> Woods: Light underbrush n= 0.400 P2= 3.26"
3.0	180	0.0400	1.00		<b>Shallow Concentrated Flow, L2</b> Woodland Kv= 5.0 fps
4.5	500	0.1400	1.87		<b>Shallow Concentrated Flow, L3</b> Woodland Kv= 5.0 fps
35.6	780	Total			

**Subcatchment 1: Pre-1****Hydrograph**

**Summary for Pond 2: Culvert**

Inflow Area = 5.500 ac, 0.00% Impervious, Inflow Depth = 0.55" for 1-YR-Cornell event  
Inflow = 1.54 cfs @ 12.58 hrs, Volume= 0.254 af  
Primary = 1.54 cfs @ 12.58 hrs, Volume= 0.254 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs

**Pond 2: Culvert****Hydrograph**

**8290-PRE**

8290 Existing  
Type III 24-hr 2-YR-Cornell Rainfall=3.26"

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Page 8

Time span=0.00-144.00 hrs, dt=0.01 hrs, 14401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: Pre-1**

Runoff Area=5.500 ac 0.00% Impervious Runoff Depth=0.86"  
Flow Length=780' Tc=35.6 min CN=70 Runoff=2.62 cfs 0.396 af

**Pond 2: Culvert**

Inflow=2.62 cfs 0.396 af  
Primary=2.62 cfs 0.396 af

**Total Runoff Area = 5.500 ac Runoff Volume = 0.396 af Average Runoff Depth = 0.86"**  
**100.00% Pervious = 5.500 ac 0.00% Impervious = 0.000 ac**

**8290-PRE**

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8290 Existing

Type III 24-hr 2-YR-Cornell Rainfall=3.26"

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**Summary for Subcatchment 1: Pre-1**

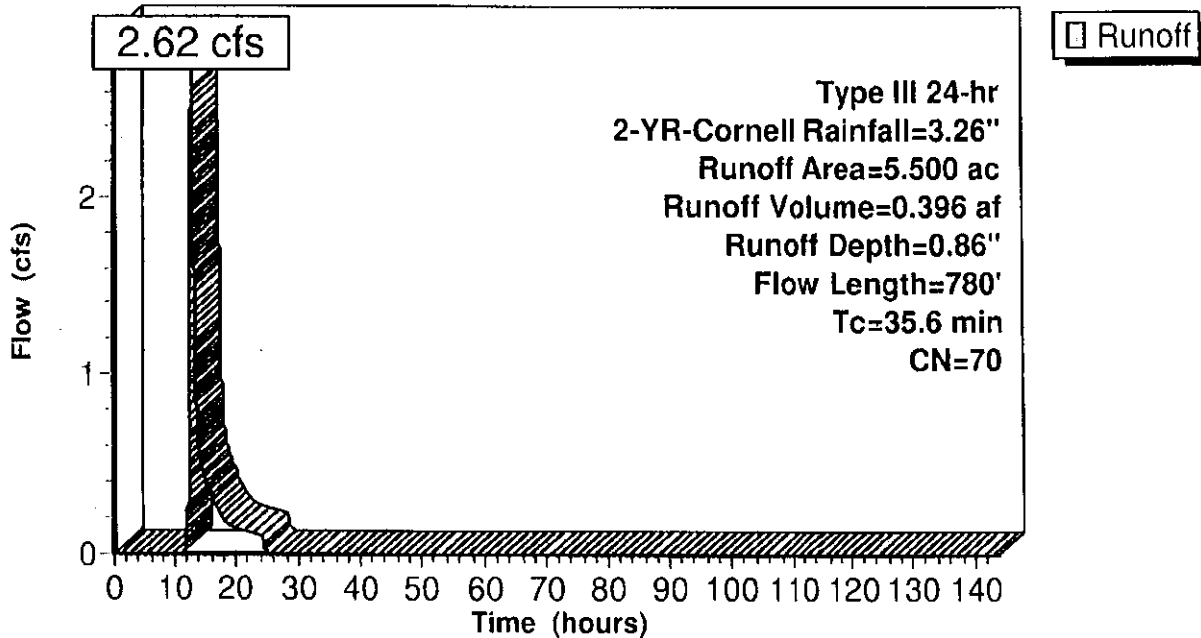
Runoff = 2.62 cfs @ 12.54 hrs, Volume= 0.396 af, Depth= 0.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs  
Type III 24-hr 2-YR-Cornell Rainfall=3.26"

Area (ac)	CN	Description
5.500	70	Woods, Good, HSG C
5.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.1	100	0.0100	0.06		<b>Sheet Flow, L1</b> Woods: Light underbrush n= 0.400 P2= 3.26"
3.0	180	0.0400	1.00		<b>Shallow Concentrated Flow, L2</b> Woodland Kv= 5.0 fps
4.5	500	0.1400	1.87		<b>Shallow Concentrated Flow, L3</b> Woodland Kv= 5.0 fps
35.6	780	Total			

**Subcatchment 1: Pre-1****Hydrograph**

8290-PRE

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8290 Existing

Type III 24-hr 2-YR-Cornell Rainfall=3.26"

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Page 10

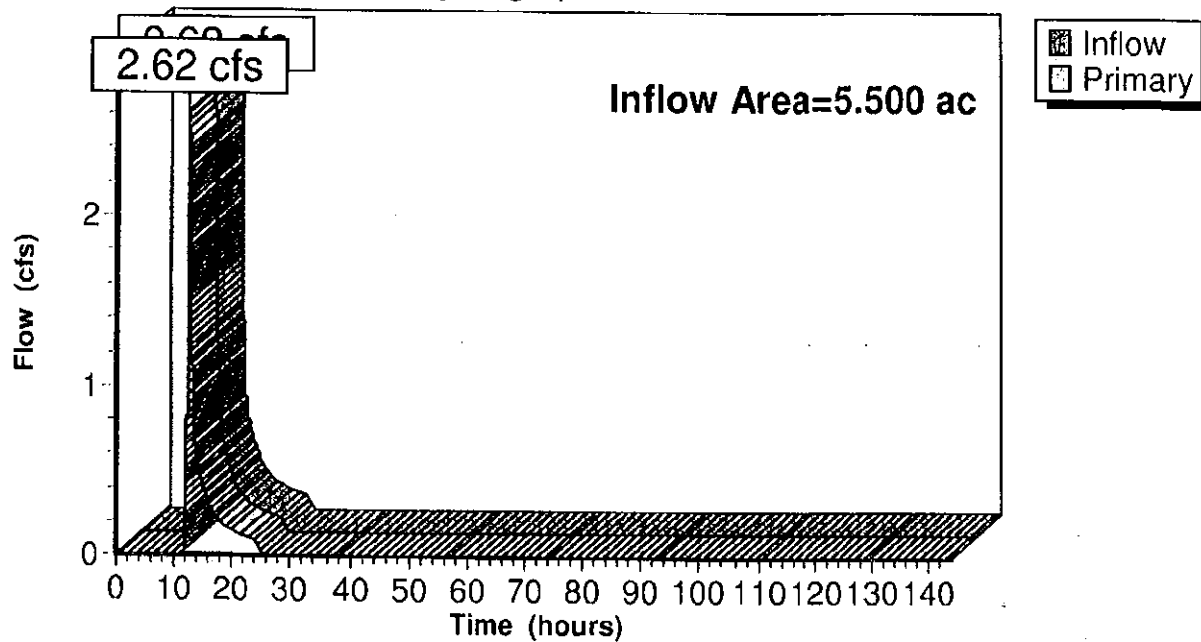
### Summary for Pond 2: Culvert

Inflow Area = 5.500 ac, 0.00% Impervious, Inflow Depth = 0.86" for 2-YR-Cornell event  
Inflow = 2.62 cfs @ 12.54 hrs, Volume= 0.396 af  
Primary = 2.62 cfs @ 12.54 hrs, Volume= 0.396 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs

### Pond 2: Culvert

#### Hydrograph



**8290-PRE**8290 Existing  
Type III 24-hr 5-YR-Cornell Rainfall=4.09"

Prepared by {enter your company name here}

Printed 9/15/2021

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Time span=0.00-144.00 hrs, dt=0.01 hrs, 14401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: Pre-1**

Runoff Area=5.500 ac 0.00% Impervious Runoff Depth=1.39"  
Flow Length=780' Tc=35.6 min CN=70 Runoff=4.46 cfs 0.637 af

**Pond 2: Culvert**

Inflow=4.46 cfs 0.637 af  
Primary=4.46 cfs 0.637 af

**Total Runoff Area = 5.500 ac Runoff Volume = 0.637 af Average Runoff Depth = 1.39"**  
**100.00% Pervious = 5.500 ac 0.00% Impervious = 0.000 ac**

**8290-PRE**

Prepared by {enter your company name here}

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8290 Existing

Type III 24-hr 5-YR-Cornell Rainfall=4.09"

Printed 9/15/2021

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**Summary for Subcatchment 1: Pre-1**

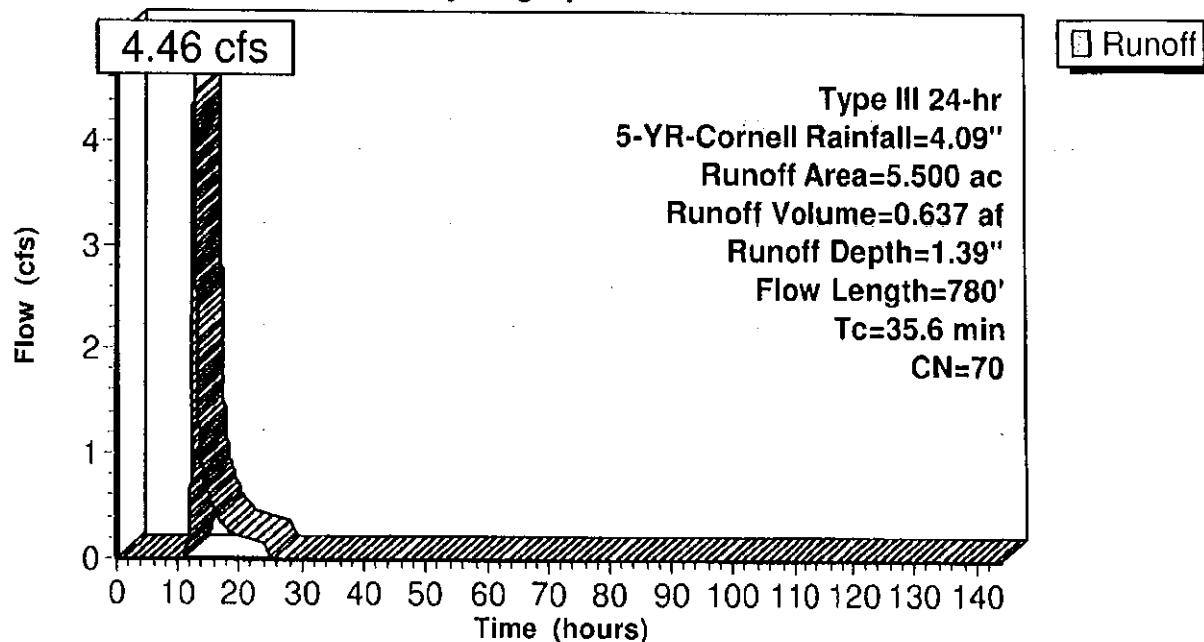
Runoff = 4.46 cfs @ 12.54 hrs, Volume= 0.637 af, Depth= 1.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs  
Type III 24-hr 5-YR-Cornell Rainfall=4.09"

Area (ac)	CN	Description
5.500	70	Woods, Good, HSG C
5.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.1	100	0.0100	0.06		<b>Sheet Flow, L1</b> Woods: Light underbrush n= 0.400 P2= 3.26"
3.0	180	0.0400	1.00		<b>Shallow Concentrated Flow, L2</b> Woodland Kv= 5.0 fps
4.5	500	0.1400	1.87		<b>Shallow Concentrated Flow, L3</b> Woodland Kv= 5.0 fps
35.6	780	Total			

**Subcatchment 1: Pre-1****Hydrograph**

8290-PRE

Prepared by {enter your company name here}

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8290 Existing

Type III 24-hr 5-YR-Cornell Rainfall=4.09"

Printed 9/15/2021

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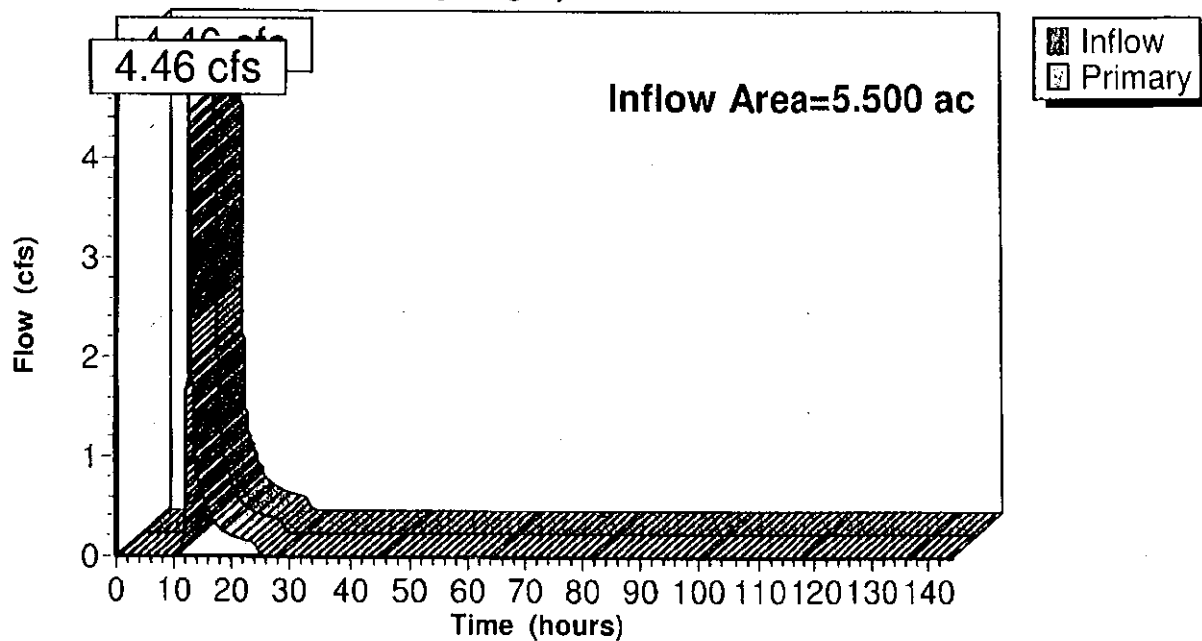
### Summary for Pond 2: Culvert

Inflow Area = 5.500 ac, 0.00% Impervious, Inflow Depth = 1.39" for 5-YR-Cornell event  
Inflow = 4.46 cfs @ 12.54 hrs, Volume= 0.637 af  
Primary = 4.46 cfs @ 12.54 hrs, Volume= 0.637 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs

### Pond 2: Culvert

#### Hydrograph



**8290-PRE**8290 Existing  
*Type III 24-hr 10-YR-Cornell Rainfall=4.85"*

Prepared by {enter your company name here}

Printed 9/15/2021

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Time span=0.00-144.00 hrs, dt=0.01 hrs, 14401 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1: Pre-1**

Runoff Area=5.500 ac 0.00% Impervious Runoff Depth=1.93"  
Flow Length=780' Tc=35.6 min CN=70 Runoff=6.32 cfs 0.883 af

**Pond 2: Culvert**

Inflow=6.32 cfs 0.883 af  
Primary=6.32 cfs 0.883 af

**Total Runoff Area = 5.500 ac Runoff Volume = 0.883 af Average Runoff Depth = 1.93"**  
**100.00% Pervious = 5.500 ac 0.00% Impervious = 0.000 ac**

**Summary for Subcatchment 1: Pre-1**

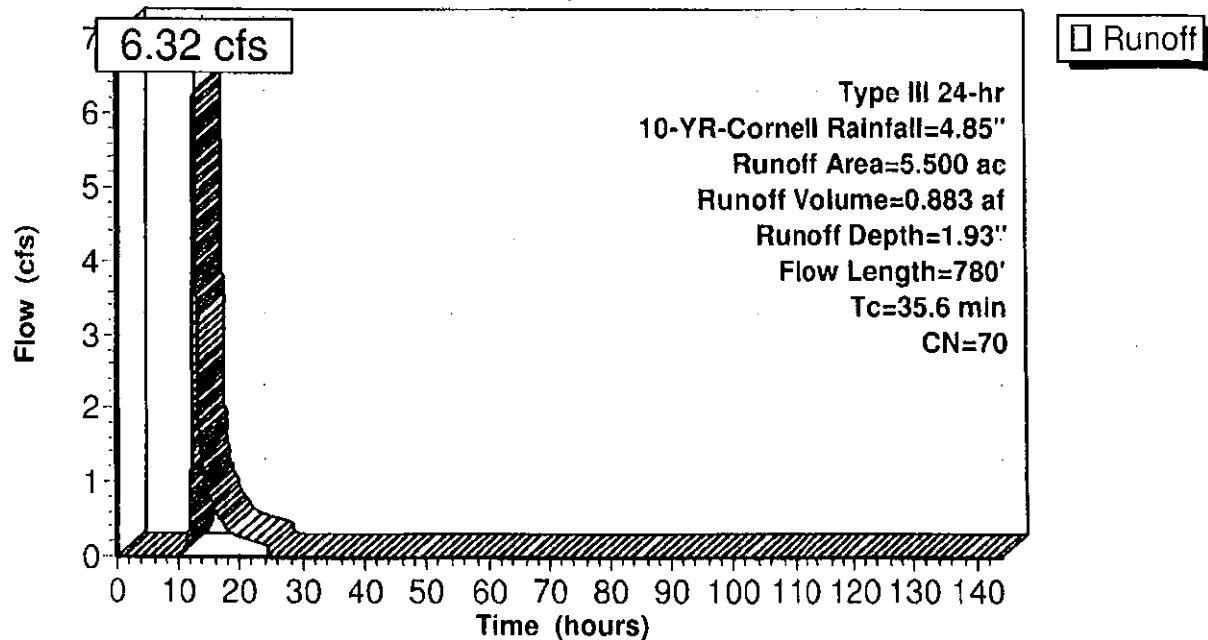
Runoff = 6.32 cfs @ 12.53 hrs, Volume= 0.883 af, Depth= 1.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs  
Type III 24-hr 10-YR-Cornell Rainfall=4.85"

Area (ac)	CN	Description
5.500	70	Woods, Good, HSG C
5.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.1	100	0.0100	0.06		<b>Sheet Flow, L1</b> Woods: Light underbrush n= 0.400 P2= 3.26"
3.0	180	0.0400	1.00		<b>Shallow Concentrated Flow, L2</b> Woodland Kv= 5.0 fps
4.5	500	0.1400	1.87		<b>Shallow Concentrated Flow, L3</b> Woodland Kv= 5.0 fps
35.6	780	Total			

**Subcatchment 1: Pre-1****Hydrograph**

8290-PRE

Prepared by {enter your company name here}

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8290 Existing

Type III 24-hr 10-YR-Cornell Rainfall=4.85"

Printed 9/15/2021

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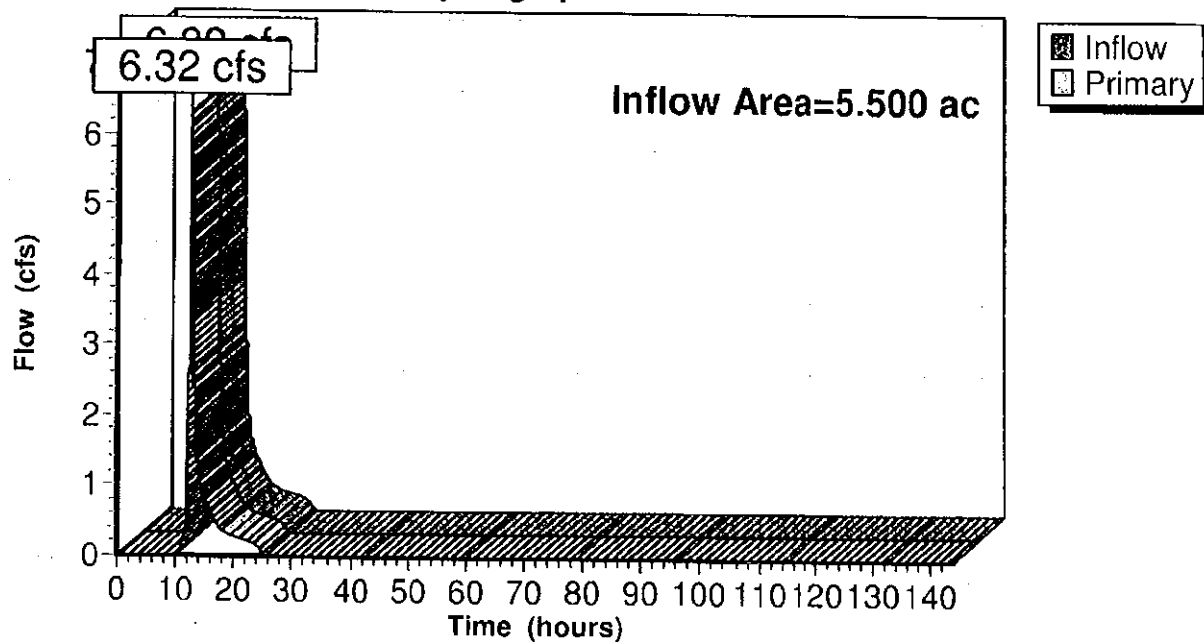
### Summary for Pond 2: Culvert

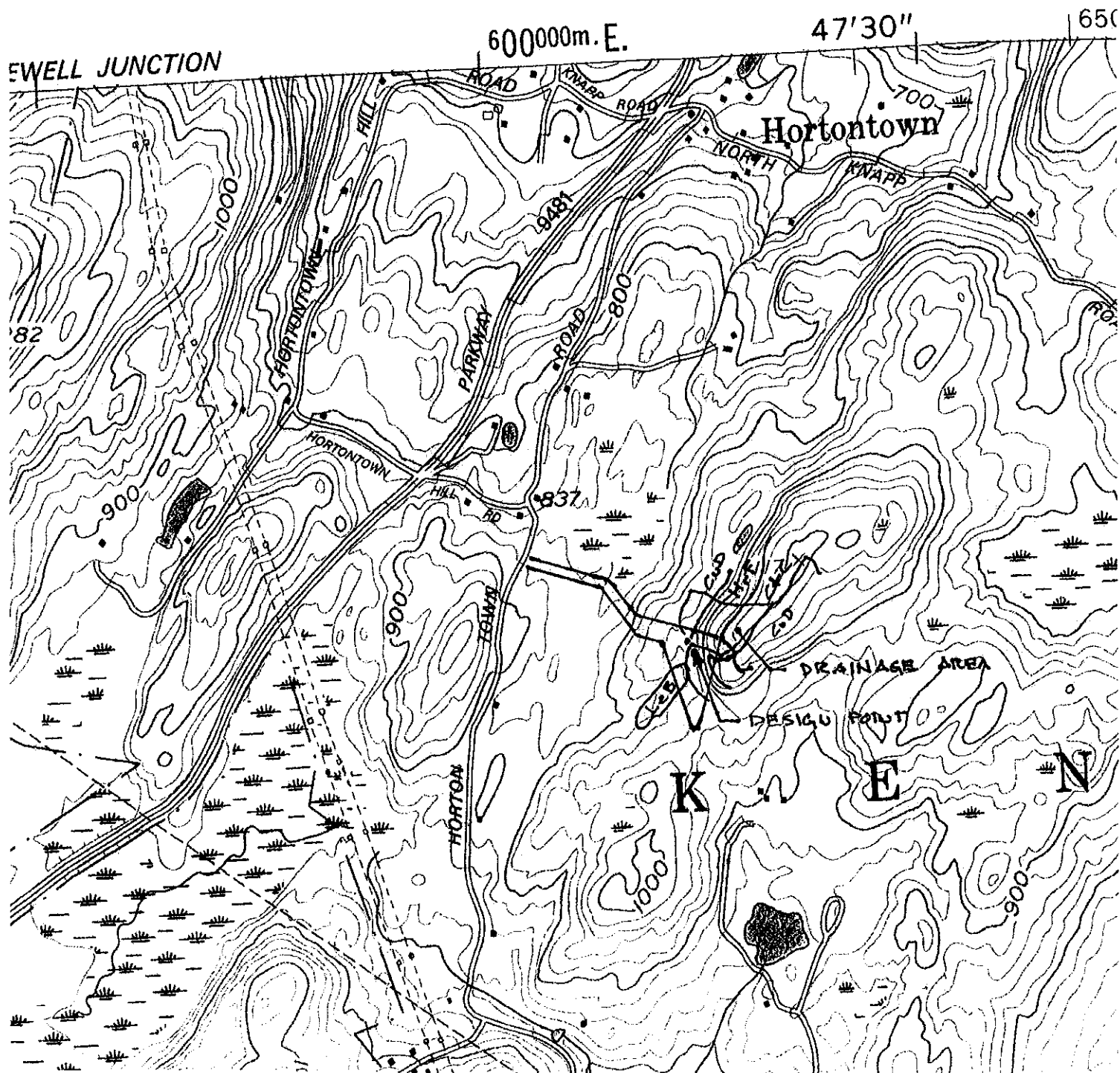
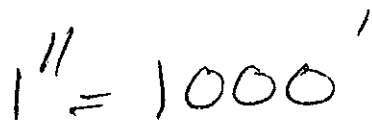
Inflow Area = 5.500 ac, 0.00% Impervious, Inflow Depth = 1.93" for 10-YR-Cornell event  
Inflow = 6.32 cfs @ 12.53 hrs, Volume= 0.883 af  
Primary = 6.32 cfs @ 12.53 hrs, Volume= 0.883 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-144.00 hrs, dt= 0.01 hrs

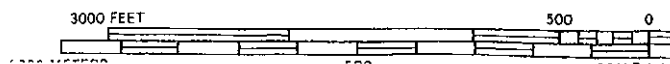
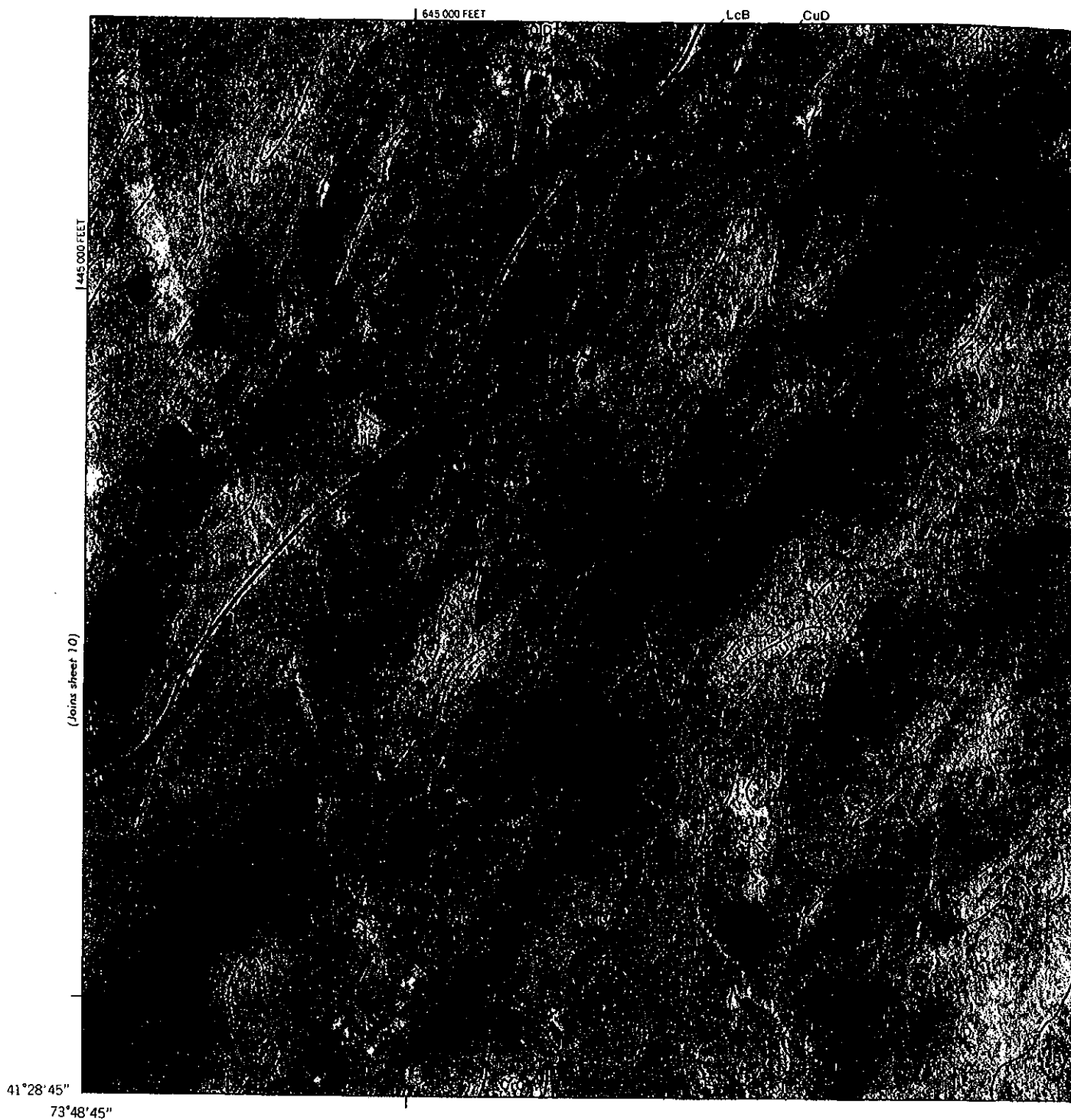
### Pond 2: Culvert

#### Hydrograph





SOIL SURVEY OF PUTNAM AND WESTCHESTER CC



# NOI for coverage under Stormwater General Permit for Construction Activity

version 1.31

(Submission #: HPB-S4GP-SB0T3, version 1)

## Details

---

**Originally Started By** PAUL LYNCH

**Submission ID** HPB-S4GP-SB0T3

**Submission Reason** New

**Status** Draft

## Form Input

---

### Owner/Operator Information

**Owner/Operator Name (Company/Private Owner/Municipality/Agency/Institution, etc.)**

Michelle & William Brigman

**Owner/Operator Contact Person Last Name (NOT CONSULTANT)**

Brigman

**Owner/Operator Contact Person First Name**

William

**Owner/Operator Mailing Address**

835 Terrace Place

**City**

Cortlandt Manor

**State**

New York

**Zip**

10567

**Phone**

914 462 0636

**Email**

malacoservices@aol.com

**Federal Tax ID**  
NONE PROVIDED

## **Project Location**

**Project/Site Name**  
Brigman Residence

**Street Address (Not P.O. Box)**  
Laurel Mountain Court

**Side of Street**  
East

**City/Town/Village (THAT ISSUES BUILDING PERMIT)**  
Kent

**State**  
NY

**Zip**  
10512

**DEC Region**  
3

**County**  
PUTNAM

**Name of Nearest Cross Street**  
Hortontown Road

**Distance to Nearest Cross Street (Feet)**  
0

**Project In Relation to Cross Street**  
East

**Tax Map Numbers Section-Block-Parcel**  
19-1-31

**Tax Map Numbers**  
NONE PROVIDED

### **1. Coordinates**

Provide the Geographic Coordinates for the project site. The two methods are:

- Navigate to the project location on the map (below) and click to place a marker and obtain the XY coordinates.
- The "Find Me" button will provide the lat/long for the person filling out this form. Then pan the map to the correct location and click the map to place a marker and obtain the XY coordinates.

**Navigate to your location and click on the map to get the X,Y coordinates**  
41.48737849603404,-73.79842703631635

## **Project Details**

### **2. What is the nature of this project?**

New Construction

### **3. Select the predominant land use for both pre and post development conditions.**

#### **Pre-Development Existing Landuse**

Forest

#### **Post-Development Future Land Use**

Single Family Home

### **3a. If Single Family Subdivision was selected in question 3, enter the number of subdivision lots.**

NONE PROVIDED

### **4. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage) within the disturbed area.**

\*\*\* ROUND TO THE NEAREST TENTH OF AN ACRE. \*\*\*

#### **Total Site Area (acres)**

6.349

#### **Total Area to be Disturbed (acres)**

0.973

#### **Existing Impervious Area to be Disturbed (acres)**

0

#### **Future Impervious Area Within Disturbed Area (acres)**

0.119

### **5. Do you plan to disturb more than 5 acres of soil at any one time?**

No

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

#### **A (%)**

0

#### **B (%)**

0

#### **C (%)**

100

#### **D (%)**

0

### **7. Is this a phased project?**

No

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

**Start Date**

10/18/2021

**End Date**

7/1/2022

**9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.**  
on site stream

**9a. Type of waterbody identified in question 9?**

Stream/Creek On Site

**Other Waterbody Type Off Site Description**

wetland

**9b. If "wetland" was selected in 9A, how was the wetland identified?**

NONE PROVIDED

**10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001?**

No

**11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001?**

No

**12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?**

No

If No, skip question 13.

**13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey?**

NONE PROVIDED

If Yes, what is the acreage to be disturbed?

NONE PROVIDED

**14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?**

No

**15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?**

No

**16. What is the name of the municipality/entity that owns the separate storm sewer system?**

NONE PROVIDED

**17. Does any runoff from the site enter a sewer classified as a Combined Sewer?**

No

**18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?**

No

**19. Is this property owned by a state authority, state agency, federal government or local government?**

No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)

No

## **Required SWPPP Components**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?

Yes

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?

No

If you answered No in question 22, skip question 23 and the Post-construction Criteria and Post-construction SMP Identification sections.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?

NONE PROVIDED

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:  
Professional Engineer (P.E.)

### **SWPPP Preparer**

Paul M. Lynch

### **Contact Name (Last, Space, First)**

Lynch Paul

### **Mailing Address**

4 Old Route 6

### **City**

Brewster

### **State**

NY

### **Zip**

10509

### **Phone**

8452796789

### **Email**

plynch@putnameng.com

### **Download SWPPP Preparer Certification Form**

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form

3) Scan the signed form  
4) Upload the scanned document  
Download SWPPP Preparer Certification Form

**Please upload the SWPPP Preparer Certification**

NONE PROVIDED

**Comment**

NONE PROVIDED

## **Erosion & Sediment Control Criteria**

**25. Has a construction sequence schedule for the planned management practices been prepared?**  
Yes

**26. Select all of the erosion and sediment control practices that will be employed on the project site:**

### **Temporary Structural**

Silt Fence

Stabilized Construction Entrance

### **Biotechnical**

None

### **Vegetative Measures**

Mulching

Seeding

Topsoiling

### **Permanent Structural**

Retaining Wall

### **Other**

Rain Garden

## **Post-Construction Criteria**

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

**27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.**  
NONE PROVIDED

**27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).**  
NONE PROVIDED

**28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout). (Acre-feet)**  
NONE PROVIDED

### **29. Post-construction SMP Identification**

Use the Post-construction SMP Identification section to identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity that were used to reduce the Total WQv Required (#28).

Identify the SMPs to be used by providing the total impervious area that contributes runoff to each

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

Note: Redevelopment projects shall use the Post-Construction SMP Identification section to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

**30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29. (acre-feet)**  
NONE PROVIDED

**31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28)?**  
NONE PROVIDED

If Yes, go to question 36. If No, go to question 32.

**32. Provide the Minimum RRv required based on HSG. [Minimum RRv Required = (P) (0.95) (Ai) / 12, Ai = (s) (Aic)] (acre-feet)**  
NONE PROVIDED

**32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?**  
NONE PROVIDED

If Yes, go to question 33.

Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

### **33. SMPs**

Use the Post-construction SMP Identification section to identify the Standard SMPs and, if applicable, the Alternative SMPs to be used to treat the remaining total WQv (=Total WQv Required in #28 - Total RRv Provided in #30).

Also, provide the total impervious area that contributes runoff to each practice selected.

NOTE: Use the Post-construction SMP Identification section to identify the SMPs used on Redevelopment projects.

**33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question #29. (acre-feet)**  
NONE PROVIDED

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - provided by the practice. (See Table 3.5 in Design Manual)

**34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).**  
NONE PROVIDED

**35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?**  
NONE PROVIDED

If Yes, go to question 36.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

**36. Provide the total Channel Protection Storage Volume (CPv required and provided or select waiver (#36a), if applicable.**

**CPv Required (acre-feet)**  
NONE PROVIDED

**CPv Provided (acre-feet)**  
NONE PROVIDED

**36a. The need to provide channel protection has been waived because:**  
NONE PROVIDED

**37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (#37a), if applicable.**

**Overbank Flood Control Criteria (Qp)**

**Pre-Development (CFS)**  
NONE PROVIDED

**Post-Development (CFS)**  
NONE PROVIDED

**Total Extreme Flood Control Criteria (Qf)**

**Pre-Development (CFS)**  
NONE PROVIDED

**Post-Development (CFS)**  
NONE PROVIDED

**37a. The need to meet the Qp and Qf criteria has been waived because:**  
NONE PROVIDED

**38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?**  
NONE PROVIDED

**If Yes, Identify the entity responsible for the long term Operation and Maintenance**  
NONE PROVIDED

**39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). (See question #32a) This space can also be used for other pertinent project information.**  
NONE PROVIDED

## **Post-Construction SMP Identification**

### **Runoff Reduction (RR) Techniques, Standard Stormwater Management Practices (SMPs) and Alternative SMPs**

Identify the Post-construction SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

## **RR Techniques (Area Reduction)**

Round to the nearest tenth

**Total Contributing Acres for Conservation of Natural Area (RR-1)**

NONE PROVIDED

**Total Contributing Impervious Acres for Conservation of Natural Area (RR-1)**

NONE PROVIDED

**Total Contributing Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)**

NONE PROVIDED

**Total Contributing Impervious Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)**

NONE PROVIDED

**Total Contributing Acres for Tree Planting/Tree Pit (RR-3)**

NONE PROVIDED

**Total Contributing Impervious Acres for Tree Planting/Tree Pit (RR-3)**

NONE PROVIDED

**Total Contributing Acres for Disconnection of Rooftop Runoff (RR-4)**

NONE PROVIDED

## **RR Techniques (Volume Reduction)**

**Total Contributing Impervious Acres for Disconnection of Rooftop Runoff (RR-4)**

NONE PROVIDED

**Total Contributing Impervious Acres for Vegetated Swale (RR-5)**

NONE PROVIDED

**Total Contributing Impervious Acres for Rain Garden (RR-6)**

NONE PROVIDED

**Total Contributing Impervious Acres for Stormwater Planter (RR-7)**

NONE PROVIDED

**Total Contributing Impervious Acres for Rain Barrel/Cistern (RR-8)**

NONE PROVIDED

**Total Contributing Impervious Acres for Porous Pavement (RR-9)**

NONE PROVIDED

**Total Contributing Impervious Acres for Green Roof (RR-10)**

NONE PROVIDED

## **Standard SMPs with RRV Capacity**

**Total Contributing Impervious Acres for Infiltration Trench (I-1)**

NONE PROVIDED

**Total Contributing Impervious Acres for Infiltration Basin (I-2)**

NONE PROVIDED

**Total Contributing Impervious Acres for Dry Well (I-3)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Underground Infiltration System (I-4)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Bioretention (F-5)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Dry Swale (O-1)**  
NONE PROVIDED

**Standard SMPs**

**Total Contributing Impervious Acres for Micropool Extended Detention (P-1)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Wet Pond (P-2)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Wet Extended Detention (P-3)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Multiple Pond System (P-4)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Pocket Pond (P-5)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Surface Sand Filter (F-1)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Underground Sand Filter (F-2)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Perimeter Sand Filter (F-3)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Organic Filter (F-4)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Shallow Wetland (W-1)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Extended Detention Wetland (W-2)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Pond/Wetland System (W-3)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Pocket Wetland (W-4)**  
NONE PROVIDED

**Total Contributing Impervious Acres for Wet Swale (O-2)**  
NONE PROVIDED

**Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)**

**Total Contributing Impervious Area for Hydrodynamic**  
NONE PROVIDED

**Total Contributing Impervious Area for Wet Vault**  
NONE PROVIDED

**Total Contributing Impervious Area for Media Filter**  
NONE PROVIDED

**"Other" Alternative SMP?**  
NONE PROVIDED

**Total Contributing Impervious Area for "Other"**  
NONE PROVIDED

**Provide the name and manufacturer of the alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.**

**Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.**

**Manufacturer of Alternative SMP**  
NONE PROVIDED

**Name of Alternative SMP**  
NONE PROVIDED

**Other Permits**

**40. Identify other DEC permits, existing and new, that are required for this project/facility.**  
None

**If SPDES Multi-Sector GP, then give permit ID**  
NONE PROVIDED

**If Other, then identify**  
NONE PROVIDED

**41. Does this project require a US Army Corps of Engineers Wetland Permit?**  
No

**If "Yes," then indicate Size of Impact, in acres, to the nearest tenth**  
NONE PROVIDED

**42. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.**  
NONE PROVIDED

**MS4 SWPPP Acceptance**

Is this project subject to the requirements of a regulated, traditional land use control MS4?  
Yes - Please attach the MS4 Acceptance form below

If No, skip question 44

44. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI?  
Yes

**MS4 SWPPP Acceptance Form Download**

Download form from the link below. Complete, sign, and upload.

[MS4 SWPPP Acceptance Form](#)

**MS4 Acceptance Form Upload**

NONE PROVIDED

**Comment**

NONE PROVIDED

**Owner/Operator Certification**

**Owner/Operator Certification Form Download**

Download the certification form by clicking the link below. Complete, sign, scan, and upload the form.

[Owner/Operator Certification Form \(PDF, 45KB\)](#)

**Upload Owner/Operator Certification Form**

NONE PROVIDED

**Comment**

NONE PROVIDED



Department of  
Environmental  
Conservation

# SWPPP Preparer Certification Form

SPDES General Permit for Stormwater  
Discharges From Construction Activity  
(GP-0-20-001)

## Project Site Information Project/Site Name

BRIGMAN RESIDENCE

## Owner/Operator Information

Owner/Operator (Company Name/Private Owner/Municipality Name)

MICHELLE & WILLIAM BRIGMAN

## Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-20-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

PAUL	M	LYNN
First name	MI	Last Name

Signature

Date



Department of  
Environmental  
Conservation

NYS Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance  
Form**  
for

**Construction Activities Seeking Authorization Under SPDES General Permit**  
\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

**I. Project Owner/Operator Information**

1. Owner/Operator Name: MICHELLE & WILLIAM BRIGMAN  
2. Contact Person: WILLIAM BRIGMAN  
3. Street Address: 835 TERENCE PLACE  
4. City/State/Zip: CORRAUNT MANOR, N.Y. 10567

**II. Project Site Information**

5. Project/Site Name: BRIGMAN RESIDENCE  
6. Street Address: LAUREL MOUNTAIN CENTER  
7. City/State/Zip: CARMEL, N.Y. 10512

**III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information**

8. SWPPP Reviewed by:  
9. Title/Position:  
10. Date Final SWPPP Reviewed and Accepted:

**IV. Regulated MS4 Information**

11. Name of MS4:  
12. MS4 SPDES Permit Identification Number: NYR20A  
13. Contact Person:  
14. Street Address:  
15. City/State/Zip:  
16. Telephone Number:

## MS4 SWPPP Acceptance Form - continued

### V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).  
Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

### VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)



Department of  
Environmental  
Conservation

# Owner/Operator Certification Form

SPDES General Permit For Stormwater  
Discharges From Construction  
Activity (GP-0-20-001)

Project/Site Name: BRIGMAN RESIDENCE

eNOI Submission Number: HPB - S4GP - SBOT3

eNOI Submitted by: ☐ Owner/Operator ☒ SWPPP Preparer ☐ Other

## Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

WILLIAM  
Owner/Operator First Name

BRIGMAN  
M.I. Last Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan (**DRAFT**)

Date: October 1, 2021

Project: Brigman  
TM # 19.-1-31

The following materials were reviewed:

- Town of Kent Planning Board Memorandum to Finance Department -Brigman Property dated August 22, 2021.
- Putnam County Department of Health -Construction Permit for Sewage Treatment system-Brigman Property dated April 12, 2021.
- Putnam County Department of Health -Application to Construct a Water Well -Brigman Property dated April 12, 2021.
- 2018 IECC Energy Efficiency Certificate.
- Compliance Certificate-Brigman Property dated March 5, 2021.
- Inspection Checklist.
- Narrative-Brigman Residence.
- Brigman Rain Garden Calculation.
- FEMA Flood Map Service Center.
- Short Environmental Assessment Form-Brigman Residence dated September 16, 2021.
- MS4 Stormwater Pollution Prevention Plan Acceptance Plan-Brigman Residence.
- Owner/Operator Certification Form-Brigman Residence.
- NOI- Brigman Residence.
- Drawing EC-1-Erosion Control Plan-Lot 3 of the Woods at Hortontown, Town of Kent, dated September 16, 2021, scale As Noted.
- Drawing EC-2-Details-Lot 3 of the Woods at Hortontown, Town of Kent, dated September 16, 2021, scale As Noted.

The project proposes construction of new single-family residence on an existing lot of record including an extension of an existing drive, new individual well and onsite wastewater disposal system. Information provided indicates the lot has Putnam County Health Department (PCHD) approval for well and septic, issued April 12, 2021. Modifications to the project required an adjustment to the location of the septic system and may require an amended PCHD approval. Portions of the proposed house and driveway fall within a wetland buffer as established by soil types. The total proposed land disturbance associated with the proposed action is 42,400 square feet (SF).

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 (to be confirmed) and will disturb more than 5,000 SF of land possibly as much as one (1) acre. . A Town of Kent Erosion & Sediment Control Permit is required. Coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001 may be required depending upon the limits of disturbance and whether the project is in the watershed.
2. We defer to the Planning Board's environmental consultant regarding wetland issues. The project will require a Wetland Permit for the conduct of a regulated activity in the wetland or wetland buffer
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - e. §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." A soils map has been provided. A slopes map needs to be provided
  - f. §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).
  - g. §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:"
    - iv. [4] Provide dimensional details of proposed erosion and sedimentation facilities as well as calculations used in the siting and sizing of sediment basins, swales, grassed waterways, diversions, and other similar structures.
    - v. [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.
    - vi. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
    - vii. [7] Provide a maintenance schedule for erosion control measures.
  - h. §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." The narrative identifies the need to remove and replace an existing culvert. Full and complete details of the replacement should be provided including material, size, length, slope, and installation details

for the proposed replacement. A simple culvert analysis should be provided clearly establishing and substantiating the selected size.

4. §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).”
5. §66-6.B.5 – “Provide for compliance with the New York City Department of Environmental Protection regulations for stormwater discharges.”
6. §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.” It appears that an amended Putnam County Health Department (PCHD) approval is required to the relocation of the OWTS to avoid wetland impacts.
7. Provide a note on the drawing stating “Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s).”
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:
  - 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.g – “A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;”
  - h. 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;”
  - i. 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;”

- j. 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;”
- k. Part III.B.1.k – “A description and location of any stormwater discharges associated with industrial activity other than construction at the site, including, but not limited to, stormwater discharges from asphalt plants and concrete plants located on the construction site; and”
- l. 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.”
- m. 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.
- n. 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.
- o. 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).
- p. 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. We received a draft Notice of Intent (NOI) and an MS4 Acceptance Form, partially completed, with this submittal. We take no exception to the material as submitted. Revisions to the NOI are possible until the SWPPP is accepted. Once the SWPPP is accepted we will complete and return the MS4 Acceptance Form to the Project Sponsor for filing.
- 11. Refer to the Drawings:
  - a. As noted herein before above, the existing driveway culvert is noted to be replaced in the narrative. The proposed work is not shown or noted on the plan set. Full and complete details for this culvert replacement should be shown and detailed on the plan set. A simple culvert analysis should be provided justifying the proposed culvert size.

- b. The Limits of Disturbance (LOD) should be expanded to cover the live stakes installation on the west side of the proposed driveway. It is likely that this will push the level of disturbance over 1 acre. Further the LOD and silt fence installation should be switched on the north end of the line stakes installation on the east side of the driveway. The silt fence installation should be within the LOD.
  - c. Silt fence should be added commencing at the driveway and extending along the southerly side of the wetland boundary in a westerly direction terminating at the end of the live stake installation.
  - d. A detail should be provided for the discharge points of both the footing drains and the leader drains. The detail for the leader drain should detail how the discharge integrates with the Rain Garden.
  - e. The proposed retaining walls should be labeled with top of wall/bottom of wall elevations.
  - f. A cross section of the Rain Garden should be provided detailing its construction.
  - g. A cross section of the proposed driveway should be provided. The narrative suggests that driveway runoff, or at least a portion thereof will be channeled to the Rain Garden. It appears that a more defined swale with a defined cross slope is necessary to achieve that end, both of which should be reflected by the grading.
  - h. The detail sheet includes an erosion control blanket installation detail. It is not clear where this installation is proposed.
  - i. Note No. 7 under Slope Stabilization Notes should be revised to eliminate any reference to the Town of Yorktown.
12. 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.
13. Retaining walls over 3 feet in height require a building permit per Town Code Chapter 27, §27-8.B(5). If a retaining wall is over 3 feet in height and proposed within a yard setback, a variance may be needed from the ZBA. Consult with the Building Inspector.
14. Provide a written response with future submittals stating how the comments have been addressed.

**DRAFT**

\_\_\_\_\_  
John V. Andrews, Jr., P.E.

cc: Planning Board via email  
Bill Walters via email  
**21-261-999-175**

Bruce Barber via email  
Liz Axelson via email



## Cornerstone Associates

*Environmental Planning Consultants*

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

October 14, 2021

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

**Re: Maniatis Application**

250 East Boyd's Road

Section 31 Block 2 Lot 51

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

1. Comment response letter prepared by Insite Engineering dated 09/16/21, 4 pages.
2. Notice of Intent prepared by Insite Engineering dated 09/17/21.
3. Erosion and sediment control bond estimate prepared by Insite Engineering dated 08/19/21.
4. Property survey prepared by Rowan Land Surveying dated 03/01/21, 2 sheets.
5. Topographic Survey of the property prepared by Paul Rowan dated 03/15/21.
6. Plans prepared by MCR "dated 09/02/21, 3 sheets: A-001, A-002.00, A-200.
7. Plans entitled; "Maniatis Residence" prepared by Insite Engineering dated 09/16/21 (rev.), 3 sheets: SL-1, EC-1, D-1.

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

Application is to demolish an existing 4-bedroom single-family home and office studio and construct a new single-family 6-bedroom single-family home in the same general location on a 11.186+/- acre parcel. The total proposed construction is 9,044 square feet. A portion of the driveway will be removed and realigned with the new attached garage. The existing well and septic system shall be utilized with an expansion to the existing septic system proposed due to the increased bedroom count. The subject property is located in the R-80 zoning district.

The total proposed land disturbance is 0.9 acres.

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

Steep slope/erosion and sediment control permit

### **C: Zoning:**

The applicant has indicated that variances from the Zoning Board of Appeals are not required. Conformation from the Building Inspector is required.

**D: SEQRA:**

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

**E: Environmental Review:**

Wetlands:

A site inspection was conducted by this office on August 27, 2021. The limits of disturbance as indicated on the above referenced plans are not clear. In addition, it is not apparent if improvements to the existing driveway gate or driveway will be required by the Town of Kent Fire Department (pending). Once additional information is submitted a determination may be made if a wetland permit is required for the proposed action.

Trees:

The applicant has marked trees in the field which appear to be located within the potential limits of disturbance. The applicant has indicated the trees proposed to be cut and also has indicate that there is no proposed pruning of trees any trees which greater than 20% of the existing crown. A plan note gas been added indicating that trees will only be cut between November 1 and March 31 of the following year unless a variance or exemption is obtained.

Soils, Steep Slopes and Rock Outcrop:

Soils are indicated as Charlton and Hollis series. There are steep slopes and rock outcropping on a substantial area of the site. The applicant has indicated that rock hammering and/or blasting will likely be required.

Land Disturbance:

The applicant proposes to disturb 0.9 acres.

Cultural Resources:

None indicated as per EAF.

Threatened or Endangered Species:

None indicated as per EAF

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

**F: Other:**

- Please provide a copy of the deed.

- Provide PCDOH approvals when available.
- Provide information from the Town of Kent Fire Chief regarding the adequacy of the gate and stonewall openings to serve emergency vehicles.
- The need for a wetland permit will be determined based on additional information provided.

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 read 'Bruce Barber', with a stylized, cursive script.

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



## Cornerstone Associates

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

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October 14, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Brigman Application**  
Hortontown Road  
Section 19 Block 1 Lot 31  
Town of Kent, New York 10512

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. Short-form EAF (Part I) dated Transmittal letter dated 06/17/21 executed by Paul Lynch. PE dated 09/16/21.
2. Narrative report pertaining to the proposed wetland mitigation, 1 page. .
3. Rain garden and stormwater hydrologic calculations.
4. Plans entitled ' "Site Plan prepared for Michelle and William Brigman" prepared by Putnam Engineering dated 09/16/21, 2 sheets: SL-1, EC-1.

### **A: Project Summary:**

The applicant proposes construct a detached single-home, driveway, well and septic systems as well as a stormwater structure, pipe replacement and wetland mitigation

The subject property is a flag lot, 6.349+/- acres in size and is located on the northerly side of Hortontown Road in an R-80 zoning district.

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

Steep slope/erosion and sediment control permit  
Wetland permit (to be determined).

### **C: Zoning:**

The applicant has not provided a bulk zoning table. Please include a bulk zoning table and indicate any variances that may be required.

**D: SEQRA:**

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

**E: Environmental Review:**Wetlands:

Town of Kent jurisdictional wetlands and wetland buffer areas are on the subject site as per a site inspection and review of soils information. The applicant proposes to replace an existing culvert as well as to disturb wetland and wetland buffer area to construct the proposed driveway and house. The septic system is located entirely outside of the wetland and wetland buffer area.

The applicant has proposed the construction of a wetland rain garden as well as the installation of live planting stakes (bioengineering) as proposed mitigation for the temporary and permanent encroachments into the wetland and wetland buffer areas.

Trees:

The applicant has not provided information regarding tree cutting requirements. The EAF indicates the subject site is located within a possible location of Northern Long-Eared bats. As a result, tree restrictions limiting cutting to the months of November 1 through March 31 of the following year may apply.

Soils, Steep Slopes and Rock Outcrop:

Soils are indicated as Charlton Chatfield (HSG B), Charlton-Hollis Rock complex (HSG B) and Leicester Loam (HSG C). The applicant has indicated that the total site disturbance will be 0.973 acres but has not included the proposed planting locations in the disturbance calculations.

A steep slopes map has not been provided. Additionally, it is unclear if blasting or rock chipping will be required.

Cultural Resources:

None as per EAF.

Threatened or Endangered Species:

Northern Long-Eared Bat as per EAF.

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

**F: Other:**

- A Combined Town of Kent Planning Board Application was not included in the packet provided to this office.
- A copy of a property survey has not been provided.
- A copy of the deed has not been provided.
- There is no zoning bulk table information.

- Please provide PCDOH approvals as required
- Architectural elevations/floor plans of the proposed building(s) have not been provided.
- Information regarding tree cutting has not been provided.
- Please provide a steep slope map and quantify (square feet) indicate areas of disturbance.
- Total area of disturbance should include the pipe replacement and wetland mitigation planting areas.
- Please indicate total area of disturbance (square feet) of wetland and wetland buffer areas. It is suggested that some of the proposed live stakes be installed along the edge of the existing watercourse to provide a riparian area.
- Provide site specific soils information in the area of the proposed rain garden.
- Please indicate if blasting and/or rock chipping will be required.
- Please provide documentation that the subject property is or is not located within the NYCDEP East of Hudson watershed.

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,



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