

Approved: April 14, 2022

**TOWN OF KENT PLANNING BOARD
March 10, 2022
FINAL ADOPTED MINUTES**

The Planning Board held their March 10, 2022 meeting virtually via Zoom.

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

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

Members:

Phil Tolmach, Chairman
Simon Carey
Sabrina Cruz

Dennis Lowes, Vice Chairman
Giancarlo Gattucci
Hugo German
Stephen Wilhelm

Absent:

Julie Mangarillo, Rohde, Soyka & Andrews/Consultant
Chris Ruthven, Liaison

Others in Attendance:

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

Mr. Tolmach asked for a motion to open the March 10, 2022 Kent Planning Board 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>
Sabrina Cruz	<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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- **Approve Planning Board Minutes from February 10, 2022 Meeting**

Mr. Tolmach asked for a motion to approve the Planning Board minutes from the February 10, 2022 meeting. The motion was made by Mr. German 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **Freidland, 8 Cat Brier Rd., Kent, NY; TM: 21.19-1-10**

Mr. Jack Karell represented the owners of this property. Mr. Karell said that there is an existing house located in the Gipsy Trail Club community. Part of the existing house will be removed and an addition will be added to the remaining portion. A swimming pool will also be constructed on the property. Gipsy Trail Club sent a letter approving this project.

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

Philip Tolmach, Chairman	<u>Aye</u>
Dennis Lowe, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Sabrina Cruz	<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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Mr. Tolmach asked if anyone in the audience wished to be heard and there was no response. Mr. Tolmach asked for a motion to close the Public Hearing. The motion was made by Mr. Carey 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach asked for a motion to move this project to an administrative track. 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Andrews' Comments (memo attached)

Mr. Andrews advised the Planning Board that he would recommend that an Erosion Control Bond for \$3,700.00 be accepted and forwarded to the Kent Town Board for their approval. Mr. Andrews said that most of the concerns had been resolved.

Mr. Barber's Comments (memo attached)

Mr. Barber agreed with Mr. Andrews' comments and felt that all outstanding issues had been resolved. Mr. Barber also recommended that the Erosion Control bond for \$3,700.00 should be accepted by the Planning Board and referred to the Kent Town Board for their approval.

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Mr. Tolmach asked for a motion to accept the Erosion Control Bond of \$3,700.00 and be forwarded to the Town Board for them to approve it. The motion was made by Mr. German 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **Kent Highway Garage, 62 Ludingtonville Ct., Kent, NY; TM: 22.-2-27**

Mr. Andrews' Comments (memo attached)

Mr. Andrews noted that this project involves an exchange of approximately 1/10th of an acre of town property with Kent Countryside Nursery gaining approximately of 100th of an acre. No Public Hearing is required and some waivers were requested, which Ms. Axelson marked up her memo listing them. Mr. Andrews recommended that the Planning Board adopt the requested waivers. Mr. Andrews said that some comments had been made by one of the Planning Board members and that he, the Kent Highway Superintendent and his surveyor were working together on this project.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said there had been an application review meeting with the Highway Superintendent on March 22, 2022. Ms. Axelson said that the Highway Superintendent thought that a former road right-of-way that went from the end of Ludingtonville Court went to Route 84 had been merged into the two lots, however the paperwork needs to be finalized. Ms. Axelson said that she wrote a memo on 2/23/22 based on code and ensuring that it is clear what is being traded for filing purposes. Mr. Othmer requested some waivers, which Ms. Axelson incorporated into a memo dated 3/9/22. A draft Resolution was prepared and distributed. A short EAF was submitted and no further SEQRA review was required. There were four conditions noted in the draft resolution. The transfer of .147 acres from highway garage to the nursery parcel and the resulting lot sizes would be changed by .147 acres. The highway parcel would be 3.594 acres and the nursery would be 6.147 acres. There will be no changes in use or development activities. Lot line changes were based on a map by David O'Dell dated 12/10/21 revised 2/11/22 and the surveyor will make the changes as soon as possible. Mr. Lowes asked if Ms. Axelson had seen an email he sent to her with some conditions. Mr. Andrews said he had addressed Mr. Lowes comments in his memo. Ms. Axelson said she would recommend that the Planning Board consider waiving comments from the memo dated 2/23/22 1A and B comments and 6Aii.

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Mr. Tolmach asked for a motion to waive the comments noted above. 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Axelson recommended that the Planning Board vote on a Draft Resolution of SEQRA Type II action and approval with conditions for a revised lot line for Kent Highway Garage and Kent Nursery lot line revision review.

Mr. Tolmach asked for a motion to approve the resolution noted above. 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **Pink Sugar Pastries, 1100 Rte. 52 – Ste. 107, Kent, NY; TM: 12.-1-55**

Ms. Mirtha Perez, the owner of Pink Sugar Pastries, asked to be heard regarding approval of a sign to be placed on the building where her bakery is located. Ms. Perez displayed her sign, which had also been distributed to the Planning Board prior to the meeting. Mr. Gattucci asked Ms. Perez if the other signs were measured before her sign was constructed and she said that they had.

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Mr. Tolmach asked for a motion to approve the Pink Sugar Pastries sign. The motion was made by Mr. Lowes 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **Kent Self Storage, Rte. 311, Kent, NY; TM: 22.-2-27**

Mr. Tom Kerrigan, an employee of Site Designs, represented the applicant. Mr. Kerrigan said that the last comments from the Consultants had been addressed. Ms. Axelson requested samples of stone veneer on the retaining wall and aluminum fencing and he had provided pictures, which he displayed, to the Planning Board. Mr. Kerrigan referred to an outstanding issue pertaining to a sidewalk easement. An agreement was sent to the Town Attorney, but a response had not been received to date. Another outstanding item was a DOT permit, which had been extended another year verbally and the written confirmation was pending.

Mr. Andrews' Comments (memo attached)

After the Planning Board workshop held on March 3, 2022 Mr. Andrews, at the Board's request, had contacted the Planning Board Counsel, Mr. Jeffrey Battistoni, of Van DeWater & Van De-Water. Mr. Andrews had not heard back from Mr. Battistoni, but would follow up with him. Mr. Andrews said that it appeared a reasonable effort to comply with the Planning Board's instructions had been made and that he did not see any reason not to grant the second 90-day extension.

Mr. Wilhelm wanted to go on the record regarding the sidewalk easement and said that when the sidewalk is constructed the maintenance should be the responsibility of the owner and not the Town. Mr. Kerrigan said that the owner is aware of that fact and is agreeable to it.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said that this project has two 90-day extensions and at the end of her memo, page 3, reiterates what was done. The first 90-day period ended March 8, 2022 and the second 90-day period will end on June 6, 2022 and if a reapproval would be requested it would need to be requested on May 12, 2022. At that time, the reapproval would go forward from June 6, 2022 for a year to June 6, 2023. Ms. Axelson said that she felt this project report was very positive. Review by both the Town Board and Planning Board should continue regarding the sidewalk easement.

• **Chen/Shin Property, Gipsy Trail Rd., Kent, NY; TM: 32.06-1-1**

Mr. Andrews' Comments (memo attached)

Mr. Andrews said that the Erosion Control and Wetland permits had been closed out and that the property had survived one winter. Mr. Andrews recommended that an Erosion Control Permit Bond for \$1,760.00 and a Wetland Mitigation bond for \$2,000.00 be returned to the owners of this property.

Mr. Tolmach asked for a motion to return an Erosion Control Permit Bond \$1,760.00 for and a Wetland Mitigation bond for \$2,000.00 to the owners of this property. The motion was made by Mr. Gattucci 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>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **Kent Country Square/Rte. 52 Development, Rte. 52, Kent, NY; TM: 12.-1-52**

Mr. Barber's Comments

Mr. Barber reminded the Planning Board that material submitted by the applicant at the workshop was not sufficient to commence review, the consultants had asked for their recommendation as to how to proceed, and the Board had suggested that a review should be held off until additional information was submitted. Mr. Caruso, attorney for the applicant, and Peder Scott's office, the applicants' engineer, had contacted the consultants and requested an off-line consultation. Mr. Barber said that there was an outstanding memo from March of 2020 and the consultants knew what was and was not complete. Mr. Barber said that a request in writing should be sent to the applicants and their representatives to receive information in writing. Mr. Barber asked the Planning Board if they would authorize the consultants to have an off-line meeting. Mr. Tolmach asked Mr. Barber if there was any reason for the consultants to not have an off-line meeting as requested. Mr. Barber said that it would be more efficient to have a better idea of what the project is because there have been some changes to it. Ms. Cruz asked if the applicants had given a reason why they wanted an off-line meeting. Ms. Axelson said that she thought the applicants' goal was that they want to show the project had changed enough that the Planning Board would adopt a new Scoping Outline for the Environmental Impact Statement. Ms. Axelson said that the applicant needed to show the Planning Board that the project was actually changing enough to make it necessary to go through that process again. In March 2020, a meeting was held and summarized in the memo. Five or six packets had been submitted since that time, but key questions were not answered to date. Mr. Cleary had advised Ms. Axelson that mining was no longer to be done, but there was still going to be 5 million cubic yards of material disturbed. Mr. Wilhelm said that if they were not mineral mining there would be rock mining done. Mr. Andrews said that people think that when they meet with the consultants they feel that they are meeting

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with the Planning Board. Mr. Andrews said that the consultants do not vote and do not make the final decision. Mr. Andrews said that, in his opinion, meetings with the consultants should be about technical issues and not policies. Ms. Axelson said that meetings were held several years ago between the Board, consultants and applicants to discuss what the Planning Board needed to re-consider the Scoping Outline for the Environmental Impact Statement. This was a time and cost thing and the Planning Board spent many hours, along with the consultants, when developing that Scoping Outline. Two sessions were held, one was closed and the Board was prepared to adopt the Scoping Outline, but there was a last-minute change at the meeting. It was re-opened; the Board went through another Determination of Significance in the Environmental Impact Statement and adopted a new Scoping Outline. Ms. Axelson said she, Messrs. Andrews, and Barber had looked at the new material and felt it was a waste of time and money for them to do review memos at this time. Mr. Andrews suggested that the Planning Board authorize Ms. Axelson to advise the applicants to respond to the 3/24/20 memo and, if it is substantive enough, an off-line meeting will be scheduled at a later date if the Planning Board agrees. Mr. Andrews said the applicants tend to bring their attorney and if an off-line meeting is scheduled and their attorney attends the Planning Board attorney should attend. Mr. Barber also mentioned that some of the Planning Board members were not familiar with the project and that a presentation should be given to the Board. This should be categorized as a technical meeting only and no attorneys should be present.

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

- | | | |
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| • Old 17 LLC
Old Horsepound Road, Kent, NY
TM: 12.-1-38 & 42 | Site Plan | Status Report |
|--|-----------|---------------|

Ms. Axelson said that she expected a response from the Applicants' team regarding conditions and attaching all information to address the conditions. An email was sent with some attachments and she responded with instructions as to what she needed. Ms. Axelson will follow-up with Insite Engineering.

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| • NYCDEP Church Hill Rd.
Forest Management Project
Church Hill Rd., Kent, NY
TM: 12.-1-6 & 12.-1-29.2 | Erosion Control Permit | Status Report |
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We are waiting for a submittal. The Forester advised the Planning Board a submittal would be delivered for the April meeting. The project is not supposed to start until November of 2022.

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| • Roncallo
Tiger Trail, Kent, NY
TM: 30.20-1-15 | Release Erosion Control Bond | Status Report |
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The request to release the Erosion Control Bond was forwarded to the Town Board and it is on their agenda for their March 15, 2022 meeting. This may be taken off of the agenda at this time.

- | | | |
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| • Holly Property
Winkler's Farm Ct Property, Kent, NY
TM: 33.16-1-8 | Erosion Control Plan | Status Report |
|---|----------------------|---------------|

A new submittal is pending

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

A new submittal is pending

- | | | |
|--|-----------------|---------------|
| • White _Vernon Property
Horsepound Rd., Kent, NY
TM: 33.-1-58.2 | Erosion Control | Status Report |
|--|-----------------|---------------|

The Zoning Board of Appeals granted a variance to this applicant. (Copy attached). This will be on the agenda in April.

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| • Friel & Pure
Gipsy Trail Rd., Carmel, NY
TM: 21.-1-27 | Erosion Control | Status Report |
|---|-----------------|---------------|

A new submittal is pending

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|---|-----------------------|---------------|
| • Friedman & Crossman Property
5 China Circle Ct., Kent, NY
TM: 42.7-1-27 | Erosion Control Plan/ | Status Report |
|---|-----------------------|---------------|

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|--|-----------------|---------------|
| • Fregosi Marinelli
48 Miller Hill Rd., Carmel, NY
TM: 10.-1-7 | Stop Work Order | Status Report |
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Stop work order lifted because BOH is waiting for material from DEP. More testing will be done when the ground softens. A new perk test will need to be done, but BOH has no issues.

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| • Clearpool Maintenance Bldg.
33 Clearpool Rd., Kent, NY
TM: 32.-1-9.1 | Erosion Control Plan | Status Report |
|--|----------------------|---------------|

Waiting for DEP response regarding septic rehabilitation on site. A re-submittal will be done.

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

A new submittal is pending

- | | | |
|---------------------------|--|---------------|
| • Town of Kent Mining Law | | Status Report |
|---------------------------|--|---------------|

A joint meeting between the Town Board and Planning Board will be held.

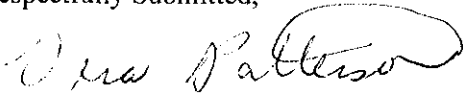
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Mr. Tolmach asked for a motion to close the meeting at 9:00 PM. The motion was made by Mr. Gattucci and seconded by Mr. Lowes. Following were the roll call votes.

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk



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• Roncallo Tiger Trail, Kent, NY TM: 30.20-1-15	Release Erosion Control Bond	Status Report
• Holly Property Winkler's Farm Ct Property, Kent, NY TM: 33.16-1-8	Erosion Control Plan	Status Report
• Annunziata/Smalley Corners Smalley Corners Rd., Kent, NY TM: 21.-1-11	Erosion Control	Status Report
• White _ Vernon Property Horsepound Rd., Kent, NY TM: 33.-1-58.2	Erosion Control	Status Report
• Friel & Pure Gipsy Trail Rd., Carmel, NY TM: 21.-1-27	Erosion Control	Status Report
• Friedman & Crossman Property 5 China Circle Ct., Kent, NY TM: 42.7-1-27	Erosion Control Plan/	Status Report
• Fregosi Marinelli 48 Miller Hill Rd., Carmel, NY TM: 10.-1-7	Stop Work Order	Status Report
• Clearpool Maintenance Bldg. 33 Clearpool Rd., Kent, NY TM: 32.-1-9.1	Erosion Control Plan	Status Report
• Raneri Property Hillside Paper Rd., Kent,, NY TM: 44.24-1-3	Erosion Control Plan	Status Report
• Town of Kent Mining Law		Status Report

Rev. 1

⏮ Reply all ⏭ Delete 🗑 Junk ⛔ Block sender ⋮

Fw: Attn: Vera Patterson - Trail Club Approval of Plans for Friedland Renovation at 8 Catbriar Road

PK **Planning Kent**   ⏮ ⏭ → ⋮
Mon 3/7/2022 10:07 AM
To: Kent Planning Board Consultants 2022; Building Inspector; Planning Kent; dinothecat@yahoo.cc
Cc: Christopher Ruthven; Anne Manning <anne@manningsilverstein.com>; John Karell <jack4911@y

Friedland Kent Planning ...

226 KB



Please find attached the letter from Gypsy Trail, which was pending, approving the Friedland renovation.

We also received the bond and fees associated with it two weeks ago and were holding it until everything was finalized.

Vera Patterson
Town of Kent
Planning Board Secretary
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-225-7802 (T)
845-306-5283 (F)

From: Brett Palmer <gm@gipsytrailclub.com>
Sent: Friday, March 4, 2022 11:46 AM
To: Planning Kent <planningkent@townofkentny.gov>
Cc: Anne Manning <Anne@ManningSilverstein.com>
Subject: Attn: Vera Patterson - Trail Club Approval of Plans for Friedland Renovation at 8 Catbriar Road

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Good Morning Vera,

Attached, find a letter from our Club Board Chair, Cory Henkel, confirming the approval of renovation plans for Peter Friedland's property located at 8 Cat Briar Rd.

All the best



March 1, 2022

Vera Patterson, Planning Board Secretary
Kent Planning Board
Town of Kent
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

Re: Friedland Renovation Project

Dear Ms. Patterson:

Please be advised that the Board of Governors of The Trail Club, Inc. approved the construction plans for the Friedland home renovation presented at its February 26, 2022 meeting.

The Board accepted the recommendation of the Club's Building and Grounds committee to approve the plans. In accordance with our by-laws, the committee is charged with approving the plans for all physical changes to the exteriors of, or additions to, all Club residence sites. In carrying out this responsibility, the committee reviews plans to determine that they conform with the guidelines laid out in the Club Rules, including style and size of home, as well as drainage and runoff. Plans were shared with all neighbors to whom the home and proposed changes are visible. No neighbors objected to the proposed plans.

The approval of three members of the Buildings and Grounds Committee is required to approve all home construction applications. The Friedland plans were approved unanimously by the Committee and be the Board.

Please let me know if I can provide any additional information.

Sincerely,

Cory Henkel
Board Chair



March 1, 2022

Vera Patterson, Planning Board Secretary
Kent Planning Board
Town of Kent
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

Re: Friedland Renovation Project

Dear Ms. Patterson:

Please be advised that the Board of Governors of The Trail Club, Inc. approved the construction plans for the Friedland home renovation presented at its February 26, 2022 meeting.

The Board accepted the recommendation of the Club's Building and Grounds committee to approve the plans. In accordance with our by-laws, the committee is charged with approving the plans for all physical changes to the exteriors of, or additions to, all Club residence sites. In carrying out this responsibility, the committee reviews plans to determine that they conform with the guidelines laid out in the Club Rules, including style and size of home, as well as drainage and runoff. Plans were shared with all neighbors to whom the home and proposed changes are visible. No neighbors objected to the proposed plans.

The approval of three members of the Buildings and Grounds Committee is required to approve all home construction applications. The Friedland plans were approved unanimously by the Committee and be the Board.

Please let me know if I can provide any additional information.

Sincerely,

Cory Henkel

Cory Henkel
Board Chair



**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

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 II (Amended)
Date:	March 4, 2022	Project:	Freidland Residence (Formerly Schulhof-Kravitz) TM 21.19-1-10

The following materials were reviewed:

1. **Letter to Town of Kent Planning Board from the Board of Governors of The Trail Club, Inc., dated March 1, 2022.**
2. Town of Kent Planning Board-Combined Application Form- Freidland Residence, dated November 10, 2021.
3. Short Environmental Assessment Form-Freidland Residence dated December 16, 2021.
4. MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form-Freidland Residence.
5. Performance Bond for Erosion and Sediment Control- Freidland Residence dated February 9, 2022.
6. Drawing A-000.00 Site & Erosion Control Notes & Plans - Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised February 10, 2022.
7. Drawing A-001.00 Proposed Site Plan & Details- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised February 10, 2022.
8. Drawing A-002.00 Proposed Site Plan & Details- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised February 10, 2022.
9. Drawing A-010.00 Ground & Main Floor Demo & Proposed Plans- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised February 10, 2022.
10. Drawing A-030.00 Exterior Elevations- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised February 10, 2022.

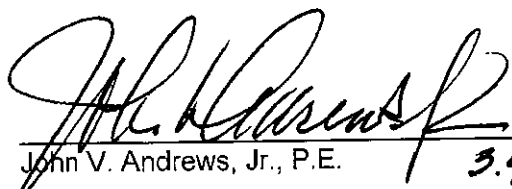
The project proposes construction of an addition and new pool for an existing single-family house. The project was the subject of a prior application and review by the Planning Board which was never completed. The current application proposes to pick up where the previous

application left off and complete the same project. A new application has been submitted and the drawings reissued.

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our November 30, 2021 and January 3, 2022 memoranda. Comments from those memoranda not included herein have been satisfactorily resolved. New or supplementary comments are shown in **bold**.

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

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.
2. **An approval letter has been issued by the Board of Governors of The Trail Club, Inc. for the project dated March 1, 2022, received from the Applicant's representative via email dated March 4, 2022**
3. **A current/updated MS4 SWPPP Acceptance Form with Sections I and II completed was provided with this submittal. Once all matters have been resolved and the Permit is approved, the MS4 Acceptance Form will be completed, and a signed version submitted to the Applicant for filing.**
4. **We recommend that the bond estimate in the amount of \$3700.00 prepared by us be accepted for the bond amount and recommended for approval by the Town Board.**
5. 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.
6. **We recommend the Planning Board close the public hearing based on the receipt of the approval letter from the Board of Governors of The Trail Club, Inc. We further recommend that the remaining project review be referred to the Planning Board consultants to be handled administratively.**


John V. Andrews, Jr., P.E. 3.4.2022

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

Bill Walters via email
Liz Axelson via email



Cornerstone Associates

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

February 10, 2022

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

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

Dear Chairman Tolmach and Members of the Planning Board:

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

1. Comment response from Anne Manning conveyed via email dated 02/07/22/.
2. Plans entitled; "Freidland Residence" prepared by Manning-Silverstein Architects dated 02/10/22 (rev.) 5 sheets: A-000.00, A001.00, A002.00, A010.00, and A-030.00.

A: Project Summary:

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

B: Planning Board Permits Required:

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

C: Zoning:

A bulk zoning table has been provided. The applicant proposes to construct a retaining wall within the zoning set back and a corner of the proposed pool is located on a zoning set back. Confirmation from the town building inspector that zoning variances are not required in necessary.

D: SEQRA:

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

E: Environmental Review: *Completed*

F: Other:

- Provide detail and overflow of pool backwash (discharge) structure. The structure should be sized properly and be designed not to discharge directly to the wetland buffer. *Completed*
- Please indicate how increased runoff from impervious surfaces will be addressed. There should not be any post-construction increases to adjoining properties. *Completed*
- Please indicate that temporary construction access will be restored and seeded prior to the issuance of a certificate of occupancy. *Completed*
- Missing responses in the EAF should be completed. *Completed*
- All documents should be signed and dated. *Completed*
- Please see comment above regarding wetlands. *Completed*

The Gipsy Trail Club has provided written information that this application is being reviewed by their Board with input from the neighbors regarding this project. The Club indicated that the approval process could take 3-8 weeks. *Pending*
This office defers to the Planning Board engineer regarding review of the erosion and sediment control plan.

This office has no further comments on this application.

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

Sincerely,

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

Bruce Barber, PWS
Town of Kent Environmental Consultant

20250401 REV-1 0024 0705 1529-C

OFFICIAL CHECK

116211287 1031100209 38762926

RECEIPT		DATE <u>Feb. 28, 2022</u>	No. <u>426568</u>
RECEIVED FROM <u>Peter Friedland</u>		\$ <u>1,600.00</u>	
<u>One T. Lanza and ⁰⁰ tax</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>Final Inspection Fee TM: 21.19-1-10</u>	
<input checked="" type="radio"/> FOR		<u>1222</u>	
ACCOUNT		<input checked="" type="radio"/> CASH	
PAYMENT		<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM <u>V. Patten</u>	TO <u>P. Friedland</u>
		BY	

RECEIPT		DATE <u>Feb. 28, 2022</u>	No. <u>426569</u>
RECEIVED FROM <u>Peter Friedland</u>		\$ <u>3,200.00</u>	
<u>Three T. Lanza Seven Rushed and ⁰⁰ tax</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>ELC Bond TM: 26.19-1-10</u>	
<input checked="" type="radio"/> FOR		<u>116211287</u>	
ACCOUNT		<input type="radio"/> CASH	
PAYMENT		<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM <u>V. Patten</u>	TO <u>P. Friedland</u>
		BY	

PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL

**Peter Freidland
8 Cat Brier Road
Carmel, NY 10512
TM: 21.19-1-10**

Bond given by Peter Freidland, 8 Cat Brier Road, Kent, NY 10512; Tax Map #21.19-1-10 ("Obligor") to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated 2/9/22

KNOW ALL PEOPLE BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of \$3,700.00, along with an initial inspection fee deposit of \$1,000.00 for the payment whereof to the Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, Obligor has obtained the approvals from the Obligee for land development activity, as that term is defined in Town of Kent Town Code Chapter 66 (the "Code"), on certain real property located in the Town of Kent, in connection with which erosion and sedimentation controls ("Controls") are required and the Erosion and Sediment Control Plan documents shall be required in accordance with the Code in effect as of the date of this Bond; and

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for the construction of a two-story extension of an existing structure, pool upgrade which will modify existing retaining walls & contours of an existing retaining wall at the front of the site. This project will be known as the Freidland Property ("Project Plans") and the Erosion and Sediment Control Plan, prepared by Manning Silverstein Architects, P.C., 133 West 72nd Street, New York, NY and John Karell, 121 Cushman Road, Patterson, New York, 12563; and

WHEREAS, all these plans were reviewed on _____ by the Obligee. A conditional approval of land development activity in the nature of a Steep Slope and Erosion Control Permit of plans to construct a single family residence in an R-80 zoning district has been issued. 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 Steep Slope and Erosion Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.

WHEREAS, the amount of this bond is based upon a recommendation by the Planning Board Consulting Engineer to the Planning Board dated January 3, 2022; and

WHEREAS, as condition to the issuance and approval of a Steep Slope and Erosion Control Permit, the Code requires the owner or applicant, prior to construction, to provide the Obligee with a cash escrow, an irrevocable letter of credit or a certified check drawn upon a national or state bank or other cash equivalent, which guarantees satisfactory completion of the Erosion and Sediment Control Plan, which security shall remain in full force and effect until the Obligor is released from liability by the Town, provided that such a period shall not be less than two years from the date of final acceptance or such other certification that the erosion and sedimentation controls have been completed in accordance with approved Project Plans; and

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of \$3,700.00 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second check in the amount of \$1,000.00 as the initial inspection fee to be held in escrow and used to fund inspections by the Town's consultants during construction and delivered to:

The Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512

No funds may be withdrawn from the said escrow account until a resolution has been duly made by the **Town Board of The Town of Kent**, authorizing such surrender or withdrawal.

In the event the erosion control work approved shall not have been duly completed by **PETER FREIDLAND**, as per the conditions and specifications of the **Planning Board of The Town of Kent**, the **Town Board** shall have the right to withdraw the aforesaid escrow monies (\$3,700.00 performance guarantee and remaining money left in the inspection fee of \$1,000.00) or as replenished) and complete the required work for **PETER FREIDLAND**; with full use of said sums as the Town requires;

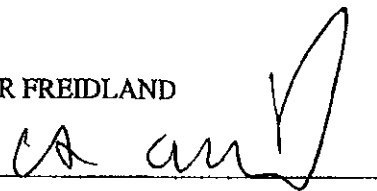
Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of The Town of Kent**, by **PETER FREIDLAND**, the aforesaid escrow monies (\$3,700.00 performance guarantee and remaining money left in the inspection fee of \$1,000.00) after the work has been completed shall be returned or refunded to **PETER FREIDLAND**, 8 Cat Brier Road, Kent, NY 10512, except for any portion of the \$3,700.00 used by the Town to perform the approved work or paid by the Town to have the approved work performed.

This bond may not be assigned or transferred without the prior written approval of the Planning Board and Town Board of The Town of Kent.

The applicant hereby expressly authorizes the Town of Kent, its agents, employees, engineers, consultants and/or planners to enter upon the Owner's/Applicant's property for the purpose of inspecting the erosion control system installed and the site work being performed in accordance with the approved plans, provided that the Town of Kent provides at least 24 hours notice to PETER FREIDLAND;

Dated: February 9th, 2022

PETER FREIDLAND

By: 
(Signature)

(Print/Type signatory's name)

Peter Freidland

Owner/Obligee, Peter Freidland

(print/type signatory's title)

STATE OF New York)

) ss.:

COUNTY OF New York)

On the 9 day of February, 2022, before me, the undersigned, a notary public in and for said state, personally appeared Peter A. Freidland, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

JESUS ZAPATA
Notary Public, State of New York
No. 01ZA6208380
Qualified in New York County
Commission Expires June 29, 2025



**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

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:	January 3, 2022	Project:	Freidland Residence (Formerly Schulhof-Kravitz) TM 21.19-1-10

The following materials were reviewed:

1. Response to Comments-Freidland Residence-from John Karell Jr., P.E. dated December 15, 2021.
2. Town of Kent Planning Board- Site Plan Checklist-Freidland Residence.
3. Town of Kent Planning Board-Combined Application Form- Freidland Residence, dated November 10, 2021.
4. Affidavit by Owner-Manning Silverstein Architects P.C. dated November 11, 2021.
5. Affidavit by Agent of Owner-Manning Silverstein Architects P.C. dated November 11, 2021.
6. Certification of Professional Engineer/Licensed Land Surveyor/Architect-Architect-Manning Silverstein P.C. dated November 11, 2021.
7. Disclosure of Business Interest-Anne Manning dated November 11, 2021.
8. Town of Kent Planning Board Agricultural Data Statement -dated November 10, 2021.
9. Town on Kent Planning Board-Request for Wetland Delineation Confirmation.
10. Letter from Putnam County Department of Health- Freidland, dated December 20, 2021.
11. Construction Cost Estimate-Freidland prepared by John Karell Jr., P.E., dated March 12, 2015.

Memorandum
Freidland Residence ECP -Revised Submittal
(Formerly Schulhof-Kravitz)
TM # 21.19-1-10
January 3, 2022
Page 2 of 4

12. Short Environmental Assessment Form-Freidland Residence dated December 16, 2021.
13. MS4 Stormwater Pollution Prevention Plan (SWPPP)-Freidland Residence.
14. Notice of Intent- NYS Department of Environmental Conservation-Freidland Residence, date December 10, 2021.
15. Putnam County Deed.
16. Freidland Stormwater Pollution Prevention Plan Sequence of Construction.
17. Stormwater Pollution Prevention Plan-Freidland Residence prepared by John Karell Jr., P.E., dated December 15, 2021.
18. Drawing A-000.00 Site & Erosion Control Notes & Plans - Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised December 16, 2021.
19. Drawing A-001.00 Proposed Site Plan & Details- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised December 16, 2021.
20. Drawing A-010.00 Ground & Main Floor Demo & Proposed Plans- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised December 16, 2021.
21. Drawing A-030.00 Exterior Elevations- Freidland Residence prepared by Manning Silverstein Architects P.C., dated November 16, 2021, last revised December 16, 2021.
22. Topographic Survey-prepared by Steven J. Shaver, Land Surveyor, dated July 2, 2007.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our November 30, 2021 memorandum. Comments from that memorandum not included herein have been satisfactorily resolved. New or supplementary comments are shown in **bold**.

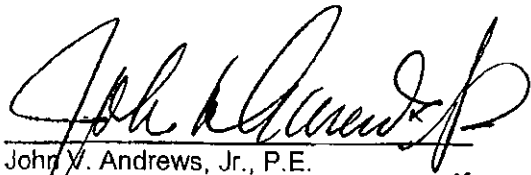
The following comments are provided for the Planning Board's consideration:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.
2. **Updated Putnam County Department of Health approval dated December 20, 2021 has been received and a copy submitted to the Planning Board.**
3. **The "Affidavit to be Completed by Owner" appears to have been completed and signed by the Architect and not the Owner. The Owner should sign the form.**
4. **The SEAF submitted as part of this current submittal is unsigned and contains blanks that need to be filled in.**
5. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - c. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - ii. [7] Provide a maintenance schedule for erosion control measures.

The timetable/sequence of construction are indicated on a separate sheet, not incorporated into the written SWPPP. We strongly suggest that timetable/sequence of construction be added to the written SWPPP. The maintenance information and schedule appear in a generic form in the written SWPPP. We recommend that the maintenance information and schedule be incorporated into the plan set with improved specificity regarding time frames. We prefer this information on the plan set as most Contractors do not refer to the written SWPPP and are more inclined to follow a plan set.

6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. A SWPPP was previously provided. The document will need to be updated and revised to reflect the current project and permit requirements as well as provide required information from Part III.B including:
 - g. Part III.B.1.i – "A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated August 2005," **See comment above**
 - j. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities. **Provide note on the Plan.**

7. Provide a current/updated eNotice of Intent (eNOI) for review. **Copy included with this submittal. No exception taken at this time. May require final adjustment once all matters have been concluded.**
8. Provide a current/updated MS4 SWPPP Acceptance Form with Sections I and II completed. **Copy provided with this submittal. Once all matters have been resolved and the Permit is approved, the MS4 Acceptance Form will be completed, and a signed version submitted to the Applicant for filing.**
9. Refer to the Drawings:
 - a. A note should be added to the construction entrance detail requiring the removal and restoration of the lawn when the construction entrance is no longer needed. **Comment remains valid.**
 - b. Provide a location and detail for a concrete washout station.
10. **A bond estimate in amount of \$2860.00 dated February 113, 2015, last revised March 12, 2015, was prepared by John Karell, Jr., P.E. and included in the submittal dated 12.15.2021. We prepared our own bond estimate in the amount of \$3700.00 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.**
11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
12. **We recommend the Planning Board close the public hearing when appropriate to do so depending upon public comment. Provided there are no substantive issues raised at the public hearing and once the public hearing has been closed, we further recommend that the remaining project review be referred to the Planning Board consultants to be handled administratively.**


John V. Andrews, Jr., P.E.
1.4.2022

Attachment

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

Bill Walters via email
Liz Axelson via email



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

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

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

To: Planning Board Town of Kent

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

Date: January 3, 2022

Attn: Philip Tolmach, Chairman

Subject: Erosion Control Bond Amount

Project: Freidland Residence (formerly Schulhof-Kravitz)

Tax Map: 21.19-1-10

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Concrete Washout Station	1	EA	\$ 500.00	\$ 500.00
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
Seed and mulch	15,224	SF	\$ 0.06	\$ 913.44
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Silt Fence	260	LF	\$ 4.00	\$ 1,040.00
			TOTAL:	\$ 3,703.44

SAY \$ 3,700.00



Cornerstone Associates

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

January 13, 2022

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

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

Dear Chairman Tolmach and Members of the Planning Board:

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

1. Comment response memo executed by John Karell, Jr, dated 12/15/21, 1 page.
2. Topographic Survey dated 07/02/07, 1 sheet.
3. Copy of the deed (Gipsy Trail Club to Freidland) dated 07/07/21.
4. NYSDEC Notice of Intent dated 12/08/21 (unsigned).
5. Short-form EAF (Part I) prepared by Peter Freidland dated 12/16/21 (unsigned).
6. Bond estimate prepared by John Karell, Jr. dated 3/12/15 (rev.).
7. Plans entitled; "Freidland Residence" prepared by Manning-Silverstein Architects dated 12/15/21 (rev.) 4 sheets: A-000.00, A001.00, A010.00, and A-030.00.

A: Project Summary:

The applicant proposes a construction of an addition (1,935 square feet) a pool, retaining walls and associated grading.

B: Planning Board Permits Required:

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

C: Zoning:

A bulk zoning table has been provided. The applicant proposes to construct a retaining wall within the zoning set back and a corner of the proposed pool is located on a zoning set back. Confirmation from the town building inspector that zoning variances are not required in necessary.

D: SEQRA:

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

E: Environmental Review:

Wetlands:

The property has frontage on Pine Lake. The lake and the 100' set back line (wetland buffer) should be shown on the plans and a clear limit of disturbance indicated in order to determine if a wetland permit is required. Based on site inspection, the edge of water as shown on Plan Sheet A000.00, as the wetland boundary is possibly not accurate. The plan should indicate the soils between the subject property line and the lake to determine if hydric soils, as defined by Chapter 38A of the Town of Kent Town Code, are in this area which will require mapping as jurisdictional wetlands with an associated 100' wetland-controlled area.

Trees:

The applicant proposes to remove two trees and relocate one additional tree. A tree plan waiver has been requested.

Soils, Steep Slopes and Rock Outcrop:

The applicant has indicated that blasting will not occur. Please indicate if rock hammering will be required.

Land Disturbance:

An erosion and sediment control plan is required. This office defers to the Planning Board engineer regarding review of the erosion and sediment control plan.

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

F: Other:

- Provide detail and overflow of pool backwash (discharge) structure. The structure should be sized properly and be designed not to discharge directly to the wetland buffer.
- Please indicate how increased runoff from impervious surfaces will be addressed. There should not be any post-construction increases to adjoining properties.
- Please indicate that temporary construction access will be restored and seeded prior to the issuance of a certificate of occupancy.
- Missing responses in the EAF should be completed.
- All documents should be signed and dated.
- Please see comment above regarding wetlands.

The Gypsy Trail Club has provided written information that this application is being reviewed by their Board with input from the neighbors regarding this project. The Club indicated that the approval process could take 3-8 weeks.

This office defers to the Planning Board engineer regarding review of the erosion and sediment control plan. The applicant is requested to provide annotated responses to the above questions. This office will conduct further review upon receipt of additional information provided by the applicant.

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

Sincerely,

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

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

**RESOLUTION
ADOPTED ON March 10, 2022**

**Town of Kent Planning Board
Resolution of SEQRA Type II Action for:
Revised Lot Line; and
Approval with Conditions for Revised Lot Line
For Kent Highway Garage & Kent Nursery Lot Line Revision Review,
62 Ludington Court, Tax Parcel No. 22.-2-27 & 22.-2-26**

Whereas, the Town of Kent Planning Board has received an application from the Town of Kent Highway Department (hereinafter the Highway Garage) and Kent Countryside Nursery (hereinafter the Nursery), c/o Richard Othmer, Superintendent for approval of a Lot Line Revision, to accommodate all existing uses, structures, improvements, and other developed areas on each parcel with the 3.741 acres on the existing Highway lot and 6 acres on the existing Nursery lot. Both properties are located in the IOC (Industrial-Office-Commercial) zoning district, Town of Kent, Putnam County, New York; and

Whereas, the proposal is for the transfer of net 0.147 acres (adding 0.159 and subtracting 0.012) from tax parcel 22.-2-27 (Highway Garage) to add to tax parcel 22.-2-26 (Nursery); and the resulting lot sizes would be 3.594 acres on the Highway lot and 6.147 acres on the Nursery lot; and

Whereas, the proposed action involves the transfer of land area from one lot to another, yet does not involve any land development activities, or any changes in use; and

Whereas, the proposed Revised Lot Line is depicted on the plan entitled Lot Line Change prepared for The Town of Kent Highway Department, prepared by David Odell, David L. Odell, PLS Land Surveying Company, dated December 10, 2021, revised February 11, 2022; and other materials were submitted in support of the application as listed in the review memorandums prepared by the Planning Board's engineering, environmental and planning consultants, with some listed at the end of this resolution; and

Whereas, a Short Environmental Assessment was submitted for the proposed lot line revision application, dated March 1, 2022;

Now Therefore Be It Resolved, that the Town of Kent Planning Board, acknowledges that the proposed lot line revision is a Type II Action under SEQRA, as per section 617.5 (c)(16), and requires no further SEQRA review or any determination of non-significance or significance; and

Be It Further Resolved, that pursuant to Kent Code Chapter 66A, Subdivision of Land, Article III the Planning Board hereby grants approval with conditions to the proposed Revised Lot Line as depicted on the plan entitled Lot Line Change prepared for The Town of Kent Highway Department, prepared by David Odell, David L. Odell, PLS Land Surveying Company, dated December 10, 2021, revised February 11, 2022; and

Be It Further Resolved, that this Revised Lot Line approval is expressly conditioned on the completion of and the compliance with the following:

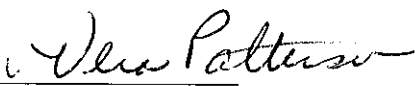
1. Address the comments of the Planning Board's Professional Engineer as set forth in a memorandum dated February 28, 2022.
2. Address the comments of the Planning Board's Planning Consultant as set forth in a CPL review memorandum dated February 23, 2022, with the exception of the comments waived by the Planning Board numbered 1. a., and b., and 6. a. ii.
3. Provide documentation of filing of the deed conveyance between Putnam County and the Town of Kent regarding Ludingtonville Road as approved by the Town of Kent Town Board by resolution on June 17, 2015 and as approved by the Putnam County Legislature by resolution on August 9, 2019.

*Town of Kent Planning Board Resolution of SEQRA Type II Action and
Approval with Conditions for Lot Line Revision
for Kent Countryside Nursery and Town of Kent Highway Department
ADOPTED March 10, 2022*

4. Payment of all consultant fees accrued by the Planning Board to review the project plans and the application.
5. It is the responsibility of the application/project sponsor to submit to the Town Planning Board proof that each of the conditions of this Revised Lot Line approval have been completed; and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board's Planning Consultant verifying that each of the conditions of this approval have been completed. The final drawings shall not be accepted by the Planning Board without submission of proof of completion.

Motion:	<u>Stephen Wilhelm</u>
Second:	<u>Simon Carey</u>
Phil Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on March 10, 2022.


Vera Patterson, Clerk
Town of Kent Planning Board

~~*~*

Materials Reviewed

- Combined Application Form for Lot Line Change, signed February 22, 2022;
- Letter about Lot Line Change with Town of Kent Highway Department, prepared by Susan Tompkins, dated February 18, 2022;
- Copy of Town of Kent Town Board Resolution requesting transfer of Old Ludingtonville Road roadbed to the Town of Kent Highway Garage of June 17, 2015;
- Copy of Putnam County Legislature Approval/Conveyance/Abandoned Roadbed/Old Ludingtonville Road resolution dated August 13, 2017, certified August 9, 2019; and
- Plan entitled Lot Line Change prepared for The Town of Kent Highway Department, prepared by David Odell, David L. Odell, PLS Land Surveying Company, dated December 10, 2021, revised February 11, 2022.

AFFIDAVIT TO BE COMPLETED BY OWNER

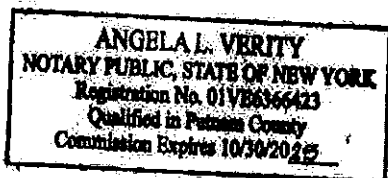
State of NEW YORK)

) ss:

County of PUTNAM)Joseph Kussin

being duly sworn, deposes and says:

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

Angela L. Verity
Applicant/Owner Applicant/OwnerKent Countryside NurseryAngela L. Verity
Notary Public

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of NEW YORK)

) ss:

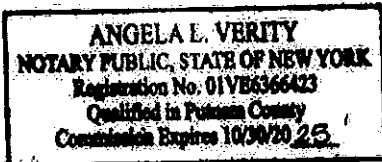
County of PUTNAM)David Odell being duly sworn, deposes and says:

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



Licensed Professional

Licensed Professional


Notary Public

FYI

Lana Cappelli <lcappelli@townofkentny.gov>

Fri 2/18/2022 12:43 PM

To: Planning Kent <planningkent@townofkentny.gov>

Cc: Richard Othmer <rothmer@townofkentny.gov>

Resolution #111 - -Authorizing Town of Kent Highway Department to Petition the Planning Board for Lot Line Adjustment

On a motion by Councilwoman Campbell

Seconded by Supervisor McGlasson

WHEREAS, in connection with the expansion of the Town of Kent Highway Garage known as Tax Map No. 22.-2-37, including the construction of a new salt dome, the Putnam County Legislature authorized the transfer of portions of the abandoned Old Ludingtonville Road bed, where the facilities were located, to the Town of Kent ; and

WHEREAS, in reviewing the survey of the lands now owned by the Town of Kent, the Highway Department Superintendent has determined that an approximately .182 acre vacant portion of land that is currently owned by the Town, is unneeded real property for Town purposes, as shown as "Parcel A" on that certain survey entitled "Lot Line Change Prepared for the Town of Kent Highway Department, Situate in the Town of Kent, Putnam County, New York", a copy of which is annexed hereto and incorporated herein by reference; and

WHEREAS, the Highway Department Superintendent has determined that an approximately .011 acre vacant portion of land shown as "Parcel B" and an approximately .001 acre vacant portion of land as shown as "Parcel C" on the aforementioned survey are needed by the Town of Kent Highway Department; and

WHEREAS, Hopewell Lawn Care & Landscaping Inc., is the owner of the premises abutting the Highway Garage including Parcel B and Parcel C, has inquired about acquiring Parcel A from the Town in exchange for Parcel B and Parcel C; and

WHEREAS, the Town of Kent Highway Superintendent to offer the unneeded Parcel A to Hopewell Lawn Care & Landscaping Inc. in exchange for Parcel B and Parcel C, subject to a lot line adjustment or minor subdivision by the Town of Kent Planning Department;

NOW, THEREFORE, BE IT RESOLVED that the Town Board finds that Parcel A is unneeded real property for Town purposes; and

BE IT FURTHER RESOLVED, that Parcel A be offered to Hopewell Lawn Care & Landscaping Inc in exchange for Parcel B and Parcel C; and

BE IT FURTHER RESOLVED, that the Town of Kent Highway Superintendent is hereby authorized to submit a petition to the Town of Kent Planning Board for a lot line adjustment or minor subdivision in connection with the aforementioned exchange.

Motion carried unanimously

Golanda "Lana" Cappelli

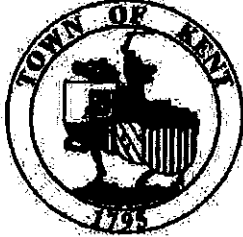
Town Clerk

Town of Kent

TOWN OF KENT
25 Sybil's Crossing
Kent Lakes, New York 10512

Yolanda D. Cappelli
Town Clerk

Administrative Office
Tel. (845) 225-2067
Fax. (845) 306-5282



RESOLUTION

Land Acquisition Request

On a motion by Councilwoman Osborn
Seconded by Councilman Tierney

WHEREAS, the Highway Superintendent has requested and the Town Board has approved the construction of a new salt dome for Route 311, Town of Kent Highway Garage; and
WHEREAS, because of the existing site limitations, at the 311 Garage, the yard needs to be expanded to accommodate the location of the new salt shed. The expansion would encompass the abandoned road bed of Old Ludingtonville Road as set forth as Parcel B and shown on the attached survey as *Exhibit A*; and

WHEREAS, the County of Putnam currently owns the abandoned Old Ludingtonville Road Bed adjacent to the Highway Garage yard; and

WHEREAS, the Town Board wishes to acquire the road bed to locate the new salt shed and the County of Putnam is willing to convey to the Town the Old Ludingtonville road bed.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Kent requests that the County of Putnam transfer the Old Ludingtonville road bed to the Town for the location of its salt shed and expansion of the existing highway garage yard as set forth as Parcel B and shown on the attached survey as *Exhibit A*; and

BE IT FURTHER RESOLVED, that the Town Supervisor be authorized to execute any and all additional documents in order to carry out this Resolution.

Motion carried unanimously

I, Yolanda D. Cappelli, Town Clerk of the Town of Kent, do hereby certify that the above is a true and exact copy of a Resolution adopted by the town board of the town of Kent at a meeting of said Board on June 16, 2015.

June 17, 2015


Yolanda D. Cappelli, Town Clerk

PUTNAM COUNTY LEGISLATURE

Resolution #187

Introduced by Legislator: Carl L. Albano on behalf of the Physical Services Committee at a Regular Meeting held on August 6, 2019.

page 1

APPROVAL/ CONVEYANCE/ABANDONED ROAD BED/ OLD LUDINGTONVILLE ROAD

WHEREAS, the Town of Kent has undertaken the expansion of the Town of Kent Highway Garage facilities, which included the construction of a new salt dome; and

WHEREAS, during the Town's expansion project it was determined that portions of the Town of Kent Highway Garage facility encompass the road bed of the abandoned Old Ludingtonville Road, as are further described in the legal descriptions attached as Schedule "A" and Schedule "B"; and

WHEREAS, it was further determined that said portions of the road bed of the abandoned Old Ludingtonville Road are titled to the County; and

WHEREAS, the Town of Kent has requested that the County convey said portions of the abandoned road bed to it; and

WHEREAS, the Physical Services Committee of the Putnam County Legislature has considered and approves the conveyance of said portions of abandoned road bed to the Town of Kent; now therefore be it

RESOLVED, that the road bed of the abandoned Old Ludingtonville Road in the proximity of the Town of Kent Highway Garage facility is not needed for County purposes; and be it further

RESOLVED, that the Putnam County Legislature authorizes the transfer said portions of the abandoned Old Ludingtonville Road bed, as are further described in the legal descriptions attached as Schedule "A" and Schedule "B", to the Town of Kent for all lawful purposes; and be it further

RESOLVED, that the County Executive is authorized to execute a Quitclaim Deed(s) on behalf of the County; and be it further

RESOLVED, that the County Attorney is authorized to take all necessary steps to complete the transfer of said property in the manner approved herein.

**BY POLL VOTE: ALL AYES. LEGISLATORS NACERINO & SAYEGH WERE ABSENT.
MOTION CARRIES.**

State of New York
ss:
County of Putnam



I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on August 6, 2019.

Dated: August 9, 2019

Signed: Diane Schonfeld

Diane Schonfeld
Clerk of the Legislature of Putnam County

LAND SURVEYING COMPANY

DAVID L. ODELL, P.L.S.
12 COLLIER DRIVE EAST
CARMEL, NEW YORK 10512

TELEPHONE 845.225.0106
FAX 845.225.3504

Description of Property
prepared for
The Town of Kent Highway Department

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Kent, County of Putnam and State of New York, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly boundary line of Ludingtonville Court a/k/a/ Old Ludingtonville Road, said point being distant on a curve to the left with a radius of 632.20, a central angle of $2^{\circ}59'30''$ for a length of 33.01 from the most northwesterly corner of property now or formerly belonging to the Town of Kent (tax lot 22.-2-27). Thence running in a northerly direction thru the Ludingtonville Court right-of-way, $N16^{\circ}23'25''W$ 46.48 feet to a point. Thence running in a northeasterly and northerly direction along a portion of the northwesterly and westerly boundary line of the Ludingtonville Court right-of-way, $N38^{\circ}12'50''E$ 174.34 feet, $N19^{\circ}43'04''E$ 104.66 feet, $N11^{\circ}41'50''E$ 114.63 feet and $N9^{\circ}49'30''E$ 145.92 feet to a point. Thence running in a southeasterly direction along the easterly terminus of the Ludingtonville Court right-of-way, $S25^{\circ}18'57''E$ 77.50 feet to a point. Thence running in a generally southerly direction along a portion of the easterly and southeasterly boundary line of the Ludingtonville Court right-of-way, $S7^{\circ}22'31''W$ 81.34 feet and on a curve to the right with a radius of 632.20, a central angle of $40^{\circ}14'12''$ for a length of 443.97 feet to the point or place of beginning. Containing 24,174 s.f. or 0.555 acres.

**TOWN OF KENT PLANNING BOARD
SITE PLAN CHECKLIST**

APPLICANT NAME: Town of Kent

ADDRESS: 25 Sybils Crossing

Kent Lakes, New York 10512

CONTACT TELEPHONE NUMBER: Richard Othmer (845) 612 0814

TM: 22-2-26; 22-2-27

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

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

Check list completed by:

Nancy Tagliafierro, Esq.

(Print or type name here)

Attorney

(Print or type Title here)

(Signature)

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

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

APPROVAL REQUESTED FOR: (Check all that apply)

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

Name of Project: Lot Line Change - Kent Highway Department

Description of Proposed Activity: 0.159 Acres (Lot A) going to Lot 22.-2-26 in exchange for Lot B (.011 acres) to transfer property not needed for Town of Kent purposes and obtain property to implement a straight, clearly denoted property line for both lots.

Name of Applicant(s): Town of Kent

Address: 25 Sybil's Crossing, Kent, New York 10512

Telephone: Richard Othmer - (845) 612-0814

Name and Address of Record Owner(s): Hopewell Lawn Care and Landscaping

Tax Map Number of all parcels: 2.-22-26; 2.-22-27

A) For All Applications:

- 1) Total acreage involved in application: .17
- 2) Total contiguous acreage controlled by applicant/owner (1): Kent: 3.741, Hopewell Lawncare: 6.0
- 3) Total number of existing structures: none
- 4) Type of existing structures: n/a
- 5) Total square footage of all new construction: n/a
- 6) Estimated value of new construction or addition: n/a
- 7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential	_____	Commercial	_____	Institutional	_____
Expansion: Residential	_____	Commercial	_____	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	_____

8) Zoning District:

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

9) Does applicant intend to request any information waivers?

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

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

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

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

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

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

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

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

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

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

Name and Address of Professional Engineer: _____

Telephone: _____

Name and Address of Licensed Land Surveyor: David L. Odell, 123 Cushman Road, Patterson, New York 10512

Telephone: _____

845-225-0106

Name and Address of Attorney: Hogan and Rossi, 3 Starr Ridge Road, Suite 200, Brewster, New York 10509

Telephone: _____

845-279-2986

Name and Address of Wetland Consultant: n/a

Telephone: _____

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: 2
- 2) What is the size of the smallest lot proposed? 3.594
- 3) What is the size of the largest lot proposed? 6.147
- 4) Number of private driveways proposed: 0
- 5) Number of common driveways proposed: 0
- 6) Maximum number of lots serviced by a common driveway: 0
- 7) Number of private roads proposed: 0
- 8) Number of lots serviced by a private road: 0
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No X. If no, state the number of sections to be filed _____.

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

- 4) Proposed activity is located in:
- a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [✓]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

DISCLOSURE OF BUSINESS INTEREST

State of NEW YORK }

} ss:

County of PUTNAM }

Richard T. Othmer, Jr.
Highway Superintendent
Town of Kent Highway
82 Ludington Court
Kent Lakes, NY 10512

_____ being duly sworn, deposes and says:

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

N/A

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

N/A

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

Angela L. Verity
 Agent/Owner
 Notary Public

2-22-2022
 Agent/Owner

ANGELA L. VERITY
NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01VE6366423
 Qualified in Putnam County
 Commission Expires 10/30/2025

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNERState of NEW YORK }

} ss:

County of PUTNAM }

Richard T. Othmer, Jr.
Highway Superintendent
Town of Kent Highway
62 Ludington Court
Kent Lakes, NY 10512

being duly sworn, deposes and says:

1. That I/we are the APPLICANTS Richard T. Othmer, Jr. in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 62 Ludington Ct Kent in the County of Putnam and the State of New York
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Applicant/Agent

Applicant/Agent

Notary Public

ANGELA L. VERITY
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01VE6366423
 Qualified in Putnam County
 Commission Expires 10/30/20 25

AFFIDAVIT TO BE COMPLETED BY OWNER

State of NEW YORK)

) ss:

County of PUTNAM)

Richard T. Othmer, Jr.
Highway Superintendent
Town of Kent Highway
62 Ludington Court
Kent Lakes, NY 10512

Richard T Othmer Jr being duly sworn, deposes and says:

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

[Signature]
Applicant/Owner Applicant/Owner

2-22-2022

Angela L. Verity
Notary Public

ANGELA L. VERITY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VE6366423
Qualified in Putnam County
Commission Expires 10/30/20 25

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of _____ }



} ss:

County of _____ }

_____ being duly sworn, deposes and says:

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

Licensed Professional_____
Licensed Professional_____
Notary Public

► Send  Attach ▼  Discard ...

To

+ P2 Planning Board 2022 × BI Building Inspector ×

Bcc

Cc

CR Christopher Ruthven ×

Kent Highway Land Swap Waiver Request

LandSwapWaiverRequest...

167 KB



FYI. For the workshop this Thursday.

Vera Patterson
Town of Kent
Planning Board Secretary
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-225-7802 (T)
845-306-5283 (F)

From: Richard Othmer <rothmer@townofkentny.gov>**Sent:** Tuesday, March 1, 2022 9:36 AM**To:** Planning Kent <planningkent@townofkentny.gov>; jandrews@rsaengrs.com <jandrews@rsaengrs.com>; barberbruce@yahoo.com <barberbruce@yahoo.com>; eaxelson@cplteam.com <eaxelson@cplteam.com>**Cc:** Jamie McGlasson <jmcglasson@townofkentny.gov>; ntag@hoganandrossi.com <ntag@hoganandrossi.com>; Jamie Spillane <jspillane@hoganandrossi.com>**Subject:** Fw: Land Swap Waiver Request

Vera;

Please add this to the Kent Hwy Land Swap file.

Thanks;



Calibri

11

*I*U

A



Discard



Draft saved at 9:39 AM



Town of Kent Highway Department
Richard T. Othmer, Jr., Highway Superintendent
62 Ludington Court
Kent Lakes, New York 10512
(845) 225-7172 Fax (845) 225-9464
highwaykent@townofkentny.gov

February 28, 2022

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

Re: Proposed Lot Line Adjustment
Town of Kent and Kent Countryside Nursery
TM # 22.-2-27 and 22.-2-26

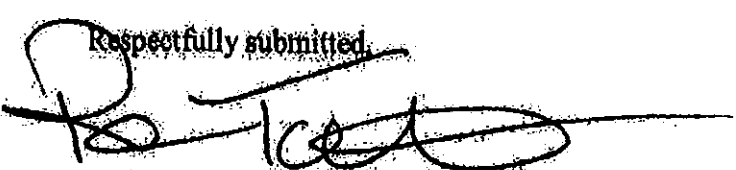
Hon. Chairman Tolmach and Members of the Planning Board:

I write to request a waiver of the regulations regarding the above referenced application, in accordance with Town Code Section 66A-34. Specifically, I am seeking a waiver from the requirements set forth in the review letter from CPL Architecture and Engineering dated February 23, 2022, a copy of which I attach to this letter request.

The lot line adjustment is being sought to straighten the property line dividing the two subject properties. Making the property line straight is also in the best interests of the Town as it makes it easier for those on either property to determine where the property line travels., thus reducing the potential liability that could be created by patrons of Kent Countryside Nursery entering the Highway Department [property.

Special circumstances, in addition to those enumerated above, exist. The land to be transferred is in the governmental interest, and it could be argued that this application enjoys immunity from the Town Code. The amount of land to be adjusted involves a miniscule amount of property, and hardly merits hours of review, the payment of consultants' fees and revision to the lot line change map. The lot line change includes no structures, nor does it involve wells or septic areas. A zoning table, the name of the school district, the denomination of the relevant zoning district and the location of the existing wells and septic system are simply not necessary in the determination of the proposed lot line change involving less than two tenths of an acre, which will be a huge benefit to both parties involved.

Respectfully submitted,


Richard T. Othmer, Jr.
Kent Highway Superintendent

MEMORANDUM

TO: Town of Kent Planning Board
CC: Bill Walters
 John Andrews
 Bruce Barber
FROM: Liz Axelson, AICP
DATE: February 23, 2022
RE: Kent Highway Garage & Kent Nursery Lot Line Revision Review, 62 Ludingtonville Court,
 Tax Parcel No. 22.-2-27 & 22.-2-26 / CPL#16570.00-00002

I have reviewed the materials listed at the end of this memorandum per online mapping resources; and the Code of the Town of Kent, Chapters 77, Zoning; and 66A. Subdivision of Land. Discussion at the application review meeting on February 22, 2022 with Planning Board Consultants and Applicant representatives is also considered. Based on my review I offer the following comments for the Board's consideration:

Zoning Requirements and Standards

1. Regarding the IOC (Industrial Office Commercial) zoning district lot and bulk requirements in Zoning section 77-25. Lot and bulk requirements., and Subdivision of Land regulations section 66A-10., with the proposal being reviewed as a revised lot line application, revise the submitted plan by adding a zoning table as follows:
 - a. Provide a column showing the requirements in the lot and bulk requirements in 77-25., A. through H. (lot area, width, frontage, coverage, setbacks, height, etc.).
 - b. The completed zoning table should include 2 more columns providing the existing and proposed values for the subject parcels corresponding to the lot and bulk requirements in 77-25., A. through H.

Subdivision of Land / Revised Lot Line Requirements and Standards

2. Regarding the Subdivision of Land regulations section 66A-10. Procedure for revised lot line approval, the proposed lot line revision should be depicted more clearly on the submitted map. Specifically, clarify the proposed and resulting lot lines, as follows:
 - a. Show lot lines to be deleted with dashed lines.
 - b. Label lot lines to be deleted with a callout indicating "Lot line to be deleted".
 - c. Label proposed new lot lines with solid, bolder lines.
3. Provide a table with rows for each lot and with columns listing:
 - a. the existing lots and their corresponding areas in square feet (SF) and acres;
 - b. the areas to be conveyed (+ or -) in square feet (SF) and acres; and
 - c. the resulting lot areas in square feet (SF) and acres.
4. Provide two "Consent to File" signature blocks, each including the printed name of each property owner and a line for signatures.
5. It does not appear to be necessary to include the two signature blocks entitled "Real Property Tax Certification" and "Commissioner of Finance Certification" on the lot line change map, as these procedures were previously completed. This should be confirmed through consultation with the Applicants' and Planning Board's attorneys. Then the plan should be



- Copy of Town of Kent Town Board Resolution requesting transfer of Old Ludingtonville Road roadbed to the Town of Kent Highway Garage of June 17, 2015;
- Copy of Putnam County Legislature Approval/Conveyance/Abandoned Roadbed/Old Ludingtonville Road resolution dated August 13, 2017, certified August 9, 2019; and
- Plan entitled Lot Line Change prepared for The Town of Kent Highway Department, prepared by David Odell, David L. Odell, PLS Land Surveying Company, dated December 10, 2021, revised February 11, 2022.

⏮ Reply all ▾ 🗑 Delete 🚫 Junk 🛑 Block sender ⋮

Kent Highway Department Environmental Assessment Form Land Swap

PK

Planning Kent

Tue 3/1/2022 9:33 AM



To: Building Inspector; Planning Kent; dinothecat@yahoo.com; gattucci76@gmail.com; spmcarey@g
Cc: Christopher Ruthven

EnvironmentalAssessme...
243 KB

fyi, as requested in the attached memo this is for the discussion at the workshop on Thursday night for the Kent Highway Lot Line adjustment.

Vera Patterson
Town of Kent
Planning Board Secretary
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-225-7802 (T)
845-306-5283 (F)

From: Richard Othmer <rothmer@townofkentny.gov>
Sent: Tuesday, March 1, 2022 8:59 AM
To: Planning Kent <planningkent@townofkentny.gov>; jandrews@rsaengrs.com
<jandrews@rsaengrs.com>; barberbruce@yahoo.com <barberbruce@yahoo.com>;
eaxelson@cplteam.com <eaxelson@cplteam.com>
Cc: ntag@hoganandrossi.com <ntag@hoganandrossi.com>; Jamie McGlasson
<jmcglasson@townofkentny.gov>; Jamie Spillane <jspillane@hoganandrossi.com>
Subject: Environmental Assessment Form Land Swap

Vera;

Please put this in the Highway land Swap file for Thursday night as requested by John Andrews.

I am still getting the affidavit from the Surveyor & the Nursery. John said I can get the completed & whole deed once or if this goes through. There was never a deed filed from the County when they conveyed the road to the Highway Department

Thanks;

Richie

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			
Town of Kent Highway Department / Kent Countryside Nursery - Richard T Othmer Jr. Town of Kent Highway Superintendent			
Name of Action or Project:			
Land Swap between Highway Department & Kent Countryside Nursery			
Project Location (describe, and attach a location map):			
82 Ludington Court Kent, NY 10512			
Brief Description of Proposed Action:			
Swap two small pieces of land which have continuously been inversely occupied by each non owner for 50+ years. The purpose is to legally & physically bring closure to a situation for the future. It had to be done sooner or later.			
Name of Applicant or Sponsor:		Telephone: 845-225-0071	
Richard T Othmer Jr.		E-Mail: rothmer@townofkentny.gov	
Address:			
82 Ludington Court			
City/PO:		State:	Zip Code:
Kent Lakes		New York	10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.17 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Municipal <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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? 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

NO	YES
<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)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Richard T Othmer Jr. Date: March 1, 2022

Signature: [Signature] Title: Town of Kent Highway Superintendent

Richard T. Othmer, Jr.
Highway Superintendent
Town of Kent Highway
62 Ludington Court
Kent Lakes, NY 10812

PRINT FORM

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

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

Resolution #8

Year 2022

Date: April 21, 2022
From: The Kent Planning Board
To: Mirtha Perez
C/O Pink Sugar Pastries
1100 Route 52
Carmel, NY 10512

CC:

Re: **Pink Sugar Pastries**
1100 Route 52
Kent, NY 10512
TM: 12.-1-55
Approval of Signs

Resolved: On March 10, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to approve the signs as submitted.

Mr. Tolmach asked for a motion to approve the signs, as recommended by Liz Axelson, the Planner for the Town of Kent.

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

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on March 10, 2022.

Dated: April 21, 2022



Vera Patterson
Planning Board Secretary

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: Pink Sugar Pastries

ADDRESS: 1100 Rte. 52

Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 917-623-0180

TM: 12-1-55

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

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

Check list completed by: Sign Approval

(Print or type name here)

(Print or type Title here)

(Signature)

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

RECEIPT DATE Feb. 17, 2022 No. 426563

RECEIVED FROM Pink Sugar Pastries \$ 150.00

One Hundred fifty and 00/100 DOLLARS

☐ FOR RENT ☒ FOR Sign Approval T.M. 12-1-55

ACCOUNT ☐ CASH 180

PAYMENT ☒ CHECK FROM V. Patten TO M. Perez

BAL. DUE ☐ MONEY ORDER ☐ CREDIT CARD BY _____

3-11

RECEIPT DATE Feb. 17, 2022 No. 426564

RECEIVED FROM Pink Sugar Pastries \$ 500.00

Five Hundred and 00/100 DOLLARS

☐ FOR RENT ☒ FOR Escrow T.M. 12-1-55

ACCOUNT ☐ CASH 181

PAYMENT ☒ CHECK FROM V. Patten TO M. Perez

BAL. DUE ☐ MONEY ORDER ☐ CREDIT CARD BY _____

3-11

CHASE 1-2/210 180

Pink Sugar Pastries
"Celebrating Life, One Dessert At A Time"
1100 Rt. 52 Carmel, N.Y 10512

DATE 2/16/22

PAY TO THE ORDER OF Town of Kent Planning \$ 150.00

one hundred fifty DOLLARS

CHASE JPMorgan Chase Bank, N.A. www.Chase.com

MEMO Sign Permit

MP [Signature]

021000021 50361381910180

Entrepreneur

CHASE 1-2/210 181

Pink Sugar Pastries
"Celebrating Life, One Dessert At A Time"
1100 Rt. 52 Carmel, N.Y 10512

DATE 2/16/22

PAY TO THE ORDER OF Town of Kent Planning \$ 500.00

five hundred DOLLARS

CHASE JPMorgan Chase Bank, N.A. www.Chase.com

MEMO Sign Review

MP [Signature]

021000021 50361381910181

Entrepreneur

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

APPROVAL REQUESTED FOR: (Check all that apply)

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

Name of Project: _____

Description of Proposed Activity: Proposed Installation of
sign over door of store

Name of Applicant(s): Mirtha Pere

Address: _____

Telephone: _____

Name and Address of Record Owner(s): _____

Tax Map Number of all parcels: _____

A) For All Applications:

1) Total acreage involved in application: _____

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

3) Total number of existing structures: _____

4) Type of existing structures: _____

5) Total square footage of all new construction: _____

6) Estimated value of new construction or addition: _____

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

New Construction: Residential _____	Commercial <u>X</u> _____	Institutional _____
-------------------------------------	---------------------------	---------------------

Expansion: Residential _____	Commercial _____	Institutional _____
------------------------------	------------------	---------------------

Home Occupation: _____	Change in use: _____	Other: _____
------------------------	----------------------	--------------

8) Zoning District: _____

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

9) Does applicant intend to request any information waivers?

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

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

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

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

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

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

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

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

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

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

Name and Address of Professional Engineer: _____
N/A

Telephone: _____

Name and Address of Licensed Land Surveyor: _____
N/A

Telephone: _____

Name and Address of Attorney: _____
N/A

Telephone: _____

Name and Address of Wetland Consultant: _____
N/A

Telephone: _____

⏮ Reply all ▾ 🗑 Delete 🛑 Junk 🚫 Block ...

Re: Sign approval for 1100 Rte 52 - Ste 100 - TM: 12.-1-55 - Appt. on 2/22/22 at 11:00 AM

Yellow category X

① Flag for follow up. Completed on 2/24/2022.

PP

MP Pink Sugar Pastries

pm>

🔒 👍 ↶ ⏮ ➡ ...



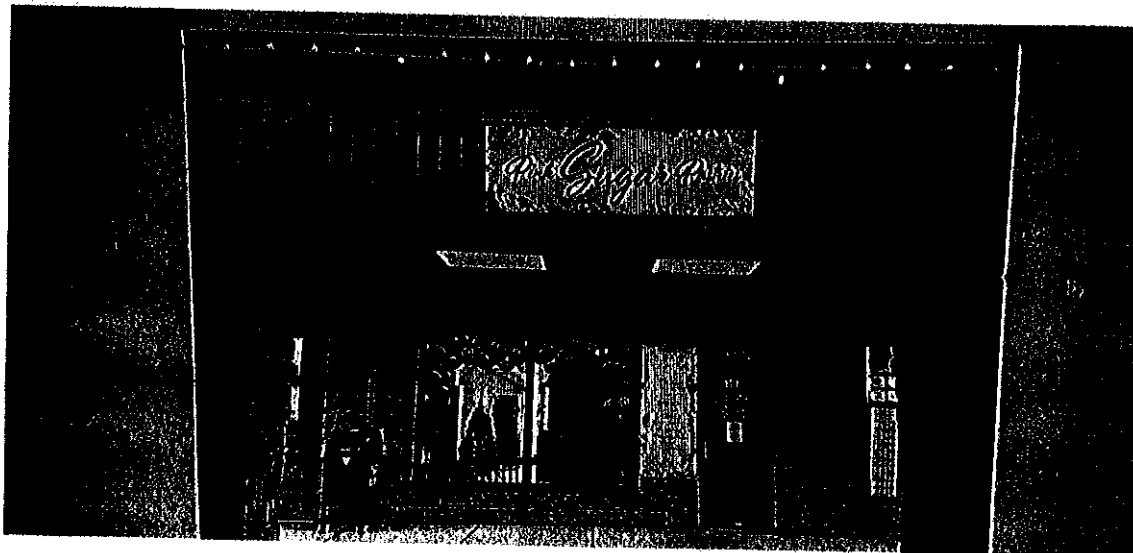
NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Hi Vera,

Here is some information and images requested by the Planner.



2'x6' sign 1/8" durabond - \$240.

Mirtha

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Rutland }

Mirtha Perez being duly sworn, deposes and says:

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

Mirtha Perez 162 White Pond Rd Stormville NY 10582

Pink Sugar Pastries 1100 Rt 52 Carmel NY 10512

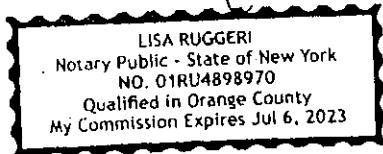
2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

Store Front Sign

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

Mirtha Perez
Agent/Owner
Lisa Ruggeri
Notary Public

Mirtha Perez
Agent/Owner



Mir+ha

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York

County of Putnam

Mirtha Perez

being duly sworn, deposes and says:

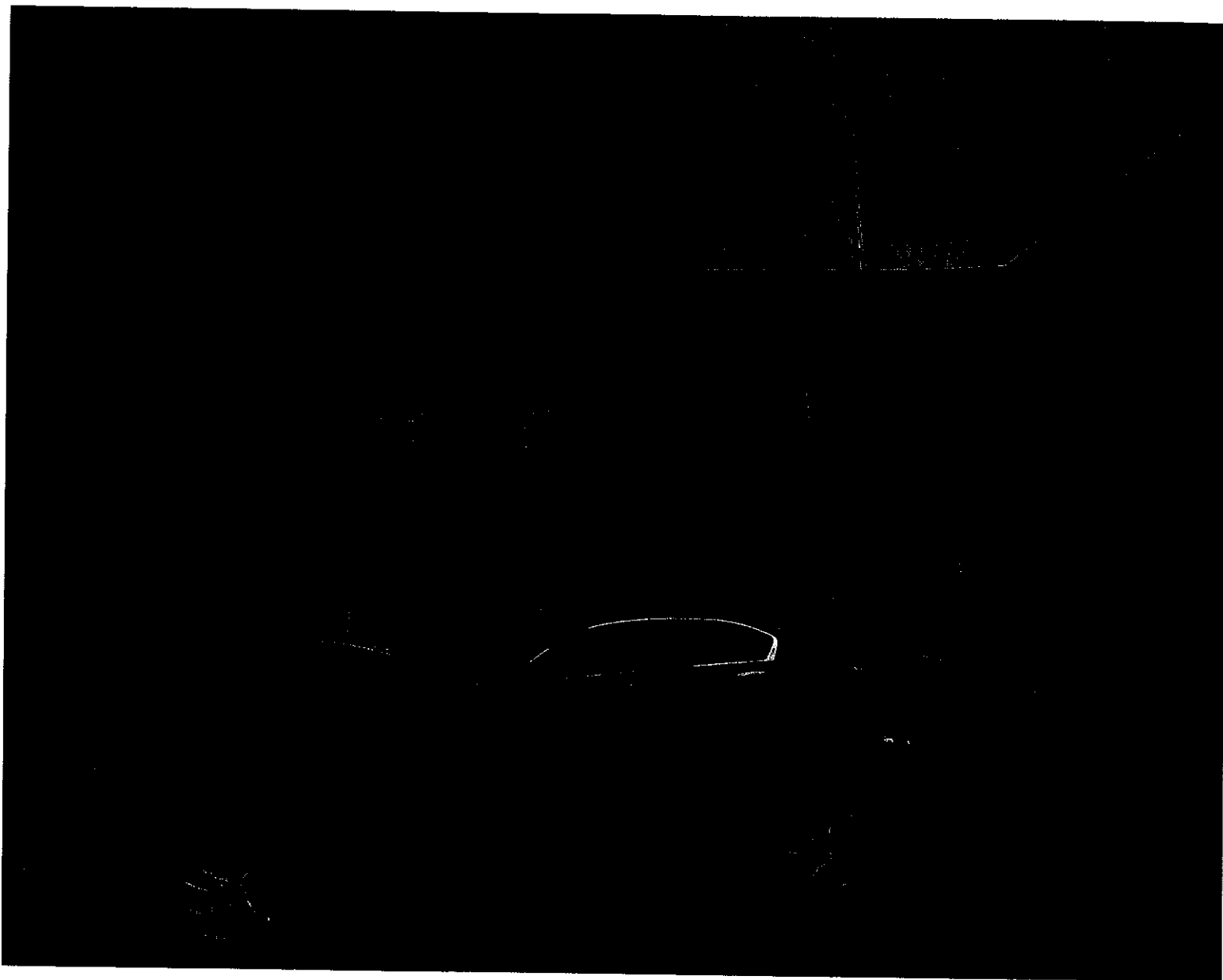
1. That I/we are the Mirtha Perez named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 162 white Pond RD in the County of Dutchess and the State of NEW YORK. Pink Sugar Pastries: 1100 RT 52 Carmel NY 10512
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Mirtha Perez
Applicant/Agent

Mirtha Perez
Applicant/Agent

Lisa Ruggeri
Notary Public

LISA RUGGERI
Notary Public - State of New York
NO. 01RU4898970
Qualified in Orange County
My Commission Expires Jul 6, 2023



100% Cotton
100% Cotton
100% Cotton

100% Cotton
100% Cotton
100% Cotton

100% Cotton
100% Cotton
100% Cotton

100% Cotton

\$2.99



Site Design Consultants

Civil Engineers • Land Planners

February 16, 2022

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

Re: Kent Self-Storage of Putnam Inc. / Richard Viebrock
Route 311 – Town of Kent
Tax Map # Section 22 Block 2 Lot 17

Dear Chairman Tolmach and Members of the Planning Board:

We are in receipt of the Memo to the Planning Board from Liz Axelson, AICP, dated December 7, 2021 and offer the following responses.

3. A separate figure is being provided to show the breakdown by area of office, retail, and truck rental. This information has been included on the Site Plan in the zoning table. In addition, the architectural plans have been provided which shows the internal layout of the storage spaces.
5.
 - a. The label has been revised so that it does not overlap with the metes and bounds.
 - b. As was discussed with Liz Axelson on our call with her on February 15th, 2022, we await her response on this comment.
 - c.
 - i. This has been corrected in the Easement description.
 - ii. This has been corrected in the Easement description
 - d.
 - i. This has been added to sheet C-101
 - ii. This has been corrected on sheet C-101
6.
 - a. As was discussed with Liz Axelson on our phone call with her on February 15th, 2022. Wall D does not face the property in this comment and the stone /brick veneer is not required.
 - b. It is not possible to submit samples for the stone wall veneer at this time, however, it shall be provided at a later date.
 - d. Samples for the wall shall be provided at a later date.
 - e. We will address any comments made.
7.
 - a. The architects plans have been provided along with this submission. They do not show the individual areas. However, a table identifying the various types of storage units by size and number has been added to the Site Plan Sheet.
 - b. A figure is attached detailing the security/management/retail space, which includes showing a counter area.
8.
 - a. This has been removed from the callout for the sign.
 - b. As was discussed with Liz Axelson on our call with her on February 15th, 2022, we await her response on this comment.

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



- c. This has been relocated to point to the front of the building.
- d. There is only one sign proposed for the project. A detail of the proposed sign has been provided and is located on the Site Plan Sheet. The sign location is indicated on the Site Plan north of the entrance.

9. As was discussed with Liz Axelson on our call with her on February 15th, 2022, the sign detail provided is compliant with section 77-37 of the code.

10. The plans have been revised to have consistent revision dates.

Along with a copy of this letter for each package, we have enclosed the following items for this project:

- Eleven packages of the following items:
 - o 11" x 17" (reduced – not to scale) of Plans titled "Proposed Retail Building Prepared for Kent Self-Storage of Putnam Inc., dated November 27, 2018, last revised February 16, 2022, Sheets noted as Title Page, V-1, C-101 through C-107, C-301 through C-304 and C-501 through C-504.
 - o 11" x 17" (reduced – not to scale) of Plans titled "Plans for Proposed Pre-Fab Self Storage units to be built on Route 311 in the town of Kent, NY" Dated July 28, 2019 Sheets 1-4.
 - o 8.5" x 11" Description of 10' Wide Sidewalk Easement prepared by Insite Engineering;
 - o 8.5" x 11" Conceptual Plan of the Management / Security Retail Space;
- Seven packages of the following items:
 - o Full size sets of Plans titled "Proposed Retail Building Prepared for Kent Self-Storage of Putnam Inc., dated November 27, 2018, last revised February 16, 2022, Sheets noted as Title Page, V-1, C-101 through C-107, C-301 through C-304 and C-501 through C-504.
 - o Full size sets of Plans titled "Plans for Proposed Pre-Fab Self Storage units to be built on Route 311 in the town of Kent, NY" Dated July 28, 2019 Sheets 1-4.
 - o 8.5" x 11" Description of 10' Wide Sidewalk Easement prepared by Insite Engineering;
 - o 8.5" x 11" Conceptual Plan of the Management / Security Retail Space;

Yours truly,

Joseph C. Riina, P.E.

Cc: RS&A
Liz Axelson, AICP
Cornerstone Associates
Kent Self-Storage

/cm / enc. / sdc 17-72





20221.200

February 9, 2021

10' Wide Sidewalk Easement
Prepared for Kent Self Storage

All that certain piece or parcel of land lying and situate in the Town of Kent, County of Putnam, and State of New York, bounded and described as follows:

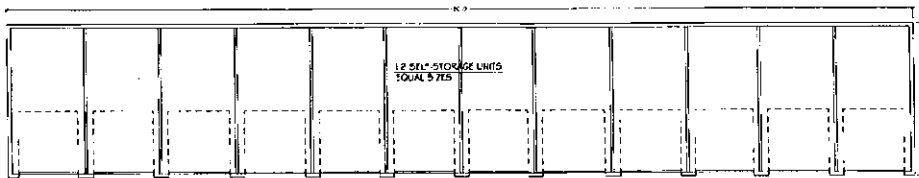
Beginning on the westerly line of Ludington Court at a point dividing the premises of Richard Viebrook on the south and the lands now or formerly belonging to Harold & Joyce Schaeffer to the north,

thence along said westerly line of Ludingtonville Court and also along the northerly line of New York State Route 311, S29°34'51"W 236.88 feet and S54°35'00"W 244.16 feet to lands now or formerly belonging to Hudson Ventures, Inc.;

thence along said lands, N 06°15'00" W 11.45 feet to a point;

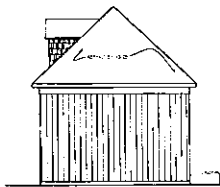
thence through the lands of Viebrook, N54°35'00"E 236.36 feet and N29°34'51"E 235.86 to the aforementioned lands of Schaefer;

thence along said lands, S53°37'14"E 10.07 feet to the point or place of Beginning.



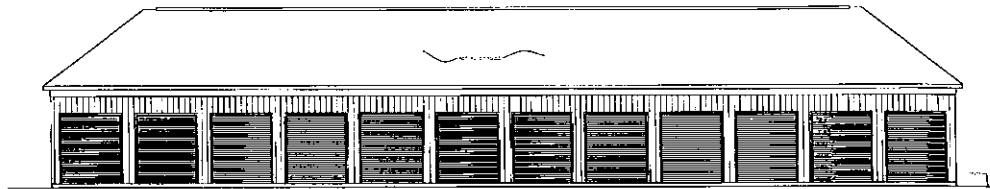
FLOOR PLAN

SCALE 3/16" = 1'-0"



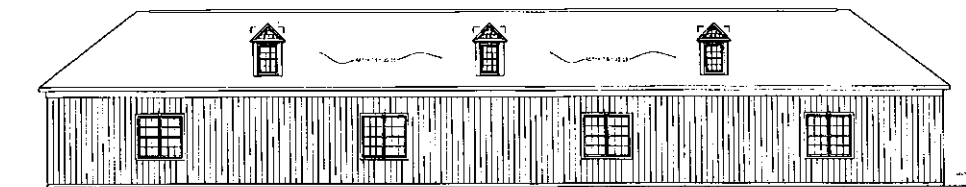
SIDE ELEVATION

SCALE 3/16" = 1'-0"



ELEVATION FACING DRIVEWAY

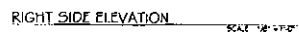
SCALE 3/16" = 1'-0"



ELEVATION ROUTE 311

SCALE 3/16" = 1'-0"

RAYEX	
DESIGN	PLANNING CONSTRUCTION
ROY A. FREDRIKSEN, PE	
DESIGN, PLANNING, CONSULTING ENGINEERING	
200 SHEPARD RD. HARTFORD, CT 06111-4500	
RAYEX@GMAIL.COM	
OWNER	DATE
KENT SELF-STORAGE	08/16/17
PROJECT: PLANS FOR REPAIRS TO EXISTING SELF-STORAGE, 40 TO BE BUILT ON ROUTE 311 IN THE TOWN OF KENT, CT	SCALE: 1/8" = 1'-0"
PROJECT: SMALLER BUILDING OF 4	22-2-17
PLAN AND ELEVATIONS	
REVISIONS	DATE: 10/20/17



RAYEX

DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE

DESIGN-PLANNING-CONSULTING ENGINEERING
268 BIRCHMOUNT RD - BAHOPAC NY 10811-3456-4000
RAYTEX@CABLEONE.COM

OWNER

KENT SELF-STORAGE

PROJECT: PLANS FOR MEDICALS FLEX ION
SELF-STORAGE UNITS TO BE BUILT ON
ROUTE 91 IN THE TOWN OF GERMANTOWN, NY

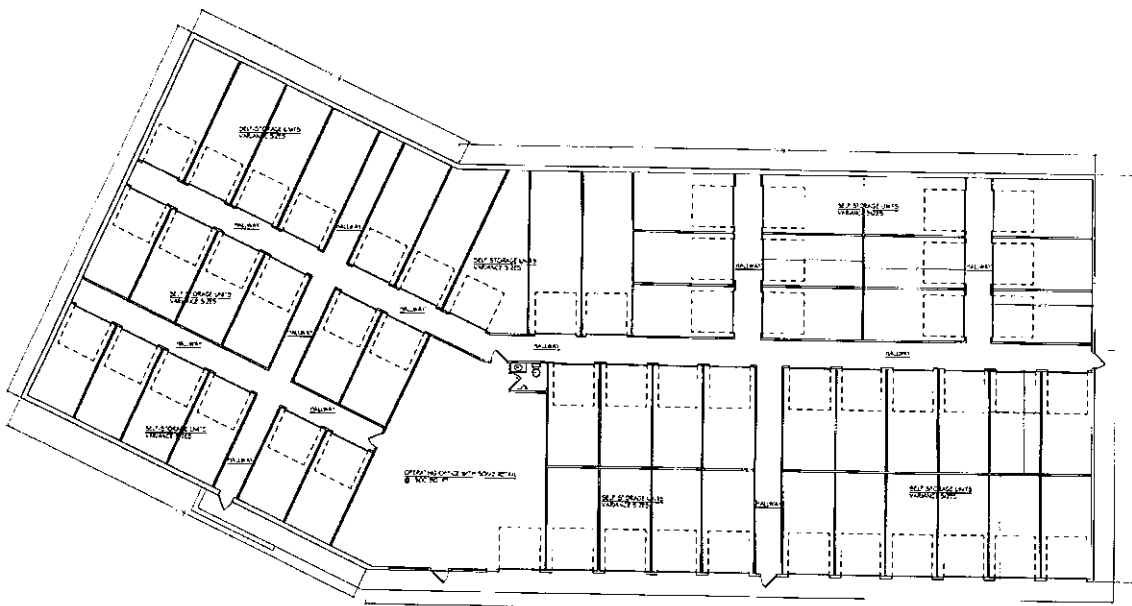
TAX MAP #

22-2

**BRICK STEEL MAIN BLDG
ELEVATIONS**

APPROVAL

DATE 7/2/04



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



DESIGN PLANNING CONSTRUCTION

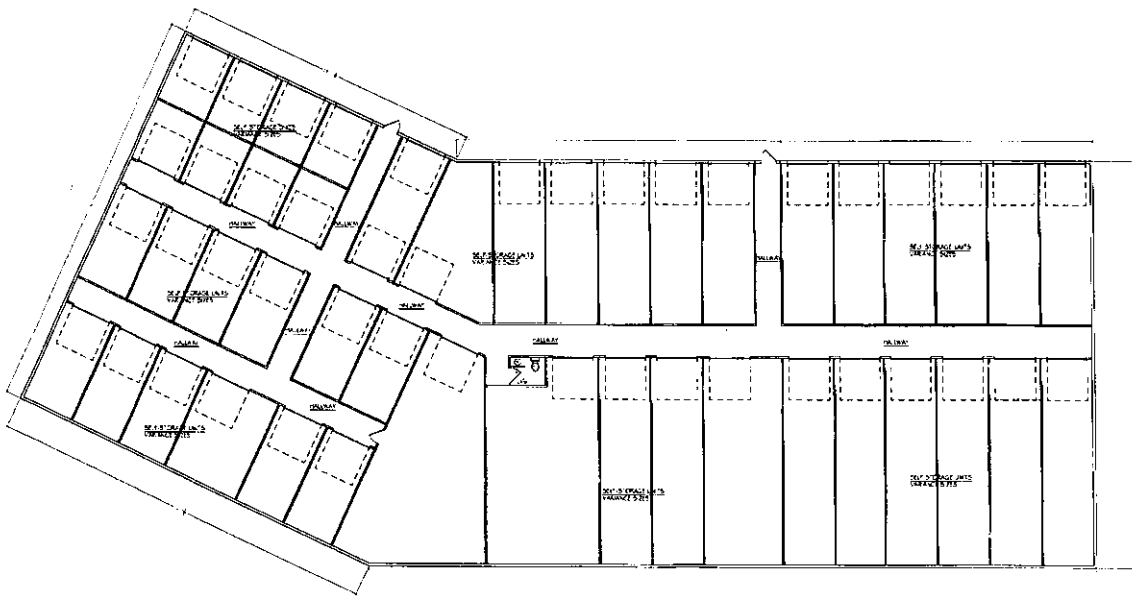
ROY A. FREDRIKSEN, PE
 DESIGN, PLANNING, CONSULTING ENGINEERING
 265 SHEAR-ALL RD. MAVERICK, TX 79461-9437-4000
 RAYEX@RAYEX.COM

OWNER
KENT SELF-STORAGE

PROJECT: PLANNING AND DESIGN FOR
 SELF-STORAGE UNITS TO BE BUILT ON
 3.11 ACRES OF LAND IN KENT, TX
 12-2-17

PREPARED BY: RAYEX
 DATE: 12-2-17

REV. 001 12-2-17

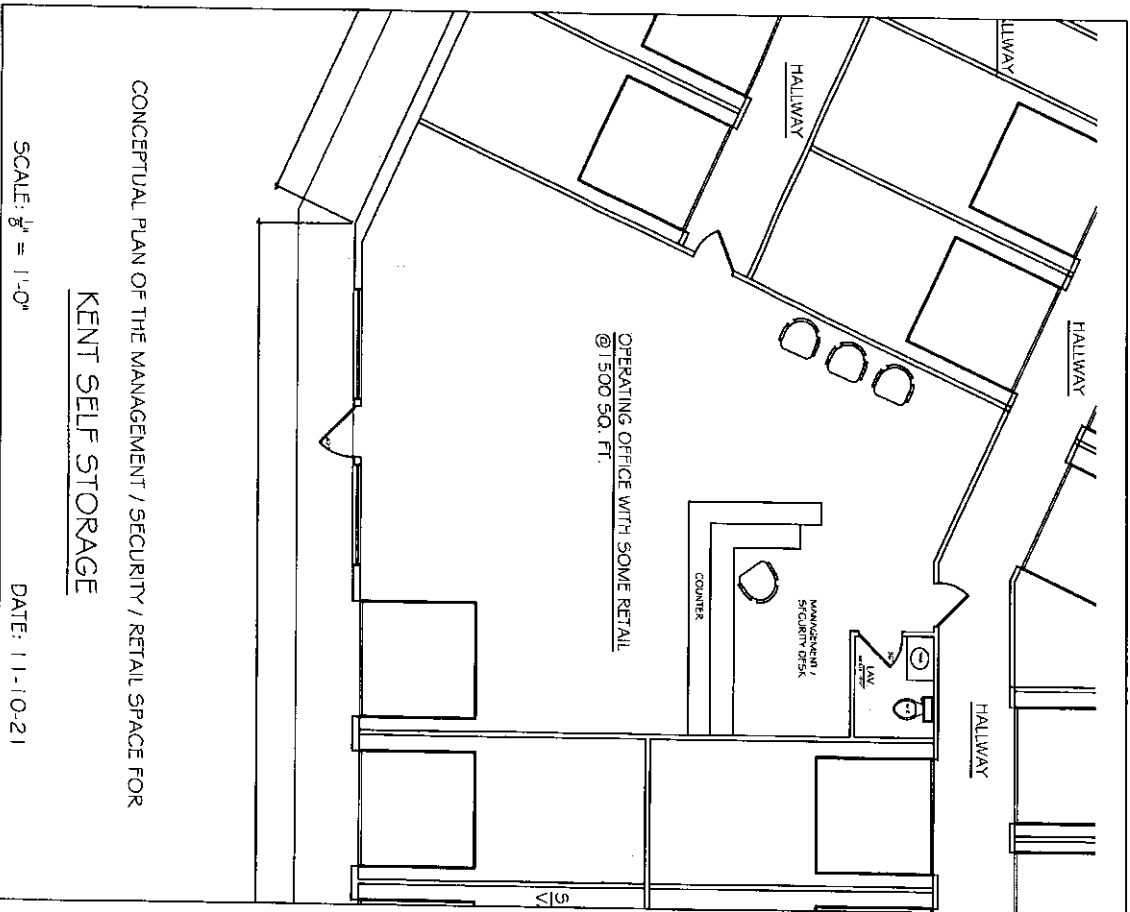


SECOND FLOOR PLAN

RAYEX
DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE
DESIGN, PLANNING, CONSULTING ENGINEERING
286 S. EARL HILL RD. - MAHOPAC, NY 10611-8454-1-000
RAYEX@GMAIL.COM

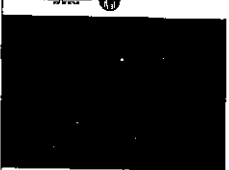
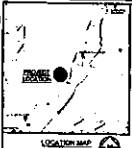
OWNER	DATE
KENT SELF-STORAGE	06/05/16
PROJECT FUNDING FOR PROPOSED REPAIRS SELF-STORAGE, UNITS TO BE BUILT, CA. TOTAL 2.1 IN 11-12 DOWN OF FIVE 11	22 2 17
DESIGN BY: SMALLER BUILDING ROY A. FREDRIKSEN, PE	DATE: 7/25/2016



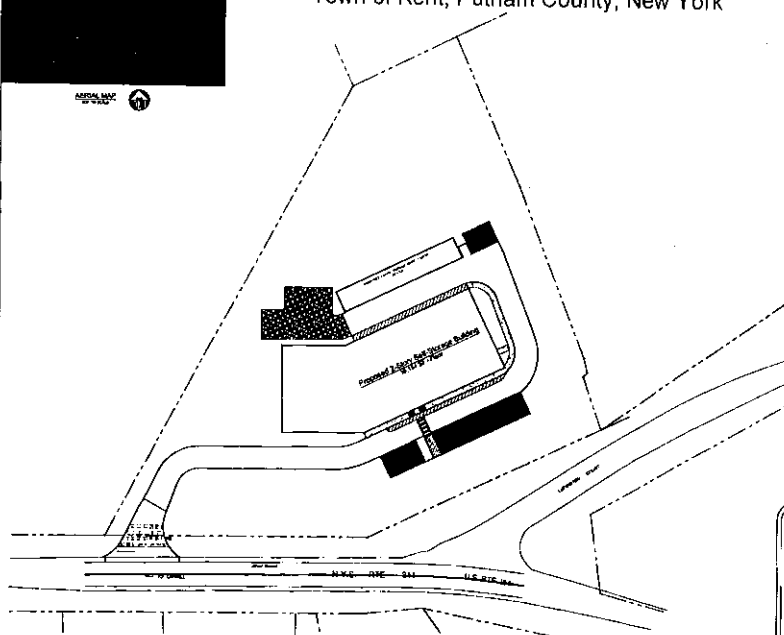
PROPOSED IMPROVEMENT PLAN

Prepared for:
KENT SELF STORAGE OF PUTNAM INC.

Located at:
NYS Route 311
Town of Kent, Putnam County, New York



AERIAL MAP
BY DATE



January 2019
Revised May 2019
Revised October 2019
Revised November 2021

DRAWING INDEX	
DESCRIPTION	DATE
T-1	TITLE SHEET
V-1	V.C. WITH PLAN AND TOPOGRAPHIC MAP
C-101	WATER PLAN
C-102	EXISTING AND PROPOSED PAVING AND SLOPE MAP
C-103	EXISTING AND PROPOSED UTILITIES PLAN
C-104	PROPOSED AND EXISTING SITE ELEVATIONS
C-105	PROPOSED AND EXISTING SITE ELEVATIONS
C-106	PROPOSED AND EXISTING SITE ELEVATIONS
C-107	PROPOSED AND EXISTING SITE ELEVATIONS
C-108	PROPOSED AND EXISTING SITE ELEVATIONS
C-109	PROPOSED AND EXISTING SITE ELEVATIONS
C-110	PROPOSED AND EXISTING SITE ELEVATIONS
C-111	PROPOSED AND EXISTING SITE ELEVATIONS
C-112	PROPOSED AND EXISTING SITE ELEVATIONS
C-113	PROPOSED AND EXISTING SITE ELEVATIONS
C-114	PROPOSED AND EXISTING SITE ELEVATIONS
C-115	PROPOSED AND EXISTING SITE ELEVATIONS
C-116	PROPOSED AND EXISTING SITE ELEVATIONS
C-117	PROPOSED AND EXISTING SITE ELEVATIONS
C-118	PROPOSED AND EXISTING SITE ELEVATIONS
C-119	PROPOSED AND EXISTING SITE ELEVATIONS
C-120	PROPOSED AND EXISTING SITE ELEVATIONS

APPLICANT:

Kent Self Storage of Putnam Inc.
Richard Viebrook
184 Route 311
Carmel, NY 10512

CIVIL/SITE ENGINEER:

Site Design Consultants
251F Underhill Avenue
Yorktown Heights, NY 10598

ARCHITECT:

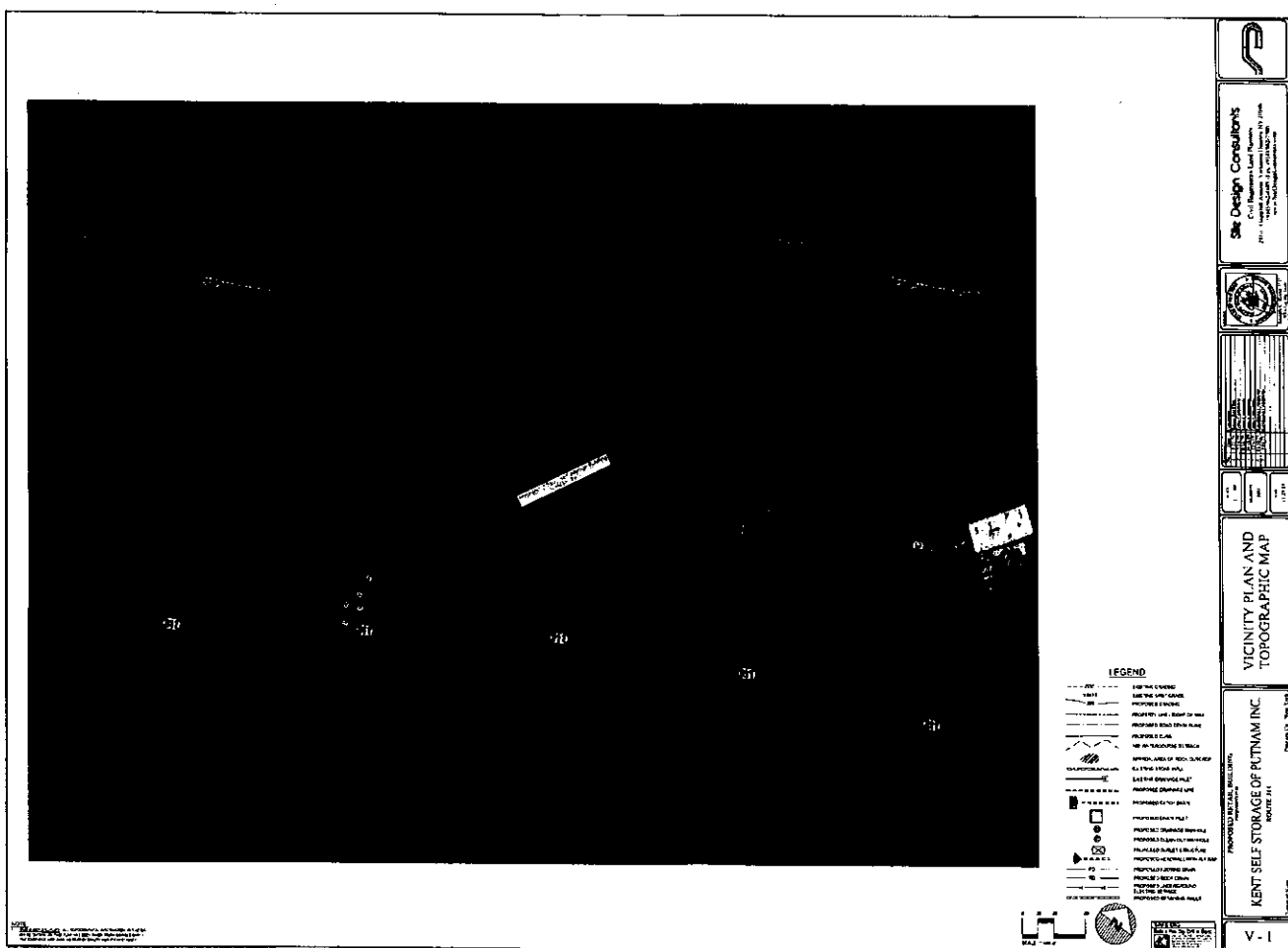
Rayex Design Group
William Basharat, AIA
266 Shear Hill Road
Mahopac, NY 10541

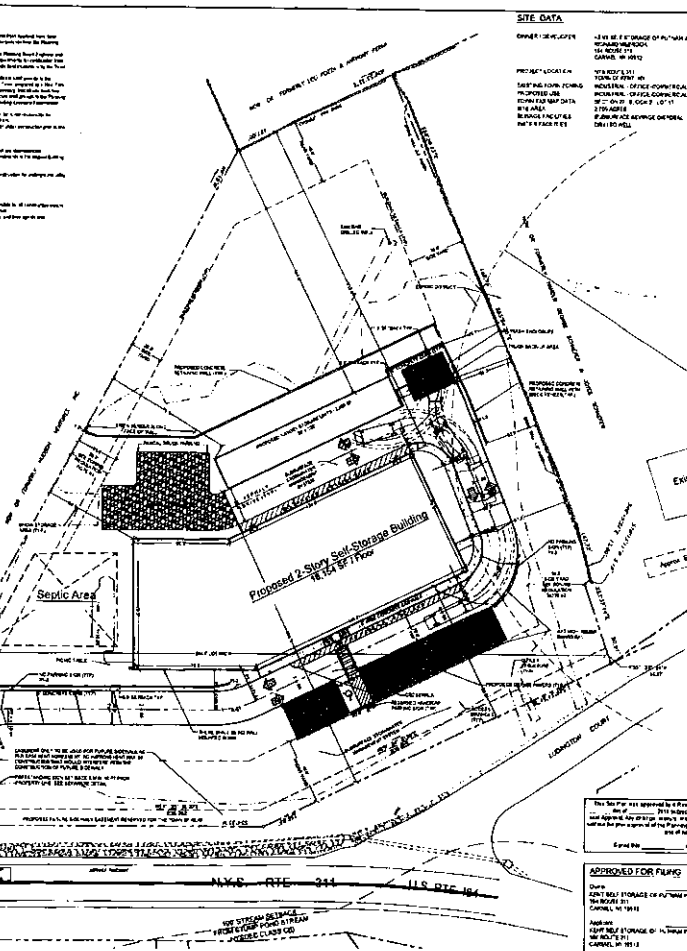
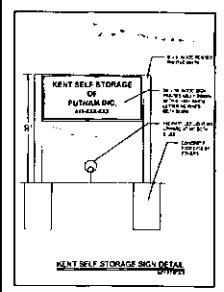
LANDSCAPE ARCHITECT:

Frank Guiliano, RLA
8 Pine Tree Drive
Katonah, NY 10536

SURVEYOR:

Bunney Associates
Land Surveyors
301 Fields Lane
Brewster, NY 10509





SITE DATA

OWNER: STATE OF
4300 BELLEVUE BLVD
REDAWOOD CITY, CA
154 ACRES 314
GARAGE IN 19912

PROJECT LOCATION
1000 KODOL, 311
TOWN OF PERRY, IN

EXISTING TOWN PLANNING
PROPOSED USE
ECONOMY MAP DATA
1750 AGRI
RECORDING OFFICE
DATE 9/16/91

INDUSTRY - OFFICE COMMERCIAL
INDUSTRY - OFFICE COMMERCIAL
50' ON 75' 0.00' 2' 10" 11
2750 AGRI
RECORDING OFFICE
DATE 10/10/91

[illegible]

1. I will not sell my/our business to any person who is not a U.S. citizen or a U.S. permanent resident who is not a U.S. citizen.

1. NAME TYPE	2. SEX	3. RACE	4. AGE
ADULT MALE	M	W	25
ADULT FEMALE	F	W	25

DESCRIPTION	Rate	Amount	Local	Foreign
ROYAL MAIL	0.0000	0.00	0.00	0.00

FARMING SCHEDULE	
REQUIRE FARMING	REQUIREMENT
REQUIRE FARMING	1. FARMING @ 100% FARMING @ 100% FARMING

TOPIC: (10-15 minutes)	20-30 minutes
TEACHER: (10-15 minutes)	20-30 minutes

Assets Held (A)	Age of Storage (B)	Assets (C)
1991		1991
74	6	123

Category	Count	Percentage
PG	50	79.0%
PG	9	14.1%
PG	1	1.6%
PG	3	4.7%
PG	7	11.0%
PG	9	14.1%
PG	9	14.1%

DATE	BY	CHK
AMOUNT PAID FOR	FOR WHAT PURPOSE	DATE
100	0	100

100	1	100
101	1	101
102	1	102
103	1	103
104	1	104
105	1	105

NAME	DATE
1. 10	10/10
2. 10	10/10
3. 10	10/10
4. 10	10/10
5. 10	10/10
6. 10	10/10
7. 10	10/10
8. 10	10/10
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95. 10	10/10
96. 10	10/10
97. 10	10/10
98. 10	10/10
99. 10	10/10
100. 10	10/10

LEGEND

▲ - CFS --- GWS Vol. 12, 1968.





Diagram illustrating the components of a road cross-section:

- PROPOSED CURB
- NEW SIDEWALK SURFACES
- EXISTING AREA OF ROADWAY
- EXISTING SIDEWALK

 EMPTY ORANGE SIGN
 PROPOSED ORANGE SIGN
 PROPOSED GATE SIGN

20°C

☒ PROPOSED CLEAN-UP
☐ PROPOSED DEMOLITION
☐ PROPOSED CLEAN-UP
☒ PROPOSED ADULTERATION

_____ Date _____





NOTE:
Return New Dig Card to
[illegible]

This Tax Form will be approved by a Resolution of the Planning Board on the _____ day of _____, 2011, and will be in full force and effect as of said approval. Any change, amendment, or withdrawal of this Tax Form will require the prior approval of the Planning Board which renders this Tax Form void and of no effect.

APPROVED FOR FILING

AGENT SELF STORAGE OF FURNITURE INC
154 ROUTE 211
CARROLL, NY 13611

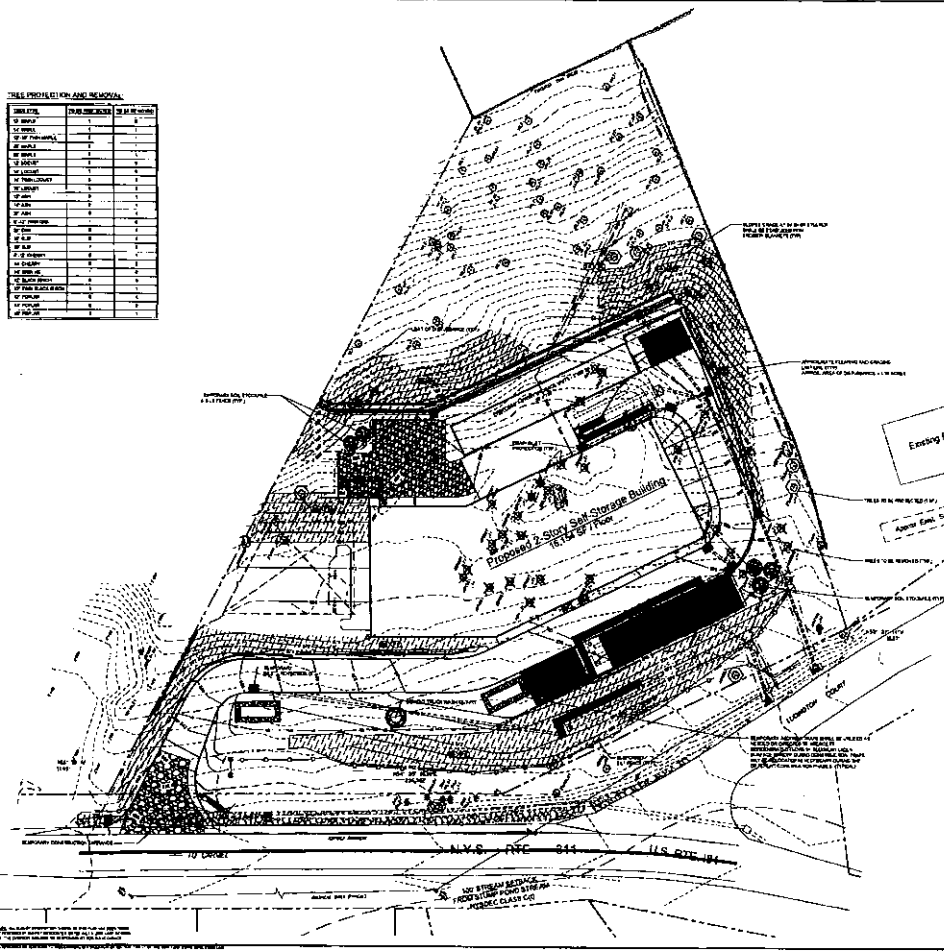
ADDITIONAL STORAGE OF 14 INCH PIG
W/ ROUTE 21
CARTEL IN 1951

2532 One person's job is to drive a truck full of oranges.

- [illegible]

TABLE 1: PROPERTIES OF SOILS

SOIL TYPE	PERCENTAGE	DEPTH (FT)
CLAY	10	0-1
SAND	90	1-2
GRAVEL	5	2-3
COARSE SAND	15	3-4
FINE SAND	85	4-5
SILT	10	5-6
CLAY	90	6-7
CLAY	10	7-8
SAND	90	8-9
GRAVEL	5	9-10
COARSE SAND	15	10-11
FINE SAND	85	11-12
SILT	10	12-13
CLAY	90	13-14
CLAY	10	14-15
SAND	90	15-16
GRAVEL	5	16-17
COARSE SAND	15	17-18
FINE SAND	85	18-19
SILT	10	19-20
CLAY	90	20-21
CLAY	10	21-22
SAND	90	22-23
GRAVEL	5	23-24
COARSE SAND	15	24-25
FINE SAND	85	25-26
SILT	10	26-27
CLAY	90	27-28
CLAY	10	28-29
SAND	90	29-30
GRAVEL	5	30-31
COARSE SAND	15	31-32
FINE SAND	85	32-33
SILT	10	33-34
CLAY	90	34-35
CLAY	10	35-36
SAND	90	36-37
GRAVEL	5	37-38
COARSE SAND	15	38-39
FINE SAND	85	39-40
SILT	10	40-41
CLAY	90	41-42
CLAY	10	42-43
SAND	90	43-44
GRAVEL	5	44-45
COARSE SAND	15	45-46
FINE SAND	85	46-47
SILT	10	47-48
CLAY	90	48-49
CLAY	10	49-50



OWNER/OPERATOR CERTIFICATION

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner or operator of the property described herein.

CONTRACTOR CERTIFICATION STATEMENT

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the contractor responsible for the construction of the project described herein.

NOTES

1. The site plan shows the proposed location of the 2-story self-storage building and the existing residence. The plan also shows the proposed location of the erosion control measures.

2. The plan shows the proposed location of the silt fences, sediment basins, and stabilized channels.

3. The plan shows the proposed location of the access driveway and existing driveways.

4. The plan shows the proposed location of the topography contour lines.

LEGEND

- PROPOSED 2-STORY SELF-STORAGE BUILDING
- EXISTING RESIDENCE
- PROPOSED LOCATION OF SILT FENCES
- PROPOSED LOCATION OF SEDIMENT BASINS
- PROPOSED LOCATION OF STABILIZED CHANNELS
- PROPOSED LOCATION OF ACCESS DRIVEWAY
- PROPOSED LOCATION OF EXISTING DRIVEWAYS
- PROPOSED LOCATION OF TOPOGRAPHY CONTOUR LINES

Scale: 1" = 20'

North Arrow: [Symbol]

Site Design Consultants

PROSION AND SEDIMENT CONTROL PLAN AND NOTES

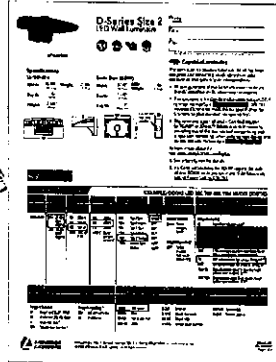
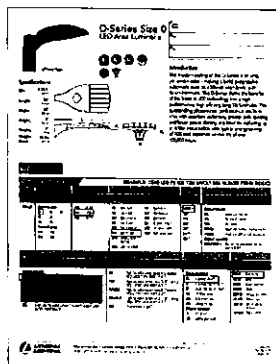
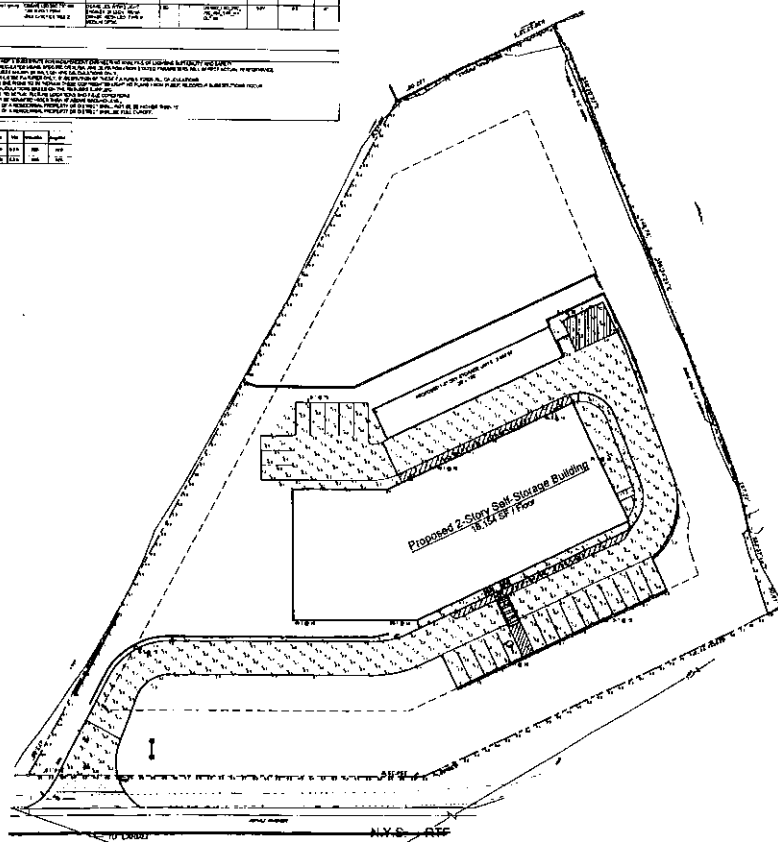
KENT SELF STORAGE OF PUTNAM, INC.

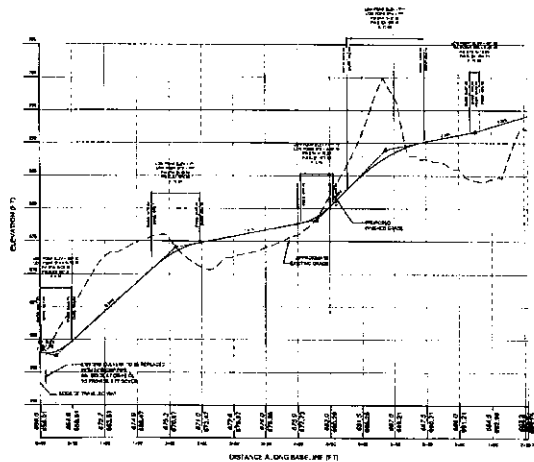
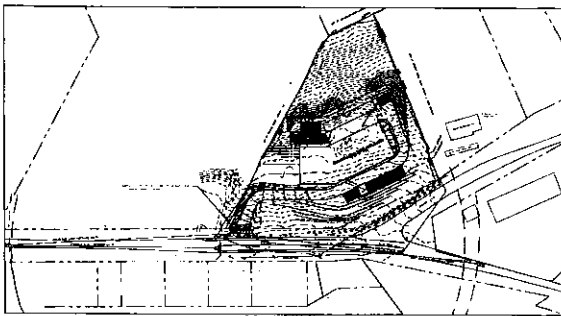
ROUTE 111

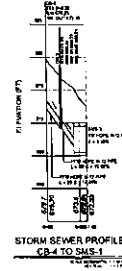
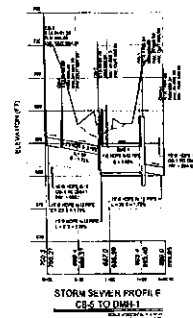
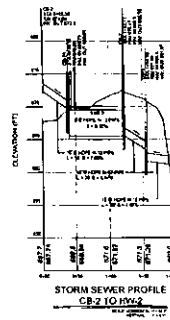
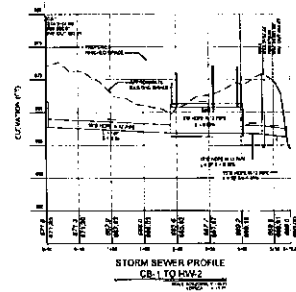
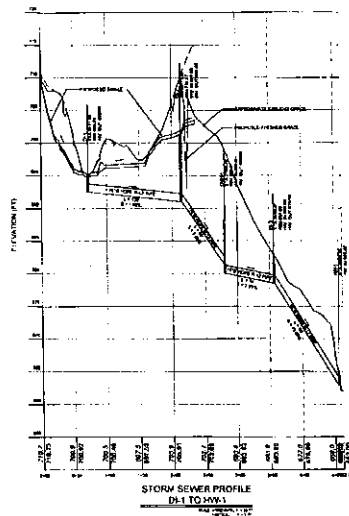
C-105


[illegible]

Variable	Q1	Q2	Q3	Min	Max	Range
Variable 1	10	20	30	0	40	40
Variable 2	15	25	35	5	45	40









KENT SELF STORAGE OF PUTNAM, INC.
NOTES TO:

STORM SEWER PROFILES

SK Design Consultants
Civil Engineering and Surveying
2201 Highway 100, Suite 100
Putnam, AL 36074
Phone: 205/833-1111
Fax: 205/833-1112

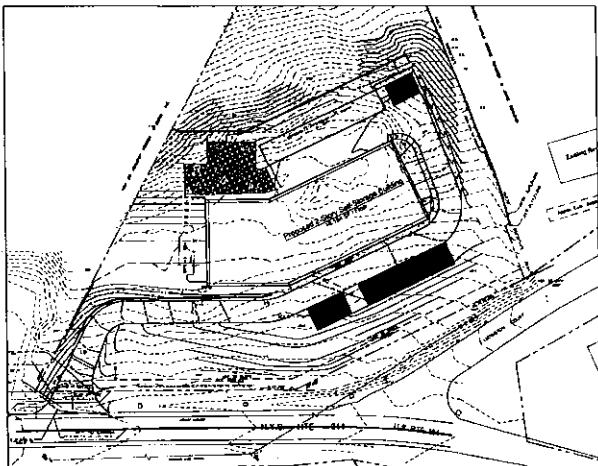
PROJECT NO. 100-1111

DATE: 10/1/00

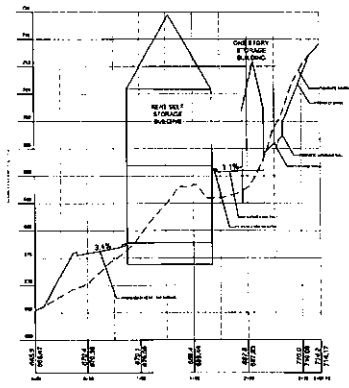
BY: J. L. Smith

CHECKED: J. L. Smith

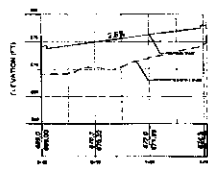
C - 302



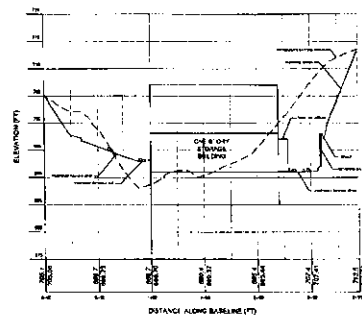
SIGHT DISTANCE PLAN
 1/2" = 100' (HORIZ.)
 1" = 20' (VERT.)



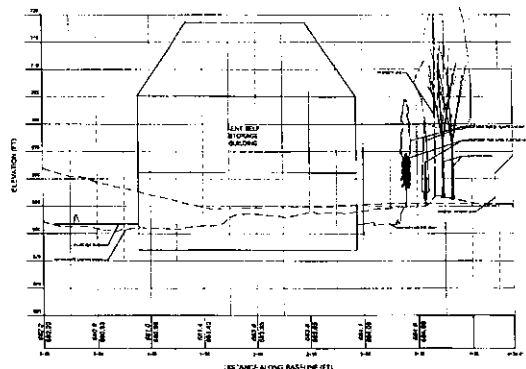
OVERALL PROFILE - E TO W
 1/2" = 100' (HORIZ.)
 1" = 20' (VERT.)



FRONT PARKING PROFILE
 1/2" = 100' (HORIZ.)
 1" = 20' (VERT.)



SECONDARY BUILDING AND REAR PARKING PROFILE
 1/2" = 100' (HORIZ.)
 1" = 20' (VERT.)



PRIMARY BUILDING PROFILE - SW TO NE
 1/2" = 100' (HORIZ.)
 1" = 20' (VERT.)



SDC Design Consultants
 Civil Engineering
 2714 S. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Email: info@sdcdesign.com

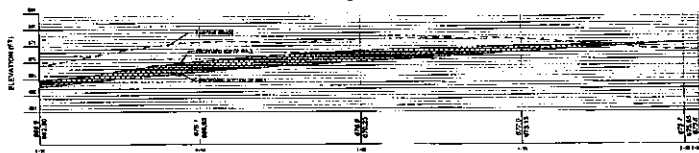
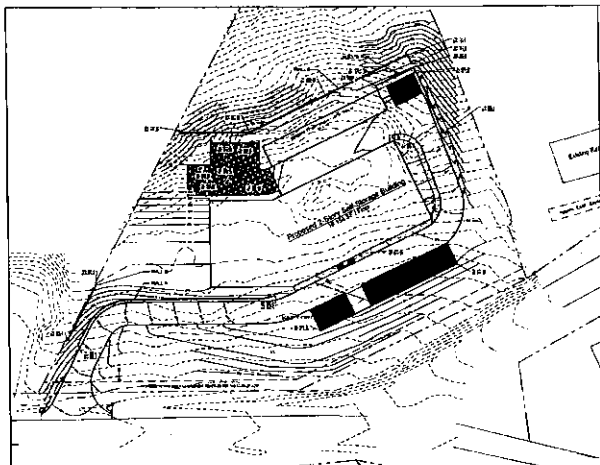


DATE: 10/1/11
 DRAWN BY: JLD
 CHECKED BY: JLD

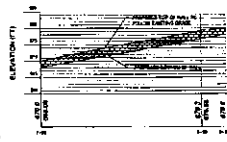
**DEVELOPMENT AREA
 PROFILES**

KENT SELF STORAGE OF PUTNAM, INC.
 BOULEVARD
 PROJECT NO. 11-001
 SHEET NO. 11-001

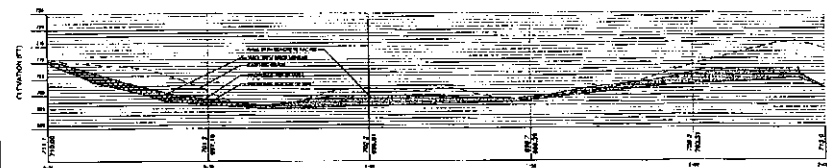
C - 303



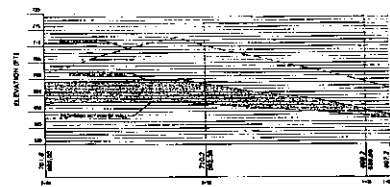
WALL A
VERT. SCALE: 1" = 10'
HORIZ. SCALE: 1" = 10'



WALL B
VERT. SCALE: 1" = 10'
HORIZ. SCALE: 1" = 10'



WALL C
VERT. SCALE: 1" = 10'
HORIZ. SCALE: 1" = 10'



WALL D
VERT. SCALE: 1" = 10'
HORIZ. SCALE: 1" = 10'

