

Approved: February 11, 2021

TOWN OF KENT PLANNING BOARD
January 14, 2021

FINAL ADOPTED MINUTES

Due to the Corona virus the Planning Board held their January 14, 2021 meeting via Zoom.

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

The following Planning Board members participated from their respective homes, as did the Planning Board consultants, for the December Monthly meeting via Zoom:

Planning Board Members

Philip Tolmach, Chairman	Giancarlo Gattucci
Simon Carey	Stephen Wilhelm
Dennis Lowes, Vice Chairman	Charles Sisto

Absent:

Jamie McGlasson, Liaison	Chris Ruthven, Liaison
Nisim Sachakov	

Others in Attendance:

Liz Axelson, Planner	Julie Mangarillo, Engineer Consultant
Bruce Barber, Environmental Consultant	John Andrews, Rohde, Soyka & Andrews
Bill Walters, Building Inspector	

- Mr. Tolmach opened the meeting with the Pledge of Allegiance.
- Mr. Tolmach asked each of the Board members to identify themselves to the audience and state that they were alone in their residences participating in the meeting, which they did.
- Mr. Tolmach asked for a motion to approve the Planning Board minutes from the December 10, 2020 meeting. The motion was made by Dennis Lowes and seconded by Simon Carey. Following were the roll call votes.

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

The motion carried.

- **Sun Property, 3 Westwood Circle, Kent, NY; TM: 19-12-1-20**

Mr. Anthony Pisarri, engineer for Westchester Modular Homes, represented Mr. Sun, the owner of the property. Mr. Pisarri asked if there were any additional comments. He shared the screen to show the material submitted recently. The second lot purchased was lot 20 and some deep holes were done and there were 6 squares shown on the drawings. Existing wells were also shown on the drawings. The well on lot 21 is critical and must be 100' away from the septic system. Mr. Pisarri will also submit a written report explaining the drawings and responding to comments made by the consultants. There will also be a narrative detailing the scheduling plans. Before beginning construction, the Town Engineer must inspect the site and approve the plans for the construction.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that she was awaiting a written narrative justifying why the second lot was not suitable for building the house on it. Mr. Gattucci asked if the view of the lake was one of the reasons why the first lot was preferred. Mr. Pisarri confirmed that was one of the reasons Mr. Sun wanted to keep the house where it is. Mr. Pisarri said that the snow had prevented him from doing deep test holes for the infiltrators on lot 23 and when the weather is better he will go out again. Ms. Mangarillo said that they needed to add the number of days and steps for the construction sequence to the plans. There were concerns about the existing driveway and easements and a driveway profile needed to be done. Ms. Mangarillo said that notes with instructions as to how to maintain the stormwater management systems needed to be added for future owners of the property. Mr. Pisarri said that the best thing for owners of the property to do was to contact experts. Additional information pertaining to the DEC permit needed to be provided. Ms. Mangarillo suggested that a Public Hearing be scheduled at the February meeting for the March meeting if all material requested was submitted.

Mr. Barber's Comments (memo attached)

Mr. Barber said he had two questions regarding this property.

A variance was obtained on 6/2015 for lot 20 for 0.76 where 2 acres were required. A deed dated 3/22/18 conveying lot 20 to Mr. Sun was submitted. Mr. Barber asked for a copy of the deed for lot 23. Both lots are sub-standard and if owned by the same person the two lots needed to be merged. The extension did not reflect the ownership of lot 23.

Mr. Barber said that the arcs of the wells on the drawings – do the 200' arcs go through the proposed septic system on lot 20, Mr. Pisarri said that the proposed septic system on lot 20 is lower than the well in elevation so a spread of 100' is allowed. Mr. Lowes asked if the surveyor located the wells showed the surface elevation of the wells. Mr. Pisarri said he didn't know the answer and would check into it. Mr. Lowes suggested that it would be helpful to annotate the ground elevation at the well on the drawings. Mr. Barber asked Mr. Pisarri how far the lowest well across the street was to what is proposed on lot 20 septic versus what could happen on lot 23 distance wise. Mr. Pisarri said that it would be 352' to the junction box. The distance to lot 23 would be 291'. To above the north arrow closest to lot 20 and 23 the distance would be 130' and to the other lot would be 145'. Mr. Barber said that the wells are more closely located to the potential septic on lot 23 than to the one on lot 20 and it is important for the Planning Board to consider that when looking at environmental impacts. The house and septic shown on lot 23 is almost entirely in an area outside of steep slopes. Whereas the property on lot 20 area is in an area within steep slopes. Mr. Barber wondered if there would be room to reduce steep slopes by having an expansion area on one section of the property when the lots were merged or if the house were moved around. Mr.

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Pisarri said that DEC and BOH had approved lot 20 and if things were moved around there would need to be reapprovals by DEC and BOH. Mr. Pisarri said that when approvals for lot 20 were applied for Mr. Sun did not own lot 23. Mr. Ferrazzi said that there was never an intent to build anything on the second lot. Mr. Barber said that the client might consider moving the house and garage to lot 23 to reduce the amount of disturbance on the site and not prove to be a hardship to Mr Sun. Mr. Pisarri said that if that were done he would have to run the sewer line from lot 20 to lot 23. Mr. Ferrazzo said that Mr. Sun definitely would not want to move the location to the house. Ms. Mangarillo and Mr. Barber reiterated that a narrative noting technical reasons why the house could not be moved needed to be submitted.

Ms. Axelson's Comments

Ms. Axelson did not have any comments pertaining to this project.

Mr. Pisarri said that he would provide the narrative and the well permit and deed.

Ms. Mangarillo advised the Planning Board that she had conducted several inspections in order to close out some of the projects and that actions only needed to be taken on the Easton and Kinash properties

• **Easton Property, 39 Birch Court, Kent, NY; TM: 32.-1-36**

There was a house on this property previously which was demolished and a new one was constructed on this property replacing the old one. This was done in 20056, which was prior to Ms. Mangarillo being employed at Rohde, Soyka & Andrews and :skuooed through the cracks". Ms. Mangarillo inspected the property and found that it was stabilized. The Town Code states that property needed to be stabilized for two years and this property has been stabilized for probably at least five years Mangarillo suggested that Planning Board ask the Town Board to return the Erosion Control Bond in the amount of \$3,899.38 and, after invoices were processed, the escrow be returned to the property owner.

Mr. Tolmach asked for a motion to return the bond and escrow noted above to the property owner noted above. The motion was made by Simon Carey and seconded by Dennis Lowes. Following were the roll call votes.

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

The motion carried.

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- **Kinash Property, 71 Cottage Road, Kent, NY; TM: 33.42-2-49-51**

There is an existing single-family residence on this property with extra property on the side which they graded to create a level area. Because more than 5,000 square feet was disturbed an erosion control permit was necessary. Based on conversations with Bill Walters, this property was stabilized in 2019. An inspection was done, but a small gravel parking area was constructed on the property which was not shown on the plans and there was some erosion where it meets the grass. The Kent Highway Department is going to install an asphalt curb to keep the runoff from running into the parking area and onto the grass. The Highway Department installed a temporary berm and they will return in the Spring to install a permanent curb. Ms. Mangarillo recommended that the erosion control bond in the amount of \$1,700.00 and escrow be returned when any open invoices are paid.

Mr. Tolmach asked for a motion to return the bond and escrow to this property owner.

- The motion was made by Giancarlo Gattucci and seconded by Charles Sisto. Following were the roll call votes.

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

The motion carried.

Ms. Mangarillo noted that she had also submitted reports on the other inspections she had conducted which were just updates.

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

- DiSanza Property
381 Ludingtonville Rd., Holmes, NY
TM: 12.-3-63 & 64
- Erosion Control Plan/
Wetland Permit
- Status Report

This case was dismissed in Kent Town Court.

- Kent Development – Commercial Lot
& Timber Harvest
N. Horsepound & Pecksip Rds, Kent, NY
TM: 12.-1-38 & 42
- Site Plan/Steep Slopes/
Freshwater Wetlands Permit
& Lot Line Adjustment
- Status Report

Waiting for submittal on conditions of approval. Jeff Battistoni has been working with Insite Engineering on Bond information.

- Putnam Nursing &
Rehabilitation Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41
- Extension of Approvals
- Status Report

This project is not finalized yet, there are legal documents which are still being processed. When everything has been completed Ms. Axelson will issue a final report

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| <ul style="list-style-type: none"> Kent Self Storage
Route 311, Kent, NY
TM: 22.-2-17 | <p>Re-Approval</p> | <p>Status Report</p> |
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Awaiting a new submittal.

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| <ul style="list-style-type: none"> NYCDEP/
Horsepound Ridge Forest Mgmt. Project
Horsepound Rd., Kent, NY
TM: 33.-1-45 & 33.6-1-7.1 | <p>Erosion Control/
Timber Harvest</p> | <p>Status Report</p> |
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Dan Lawrence advised Ms. Mangarillo that the landing area will be moved closer to the public road because it does not need to be as large as originally planned. Ms. Mangarillo said that this was great news and she was treating it like a field change and allowing them to go on their way.

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| <ul style="list-style-type: none"> 52 Kent Corp. (Mazzotta)
1100 Rte 52, Kent, NY
TM: 12.-1-54 & 55 | <p>Change of Use</p> | <p>Status Report</p> |
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Waiting for submittal of conditions of approval.

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| <ul style="list-style-type: none"> GADF LLC (Mazzotta)
1088 Rte. 52, Kent, NY
TM: 12.17-1-9 | <p>Public Hearing/
Site Plan</p> | <p>Status Report</p> |
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Waiting for a revised site plan.

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| <ul style="list-style-type: none"> Best Discount Depot
86 Towners Rd., Kent, NY
TM: 33.73-1-60 | <p>Sign Approval/Site Plan</p> | <p>Status Report</p> |
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Waiting for a site plan.

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| <ul style="list-style-type: none"> Annunziata
Smalley Corners Rd., Kent, NY
TM: 21.-1-11 | <p>Erosion Control Plan</p> | <p>Status Report</p> |
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Waiting for an updated survey of entire lot.

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| <ul style="list-style-type: none"> Route 52 Development/
Kent Country Square
Route 52, Kent, NY
TM: 12.-1-52 | <p>SEQRA</p> | <p>Status Report</p> |
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Nothing New

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| <ul style="list-style-type: none"> Rodriguez
104 Smalley Corners Rd., Kent, NY
TM: 21.-1-10 | <p>Sub-Division</p> | <p>Status Report</p> |
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Nothing Newe

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| • Raneri Property
Hillside Paper Rd., Kent, NY
TM: 44.24-1-3 | Erosion Control Plan/ | Status Report |
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Raneri responded to letter regarding status of project that he does want to proceed with it, but is away and when he returns at the end of the month will submit review fees.

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| • Gierer (Cargain) Property
43 Marie Road, Kent, NY 10512
TM: 22.-1-42 | Erosion Control Plan/
Bond Recommendation
Withdrawal pending | Status Report |
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Nothing new.

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| • Cabrera Property
126 Hortontown Road, Kent, NY
TM: 19.-1-35 | Erosion Control Plan | Status Report |
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Nothing new

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| • Holmes Presbyterian
60 Denton Lake Road, Holmes, NY
TM: 2.-1-47-1 | Site Plan/
Erosion Control Plan | Status Report |
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Request was made asking for letter pertaining to seeding on hillside and DEP approval. Letter received day of this meeting. Property is stabilized and this is being treated as field change. Final As-built plans needs to be submitted No further action is required at this time..

Comment from Ms. Axelson:

Ms Axelson advised the Board that she had not charged the town for services provided during Monthly Review Meetings 2019 and 2929, but she was going to have a discussion with the Town Supervixor regarding charging when necessary in 2021.



Cornerstone Associates

Environmental Planning Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

January 14, 2021

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Planning Consultant

Re: Roger Sun Application-Third Review

3 Westwood Road

Section 19.12 Block 1 Lots 20, 23

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

1. Town of Kent Combined Planning Board Application executed by Vincent Leto dated 10/13/20.
2. Copy of Deed dated 03/22/18 conveyance Cuervo to Sun (tax lot 20).
3. Copy of Contract of Sale dated 11/19 Pidala to Sun (tax lot 23).
4. Copy of Permanent Access Easement dated 04/24/15, Cuervo to Cuervo.
5. Putnam County Department of Health SSDS approval dated 3/17/20.
6. Copy of Zoning Board of Appeals meeting minutes which grant a variance dated 05/19/20.
7. Application for extension of a variance dated 04/23/20.
8. Stormwater Calculations prepared by Anthony Pisarri, PE (undated).
9. Plan entitled; "Proposed Site Plan for Roger Sun" prepared by Anthony S. Pisarri, P.E., dated 12/18/20 (rev.), 2 sheets.

A: Summary of Application:

Application is to construct a single -family residence with deck, driveway, and parking area and well and septic systems on a 0.75+/- acre parcel in an R-80 zoning district. The parcel is situated on the northern side of the Westwood Road and is accessed through an indicated existing gravel drive easement.

B: Planning Board Permits Required:

Steep slope/erosion and sediment control permit

C: Zoning:

The applicant obtained a variance on 06/14/15 from the Town of Kent Zoning Board of Appeals for a lot (tax lot 20) of 0.76 acres in size where 2.0 acres is required. The applicant has received extensions of the approval and most recently applied on 04/23/20.

A copy of the decision of the Zoning Board to grant that extension has not been provided by the applicant. The variance was apparently granted for tax lot 20 only (does not include tax lot 23).

The owner has provided a deed for tax lot 20 which is the present location of the proposed house. A copy of a contract of sale has been provided for tax lot 23. A separate easement document situated on lot 23 has been provided by documentation of conveyance of this easement (or lot 23 on which it is located) has not been provided. The applicant is requested to provide documentation that there is access to the proposed house on lot 20.

This office defers to the Building Inspector regarding any that may be required

D: SEQRA:

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

E: Environmental Review:

Wetlands:

A site inspection was conducted by this office. There are no Town of Kent jurisdictional wetland or wetland buffer areas within the proposed limits of disturbance. A wetland permit is not required.

Trees:

The applicant has indicated on the site plan that few if any trees are proposed to be cut on the submitted site plan. Please indicate trees proposed to be cut on the site plan. The site is located with the US Fish and Wildlife bat recovery zone. Please include plan note which indicates that trees will only be cut between November 1 and March 31 of the following year unless a variance is first obtained.

Soils, Steep Slopes and Rock Outcrop:

The applicant has provided plan sheets which analyze steep slopes based on the proposed improvements on lot 20 and alternatively on lot 23. The analysis indicates substantial greater area of steep slopes (greater than 15%) on lot 20 (22,079 square feet) when compared to lot 23 (10,833 square feet). The majority of disturbance on lot 20 is almost entirely within steep slopes whereas virtually no steep slope areas will be disturbed based on the proposed house location on lot 23.

The proposed septic systems on each lot appear to be located within 200' of adjoining property wells.

The applicant has been requested at prior meetings to provide a narrative explanation why the house proposed to be constructed on lot 20 cannot be constructed on lot 23 as there is documented, substantially less disturbance to steep slopes. Information with respect to the need to blast or rock chip on each lot has also not been provided.

Land Disturbance:

The applicant proposes to disturb 0.50 acres of land. Calculations regarding cut and fill have not been provided.

Flood Plain:

Not applicable.

Cultural Resources:

None indicated as per NYSDEC.

Well and Septic System:

Well system approvals from the Putnam County Department of Health are required.

F: Other:

- A copy of a property survey has not been provided.
- Referral to the Lake Sagamore Homeowner's Association for review may be required.
- Information regarding merging of the two separate tax lots.

This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan. Further comments will be provided based on the site inspection and applicant response to comments which are requested in annotated form.

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

Sincerely,

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

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



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

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

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

Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: January 13, 2021

Project: Sun ECP Westwood Drive
TM # 19.12-1-20 & 19.12-1-23

The following materials were reviewed:

- Refer to Appendix A

The project proposes construction of a single-family home with driveway, detached garage, individual septic and well. The applicant has provided documentation that the parcel received an area variance from the ZBA in May 2019 and applied for the variance to be renewed in May 2020. Vera Patterson, Planning Clerk, provided ZBA meeting minutes from May 18, 2020 showing the variance had been granted for another year.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a memo dated July 7, 2020:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. - **Acknowledged.**
2. Provide a complete Combined Application Form with required information. **Include revision date.**
 - g. 11/11/2020 2nd sheet (page 13) - #11 – Previously the ZBA has granted area variance for lot 19.12-1-20. Is that variance still valid? **1/13/2021 - write in the date the last variance was granted by the ZBA, May 18, 2020.**
 - h. 11/11/2020 #12 – Provide copies of Health Department approvals. **1/13/2021 Only the approval for the septic system was provided. Provide permit for the well.**
3. It is our understanding that the adjacent parcel, TM 19.12-1-23 is also owned by the same owner. Per Town Code Chapter 77-47.C "Merger of lots. Any substandard plot of land owned by or acquired under any circumstances by an adjoining landowner shall, for the purposes of this Code, be considered as having merged into one plot, and the plots

so merged shall be considered as one plot in its entirety." Both of the lots are less than 80,000 SF required in R-80 zoning district. With the merging of the two lots, the combined lot will be less non-conforming. This needs to be addressed and a different lot area variance may need to be requested from the ZBA.

- a. **11/11/2020** - The applicant's representatives have indicated that the two (2) lots will be merged.
 - b. **1/13/2021** - **Provide a note on the drawings stating the lots will be merged prior to issuance of Certificate of Occupancy.**
4. **1/13/2021 Regarding easement - Completed**
5. The proposed house and septic area are proposed on steep slopes. With the expected merger with lot TM 19.12-1-23, consideration should be given to locating the area of disturbance in a location with flatter slopes to minimize environmental impacts.
- a. **11/11/2020** - Survey and topography have been provided for the 2nd lot, TM 19.12-1-23. It shows a significant area of land that has less than 15% slope. This lot is to be investigated for the potential to be used for the house and septic site. Building on less steep slope minimizes environmental impacts. However, if the 2nd lot, TM 19.12-1-23 is unsuitable, then construction on the 1st lot, TM 19.12-1-20 will be considered. Provide technical justification if the house and septic cannot be constructed on the less steep, 2nd lot.
 - b. **1/13/2021** - To date, no technical justification has been provided. During the November 12, 2020 Planning Board meeting and the December 3, 2020 Planning Board Workshop, the applicant's representatives indicated there may be older health department records regarding the unsuitability of the 2nd lot, TM 19.12-1-23 to support a septic system. 200-foot radii from existing wells are now shown on the drawing, but with no explanation or narrative as to how that makes Lot #2 less suitable than Lot #1 to support a septic system. The proposed septic system for Lot #1 also falls within the 200 foot radii of an existing well.

In addition, the "Proposed Site Plan" shows the outline of the house, garage and septic system on Lot #2 with some deep test information. Again, there is no explanation or narrative as to how that makes Lot #2 less suitable.

Provide written, technical justification as to why Lot #2 is less suitable. The need for this justification was emphasized at both the 11/12 and 12/3/2020 meetings.
6. **11/11/2020 - Completed.**
7. Westwood Drive is a gravel road with a history of erosion and wash-outs. New impervious surfaces can increase runoff. Provide stormwater mitigation to help offset any potential increases in runoff to Westwood Drive.
- a. **11/11/2020** - Stormwater mitigation of infiltrators is proposed. Provide additional information such as soil testing, and sizing calculations. Indicate how much runoff will be diverted away from Westwood Dr. Provide information on the drawings for homeowners to operate, inspect, and maintain the infiltrators and associated drainage for the long-term.
 - b. **1/13/2021** - While information is provided on the drawings that some deep test were conducted in December 2020, it does not appear any deep tests were conducted in the areas of the proposed stormwater infiltrators. Deep tests should

have been conducted in the areas of the proposed stormwater infiltrators to determine the suitability of the proposed locations. At a minimum, depth to bedrock or ground water needs to be determined.

Additionally, a note regarding the cultec field was added below the "Zoning Schedule." However, this is not sufficient to explain to homeowners on how to operate, inspect, and maintain the infiltrators for the long term. Provide additional explanation.

8. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - d. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the **date and source of the soils and steep slope data noted on said map.**"
 - i. 11/11/2020 - The date and source of the soils and steep slope data could not be located on the drawings. For the soils information, also include the 3-letter map unit symbol, in addition to the soil name.
 - ii. **1/13/2021** - The source of the soils information was provided. The date and source of the steep slope data could not be located. Typically a reference to date and surveyor is sufficient for the steep slope data.
 - e. §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:"
 - v. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - i. **11/11/2020 & 1/13/2021** - Include time estimate for each step in the construction schedule, such as number of days, weeks or months.
 - vii. [7] Provide a maintenance schedule for erosion control measures.
 - i. **11/11/2020 & 1/13/2021** - Maintenance schedule could not be located.
10. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B including:
 - e. Part III.B.1.e – "A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;" - **11/11/2020 & 1/13/2021 - could not be located.**
 - f. Part III.B.1.f – "A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated

August 2005, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization;" - **11/11/2020 & 1/13/2021 - could not be located.**

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;" - **11/11/2020 & 1/13/2021 - could not be located.**

h. Part III.B.1.j – "A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;" - **11/11/2020 & 1/13/2021 - could not be located.**

13. Provide additional information on the **existing and** proposed driveway, such as driveway profile and construction details. The driveway is to be in conformance with Town Code Chapter 57-26.A.

a. **11/11/2020 - could not be located.**

b. **1/13/2021** - Information could not be located. Provide improved labeling of trench drain. Provide a detail for proposed trench drain. Indicate how the gravel driveway surface will be prevented from clogging the trench drain. Provide notes to future homeowners as to how the trench drain must be maintained. The driveway profile is to show how runoff from the end of the driveway will be directed to the shoulder of Westwood Drive and not allowed to flow onto & across Westwood Drive creating wash-out or icing conditions.

14. 1/8/2021 - Regarding concrete wash-out – **completed.**

15. We defer to the Planning Board's environmental consultant regarding wetland issues.

16. Provide written response with future submittals stating how the comments have been addressed. - **11/11/2020 & 1/13/2021 - Provide written responses to each comment in future submittals.**

The following comments are provided for the Planning Board's consideration from a memo dated November 11, 2020:

1. Refer to the Notice of Intent:

a. Page 1 – Owner/Operator is listed as Westchester Modular. Per GP-0-20-001, the "owner/operator" is defined as "means the person, persons or legal entity which owns or leases the property on which the construction activity is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions." Provide written confirmation that Westchester Modular meets this definition for this project. Otherwise, provide the information Roger Sun as the owner/operator. - **1/13/2021 - A letter has been provided confirming this. Owner/operator signature & date will need to be provided.**

New Comments:

1. Add minimum pipe slopes or rim and invert elevations for drainage piping.
2. Revise the bond estimate to include the costs of the underground stormwater infiltrators, drainage piping and trench drain, topsoil stockpile and seed & mulch for disturbed areas.
3. Add most recent date the ZBA granted the area variance, May 18, 2020 to the Zoning Schedule on the Proposed Site Plan.
4. Provide written responses to each comment in future submittals.
5. The Planning Board may choose to discuss scheduling the Public Hearing for the February meeting, conditioned on receipt of satisfactory written justification for construction of the septic system on Lot 1 (TM 19.12-1-20) instead of Lot 2 (TM 19.12-1-23). Alternatively, the Planning Board may choose to wait to discuss scheduling the public hearing until a revised submittal has been reviewed at the February meeting.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
20-261-999-169

Bruce Barber via email
Liz Axelson via email

APPENDIX A

List of Documents Reviewed

1. Email Document from Vincent Leto-Sun-3 Westwood Drive, Kent dated December 21, 2020.
2. Town of Kent Planning Board Site Plan Checklist dated October 9, 2020, rev 12/18/2020.
3. Town of Kent Planning Board Combined Application Form-Proposed Site Plan for Roger Sun dated October 13, 2020.
4. Affidavits including: Owner's Affidavit, dated 2/28/2020, Agent of Owner's Affidavit, Certification of Professional Engineer and Disclosure of Business Interest Form.
5. Letter from Anthony S. Pisarri, P.E., P. C. dated December 18, 2020.
6. Notice of Intent- Westchester Modular Const Corp, signed by Preparer, October 7, 2020.
7. MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form, Westchester Modular Homes Const. Corp.
8. Cultec 330 Recharger Calculation for: Sun Property, prepared by Anthony S. Pisarri, P.E., P.C., undated.
9. National Flood Hazard Layer FIRMette, exported on 12/19/2020.
10. Bargain and Sale Deed, dated March 22, 2018, with reference to earlier transaction recorded on 8/6/2015 for presumed lot TM 19.12-1-20.
11. Contract of Sale, dated November 22, 2019 for lot TM 19.12-1-23
12. Easement documents for TM 19.12-1-23
13. ZBA documents – Application for Variance, dated April 23, 2020; ZBA meeting agenda for May 18, 2020; ZBA meeting minutes for May 20, 2019
14. Putnam County Department of Health, Construction Permit for Sewage Treatment System, TM 19.12-1-20, approved 3/17/2020.
15. Drawing- Existing Conditions/Slope Map-Roger Sun, prepared by Anthony S. Pisarri., PC dated June 8, 2020 last revised 12/18/2020 scale As Noted.
16. Drawing- Proposed Site Plan for Roger Sun, prepared by Anthony S. Pisarri., PC dated June 8, 2020 last revised 12/18/2020 scale As Noted.
17. Town of Kent Zoning Board of Appeals, meeting minutes from May 18, 2020, provided by Vera Patterson, Planning Clerk.

Town of Kent Planning Board Minutes
January 14, 2021

Mr. Tolmach asked for a motion to adjourn the January 14, 2021 meeting at 09:30.

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

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

JANUARY 2021
KENT PLANNING BOARD AGENDA

Town of Kent Planning Board Minutes
January 14, 2021

• Kent Development – Commercial Lot & Timber Harvest N. Horsepound & Pecksip Rds., Kent, NY TM: 12.-1-38 & 42	Site Plan/Steep Slopes/ Freshwater Wetlands Permit & Lot Line Adjustment	Status Report
• Putnam Nursing & Rehabilitation Center Addition 404 Ludingtonville Road, Holmes, NY TM: 12.-3-40 & 41	Extension of Approvals	Status Report
• Kent Self Storage Route 311, Kent, NY TM: 22.-2-17	Re-Approval	Status Report
• NYCDEP/ Horsepound Ridge Forest Mgmt. Project Horsepound Rd., Kent, NY TM: 33.-1-45 & 33.6-1-7.1	Erosion Control/ Timber Harvest	Status Report
• 52 Kent Corp. (Mazzotta) 1100 Rte 52, Kent, NY TM: 12.-1-54 & 55	Change of Use	Status Report
• GADF LLC 1088 Rte. 52, Kent, NY TM: 12.17-1-9	Public Hearing/ Site Plan	Status Report
• Best Discount Depot 86 Towners Rd., Kent, NY TM: 33.73-1-60	Sign Approval/Site Plan	Status Report
• Annunziata Smalley Corners Rd., Kent, NY TM: 21.-1-11	Erosion Control Plan	Status Report
• Route 52 Development/ Kent Country Square Route 52, Kent, NY TM: 12.-1-52	SEQRA	Status Report
• Rodriguez 104 Smalley Corners Rd., Kent, NY TM: 21.-1-10	Sub-Division	Status Report
• Raneri Property Hillside Paper Rd., Kent, NY TM: 44.24-1-3	Erosion Control Plan/	Status Report
• Gierer (Cargain) Property 43 Marie Road, Kent, NY 10512 TM: 22.-1-42	Erosion Control Plan/ Bond Recommendation Withdrawal pending	Status Report
• Cabrera Property 126 Hortontown Road, Kent, NY TM: 19.-1-35	Erosion Control Plan	Status Report

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

- Holmes Presbyterian
60 Denton Lake Road, Holmes, NY
TM: 2.-1-47.1

Site Plan/
Erosion Control Plan

Status Report

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 # 1

Year 2021

Date: January 14, 2021
From: The Kent Planning Board
To: The Kent Town Board:
Maureen Fleming, Supervisor - w/Att
Bill Huestis, Deputy Supervisor
Paul Denbaum
Jaimie McGlasson
Chris Ruthven
CC: W. Walters, Building Inspector - w/Att
L. Cappelli, Town Clerk - w/Att
T. Harrison - w/Att.
Finance Department - w/Att.
Re: **Recommendation to return Easton Erosion Control Bond and escrow fees
89 Birch Point Court
Kent, NY 10512
TM: 32.-1-36**

Resolved: On January 14, 2021 THE Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to forward it to the Town Board for their action. Ms. Mangarillo and Mr. Barber inspected the above mentioned property and found it to be stabilized as noted in the attached memo.

Mr. Tolmach asked for a motion to forward this recommendation to the Kent Town Board to take the above action. The motion was made by Simon Carey and seconded by Dennis Lowes. The roll call vote was as follows:

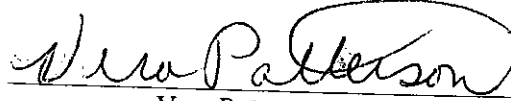
Phil Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Absent</u>
Nisim Sachakov	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they accept the recommendation of the Planning Board to return the erosion control bond, dated December 7, 2011, was in the amount of \$3,899.38 and the remaining funds in the escrow is \$592.94 and should also be returned.

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 January 14, 2021.

Dated: January 14, 2021



Vera Patterson
Planning Board Secretary



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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control- Permit close-out
Date:	January 13, 2021	Project:	Easton ECP – 89 Birch Point Ct TM # 32.-1-36

The following is offered for consideration by the Planning Board:

Background: This project was for the demolition of an existing single family home and construction of a new single family home in its place, along with changes to existing driveway and septic area. The project was approved in 2011. For reference, this was prior to Julie Mangarillo being appointed as consulting engineer to the Planning Board and prior to William Walters becoming Building Inspector. Due to the NYSDEC general construction permit that was in effect at the time this project was approved, the project did not require coverage under NYSDEC general construction permit. Therefore, no Notice of Intent was required and no Notice of Termination is required to close out the project.

1. Stabilization Inspection:

A final stabilization inspection was conducted for this project on November 24, 2020 with William Walters, Building Inspector and Bruce Barber, Planning Board environmental consultant.

During the inspection it was clear that the grass was well established, most likely for years. The as-built condition is in general conformance with the approved plans.

The previously disturbed area is considered fully stabilized in accordance with Town of Kent Town Code Chapter 66. As a reminder, this project was not subject to the requirements of NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit due the time it was approved.

The Town of Kent Erosion Control Permit is now considered closed.

2. Erosion Control Bond:

Per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..."

The site was confirmed as stabilized at the 11/24/2020 inspection, however, it was clear that it has been stabilized for quite some time, most likely years. Technically, the two-year waiting period began on 11/24/2020.

Memorandum
Easton ECP – 89 Birch Point Ct
TM # 32.-1-36
January 13, 2021
Page 2 of 2

It is our understanding that the Town is holding an \$3,899.38 erosion control bond. The initial bond amount included a 4% inspection fee, bringing the initial total to \$4,055.36. For other single-family home construction projects, the Planning Board has reduced the two year waiting period for bond return. Our typical recommendation is for the bond to be held for at least one winter to ensure the grass survives the winter. Based on the inspection, it is our belief that the grass has already been established for more than one year.

We recommend that the Planning Board consider reducing the two year bond return waiting period for this project and recommend to the Town Board to release the erosion control bond at this time.

As a reminder, if not already done so, prior to the release of the erosion control bond, all Planning Board costs and fees including inspections must be paid to the Town.

Please let us know if you have any questions. Thank you.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters via email
Bruce Barber via email
261-999-129

Easton, Nancy (Kayo Construction)- TM#32.-1-36

Date		Deposits	Fees	Balance
11/21/11	Rec.#3915- Ck#10029, 10/31/11	1,000.00		484.95
2/6/12	Rec.#3939- Ck#9834901827, 12/7/11	155.98		1,000.00
3/1/2012	Cornerstone Feb 2012			1,155.98
11/15/2013	Rohde Dec 2011		(187.50)	968.48
11/30/20	Rohde-29657-2624		(270.00)	698.48
01/12/21	Rohde-29657-2656		(77.54)	620.94
			(28.00)	592.94

Town of Kent Planning Board
25 Sybil's Crossing

Tel: 845-225-7802
Kent, NY 10512

Memo

DATE: January 19, 2012

TO: Supervisor Doherty and
The Kent Town Board

FROM: Russell Fleming, Chairman
Kent Planning Board

CC: J. Butler, Building Inspector
L. Cappelli, Town Clerk
M. Williams, Finance Department

RE: Easton Property
89 Birch Point Court
Kent, NY 10512
Tax Map: 32.-1-36
Performance Bond Agreement for Erosion & Sediment Control Agreement

Please be advised that Ms. Nancy Easton submitted an Erosion and Sediment Control plan to the Planning Board and that Mr. Michael Soyka, Planning Board Engineer, reviewed and approved this plan.

Ms. Easton has submitted the following (copies attached):

• Performance Bond Agreement for Erosion & Sediment Control, dated December 9, 2011	
• Erosion/Sediment Control Bond, Dated December 7, 2011	
- Check #9834901826	\$ 3,899.38
• 4% Inspection Fee, Dated December 7, 2011	
- Check #9834901827	+ <u>155.98</u>
Total	\$4,055.36

Three Bond Agreements and the checks are being held by the town accountant until the Kent Town Board passes a resolution accepting the agreements and checks.

The Kent Planning Board has reviewed, approved and voted on January 12, 2012 to accept this Bond Agreement and would greatly appreciate it if the Town Board could review these documents and, if acceptable, approve these documents.

vlp/Attachments

Town of Kent Planning Board
25 Sybil's Crossing

Tel: 845-225-7802
Kent, NY 10512

TO: Kent Planning Board

FROM: Russell Fleming, Chairman
Kent Planning Board

DATE: December 22, 2011

RE: Easton Property
89 Birch Point Court
Kent, NY 10512
Tax Map: 32.-1-36
Performance Bond Agreement for Erosion & Sediment Control Agreement

Please be advised that Ms. Nancy Easton submitted an Erosion and Sediment Control plan to the Planning Board and that Mr. Michael Soyka, Planning Board Engineer, reviewed and approved this plan.

Ms. Easton has submitted the following (copies attached):

- Performance Bond Agreement for Erosion & Sediment Control, dated December 9, 2011
 - Erosion/Sediment Control Bond, Dated December 7, 2011
 - Check #9834901826 \$ 3,899.38
 - 4% Inspection Fee, Dated December 7, 2011
 - Check #9834901827 + 155.98
- Total \$4,055.36

The Planning Board needs to review and approve this Bond Agreement. Then they need to vote to forward this to the Town Board for them to approve and pass a Resolution to approve this Bond Agreement.

**Town of Kent Planning Board
25 Sybil's Crossing**

**Tel: 845-225-7802
Kent, NY 10512**

Memo

TO: M. Williams
FROM: Vera Patterson
CC: Y. Cappelli
DATE: December 22, 2011
RE: Easton Property -- TM: 32.-1-36
Erosion Control Bonding Agreement

Please find attached three (3) original Bond Agreements between Ms. Nancy Easton and the Town of Kent, along with the following:

Ms. Easton has submitted the following (copies attached):

- Performance Bond Agreement for Erosion & Sediment Control, dated December 9, 2011
 - Erosion/Sediment Control Bond, Dated December 7, 2011
 - Check #9834901826 \$ 3,899.38
 - 4% Inspection Fee, Dated December 7, 2011
 - Check #9834901827 + 155.98
- Total \$4,055.36

Please hold these agreements and checks until the Town Board accepts them at its next Town Board meeting.

BOND AGREEMENT

Bank Check in Lieu of Fiduciary Bond

AGREEMENT made this 9th day of December, 2011 by and between the **Town of Kent** and **Nancy Easton, Owner, 89 Birch Point Court, Tax Map #32.-1-36, Kent, NY 10512** ("**Easton**").

WHEREAS the said "**Easton**" has requested permission of the **Planning Board** of the **Town of Kent** to demolish and remove the existing house and garage, construct a new house and garage with a new well, new SSTS and relocate the driveway (Tax Map #32.-1-36); and

WHEREAS the **Planning Board** of the **Town of Kent** has granted permission subject to posting two bank checks totaling of \$4,055.36; and

WHEREAS "**Easton**" is desirous of posting two bank checks from Putnam County National Bank in the total sum of \$4,055.36, which bank checks will be in the name of "**Town of Kent**"; now therefore the parties hereto agree as follows:

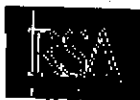
1. "**Easton**" shall deliver the aforesaid sum of \$4,055.36 (total) from JP Morgan Chase Bank N.A. in two bank checks, which will be in the name of the **Town of Kent**. These checks shall be drawn to **The Town of Kent** as follows:

• Sub-Total	-	\$3,899.38
• Inspection Fee (4%)	-	<u>155.98</u>
TOTAL	-	\$4,055.36
2. The said bank checks shall be delivered to the **Town of Kent** and be deposited in an escrow account pending the completion of the project for which the erosion control measures are necessary;
3. 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 cashing;
4. Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of the Town of Kent**, the said escrow monies shall be returned to "**Easton**";

5. In the event the erosion control work allowed shall not have been duly completed by "**Easton**" 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 and complete the required work for "**Easton**" with full use of said sums as the Town requires;
6. When the work shall have been fully completed as required by the conditions and specifications of the **Planning Board** either by "**Easton**" or by the **Town of Kent**, the aforesaid escrow monies or the balance of funds remaining after the work has been completed shall be returned or refunded to "**Easton**."
7. This bond may not be assigned or transferred without the prior written approval of the **Planning Board of The Town of Kent**.
8. The Applicant hereby expressly authorizes the **Town of Kent**, its agents, employees, engineer or planner 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 "**Easton**".

IN WITNESS whereof the parties hereto have set their hands and seals the day and date first above written.

By: Nancy Easton
NANCY EASTON
89 BIRCH POINT COURT
KENT, NY 10512



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

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7513 Fax: (845) 452-8335
E-Mail Address: rsaengr@bestwest.net

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

Memorandum

To: Planning Board
Town of Kent

Attn: Russ Fleming
Chairman

From: Michael W. Soyka, P.E.

Subject: Stormwater – Bond Amount

Date: December 7, 2011

Project: Easton Property
TM #32.-1-36

The following material was reviewed:

- Insite Engineering, Surveying & Landscape Architecture, P.C. transmittal letter of November 17, 2011
- Steep Slope and Erosion Control Permit dated November 17, 2011
- Drawing SL-1, Steep Slopes and Soils Plan dated November 17, 2011
- Drawing EC-1 Erosion and Sediment Control Plan dated November 17, 2011
- Erosion Control Bond Estimate

The Erosion Control Plan is approved as submitted. The bond amount is as follows:

ITEM	QUANTITY	UNIT COST	TOTAL COST
Soil stockpiles	1 EA	500.00/EA	500.00
Seed and mulch	28,323 SF	\$0.36/SF	1,099.38
Silt Fence	425 LF	4.00/LF	1,700.00
Sub-Total:			\$3,899.38
Inspection – 4%:			\$155.98
TOTAL:			\$4,055.36

Michael W. Soyka

Michael W. Soyka, P.E.

cc: Planning Office via email
Julie Butler via email
Neil Wilson via email
Bruce Barber via email
John Watson via email
11-261-999-129

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

PURCHASE
ORDER NO.

DO NOT WRITE IN THIS BOX

VOUCHER

CLAIMANT'S
NAME
AND
ADDRESS

**ROHDE, SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.**
40 Garden Street
Poughkeepsie, NY 12601

DATE VOUCHER REC'D

FUND - APPROPRIATION

AMOUNT

VOUCHER NO.

TOTAL

ABSTRACT NO.

VENDOR'S REF. NO.:

Tax I.D. #

Date	Invoice #	Description of Materials or Services	Quantity	Unit Price	Amount
02/04/21	PROJECT: Easton Property TM# 32.-1-36				
	INVOICE: 29657-2695				
	JOB NO.: 11-0261-0999-129				
	BILLING PERIOD: December 26, 2020 to January 29, 2021				
	TOWN OF KENT REFERENCE NO.: 1				
	Please see the attached invoice for Breakdown of Costs and Description of Services rendered.				
				TOTAL	154 00

CLAIMANT'S CERTIFICATION

I, **JOHN V. ANDREWS, JR., P.E.**, certify that the above account in the amount of \$ **154.00** true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

02/04/2021

Date

Signature

Vice-President

Title

(Space Below for Municipal Use)

DEPARTMENT APPROVAL

THE ABOVE SERVICES OR MATERIALS WERE RENDERED OR
FURNISHED TO THE MUNICIPALITY ON THE DATES STATED
AND THE CHARGES ARE CORRECT.

DATE

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

THIS CLAIM IS APPROVED AND ORDER PAID FROM
THE APPROPRIATIONS INDICATED ABOVE.

DATE

AUDITING BOARD



Rohde, Soyka & Andrews
Consulting Engineers, P.C.
40 Garden Street, Suite 202
Poughkeepsie, NY 12601

INVOICE

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

Date 2/4/2021

Invoice # 29657-2695

Tax Map

32.1-1-36

Project 11-261-999-129 Easton Property

Invoice for Professional Services December 26, 2020 to January 29, 2021

Date	Employee Type	Description	Hours	Rate	Amount
1/13/2021	Licensed Engineer	Write up and issue inspection and permit close-out memo	1.00	140.00	140.00
1/14/2021	Licensed Engineer	Discuss bond release at Planning Board Meeting via Zoom	0.10	140.00	14.00

Submitted by:

John V. Andrews Jr., P.E.

Total	\$154.00
Overdue Balance	\$0.00
Total Present Balance Due	\$154.00

Reviewed by: Julie S. Mangarillo, PE, CPESC

Easton, Nancy (Kayo Construction)- TM#32.-1-36

Date		Deposits	Fees	Balance
				484.95
11/21/11	Rec.#3915- Ck#10029, 10/31/11	1,000.00		1,000.00
2/6/12	Rec.#3939- Ck#9834901827, 12/7/11	155.98		1,155.98
3/1/2012	Cornerstone Feb 2012			
11/15/2013	Rohde Dec 2011		(187.50)	968.48
11/30/20	Rohde-29657-2624		(270.00)	698.48
01/12/21	Rohde-29657-2656		(77.54)	620.94
			(28.00)	592.94

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

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

Memorandum

DATE: January 15, 2021
TO: Finance Department
CC: Nancy Easton
89 Birch Ct.
Kent, NY 10512
FROM: Vera Patterson

Re: Easton Property – TM: 32,-1-36 note to vp hold till end of month for final invoice, then process and forward note to KTB to return bond & escrow

Please process the following invoices from the escrow account for the property noted above..

Date	INVOICE #	VOUCHER NAME	AMOUNT	COMMENTS
12/30 /20	Billing Period: 11/28/20 – 12/25/20	Rohde, Soyka & Andrews Invoice 29657-2656	\$ 28.00	12/20/20 - Licensed Engineer Phoros from site visit. Find approval drawing .20 Hr. @\$140.00Muxed / Hr. (\$ 28.00) Invoice Total: \$28.00

Easton, Nancy (Kayo Construction)- TM#32.-1-36

Date		Deposits	Fees	Balance
11/21/11	Rec.#3915- Ck#10029, 10/31/11	1,000.00		484.95
2/6/12	Rec.#3939- Ck#9834901827, 12/7/11	155.98		1,000.00
3/1/2012	Cornerstone Feb 2012			1,155.98
11/15/2013	Rohde Dec 2011		(187.50)	968.48
11/30/20	Rohde-29657-2624		(270.00)	698.48
01/12/21	Rohde-29657-2656		(77.54)	620.94
			(28.00)	592.94

TOWN OF KENT25 Sybil's Crossing
Kent Lakes, New York 10512PURCHASE
ORDER NO.

DO NOT WRITE IN THIS BOX

VOUCHERCLAIMANT'S
NAME
AND
ADDRESS**ROHDE, SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.**
40 Garden Street
Poughkeepsie, NY 12601

DATE VOUCHER REC'D

FUND - APPROPRIATION

AMOUNT

VOUCHER NO.

TOTAL

ABSTRACT NO.

VENDOR'S REF. NO.:

Tax I.D. #

Date	Invoice #	Description of Materials or Services	Quantity	Unit Price	Amount
12/30/2020	PROJECT:	Easton Property TM# 32.-1-36			
	INVOICE:	29657-2656			
	JOB NO.:	11-0261-0999-129			
	BILLING PERIOD:	November 28, 2020 to December 25, 2020			
	TOWN OF KENT REFERENCE NO.:	1			
	Please see the attached invoice for Breakdown of Costs and Description of Services rendered.				
				TOTAL	28 00

CLAIMANT'S CERTIFICATION

I, **JOHN V. ANDREWS, JR., P.E.**, certify that the above account in the amount of \$ **28.00** true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

12/30/2020

Date

Signature

Vice-President

Title

(Space Below for Municipal Use)

DEPARTMENT APPROVALTHE ABOVE SERVICES OR MATERIALS WERE RENDERED OR
FURNISHED TO THE MUNICIPALITY ON THE DATES STATED
AND THE CHARGES ARE CORRECT.

DATE

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENTTHIS CLAIM IS APPROVED AND ORDER PAID FROM
THE APPROPRIATIONS INDICATED ABOVE.

DATE

AUDITING BOARD

**Rohde, Soyka & Andrews**

Consulting Engineers, P.C.
40 Garden Street, Suite 202
Poughkeepsie, NY 12601

INVOICE

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

Date 12/30/2020

Invoice # 29657-2656

Tax Map	32.1-1-36
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Project 11-261-999-129 Easton Property

Invoice for Professional Services from November 28, 2020 to December 25, 2020

Date	Employee Type	Description	Hours	Rate	Amount
12/9/2020	Licensed Engineer	Photos from site visit; find approval drawing	0.20	140.00	28.00

Submitted by:

John V. Andrews Jr., P.E.

Total	\$28.00
Overdue Balance	\$0.00
Total Present Balance Due	\$28.00

Reviewed by: Julie S. Mangarillo, PE, CPESC

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

**PURCHASE
ORDER NO.**

DO NOT WRITE IN THIS BOX

VOUCHER

**CLAIMANT'S
NAME AND
ADDRESS** **ROHDE, SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.**
40 Garden Street
Poughkeepsie, NY 12601

DATE VOUCHER REC'D

FUND - APPROPRIATION

AMOUNT

VOUCHER NO.

TOTAL

ABSTRACT NO.

VENDOR'S REF. NO.:

Tax I.D. #

Date	Invoice #	Description of Materials or Services	Quantity	Unit Price	Amount
11/30/2020		PROJECT: Easton Property TM# 32-1-38			
		INVOICE: 29657-2624			
		JOB NO.: 11-0261-0999-129			
		BILLING PERIOD: October 31, 2020 to November 27, 2020			
		TOWN OF KENT REFERENCE NO.: 1			
		Please see the attached invoice for Breakdown of Costs and Description of Services rendered.			
				TOTAL	77 54

CLAIMANT'S CERTIFICATION

I, **JOHN V. ANDREWS, JR., P.E.**, certify that the above account in the amount of \$ **77.54** true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

11/30/2020

Date

Signature

Vice-President

Title

(Space Below for Municipal Use)

DEPARTMENT APPROVAL

THE ABOVE SERVICES OR MATERIALS WERE RENDERED OR FURNISHED TO THE MUNICIPALITY ON THE DATES STATED AND THE CHARGES ARE CORRECT.

DATE

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

THIS CLAIM IS APPROVED AND ORDER PAID FROM THE APPROPRIATIONS INDICATED ABOVE.

DATE

AUDITING BOARD



Rohde, Soyka & Andrews
 40 Garden Street, Suite 202
 Poughkeepsie, NY 12601

INVOICE

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

Date 11/30/2020

Invoice # 29657-2624

Project 11-261-999-129 Easton Property

Tax Map	32.1-1-36
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Invoice for Professional Services from October 31, 2020 to November 27, 2020

Date	Employee Type	Description	Hours	Rate	Amount
11/24/2020	Licensed Engineer	Stabilization Inspection with notes to file	0.50	140.00	70.00
11/24/2020	Licensed Engineer	Mileage	13.00	0.58	7.54

Submitted by:

John V. Andrews Jr., P.E.

Total	\$77.54
Overdue Balance	\$0.00
Total Present Balance Due	\$77.54

Reviewed by: Julie S. Mangarillo, PE, CPESC



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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Phillip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control-- Permit close-out Notice of Termination
Date:	January 14, 2021	Project:	Kinash 71 Cottage Rd TM #33.42-2-49, 50 & 51

The following is offered for consideration by the Planning Board:

Background: This project was for re-grading and leveling a yard area next to a single family house. The area of disturbance exceeded 5,000 SF, which required a Town of Kent Erosion Control Permit and coverage under the NYSDEC general construction permit. Work had started prior to obtaining the permits. The project was approved in 2017.

1. Stabilization Inspection:

A stabilization inspection was conducted for this project on November 18, 2020 with William Walters, Building Inspector, and Bruce Barber, Planning Board Environmental Consultant. The lawn area was stabilized with established grass, likely over a year ago. Based on conversation with Bill Walters, the area was stabilized in 2019 or possibly earlier.

The previously disturbed area is now considered fully stabilized in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001.

2. Field changes:

During the inspection, it was observed that a gravel parking area was added near the road that was not part of the approved plan. There was some erosion of the surface observed at the interface with the grass. Also observed was a small topsoil stockpile near the road which was not stabilized.

Per a phone call on 11/19/2020 with the property owner, Jason Kinash, he explained that the topsoil had just been delivered 5 days prior and was to be used in planters on the other side of the house. The topsoil stockpile would be used up shortly. Regarding the erosion from the gravel parking area, the Town Highway Department was scheduled to extend an asphalt curb along the edge of the road to prevent road runoff from flowing across gravel parking area and causing the erosion. The asphalt curb will keep the road runoff along the road and direct it to existing drainage structures.

Per a follow-up phone call with Mr. Kinash on 1/14/2021, the Highway Department has provided a temporary curb, with a permanent asphalt curb scheduled for the spring after the asphalt plants re-open. There is only a small amount of the topsoil stockpile remaining.

With the addition of the asphalt curb, it does not appear that the addition of the gravel parking area will cause any negative impacts for long term erosion and sediment control.

Based upon the conversations with the property owner and the site inspection, the project is considered complete.

The field change has been memorialized on an as-built drawing, prepared by the project engineer, Jack Karell, Jr., on a drawing last revised 1/7/2021. A letter prepared by Jack Karell indicates the addition of the gravel parking area did not exceed the NYSDEC general construction permit thresholds for a basic SWPPP.

3. Notice of Termination (NOT):

Submitting the completed NOT (including completed MS4 sign-off on Page 2) to NYSDEC will close-out coverage under NYSDEC GP-0-20-001 and the Town of Kent Erosion Control Permit. Having the 'Qualified Professional' sign the Notice of Termination fulfills the requirement per Town of Kent Town Code, Chapter 66, §66- 6.K(5) for a certification of completion of work.

A NYSDEC Notice of Termination (NOT) form was submitted by the applicant to the Town via email on 1/13/2021. The 'Qualified Professional' signed the NOT to fulfill the requirements of §66-6.K(5).

4. Erosion Control Bond:

Per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..."

The site achieved final stabilization as of the November 18, 2020 inspection. The two-year waiting period began on 11/18/2020.

It is our understanding that the Town is holding an \$1,700.00 erosion control bond. For some single-family home projects, the Planning Board has reduced the two year waiting period for bond return. This is not a single-family home project, it was for re-grading of a yard area next to an existing single family home. Our typical recommendation is for the bond to be held for at least one winter to ensure the grass survives the winter. Based on the inspection, it is our belief that the grass has already been established for more than one year.

We recommend that the Planning Board consider reducing the two year bond return waiting period for this project and recommend to the Town Board to release the erosion control bond at this time.

Memorandum
Kinash, 71 Cottage Rd
TM # 33.42-2-49, 50, 51
January 14, 2021
Page 3 of 3

5. Permit Close-out

Based on the stabilization inspection on November 18, 2020, attached hereto is the fully executed Notice of Termination.

It is the responsibility of the owner, Jason Kinash, to mail the NOT to NYSDEC. In our experience, the NYSDEC has not required original signatures. However, if you would like the hardcopy with original signatures, please let us know to arrange mailing of the original NOT.

As a reminder, if not already done so, prior to the release of the erosion control bond, all Planning Board costs and fees including inspection fee and professional review fees incurred during the review and approval of the application as well as inspections must be paid to the Town.

Please let us know if you have any questions. Thank you.

Julie S. Mangarillo, P.E., CPESC

Attachments:

1. Notice of Termination with MS4 Acceptance
2. Letter, prepared by John Karell, Jr., P.E., dated 1/12/2021
3. Drawing S-1 "Erosion Control Plan," prepared by John Karell, Jr., P.E., last revised 1/7/2021 "as-built revision".

cc: Planning Board via email
William Walters via email
Bruce Barber via email
Jack Karell, via email
17-261-241



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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Phillip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control- Site Inspection
Date:	January 14, 2021	Project:	Chen-Shin 31 Friend Lane, Gipsy Trail TM #32.6-1-1

The following is offered for consideration by the Planning Board:

An erosion control inspection was conducted for this project on November 24, 2020 with William Walters, Building Inspector and Bruce Barber, Planning Board environmental consultant.

This project includes the demolition of an existing single family house damaged by fire and construction of a new house with improvements made to the existing driveway and the septic system. A Town of Kent Erosion Control Permit, coverage under NYSDEC general construction permit and a Town of Kent Wetland Permit were required. Most of the proposed area of disturbance is within the 100 foot buffer of Brook Pond or Indian Brook. Construction of the new house is well under way.

1. Erosion Control Inspection:

The inspection showed the general area to be fully or partially stabilized with grass or gravel, with the exception of areas immediately adjacent to house.

Multiple sections of silt fence were knocked over. Proper installation and maintenance of silt fence are critical for this construction site due to the close proximity to Brook Pond and Indian Brook. The silt fence must be regularly inspected, maintained and repaired. This is also important during winter months as snow plowing can rip up or knock over the silt fence.

The need for constant inspection, maintenance and repair of silt fence along the waters' edges cannot be emphasized enough.

2. Future Permit close-out:

Permit close-out will require inspections from the Town and the project engineer, Jack Karell, P.E. after disturbed areas are stabilized. A stabilization inspection should be requested prior to application for Certificate of Occupancy to allow time for any repairs or improvements to be made. Any changes made to the approved plans will need to be memorialized on a drawing. The project engineer will need to prepare a NYSDEC Notice of Termination and submit it for MS4 (Town) sign-off.

Memorandum
Chen-Shin, 31 Friend Lane
TM # 32.6-1-1
January 14, 2021
Page 2 of 2

As a reminder, per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..."

Please let us know if you have any questions. Thank you.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters, Building Inspector, via email
Bruce Barber via email
Jack Karell, P.E., via email
19-261-999-167



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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control– Permit close-out Notice of Termination
Date:	January 13, 2021	Project:	Dogward Bound, 461 Richardsville Rd TM #30.12-1-1

The following is offered for consideration by the Planning Board:

1) Stabilization Inspection:

A stabilization inspection was conducted for this project on November 18, 2020 with Vincent Sciuillo, the property owner, and Bruce Barber, Planning Board Environmental Consultant. The majority of lawn areas were stabilized with established grass.

There were very small areas behind the fence at the rear of the new building that will need to be seeded in the spring. The owner indicated he will take care of it.

The previously disturbed area is now considered fully stabilized in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001.

2) Field changes:

During the inspection, it was observed that the required pull-off near the top of the driveway was constructed on the north (uphill) side of the driveway instead of the approved south (downhill) side of the driveway. There was also a small parking area added to the outside of the driveway circle, on the south side. It does not appear that these changes will cause any negative impacts for long term erosion and sediment control.

These field changes have been memorialized on an as-built drawing, prepared by the design professional, Charles May, on a drawing last revised 1/13/2021. A letter prepared by Charles May indicates these field changes did not exceed the NYSDEC general construction permit thresholds for a basic SWPPP.

3) Notice of Termination (NOT):

Submitting the completed NOT (including completed MS4 sign-off on Page 2) to NYSDEC will close-out coverage under NYSDEC GP-0-20-001 and the Town of Kent Erosion Control Permit. Having the 'Qualified Professional' sign the Notice of Termination fulfills the requirement per Town of Kent Town Code, Chapter 66, §66-6.K(5) for a certification of completion of work.

A NYSDEC Notice of Termination (NOT) form was submitted by the applicant to the Town via email on 1/11/2021. The 'Qualified Professional' signed the NOT to fulfill the requirements of §66-6.K(5).

4) Erosion Control Bond:

Per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..."

The site achieved final stabilization as of the November 18, 2020 inspection. The two-year waiting period began on 11/18/2020.

For some single-family home projects, the Planning Board has reduced the two year waiting period for bond return. While this is not a single-family home project, it is of similar size and scope as a single family home project. If the Planning Board is considering reducing the waiting period for bond return, our recommendation is for the erosion control bond be held for at least six (6) months to ensure the vegetation survives at least one winter.

5) Permit Close-out

Based on the stabilization inspection on November 18, 2020, attached hereto is the fully executed Notice of Termination.

It is the responsibility of the owner, Vincent Sciallo, to mail the NOT to NYSDEC. In our experience, the NYSDEC has not required original signatures. However, if you would like the hardcopy with original signatures, please let us know to arrange mailing of the original NOT.

Please let us know if you have any questions. Thank you.

Julie S. Mangarillo, P.E., CPESC

Attachments:

1. Notice of Termination with MS4 Acceptance
2. Letter of Transmittal, prepared by Charles P. May & Associates, P.C., dated 1/13/2021 with photos from 1/7/2021
3. Drawing SL-1 "Site Layout and Materials Plan," prepared by Charles P. May & Associates, P.C., last revised 1/13/2021 "as-built".

cc: Planning Board via email
William Walters via email
Bruce Barber via email
Charles May, via email
Vincent Sciallo, via email
17-261-241

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3

21 South Platt Corners Road, New Paltz, NY 12561-1620

P: (845) 256-3054 | F: (845) 255-4659

www.dec.ny.gov



**Department of
Environmental
Conservation**

IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

Alyssa Devine

Division of Environmental Permits, Region 3
Telephone (845) 240-7806

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.
- ☒ Applicable only if checked for STORMWATER SPDES INFORMATION: We have determined that your project requires coverage under the General Stormwater SPDES Permit. You must file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>
- ☒ Applicable only if checked - MS4 Areas: This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505.



**Department of
Environmental
Conservation**



PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:

KENT DEVELOPMENT ASSOCIATES INC
C/O RICHARD ESPOSITO
3498 LANTERN BAY DR
JUPITER, FL 33477
(914) 523-3683

Facility:

KENT DEVELOPMENT ASSOCIATES
N HORSEPOUND RD
KENT, NY 14477

Facility Location: in KENT in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 609.684 NYTM-N: 4595.912

Latitude: 41°30'26.4" Longitude: 73°41'08.5"

Project Location: North Horsepound Road approximately 400 feet from NYS Route 52

Authorized Activity: This permit authorizes disturbances to the 100-foot adjacent area of NYS Freshwater Wetland LC-38, Class 1, for the installation of a driveway and stormwater management structures associated with the construction of a commercial building.

Please note, no disturbance to the wetland is authorized. All work must be conducted in strict accordance with plans referenced in Natural Resource Condition #2.

Permit Authorizations

Freshwater Wetlands - Under Article 24

Permit ID 3-3722-00245/00001

New Permit

Effective Date: 2/1/2021

Expiration Date: 12/31/2024

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: TRACEY L O'MALLEY, Deputy Regional Permit Administrator

Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: _____

Tracey L. M. O'Malley

Digitally signed by Tracey L. M.
O'Malley
Date: 2021.02.02 09:55:05 -05'00'

Date 2 / 2 / 2021



Distribution List

John Watson, Insite
Sarah Pawliczak, NYSDEC
Maria Tupper-Goebel, NYCDEP
Town of Kent

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **No Wetland Disturbance** No disturbance to the wetland is authorized.
2. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., and consist of the plans listed in Natural Resource Condition #3.
3. **Approved Plans** The approved plans, titled "Kent Development Associates Commercial Lot N. Horsepound Road, Town of Kent, Putnam County, New York", consist of the following items:
 1. Sheet 1 of 10, Overall Plan, dated 8/24/20, last revised 1/20/21;
 2. Sheet 2 of 10, Layout & Landscape Plan, dated 7/19/18, last revised 1/20/21;
 3. Sheet 3 of 10, Grading, Drainage & Utilities Plan, dated 8/15/19, last revised 1/20/21;
 4. Sheet 4 of 10, Erosion & Sediment Control Plan, dated 8/15/19, last revised 1/20/21;
 5. Sheet 5 of 10, Timber Harvest Erosion & Sediment Control Plan, dated 9/16/20, last revised 1/20/21;
 6. Sheet 6 of 10, Lighting Plan, dated 8/24/20, last revised 1/20/21;
 7. Sheet 7 of 10, Details, dated 8/15/19, last revised 1/20/21;
 8. Sheet 8 of 10, Details & Profile, dated 8/24/20, last revised 1/20/21;
 9. Sheet 9 of 10, Details & Profile, dated 9/16/20, last revised 1/20/21; and
 10. Sheet 10 of 10, Steep Slopes & Soils Map, dated 8/24/20, last revised 1/20/21.



- 4. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 5. Notify DEC 48 Hrs Prior to Work** The permittee or a representative must contact by telephone Sarah Pawliczak, NYSDEC Bureau of Ecosystem Health, at 845-256-3050, or by email at Sarah.Pawliczak@dec.ny.gov at least 48 hours prior to the commencement of the project authorized herein.
- 6. Work Within Area Depicted on Plans** All construction activity, including operation of machinery, excavation, filling, grading, clearing of vegetation, disposal of waste, street paving and stockpiling of material must take place within the project site as depicted on the project plans referenced by this permit. Construction activity is prohibited within areas to be left in a natural condition or areas not designated by the subject permit.
- 7. No Equipment in Wetland** Heavy equipment, including bulldozers, backhoes, payloaders, etc., shall not be operated in the wetland.
- 8. Install Controls as Shown on Plans** Prior to commencement of the activities authorized herein, the permittee shall install securely anchored silt fencing and/or continuous staked straw bales as shown on the plans or drawings referenced in this permit.
- 9. Maintain Erosion Controls** These erosion control devices shall be maintained until all disturbed land is fully vegetated to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. Silt fencing, hay bales and any accumulated silt or sediment shall be completely removed for disposal at an appropriate upland site.
- 10. Clean Fill Only** All fill shall consist of clean soil, sand and/or gravel that is free of the following substances: asphalt, slag, flyash, broken concrete, demolition debris, garbage, household refuse, tires, woody materials including tree or landscape debris, and metal objects. The introduction of materials toxic to aquatic life is expressly prohibited.
- 11. Minimize Adverse Impacts to Wetlands, Wildlife, Water** All work must be performed in a manner which minimizes adverse impacts to wetlands, wildlife, water quality and natural resources.
- 12. Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
- 13. Storage of Materials** Excavated materials and or fill materials shall be stockpiled more than 100 feet landward of the wetland or water body and shall be contained by straw bales or silt fencing to prevent erosion.
- 14. Seed, Mulch Disturbed Soils** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with straw within one week of final grading.



15. Disposal of Material Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of on an approved upland site more than 100 feet from any regulated waterbody or wetland. These materials shall be suitably stabilized so as not to re-enter any water body, wetland, or wetland adjacent area; and must be disposed of in accordance with all local, state, and federal statutes, regulations, or ordinances.

16. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

17. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

18. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:
--

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.



2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

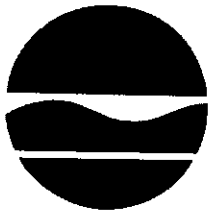
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Unlisted Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with Kent Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department condition on it, contact the DEC at 845-256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Kent Development Associates Inc.

Permit No. 3-3722-00245/00001

Effective Date: 02/01/2021

Expiration Date: 12/31/2024

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.

**Kent Development Associated
N. Horsepound Road
10-Year Back-to-Back Storm Event Analysis
Town of Kent, New York
November 19, 2020**



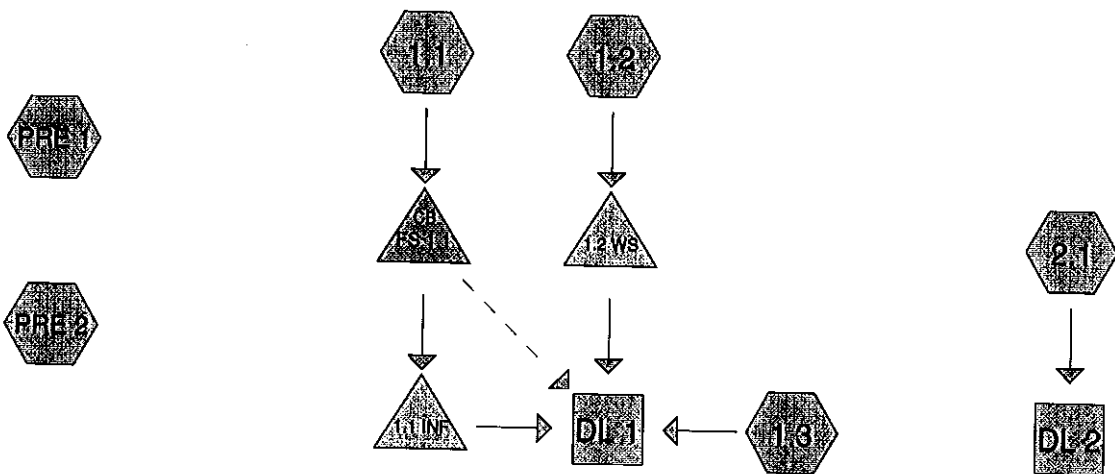
Although an unlikely occurrence, the attached HydroCAD model includes a back-to-back 10-year storm event for the pre and post-development conditions to analyze the effects to the NYSDEC Wetland during multiple storm events in the wetter season of a year. Based on the provided HydroCAD analysis there would be no adverse effects to the NYSDEC Wetland for during multiple storm events in the wetter season of the year from the proposed development. As shown in the attached HydroCAD, the peak flow is still mitigated from pre to post-development during a back-to-back 10-year storm events. Although a slight increase in runoff volume is shown to Design Line 1 from pre to post-development, there is also a decrease in runoff volume to Design Line 2. As shown in the project SWPPP, Design Line 1 and 2 are a part of the same NYSDEC Wetland LC-38. As such, the total runoff volume from Design Line 1 and 2 may be combined. By combining the total runoff volume in the pre and post-development conditions, there is a slight decrease in the total runoff volume from the project site during a back-to-back 10-year storm event, therefore the proposed development does not propose to have any negative impacts, including flooding to the downstream wetland, even during the wetter parts of the year with multiple rainfall events. A summary of the pre and post-development peak flows and runoff volume for the back-to-back 10-year storm event are provided in the tables below.

Table 1 Summary of Pre and Post-Development Peak Flows

	10-YEAR BACK-TO-BACK STORM EVENT (c.f.s.)	
	Pre	Post
Design Line 1	6.64	4.99
Design Line 2	3.33	2.65
Total	9.97	7.64

Table 2 Summary of Pre and Post-Development Runoff Volume

	10-YEAR BACK-TO-BACK STORM EVENT (acre-feet)	
	Pre	Post
Design Line 1	0.861	0.917
Design Line 2	0.447	0.379
Total	1.308	1.296



Routing Diagram for Kent Development Associates - 10-yr Back-to-Back Storm Analysis
 Prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., Printed 11/23/2020
 HydroCAD® 10.00-15 s/n 02171 © 2015 HydroCAD Software Solutions LLC

Summary for Subcatchment 1.1:

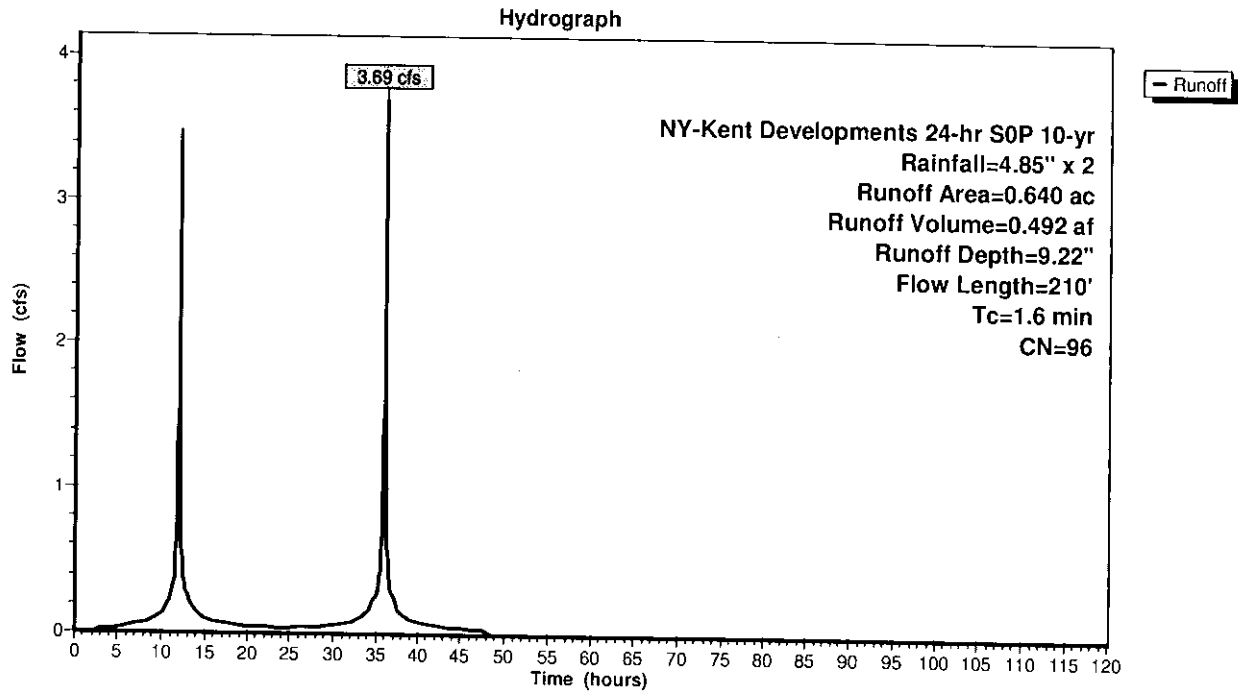
Runoff = 3.69 cfs @ 35.98 hrs, Volume= 0.492 af, Depth= 9.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr SOP 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
0.600	98	Paved parking, HSG B
0.040	61	>75% Grass cover, Good, HSG B
0.640	96	Weighted Average
0.040		6.25% Pervious Area
0.600		93.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.39		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.26"
0.4	110	0.0100	4.54	3.56	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
1.6	210	Total			

Subcatchment 1.1:



Summary for Subcatchment 1.2:

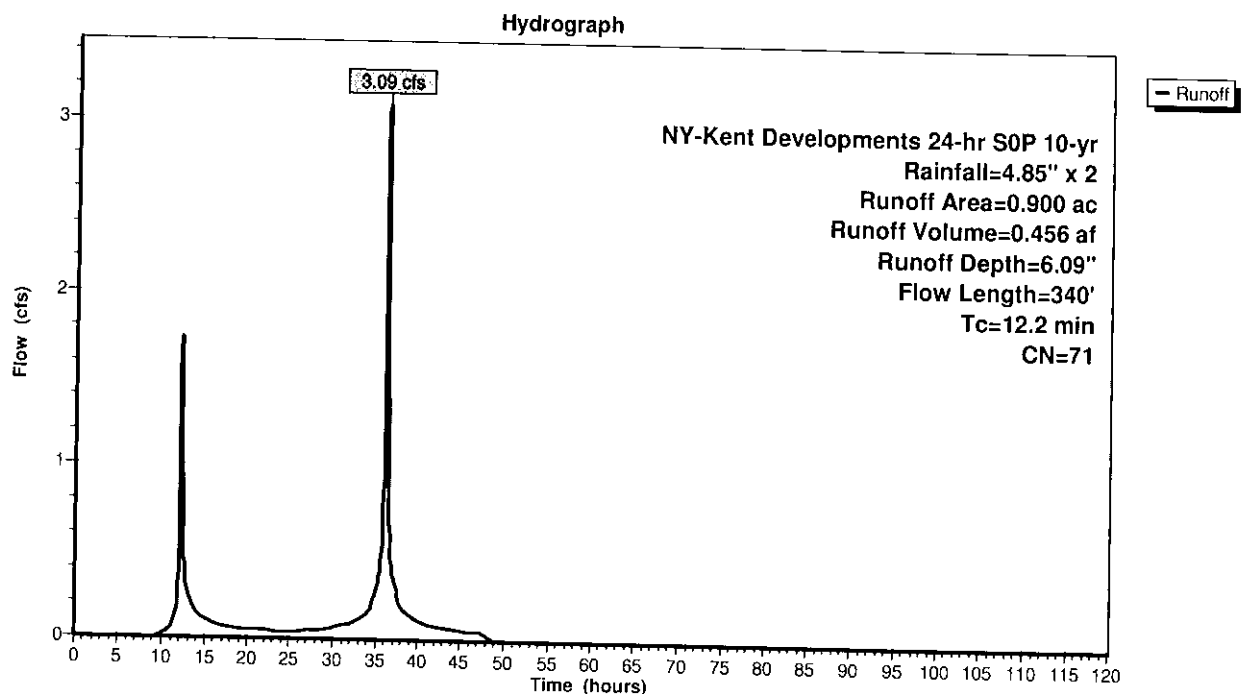
Runoff = 3.09 cfs @ 36.13 hrs, Volume= 0.456 af, Depth= 6.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr S0P 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
0.180	98	Paved parking, HSG B
0.270	80	>75% Grass cover, Good, HSG D
0.450	55	Woods, Good, HSG B
0.900	71	Weighted Average
0.720		80.00% Pervious Area
0.180		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.2	100	0.1000	0.15		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.26"
0.4	50	0.2000	2.24		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.3	110	0.0950	6.26		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.3	80	0.0900	4.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
12.2	340	Total			

Subcatchment 1.2:



Summary for Subcatchment 1.3:

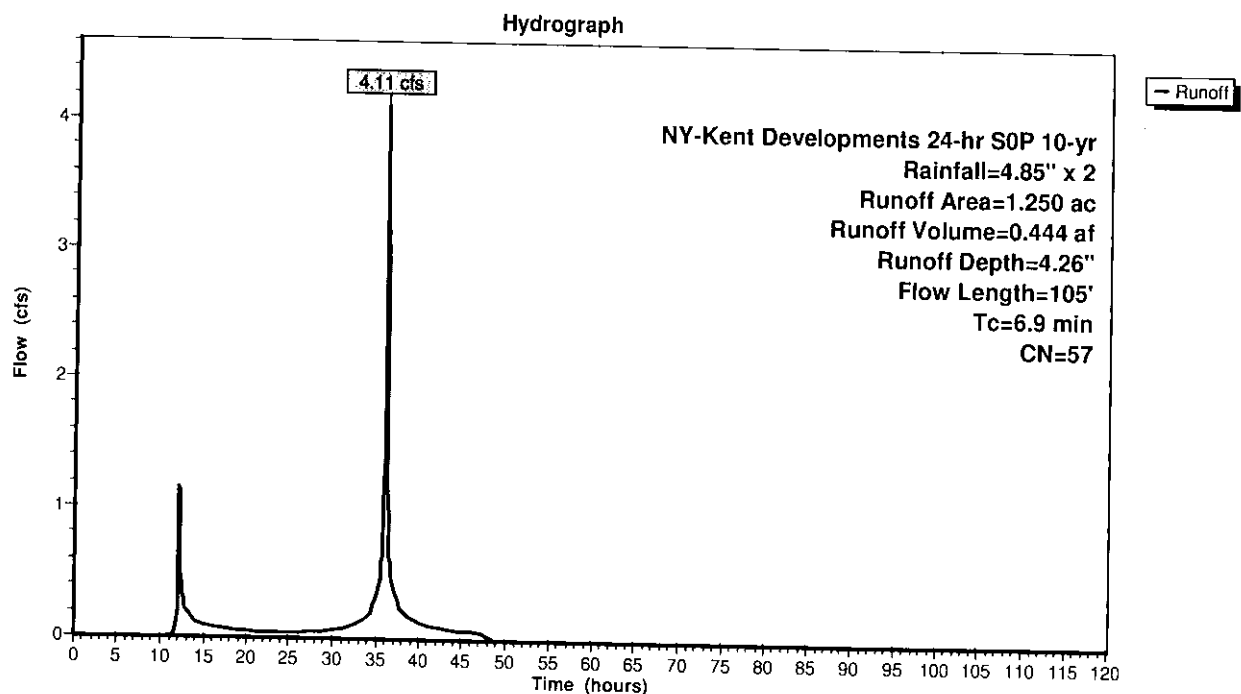
Runoff = 4.11 cfs @ 36.06 hrs, Volume= 0.444 af, Depth= 4.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr S0P 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
1.110	55	Woods, Good, HSG B
0.140	77	Woods, Good, HSG D
1.250	57	Weighted Average
1.250		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	75	0.2000	0.19		Sheet Flow,
					Woods: Light underbrush n= 0.400 P2= 3.26"
0.2	30	0.3000	2.74		Shallow Concentrated Flow,
					Woodland Kv= 5.0 fps
6.9	105	Total			

Subcatchment 1.3:



Summary for Subcatchment 2.1:

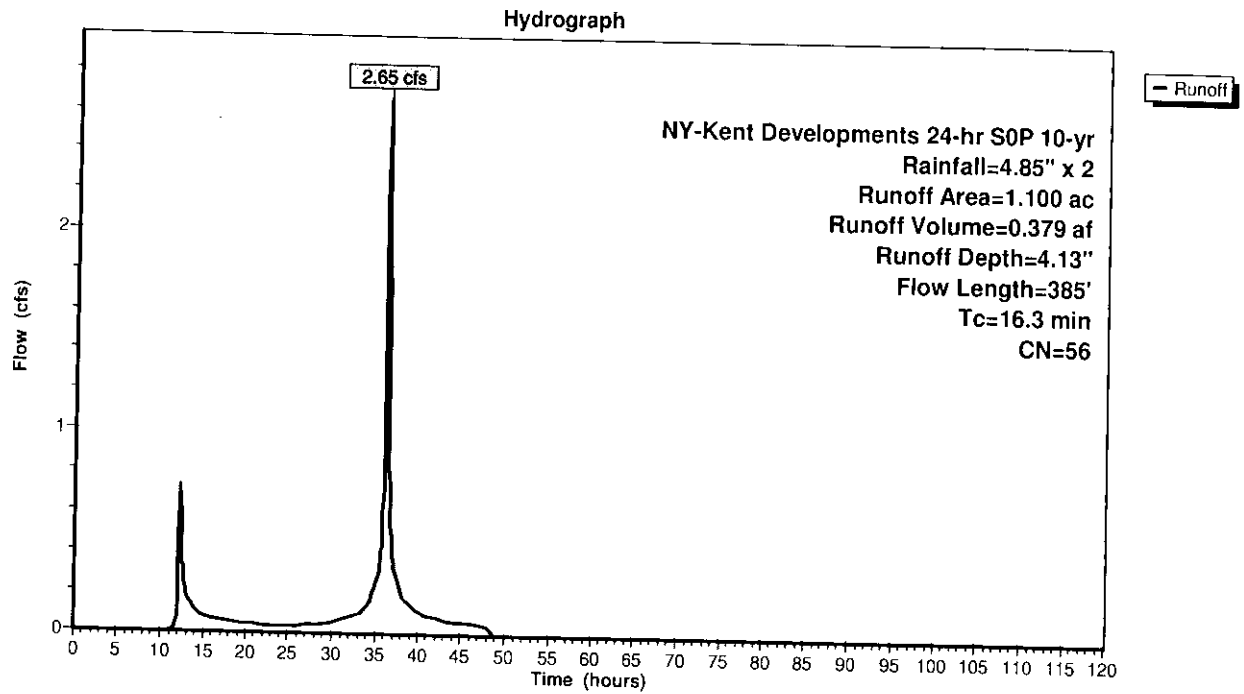
Runoff = 2.65 cfs @ 36.19 hrs, Volume= 0.379 af, Depth= 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr S0P 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
0.300	58	Meadow, non-grazed, HSG B
0.800	55	Woods, Good, HSG B
1.100	56	Weighted Average
1.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	40	0.1500	0.15		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.26"
4.4	60	0.1300	0.23		Sheet Flow, Grass: Dense n= 0.240 P2= 3.26"
0.4	90	0.0500	3.35		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	90	0.0500	11.77	14.44	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
6.4	50	0.1000	0.13		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.26"
0.4	55	0.2200	2.35		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
16.3	385	Total			

Subcatchment 2.1:



Summary for Subcatchment PRE 1:

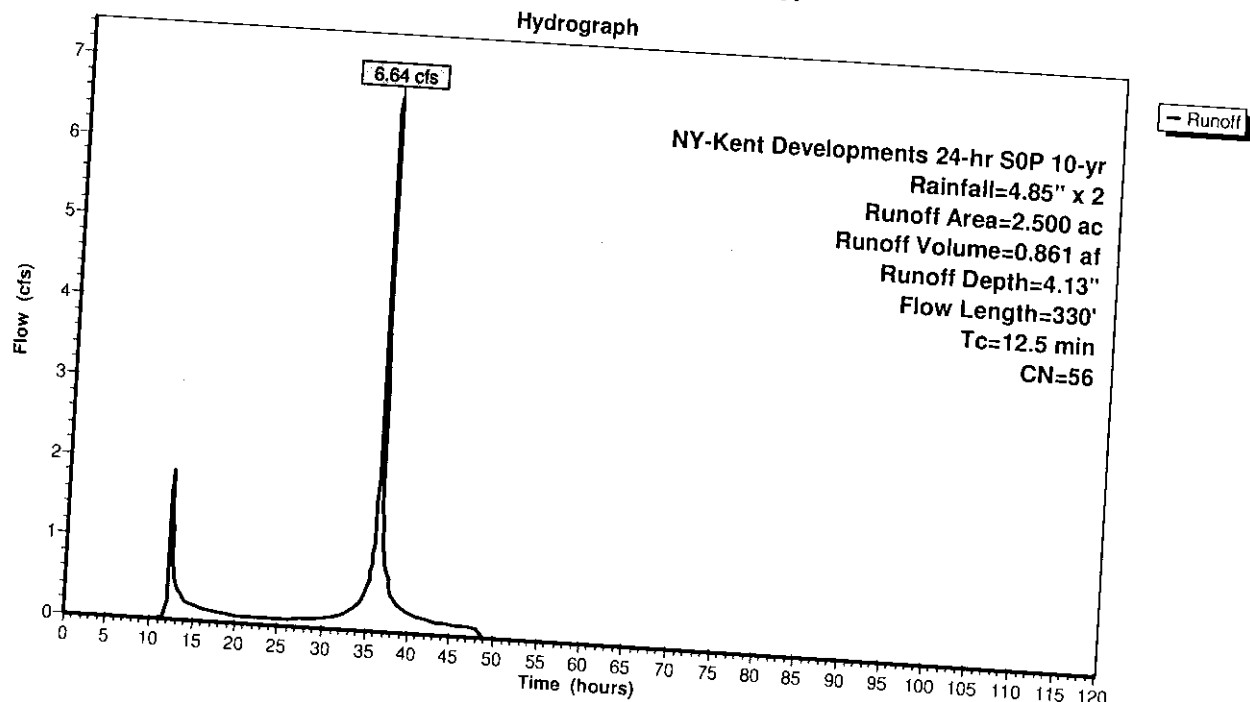
Runoff = 6.64 cfs @ 36.13 hrs, Volume= 0.861 af, Depth= 4.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr S0P 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
2.360	55	Woods, Good, HSG B
0.140	77	Woods, Good, HSG D
2.500	56	Weighted Average
2.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	100	0.1100	0.15		Sheet Flow,
1.7	230	0.2000	2.24		Woods: Light underbrush n= 0.400 P2= 3.26"
12.5	330	Total			Shallow Concentrated Flow, Woodland Kv= 5.0 fps

Subcatchment PRE 1:



Summary for Subcatchment PRE 2:

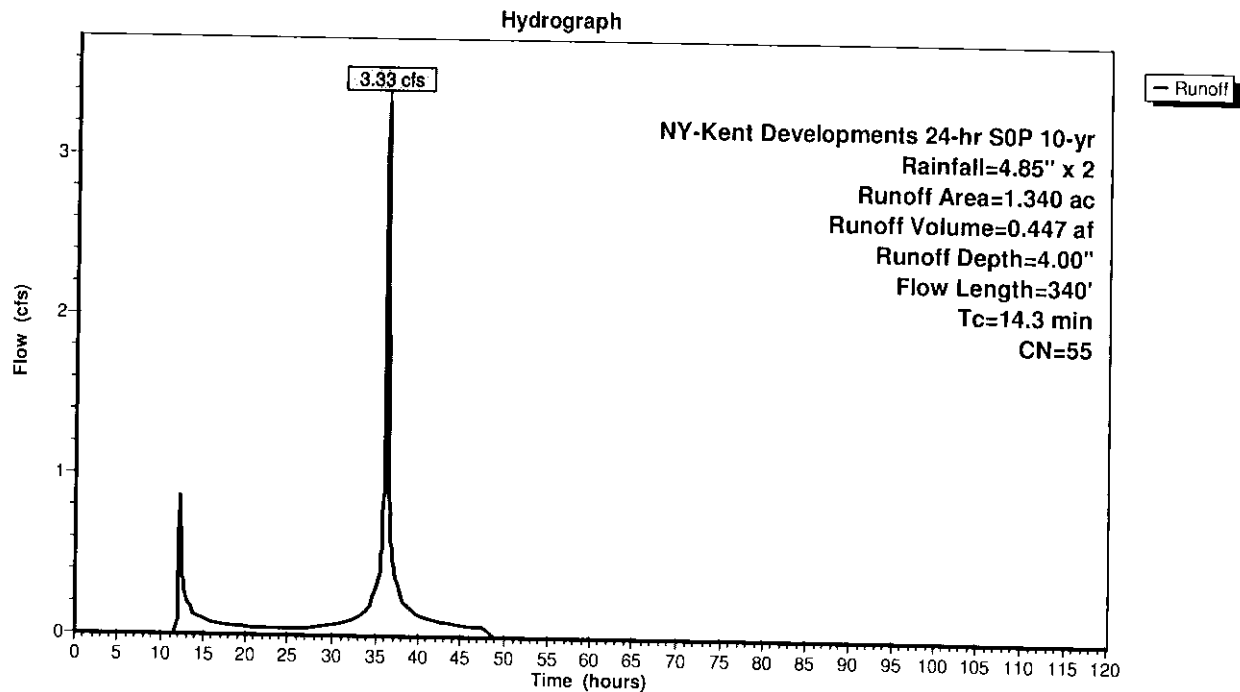
Runoff = 3.33 cfs @ 36.16 hrs, Volume= 0.447 af, Depth= 4.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 NY-Kent Developments 24-hr S0P 10-yr Rainfall=4.85" x 2

Area (ac)	CN	Description
1.340	55	Woods, Good, HSG B
1.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0900	0.14		Sheet Flow,
					Woods: Light underbrush n= 0.400 P2= 3.26"
1.9	150	0.0700	1.32		Shallow Concentrated Flow,
					Woodland Kv= 5.0 fps
0.7	90	0.2000	2.24		Shallow Concentrated Flow,
					Woodland Kv= 5.0 fps
14.3	340	Total			

Subcatchment PRE 2:

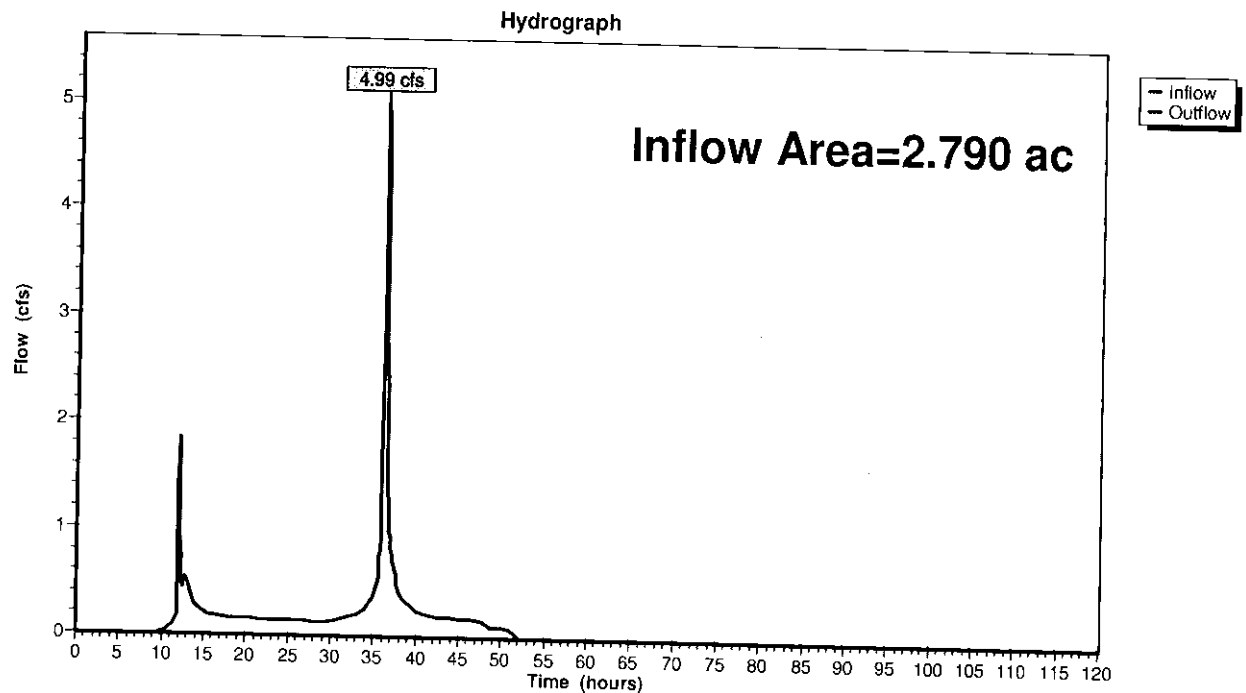


Summary for Reach DL 1:

Inflow Area = 2.790 ac, 27.96% Impervious, Inflow Depth = 3.94" for 10-yr event
Inflow = 4.99 cfs @ 36.14 hrs, Volume= 0.917 af
Outflow = 4.99 cfs @ 36.14 hrs, Volume= 0.917 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Reach DL 1:

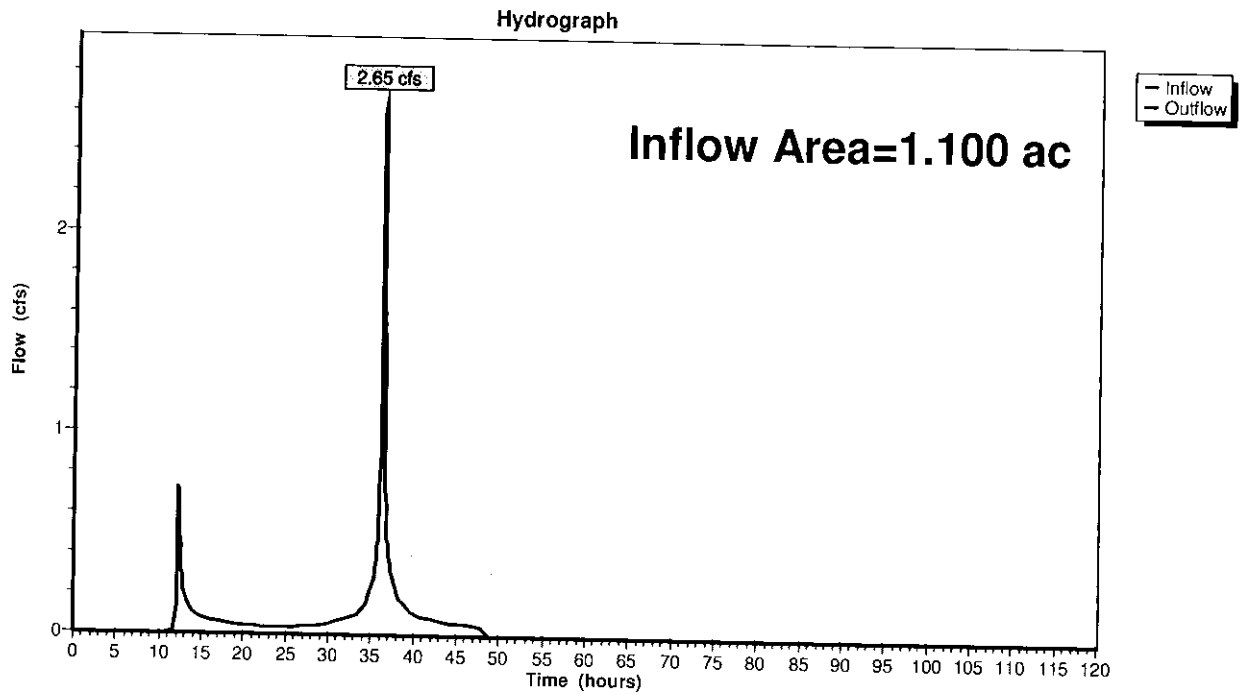


Summary for Reach DL 2:

Inflow Area = 1.100 ac, 0.00% Impervious, Inflow Depth = 4.13" for 10-yr event
Inflow = 2.65 cfs @ 36.19 hrs, Volume= 0.379 af
Outflow = 2.65 cfs @ 36.19 hrs, Volume= 0.379 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Reach DL 2:



Summary for Pond 1.1 INF:

Inflow Area = 0.640 ac, 93.75% Impervious, Inflow Depth = 8.91" for 10-yr event
 Inflow = 2.51 cfs @ 35.98 hrs, Volume= 0.475 af
 Outflow = 0.64 cfs @ 11.75 hrs, Volume= 0.475 af, Atten= 75%, Lag= 0.0 min
 Discarded = 0.64 cfs @ 11.75 hrs, Volume= 0.475 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 720.26' @ 36.27 hrs Surf.Area= 0.063 ac Storage= 0.039 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 11.9 min (1,508.0 - 1,496.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	719.00'	0.070 af	25.25'W x 109.24'L x 4.00'H Field A
#2A	720.00'	0.079 af	0.253 af Overall - 0.079 af Embedded = 0.174 af x 40.0% Voids ADS StormTech SC-740 x 75 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 5 rows
		0.149 af	Total Available Storage

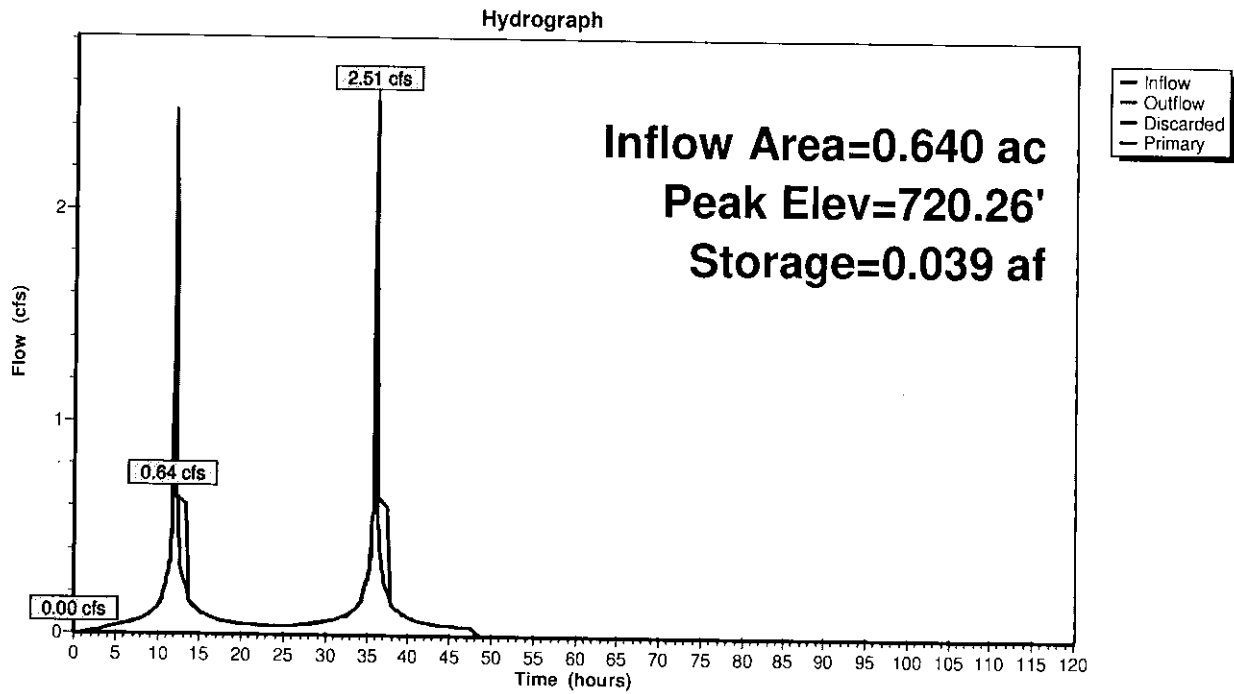
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	719.00'	10.000 in/hr Exfiltration over Horizontal area
#2	Primary	722.00'	6.0" Round Culvert L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 722.00' / 720.00' S= 0.1000 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.64 cfs @ 11.75 hrs HW=719.05' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.64 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=719.00' (Free Discharge)
 ↑ **2=Culvert** (Controls 0.00 cfs)

Pond 1.1 INF:



Stage-Area-Storage for Pond 1.1 INF:

Elevation (feet)	Horizontal (acres)	Storage (acre-feet)	Elevation (feet)	Horizontal (acres)	Storage (acre-feet)
719.00	0.063	0.000	721.60	0.063	0.104
719.05	0.063	0.001	721.65	0.063	0.106
719.10	0.063	0.003	721.70	0.063	0.109
719.15	0.063	0.004	721.75	0.063	0.111
719.20	0.063	0.005	721.80	0.063	0.113
719.25	0.063	0.006	721.85	0.063	0.115
719.30	0.063	0.008	721.90	0.063	0.117
719.35	0.063	0.009	721.95	0.063	0.119
719.40	0.063	0.010	722.00	0.063	0.121
719.45	0.063	0.011	722.05	0.063	0.123
719.50	0.063	0.013	722.10	0.063	0.124
719.55	0.063	0.014	722.15	0.063	0.126
719.60	0.063	0.015	722.20	0.063	0.128
719.65	0.063	0.016	722.25	0.063	0.129
719.70	0.063	0.018	722.30	0.063	0.131
719.75	0.063	0.019	722.35	0.063	0.132
719.80	0.063	0.020	722.40	0.063	0.134
719.85	0.063	0.022	722.45	0.063	0.135
719.90	0.063	0.023	722.50	0.063	0.136
719.95	0.063	0.024	722.55	0.063	0.138
720.00	0.063	0.025	722.60	0.063	0.139
720.05	0.063	0.028	722.65	0.063	0.140
720.10	0.063	0.031	722.70	0.063	0.141
720.15	0.063	0.033	722.75	0.063	0.143
720.20	0.063	0.036	722.80	0.063	0.144
720.25	0.063	0.038	722.85	0.063	0.145
720.30	0.063	0.041	722.90	0.063	0.146
720.35	0.063	0.044	722.95	0.063	0.148
720.40	0.063	0.046	723.00	0.063	0.149
720.45	0.063	0.049			
720.50	0.063	0.051			
720.55	0.063	0.054			
720.60	0.063	0.057			
720.65	0.063	0.059			
720.70	0.063	0.062			
720.75	0.063	0.064			
720.80	0.063	0.067			
720.85	0.063	0.069			
720.90	0.063	0.072			
720.95	0.063	0.074			
721.00	0.063	0.076			
721.05	0.063	0.079			
721.10	0.063	0.081			
721.15	0.063	0.084			
721.20	0.063	0.086			
721.25	0.063	0.088			
721.30	0.063	0.091			
721.35	0.063	0.093			
721.40	0.063	0.095			
721.45	0.063	0.098			
721.50	0.063	0.100			
721.55	0.063	0.102			

Summary for Pond 1.2 WS:

Inflow Area = 0.900 ac, 20.00% Impervious, Inflow Depth = 6.09" for 10-yr event
 Inflow = 3.09 cfs @ 36.13 hrs, Volume= 0.456 af
 Outflow = 2.52 cfs @ 36.22 hrs, Volume= 0.456 af, Atten= 18%, Lag= 5.7 min
 Primary = 2.52 cfs @ 36.22 hrs, Volume= 0.456 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 697.85' @ 36.22 hrs Surf.Area= 2,681 sf Storage= 3,130 cf

Plug-Flow detention time= 153.5 min calculated for 0.456 af (100% of inflow)
 Center-of-Mass det. time= 153.5 min (1,902.0 - 1,748.5)

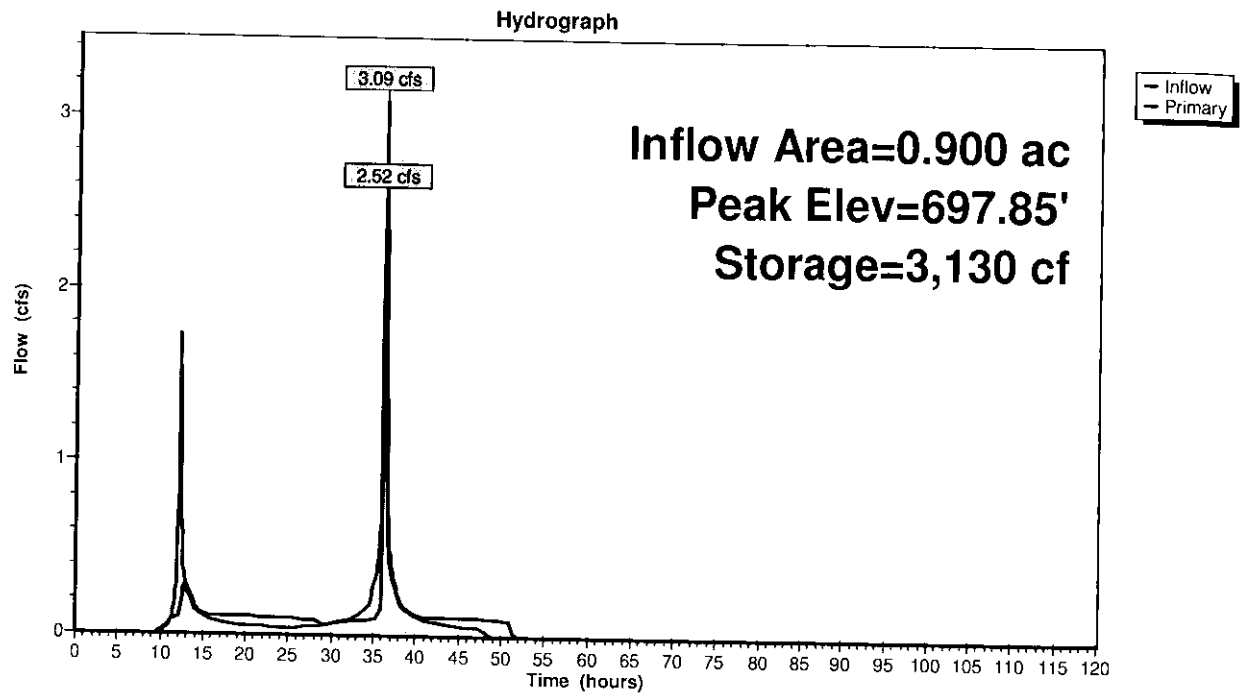
Volume	Invert	Avail.Storage	Storage Description
#1	696.00'	3,540 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
696.00	700	0	0
698.00	2,840	3,540	3,540

Device	Routing	Invert	Outlet Devices
#1	Primary	693.00'	8.0" Round Culvert L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 693.00' / 692.50' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf 1.4" Vert. Orifice/Grate C= 0.600 4.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Device 1	693.00'	
#3	Device 1	697.50'	

Primary OutFlow Max=2.47 cfs @ 36.22 hrs HW=697.85' (Free Discharge)
 1=Culvert (Passes 2.47 cfs of 3.57 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.11 cfs @ 10.54 fps)
 3=Broad-Crested Rectangular Weir (Weir Controls 2.35 cfs @ 1.70 fps)

Pond 1.2 WS:



Stage-Area-Storage for Pond 1.2 WS:

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
696.00	700	0	697.04	1,813	1,307
696.02	721	14	697.06	1,834	1,343
696.04	743	29	697.08	1,856	1,380
696.06	764	44	697.10	1,877	1,417
696.08	786	59	697.12	1,898	1,455
696.10	807	75	697.14	1,920	1,493
696.12	828	92	697.16	1,941	1,532
696.14	850	108	697.18	1,963	1,571
696.16	871	126	697.20	1,984	1,610
696.18	893	143	697.22	2,005	1,650
696.20	914	161	697.24	2,027	1,691
696.22	935	180	697.26	2,048	1,731
696.24	957	199	697.28	2,070	1,773
696.26	978	218	697.30	2,091	1,814
696.28	1,000	238	697.32	2,112	1,856
696.30	1,021	258	697.34	2,134	1,899
696.32	1,042	279	697.36	2,155	1,942
696.34	1,064	300	697.38	2,177	1,985
696.36	1,085	321	697.40	2,198	2,029
696.38	1,107	343	697.42	2,219	2,073
696.40	1,128	366	697.44	2,241	2,117
696.42	1,149	388	697.46	2,262	2,162
696.44	1,171	412	697.48	2,284	2,208
696.46	1,192	435	697.50	2,305	2,254
696.48	1,214	459	697.52	2,326	2,300
696.50	1,235	484	697.54	2,348	2,347
696.52	1,256	509	697.56	2,369	2,394
696.54	1,278	534	697.58	2,391	2,442
696.56	1,299	560	697.60	2,412	2,490
696.58	1,321	586	697.62	2,433	2,538
696.60	1,342	613	697.64	2,455	2,587
696.62	1,363	640	697.66	2,476	2,636
696.64	1,385	667	697.68	2,498	2,686
696.66	1,406	695	697.70	2,519	2,736
696.68	1,428	723	697.72	2,540	2,787
696.70	1,449	752	697.74	2,562	2,838
696.72	1,470	781	697.76	2,583	2,889
696.74	1,492	811	697.78	2,605	2,941
696.76	1,513	841	697.80	2,626	2,993
696.78	1,535	871	697.82	2,647	3,046
696.80	1,556	902	697.84	2,669	3,099
696.82	1,577	934	697.86	2,690	3,153
696.84	1,599	965	697.88	2,712	3,207
696.86	1,620	998	697.90	2,733	3,261
696.88	1,642	1,030	697.92	2,754	3,316
696.90	1,663	1,063	697.94	2,776	3,372
696.92	1,684	1,097	697.96	2,797	3,427
696.94	1,706	1,131	697.98	2,819	3,483
696.96	1,727	1,165	698.00	2,840	3,540
696.98	1,749	1,200			
697.00	1,770	1,235			
697.02	1,791	1,271			

Summary for Pond FS 1.1:

Inflow Area = 0.640 ac, 93.75% Impervious, Inflow Depth = 9.22" for 10-yr event
 Inflow = 3.69 cfs @ 35.98 hrs, Volume= 0.492 af
 Outflow = 3.69 cfs @ 35.98 hrs, Volume= 0.492 af, Atten= 0%, Lag= 0.0 min
 Primary = 2.51 cfs @ 35.98 hrs, Volume= 0.475 af
 Secondary = 1.18 cfs @ 35.98 hrs, Volume= 0.017 af

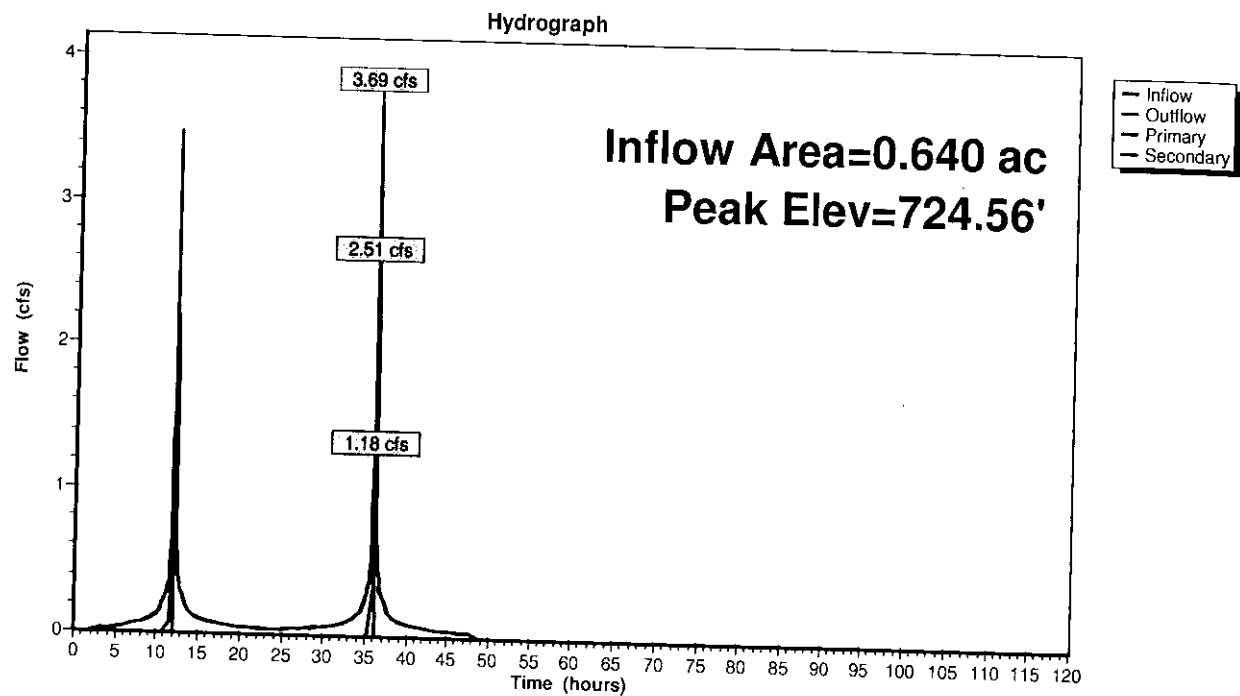
Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 724.56' @ 35.98 hrs
 Flood Elev= 726.60'

Device	Routing	Invert	Outlet Devices
#1	Primary	722.00'	8.0" Round Culvert L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 722.00' / 721.90' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.35 sf
#2	Secondary	722.00'	12.0" Round Culvert L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 722.00' / 720.00' S= 0.0800 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Device 2	724.30'	4.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=2.48 cfs @ 35.98 hrs HW=724.50' (Free Discharge)
 ↑ **1=Culvert** (Inlet Controls 2.48 cfs @ 7.09 fps)

Secondary OutFlow Max=1.04 cfs @ 35.98 hrs HW=724.50' (Free Discharge)
 ↑ **2=Culvert** (Passes 1.04 cfs of 5.35 cfs potential flow)
 ↑ **3=Broad-Crested Rectangular Weir** (Weir Controls 1.04 cfs @ 1.27 fps)

Pond FS 1.1:



Stage-Area-Storage for Pond FS 1.1:

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
722.00	0	724.60	0
722.05	0	724.65	0
722.10	0	724.70	0
722.15	0	724.75	0
722.20	0	724.80	0
722.25	0	724.85	0
722.30	0	724.90	0
722.35	0	724.95	0
722.40	0	725.00	0
722.45	0	725.05	0
722.50	0	725.10	0
722.55	0	725.15	0
722.60	0	725.20	0
722.65	0	725.25	0
722.70	0	725.30	0
722.75	0	725.35	0
722.80	0	725.40	0
722.85	0	725.45	0
722.90	0	725.50	0
722.95	0	725.55	0
723.00	0	725.60	0
723.05	0	725.65	0
723.10	0	725.70	0
723.15	0	725.75	0
723.20	0	725.80	0
723.25	0	725.85	0
723.30	0	725.90	0
723.35	0	725.95	0
723.40	0	726.00	0
723.45	0	726.05	0
723.50	0	726.10	0
723.55	0	726.15	0
723.60	0	726.20	0
723.65	0	726.25	0
723.70	0	726.30	0
723.75	0	726.35	0
723.80	0	726.40	0
723.85	0	726.45	0
723.90	0	726.50	0
723.95	0	726.55	0
724.00	0	726.60	0
724.05	0		
724.10	0		
724.15	0		
724.20	0		
724.25	0		
724.30	0		
724.35	0		
724.40	0		
724.45	0		
724.50	0		
724.55	0		



PUTNAM COUNTY DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, NY 10509 ■ 845-808-1390
www.putnamcountyny.gov/health

A PHAB-ACCREDITED HEALTH DEPARTMENT

MaryEllen Odell
COUNTY EXECUTIVE

Michael J. Nesheiwat, MD
COMMISSIONER OF HEALTH

November 6, 2020

Kent Development Associates, Inc.
Richard A. Esposito
3498 Lantern Bay Drive
Jupiter, FL 33477

Re: Approval of Plans for a Wastewater Treatment System
for Kent Development Associates, Inc.
North Horsepound Road
(T) Kent, T.M. 12-1-38

Dear Mr. Esposito:

This office has received the engineering report, plans and application for the wastewater treatment system for the above-noted project.

Upon review, it has been determined that the submission meets the applicable criteria of the NYS Department of Environmental Conservation and the Putnam County Health Department for the design of sewage treatment systems. This approval of plans is issued under provisions of Article 3 of the Putnam County Sanitary Code, Article 17 of the Environmental Conservation Law and 6 NYCRR 652, and is issued for plans prepared by Insite Engineering and dated April 1, 2020 with the last revision date of September 17, 2020.

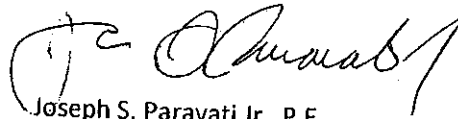
This letter shall serve as record of approval and by initiating construction of the project covered by this approval of plans, the applicant accepts and agrees to abide by and conform to the following:

1. THAT the approval letter shall be maintained on file by the applicant.
2. THAT the approval is revocable or subject to modification or change pursuant to Article 3 of the Putnam County Sanitary Code and Article 17 of the Environmental Conservation Law.
3. THAT the facilities shall be fully constructed and completed in compliance with the engineering report and plans, as approved.
4. THAT the construction of the facilities shall be under the supervision of a person or firm licensed and registered to practice professional engineering in the State of New York under the Education Law of the State of New York, which supervision is the responsibility of the applicant.
5. THAT the design professional supervising such construction shall certify to the Department in writing, and to the applicant, that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans and approval of plans.
6. THAT the design professional shall submit an application for construction compliance consisting of "as-built" plan and guarantee after construction is completed together with certification by the engineer that the sewage treatment system has been completed in conformance with the approved plans.

7. THAT occupancy of the building and operation of the sewage treatment system shall not be permitted until the construction compliance and authorization to operate are approved by this Department.
8. THAT the approval is valid for two (2) years and expires on November 6, 2022.
9. THAT the approval of this Department shall be secured for each change of usage to insure that the maximum flow of 184 gallons per day is not exceeded.
10. THAT a master water meter shall be installed and a record of daily readings submitted to this Department monthly.
11. THAT the Health Department be notified when the construction starts on the system and also notified prior to backfill of the system.
12. THAT the wastewater facilities are to receive sanitary wastes only. The Putnam County Health Department shall be promptly notified in the event that any wastes other than strictly domestic sanitary wastes are produced at this facility.

The Department is forwarding three (3) copies of the approved construction permit and two (2) copies of the approved construction plans to your design professional. This approval of plans is issued for construction of a 1,000 gallon septic tank, 1,000 gallon pump chamber, 160 LF of absorption trenches, 1' - 0" of ROB fill and appurtenances and is issued for the State Commissioner of Environmental Conservation.

Respectfully,



Joseph S. Paravati Jr., P.E.
Public Health Engineer

JSP: cml

cc: John Watson, P.E.
NYSDEC, White Plains
BI, (T) Kent

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

APPLICATION TO CONSTRUCT A WATER WELL

Please print or type

Well Location	Street Address: NORTH HORSESHOE ROAD	Town/Village: KENT	PCHD Permit # C00220-K	Tax Map # 12-1-38
Well Owner:	Name: KENT DEVELOPMENT ASSOCIATES, INC	Map	Block	Lot(s)
Use of Well	Address: 3413 LANTERN BAY DRIVE, JUPITER FLORIDA		Phone # 914-523-3683	
① Primary	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Irrigation	
2-Secondary	<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Farm	<input type="checkbox"/> Test/Monitoring	
Amount of Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional		
Reason for Drilling	Yield Sought <u>5</u> gpm	# People Served <u>12</u>	Est. of Daily Usage <u>184</u> gal.	
Detailed Reason for Drilling	<input type="checkbox"/> Replace Existing Supply <input type="checkbox"/> Test/Observation <input type="checkbox"/> Additional Supply <input checked="" type="checkbox"/> New Supply (new dwelling) <input type="checkbox"/> Deepen Existing Well			
Well Type	<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven <input type="checkbox"/> Gravel <input type="checkbox"/> Other			
Is well site subject to flooding?..... Yes _____ No <input checked="" type="checkbox"/>				
Is well located in a realty subdivision?..... Yes _____ No <input checked="" type="checkbox"/>				
Name of subdivision..... Yes _____ No <input checked="" type="checkbox"/>				
Water Well Contractor: <u>TBD</u> Address: _____ Lot No. <u>N/A</u>				
Is Public Water Supply available on site?..... Yes _____ No <input checked="" type="checkbox"/>				
Name of Public Water Supply: <u>N/A</u> Town/Village _____				
Distance to property from nearest water main: <u>UNKNOWN</u>				
Proposed well location & sources of contamination to be provided on separate sheet/plan.				
Date: <u>4/3/20</u> Applicant Signature: <u>John M. Watson</u> JOHN M. WATSON, P.E., INSITE ENGINEERING				

PERMIT TO CONSTRUCT A WATER WELL

This permit to construct one water well as set forth above, is granted under provisions of Article 10 of the Putnam County Sanitary Code and Subpart 5-2 of Part 5 of the New York State Sanitary Code and provided that within thirty (30) days of the completion of water well construction, the applicant or their designated representative shall: 1) Pump the well until the water is clear. 2) Disinfect the well in accordance with the requirements of the Putnam County Health Department. 3) Submit a Well Completion Report on a form provided by the Putnam County Health Department. 4) The well driller shall abide by all conditions of the permit. 5) During all well drilling operations the well driller shall take appropriate action to assure that any and all water and waste products from such well drilling operations be contained on this property and in such a manner as not to degrade or otherwise contaminate surface or groundwater.

Additional Permit Requirements: _____

APPROVED FOR CONSTRUCTION: This approval expires two years from the date issued unless construction of the well has been completed and inspected by the PCDOH and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any revision or alteration of the approved plan requires a new permit. Well to be constructed by a water well driller licensed by Putnam County.

Date of Issue: 11/6/20

Date of Expiration: 11/6/22

Permit is Non-Transferable

Permit Issuing Official: John O. [Signature]

Title: P.E.

White copy – HD file; Yellow copy – Building Inspector; Pink copy – Owner; Orange copy – Well Driller

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

CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM

PERMIT # 200220-2

Located at NORTH HARBOR ROAD Town or Village TOWN OF KENT

Subdivision name N/A Subd. Lot # --- Tax Map 12 Block 1 Lot 38

Date Subdivision Approved N/A Renewal --- Revision ---

Owner/Applicant Name KENT DEVELOPMENT ASSOCIATES, INC. Date of Previous Approval N/A

Mailing Address 3495 LANTERN BAY DRIVE, JUPITER FLORIDA Zip 33477

Amount of Fee Enclosed \$500.00

Building Type COMMERCIAL Lot Area 3,216 No. of Bedrooms 0 Design Flow GPD 134

**Fill Section Only _____ Depth _____ Volume _____
PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED**

Separate Sewerage System to consist of 1,000 gallon-septic tank and 1'-0" OF 20" GRAVEL FILL AND 160 L.F. OF ABSORPTION TRENCH

Other Requirements: 1,000 GALLON PUMP PIT

To be constructed by TBD Address _____

Water Supply: _____ Public Supply From _____ Address _____

or: X Private Supply Drilled by TBD Address _____

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

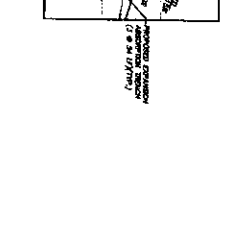
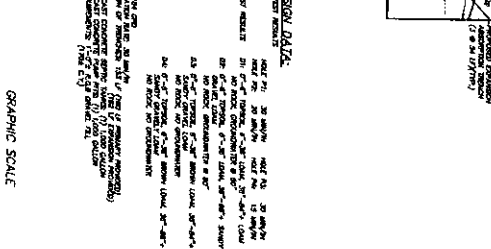
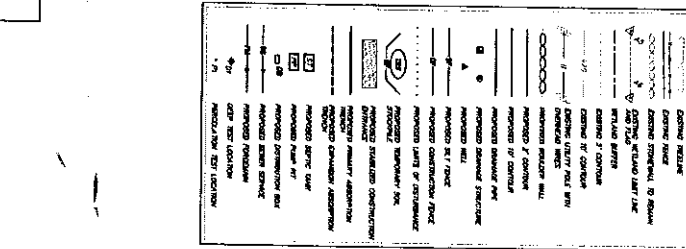
Signed: [Signature] P.E. X R.A. _____ Date 4/8/20

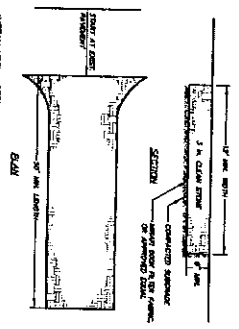
Address INDY ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTS, P.C.
2 GARRETT BLVD., CARMEL NEW YORK 10512 License # 77950

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

By: [Signature] Title: PHE Date: 11/6/20

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

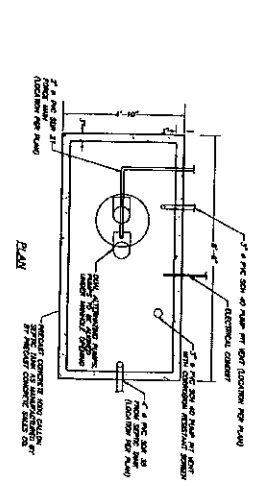
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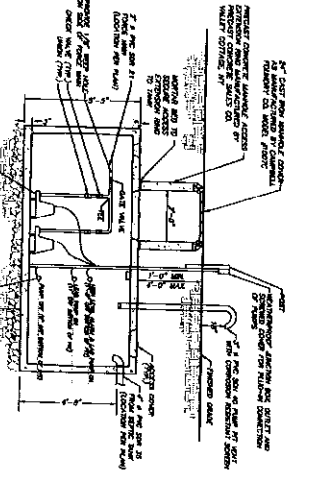
ELEVATION DETAIL

- INSTALLATION NOTES**
1. STORM SEWER - SEE P. 10
 2. STORM SEWER - SEE P. 10
 3. STORM SEWER - SEE P. 10
 4. STORM SEWER - SEE P. 10
 5. STORM SEWER - SEE P. 10
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 9. STORM SEWER - SEE P. 10
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STABILIZED CONSTRUCTION
ENHANCED DETAIL



PLAN

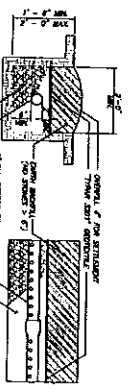


SECTION

1000 GALLON DIA. ALTERNATING FLUID PIT DETAIL

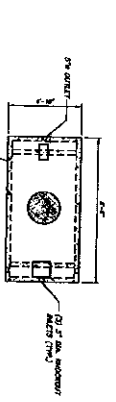
- FLUID PIT NOTES**
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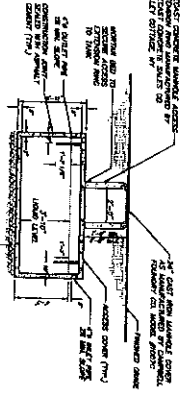


ELEVATION DETAIL

ABSORPTION TRENCH DETAIL

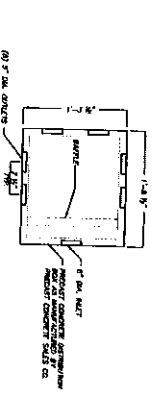


ELEVATION DETAIL

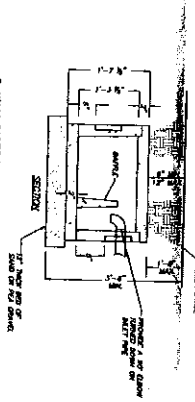


SECTION

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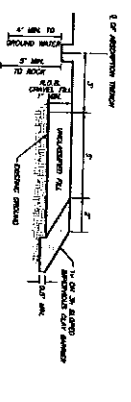


ELEVATION DETAIL



SECTION

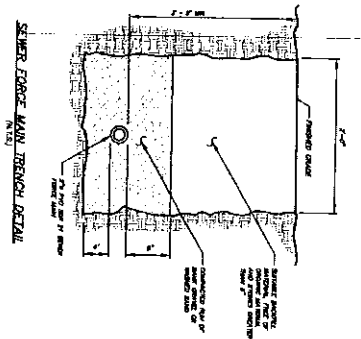
6 WAY DISTRIBUTION BOX DETAIL



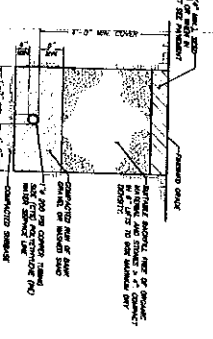
ELEVATION DETAIL

BIL. SECTION DETAIL

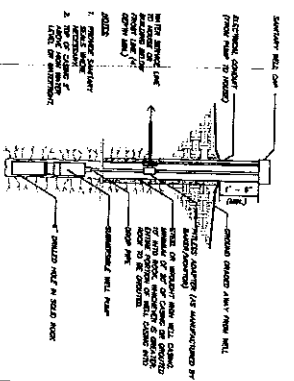
- LET. NOTES**
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SEWER FORCE MAIN TRENCH DETAIL



WATER SERVICE LINE TRENCH DETAIL



BIDMAN COUNTY WELL DETAIL

BIDMAN COUNTY WELL DETAIL	
NO.	DATE
1	10/15/00
2	10/15/00
3	10/15/00
4	10/15/00
5	10/15/00
6	10/15/00
7	10/15/00
8	10/15/00
9	10/15/00
10	10/15/00



ASSOCIATES
LANDSCAPE ARCHITECTURE, P.C.

10/15/00
10/15/00
10/15/00
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CD-2



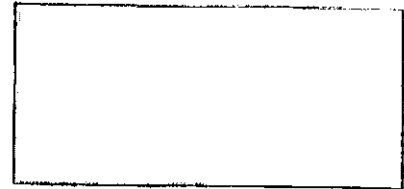
TOWN OF KENT HIGHWAY DEPARTMENT
62 Ludington Court, Kent Lakes, NY 10512
(845) 225-7172 -

0031

APPLICATION FOR PERMIT TO DO WORK ON AND WITHIN A TOWN ROAD AREA

To the Town of Kent Department of Highways:

Application is hereby made for permission, under Local Law No. 2 adopted 1-24-2012 (available to view within the Town Code at www.townofkentny.gov), to enter upon, construct or open a road constructed or improved on the Town Road System of Town of Kent, Putnam County, N.Y. as follows:



1. Applicant or Owner Representative OLD 17 LLC

Driveway Bond Required ☒ Yes
☐ No

2. Phone number 914-403-1243

3. Address 19 Sunderland Lane Katonah, NY 10536

Planning Board Review Required ☐ Yes
☐ No

4. Name of road where driveway is to be constructed North Horsepound Road Kent, NY 10512 - Tax Map Designation 12.-1-38 & 12.-1-42

5. Location of nearest cross roads Route 52

6. Proposed driveway width and length (Required minimum: 16' width 20' blacktop apron in from road) Width 18', Curb Cut 62' wide, Length 500'

7. Work to be started on March 2021 To be completed by March 2022

8. Is Pavement to be disturbed? No If so, what type? _____

9. Purpose of Application (Check one): New ☒ 2nd Driveway ☐ Relocation or Redesign ☐

10. I have read and acknowledged all attached documents ☒ YES

11. Attach 3 sketches showing the location of work, size of openings, and giving distance to nearest street intersection

12. If work is to be performed by contractor, please fill out the following:

Con-Tech Construction Technology, Inc.
(Name of contractor)

PC6823
(Putnam County License Number)

STATE OF NEW YORK
COUNTY OF

Pasquale Carino being duly sworn deposes and says that he/she is
an officer, namely viz: Member

One of the partners _____ of the Permittee herein named; that compensation has been secured

pursuant to the provisions of the Workmen's Compensation Law of the State of New York, and the provisions of said law will be complied with during the life of this permit, and that no subcontractor will be permitted to do any work under this permit until he has fully and completely complied with all the terms and provisions of the aforesaid law

If permit is granted, I hereby agree to comply with all the terms, covenants and conditions hereinafter set forth which are attached to and form part of the permit and to restore the road to its original condition, in accordance therewith. Sworn to before me this

21st day of January 20 21

Pasquale Carino, Applicant
Applicants Signature and Title

Notary Public, County of Westchester

Approval to start work: 1-21-26
Date

Lauren M. Cole
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01C06411095
Qualified In Westchester County
Commission Expires November 9, 2024

Richard T. Dittmer Jr., Kent Highway Superintendent

White: Highway Department Yellow: Town Clerk Pink: Building Department Gold: Resident

NOTARY PUBLIC

Town of Kent
25 Sybil's Crossing
Kent Lakes, NY 10512
(845) 225-2067

RECEIPT

01/29/2021

Tech, Inc.) Old 17 Llc. (con-tech Construction
North Horsepound Rd
1.-1-38 & 12.-1-42
Carmel, NY 10512

Received \$ 1,000.00 for Driveway Bond, on 01/29/2021. Thank you for stopping by the Treasurer's Office.

As always, it is our pleasure to serve you.

Yolanda D. Cappelli
Town Clerk



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

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

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

Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control-
Site Inspection

Date: January 14, 2021

Project: Lewis-Ackerley
72 Barrett Circle
TM #42.12-1-25

The following is offered for consideration by the Planning Board:

A site inspection was conducted for this project on November 24, 2020 with William Walters, Building Inspector and Bruce Barber, Planning Board environmental consultant. Mr. Lewis, owner, also met with us before and after the inspection.

This project included the demolition of an existing single family house and construction of a new house with detached garage and improvements made to the existing driveway and the septic system. The approved plans also included a pool, pool house, hot tub, shed, and replacement of an existing shed at the water's edge with a gazebo. A Town of Kent Erosion Control Permit, coverage under NYSDEC general construction permit and a Town of Kent Wetland Permit were required. The project included disturbance within the 100 foot buffer of Barrett Pond. The house has been completed with Certificate of Occupancy issued in December 2019.

1. Stabilization Inspection:

The inspection showed the majority of the disturbed area has been fully stabilized with grass and other landscaping. There was a strip along the uphill side of the driveway that looked recently disturbed and had been seeded and mulched. The grass hadn't grown in at the time of the inspection.

2. Project completion:

During the inspection, Mr. Lewis indicated that the proposed hot tub and associated overflow discharge trench had not been constructed. He expects to have them constructed in spring 2021. An approved shed located at the west end of the property has also not been constructed. It also has an expected construction date of Spring 2021.

Based on the short time frame until the hot tub and shed will be constructed, we recommend the owners keep the permits open and in place until after that work is completed and stabilized. Once that work is completed and disturbed areas are stabilized, the owners should move ahead with closing out the Town Erosion Control Permit, the Town Wetland Permit and the Notice of Termination for the NYSDEC general construction permit.

It was also noted that the pool and pool house have not been constructed. Mr. Lewis stated that it might be a few years before the pool and pool house are constructed. We advised Mr. Lewis

that if construction of the pool and pool house is done after close-out of the permits and will exceed 5,000 SF of disturbance, he will need to apply for another Town of Kent Erosion Control Permit and coverage under the NYSDEC construction general permit at that time.

An existing shed located very close to the edge of Barrett Pond was removed with the approval to replace it with a gazebo in the same location. The shed has been removed, but the proposed gazebo has not been constructed. The previously existing shed and proposed gazebo are located within the 100 foot buffer of Barrett Pond and within the rear yard setback. Mr. Lewis indicated they have no immediate plans to build the gazebo. If the owners choose to build the gazebo at a later date and more than two years have lapsed since the previously existing shed was removed, they will have to apply for a variance from the Zoning Board of Appeals for construction of the structure in a yard setback. Additionally, if the current wetland permit has been closed out, the owners will have to apply for a new Town of Kent Wetland Permit and associated Town of Kent Erosion Control Permit.

3. Future Permit close-out:

Permit close-out will require inspections from the Town and the project engineer, Jack Karell, P.E. after all disturbed areas are stabilized. Changes made to the approved plans, such as not constructing the pool, will need to be memorialized on a drawing. The project engineer will need to prepare a NYSDEC Notice of Termination and submit it for MS4 (Town) sign-off. At the time of permit close-out, reduction or return of the erosion control bond can be discussed with the Planning Board.

Please let us know if you have any questions. Thank you.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters, Building Inspector, via email
Bruce Barber via email
Jack Karell, P.E., via email
14-261-999-142



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

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

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E-Mail Address: jmangarillo@rsaengrs.com

Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control – Stabilization
Inspection

Date: January 14, 2021

Project: O'Mara – Peekskill Hollow Rd
TM # 42.07-1-17

A follow-up stabilization inspection was conducted on November 20, 2020. This was a follow up to inspections conducted on December 16, 2019 and July 23, 2020. The certificate of occupancy for the house was issued in December 2019.

The following are noted:

1. Improvements have been made since the previous inspection on July 23, 2020. The majority of comments from the August 10, 2020 memo have been addressed.
2. Remaining concern is regarding the area immediately uphill of the catchbasin on Peekskill Hollow Road on the north side of the driveway.
 - a. The cut slope immediately uphill of the catchbasin and near the bottom of the swale, is not fully stabilized. It is continuing to erode. Even though it is a relatively small area, it is immediately uphill of the catch basin. If a bare area this small was further in the site, with a long flow path for sediment to filter out before reaching the catch basin, it would not be an issue. However, it is directly uphill of the catch basin and will continue to erode, discharging sediment into the catchbasin. Due to the steepness of the cut slope, it will be difficult for vegetation to grow in on its own. This bare area needs to be stabilized.
 - b. There is also a white pvc pipe discharging at this location. What is connected to that pipe? The pipe was not there during the July 23, 2020 inspection. That pipe, presumably will add water that will further erode the cut slope, discharging sediment into the catch basin.
 - c. See attached photos from November 20, 2020.
 - d. On a much more minor note, there is still some leftover drainage pipe in the swale uphill of this location that should be disposed of.

The above concerns were issued to the project developer, Patrick O'Mara and the project engineer, Jack Karell, Jr., P.E. via email on November 30, 2020.

Memorandum
O'Mara Peekskill Hollow Road
TM # 42.07-1-17
January 14, 2021
Page 2 of 2

Jack Karell offered "How about we reseed it and tack down some erosion control matting for now." via email on 11/30/2020, which we agreed with. Emails sent requesting the status of this work sent on 1/6 and 1/11/2021 have not received a response.

At this time, we cannot recommend an erosion control bond reduction or return until the area uphill of the catchbasin is addressed.

After the developer makes the corrections listed above, we will need to be contacted to schedule a follow up inspection. Alternatively, photographs of the corrections can be submitted. If you have any questions, please do not hesitate to contact us. Thank you.

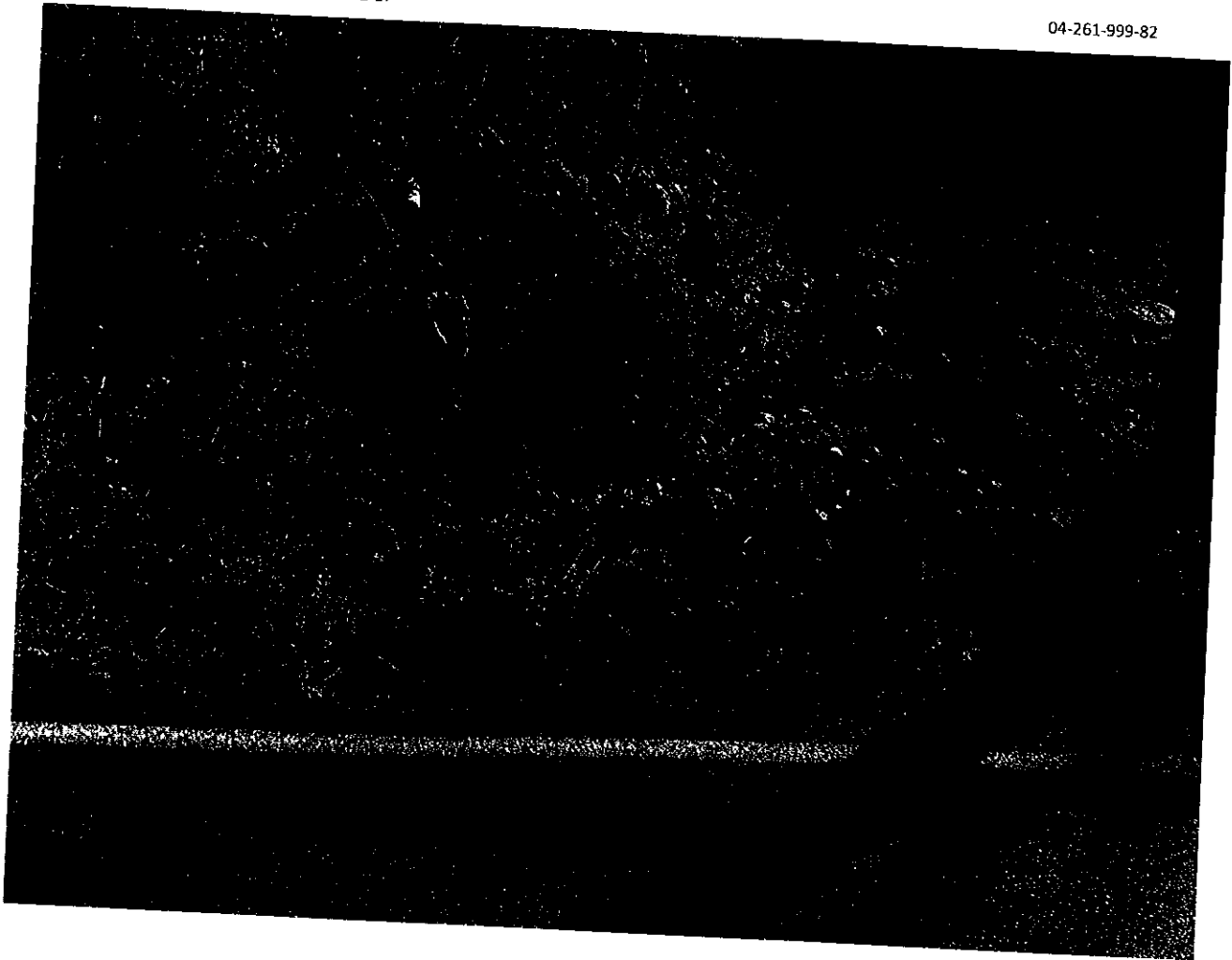
Julie S. Mangarillo, P.E., CPESC

Attached: Photographs from November 20, 2020

cc: Planning Board via email
Bill Walters via email
Bruce Barber, via email
Jack Karell, P.E., via email
04-261-999-82

O'MARA PEEKSKILL HOLLOW RD TM 42.7-1-17

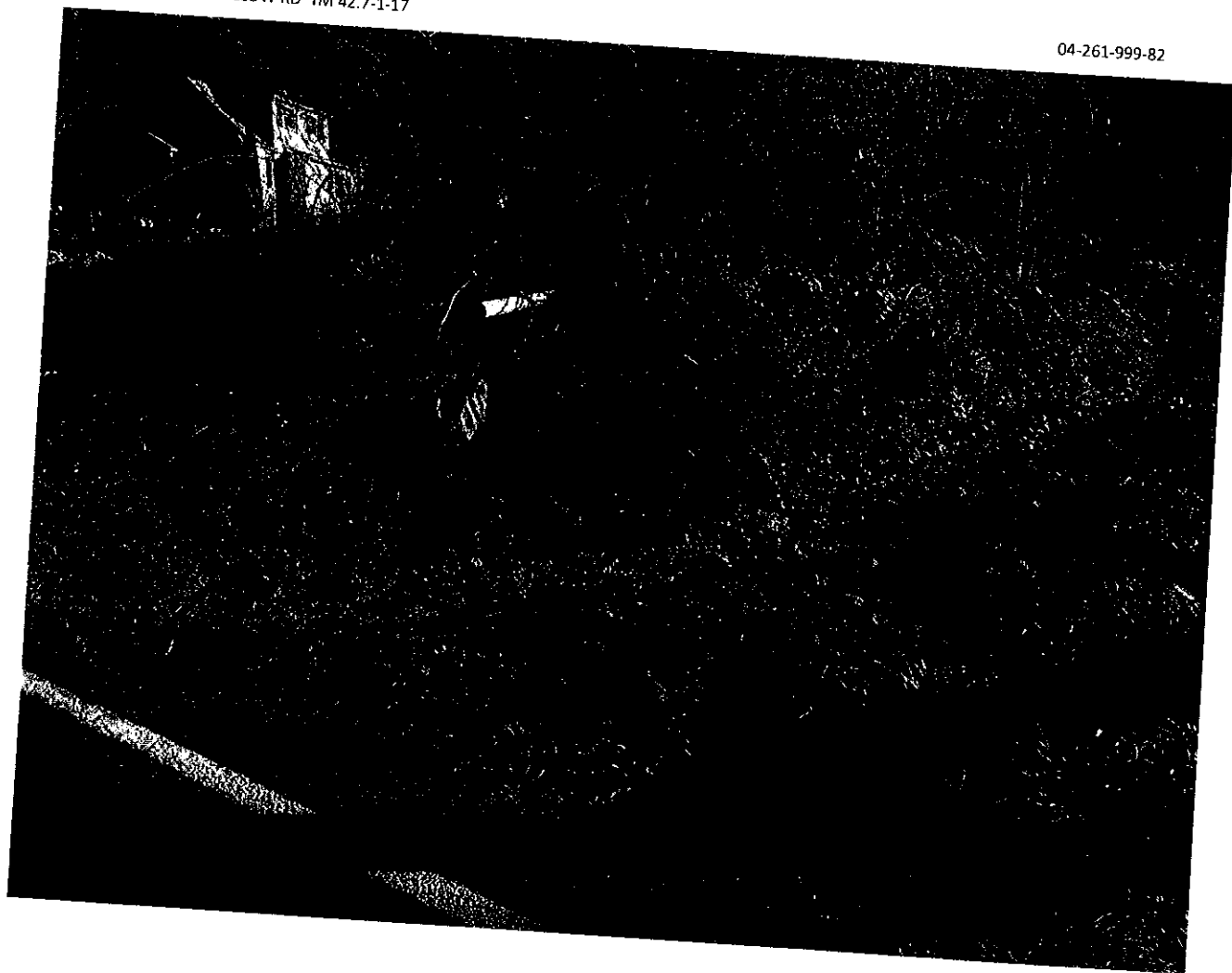
04-261-999-82



November 20, 2020

O'MARA PEEKSKILL HOLLOW RD TM 42.7-1-17

04-261-999-82



November 20, 2020