

Approved: March 10, 2022

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

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

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

The following Planning Board members and Planning Board consultants participated in the meeting via Zoom:

Members:

Phil Tolmach, Chairman
Simon Carey
Sabrina Cruz

Dennis Lowes, Vice Chairman
Giancarlo Gattucci
Hugo German
Stephen Wilhelm

Absent:

Julie Mangarillo, Rohde, Soyka & Andrews/Consultant

Others in Attendance:

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

Mr. Tolmach asked the people participating on the call to identify themselves and to state that they were alone in their respective rooms and they all did so.

**Town of Kent Planning Board Minutes
February 10, 2022**

- **Approve Planning Board Minutes from January 13, 2022 Meeting**

Mr. Tolmach asked for a motion to approve the Planning Board minutes from the January 13, 2022 meeting. The motion was made by Mr. Lowes and seconded by Mr. German. Following were the roll call votes.

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

The motion carried.

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

Mr. Paul Lynch, of Putnam Engineering, represented the applicant and noted that this project involved approvals of an Erosion Control Plan and a Wetland permit for construction of a single-family residence on a 6-acre parcel.

Mr. Andrews Comments (memo 2/8/22 attached)

Mr. Andrews verified that the Public Hearing for this project was closed at the January 13, 2022 meeting and that the project was moved to an administrative track. The only outstanding item was acceptance of the Erosion Control bond amount of \$17,860.00 and \$1,000.00 inspection fee, which Mr. Andrews recommended be forwarded to the Town Board for their approval. A memo was prepared by Mr. Andrews on February 8, 2022.

Mr. Barber's Comments (memo attached)

Mr. Barber concurred with Mr. Andrews' recommendation to forward the bond amount to the Kent Town Board for their approval. Mr. Barber stated that all of the conditions of his review had been satisfied.

Ms. Axelson's Comments

Ms. Axelson had no comments pertaining to this project.

**Town of Kent Planning Board Minutes
February 10, 2022**

Mr. Tolmach asked for a motion to forward the bond amount of \$17,860.00 and a Final Inspection Fee of \$1,000.00 to the Kent Town Board for their approval, if appropriate. The motion was made by Mr. German and seconded by Mr. Lowes. Following were the roll call votes:

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

The motion carried.

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

Ms. Anne Manning represented the applicant on this project.

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

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

The motion carried.

Mr. Barber's Comments (memo attached)

Mr. Barber advised the Planning Board that authorization of the Gipsy Trail Board is still pending. Ms. Manning said it is approved at the committee level and will be approved at the Board level by the beginning of March meeting. Mr. Barber recommended that the Public Hearing be adjourned until the March meeting. Ms. Axelson asked if any additional materials needed to be submitted and Ms. Manning said that she didn't believe that any new material needed to be submitted. Ms. Axelson asked if copies had been submitted and Ms. Manning said that she had not provided full copies, but that she would drop them off.

Mr. Andrews Comments (memo attached)

Mr. Andrews agreed that updated drawings had been provided, but some items were missing. Mr. Andrews agreed with Mr. Barber's recommendation that this Public Hearing should be adjourned until the next meeting. When the documents are submitted by Gipsy Trail's HOA the Public Hearing could be closed and the project could be moved to an administrative track.

Ms. Manning said that the bond and other material had been submitted to the Planning Board office the afternoon of the meeting. Ms. Manning asked when final approval would be granted. Mr. Andrews said that the bond paperwork must be approved by the Planning Board and then to the Town Board for approval and then final approval would be granted.

Mr. Tolmach asked for a motion to adjourn the Public Hearing for this project to the March 10, 2022 meeting. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm. Following were the roll call votes:

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

The motion carried.

- **Old 17 LLC, Horsepound Rd., Kent, NY; TM: 12.-1-38 & 42**

Ms. Jamie LoGuidice, of Insite Engineering, represented the applicants and Ms. Carino, the applicant, was also on the call. Ms. LoGuidice said that the applicant is seeking re-approvals of a Site Plan, an Erosion Control Permit and a Wetlands Permit. This project was formerly known as the Kent Development project for construction of a 10,000 square foot commercial building, with a 1,200 square foot mezzanine, a driveway and 14 parking spaces. There are wetlands in the front of the property on North Horsepound Road, which they are trying to avoid. Ms. LoGuidice said the project was approved in December of 2020. Mr. Lowes asked if this project was the one where a neighbor was accusing everyone of trespassing on his property. Ms. LoGuidice said that it was, but that three surveyors had verified that the neighbor's property was not being encroached upon. The property line has been staked out and the current surveyor also staked it out. Mr. Lowes said if the neighbor still had issues that he would need to hire a surveyor. Mr. Andrews said that when the neighbor filed his complaint Mr. Walters, the Kent Building Inspector, went out to the property and took pictures which confirmed the fact that the property line

has been staked and accurately marked and that any activity is well inside of the applicant's property.

Mr. Barber's Comments (memo attached)

Mr. Barber reiterated the fact that this project was approved in December of 2020 and certification from the applicant's engineer confirmed that there has been no changes to the plans since they were approved in December of 2020. Mr. Barber had a couple of questions about prior approvals from outside agencies and if the bonds are still current.

Mr. Andrews said that the final details pertaining to bonds needs to be verified. A site visit needs to be scheduled for Messrs. Barber and Andrews to inspect the property.

Mr. Lowes asked what the status of the lot-line adjustment was. Ms. LoGuidice said that was filed with the County. Mr. Lowes asked for a copy of the documents pertaining to this and was told that this was included in the packet submitted. Ms. LoGuidice said that bonds and agreements were submitted and given to the new applicants so that the bonds are in the new owners' names.

Ms. Axelson's Comments

Ms. Axelson prepared a draft Resolution (attached) and said that some consultation with Mr. Battistoni had also been done. Ms. Axelson said that construction had to begin within a year of the date of Planning Board approval.

Mr. Tolmach asked for a motion to adopt the Resolution prepared by Ms. Axelson. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. Following were the roll call votes:

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

The motion carried.

Ms. LoGuidice will schedule the site visit.

- Roncallo Property, Tiger Trail, Kent, NY; TM: 30.20-1-15

Mr. Andrews' Comments (memo attached)

Mr. Andrews advised the Planning Board that a construction certification from the engineer, an updated as-built drawing and a sign-off letter from the Highway Superintendent had been submitted. Messrs. Andrews and Barber visited the site and identified some issues, which have been addressed. A memo, dated January 27, 2022 was sent out. This project may be closed out and a bond in the amount of \$7,730.00 may be released at this time. The property was inspected in November of 2020 and was stabilized at that time. Mr. Andrews recommended that the bond be released at this time.

Mr. Tolmach asked for a motion to ask the Town Board to release the Erosion Control Bond in the amount of \$7,730.00 to Mr. Roncallo. The motion was made by Mr. Carey and seconded by Mr. Lowes. Following were the roll call votes:

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

The motion carried.

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

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

A submittal is expected. Mr. Lynch is going out to survey the property and wetland boundaries.

- | | | | |
|---|---|----------------------|---------------|
| <ul style="list-style-type: none"> NYCDEP Church Hill Rd. Forest Management Project Church Hill Rd., Kent, NY TM: 12.-1-6 & 12.-1-29.2 | t | Erosion Control Plan | Status Report |
|---|---|----------------------|---------------|

Responses to memos done by Messrs. Andrews and Barber are pending. Mr. Andrews said that this project is not expected to begin until the fall so responses may not be submitted in the near future. Mr. Barber will meet with the Forester on this project within a few days to inspect the skid trails and vernal pools.

Town of Kent Planning Board Minutes
February 10, 2022

- | | | |
|--|-----------------|---------------|
| <ul style="list-style-type: none"> Maniatis Property
250 East Boyd's Lake Road, Kent, NY
TM: 31.-2-51 | Erosion Control | Status Report |
|--|-----------------|---------------|

We are waiting for a new submission

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

Mr. Karell is working on getting a tree survey, as required by the Planning Board.

- White_Vernon Property
Horsepound Rd., Kent, NY
TM: 33.-1-58.2

Messrs. Andrews and Barber visited the site and did not see the need for a tree survey. Memos were issued and we are waiting for a response to the memos.

- Friel & Pure
Gipsy Trail Rd., Carmel, NY
TM: 21.-1-27

The engineer is looking at re-adjusting the house location and a re-submittal is pending.

- | | | |
|--|-----------|---------------|
| <ul style="list-style-type: none"> Kent Self Storage
Route 311, Kent, NY
TM: 22.-2-17 | Site Plan | Status Report |
|--|-----------|---------------|

Ms. Axelson said she spoke to Mr. Riina about a 90-day check-in and she will reach out to him again. Mr. Wilhelm and Mr. Carey said the sidewalk easement was discussed at the Town Board meeting and that the Town would be responsible for constructing it and maintaining it. Messrs. Carey and Wilhelm said that they did not recall that being part of the agreement and that the owner should bear responsibility for the sidewalk and maintenance of it. Ms. Axelson said she would check with Mr. Battistoni about amending the approval. Mr. Lowes said that there should be a note in the minutes reflecting that without Planning Board approval there should be no legal documents pertaining to a sidewalk filed with the County Clerk. Mr. Ruthven said that he agreed that planning for the sidewalk should be discussed for the future, but disagreed with the Town maintaining sidewalks. Mr. Ruthven also said that he didn't feel the Town should build the sidewalk on this property.

**Town of Kent Planning Board Minutes
February 10, 2022**

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

We are waiting for paperwork from the Town Board accepting the bond, which was done on January 18, 2022. Mr. Tolmach signed the drawings.

- Fregosi Marinelli Stop Work Order Status Report
48 Miller Hill Rd., Carmel, NY
TM: 10.-1-7

Waiting for BOH approval and a resubmittal of the erosion control plan as well as a report from Mr. Walters.

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

Working on final comments and revised plans will be submitted in the near future.

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

Waiting for a re-submittal. Mr. Wilhelm took pictures of the site because there is an open debris pit on the property on the top of the hill. Mr. Wilhelm will resend the picture so the Planning Board can look into the matter.

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

Ms. Axelson said that she asked for a substantial re-submittal. Mr. Cleary said that mining was not going to be done on the property. The additional signs pertained to signs on the building and the applicant was going to attempt to bring the height down. We are waiting for a re-submittal.

- Town of Kent Mining Law

Status Report

Mr. Andrews said that the Town Board does not want mining done at all in the town. The draft law prepared by the consultants would allow some of the steep slope processes to be re-worked and streamlined. Some projects may not need to go to the Planning Board. Larger projects would need to go to the Town Board prior to the Planning Board approving them. The moratorium will be extended and a Public Hearing date has been scheduled. Mr. Wilhelm asked how Chapter 66 came to be revised. Mr. Andrews said the scopes were being reduced. Rather than having a big law the consultants felt that it would be better to look at existing codes and try to use them. Mr. Wilhelm said that he felt that the consultants were not discussing these things with the Planning Board. Mr. Carey said that he also was surprised that it had not been discussed with the Planning Board. Mr. Andrews said that the contract and direction was from the Town Board and that they never intended to exclude anyone and that he was sorry that the Board felt that way. Ms. Axelson said that a scope was prepared and was being discussed with the Town Board and that the intention was never to exclude the Planning Board from the discussion. Mr. Barber said that nothing has been finalized and that when a response was given to the consultants they would discuss it with the Planning Board. Mr. Wilhelm said that he was afraid that the Town may be liable if mining is prohibited in the Town of Kent because an application is already before the Planning Board. Mr. Barber said that a draft may be re-circulated and that a joint meeting between the Planning Board and Town Board should be held. Ms. Axelson recommended that the consultants step back and that the two Boards should have a meeting to discuss the direction to take. Mr. Ruthven asked if mining is allowed right now and Ms. Axelson said it's not a use and could be allowed. Mr. Ruthven said the Town Board and CAC wanted to clarify that. Mr. Ruthven said that the Town Board also did not want to bypass the Planning Board. Mr. Andrews said that Chapter 63 is old and that Chapter 66 is more applicable in this matter. Mr. Andrews said that the goal was to be efficient and to get this project done. Mr. Ruthven said he would set up the joint meeting.

Mr. Wilhelm wanted to add the DeMinimus changes to the agenda. The language was put together and distributed to the Town Board. The language was good and Ms. Axelson intended to put it into a local law, but that there should be an initial application for certain projects. Mr. Barber said that this just needed to be put in a format required by the State. Mr. Ruthven said that he would ask Ms. Tagliafierro to put the law into the required format.

Town of Kent Planning Board Minutes
February 10, 2022

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

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

**Town of Kent Planning Board Minutes
February 10, 2022**

FEBRUARY 2022
KENT PLANNING BOARD MEETING AGENDA

Workshop: February 03, 2022 (Thursday, 7:30 PM) (Cancelled)

Meeting: February 10, 2022 (Thursday, 7:30 PM) (Via Zoom)

THERE WILL NOT BE A WORKSHOP ON FEBRUARY 3, 2022. THE FEBRUARY 10, 2022 MEETING WILL BE CONDUCTED VIRTUALLY VIA ZOOM. The meeting will be televised live on the Town of Kent cable channel as well as live-streamed on YouTube. The public can participate via ZOOM. Please identify yourself when participating just as you would if you came to the microphone during a regular meeting. Thank you for your cooperation.

Topic: Town of Kent, N.Y. Planning Board Meeting

Time: February 10, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/5877083251>

Meeting ID: 587 708 3251

One tap mobile

+19292056099,,5877083251# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 587 708 3251

Find your local number: <https://us02web.zoom.us/j/kH6X5CXoW>

To view the video live on YouTube click the link below. To make a public comment, please sign in to a Gmail account on YouTube.

<https://www.youtube.com/watch?v=L2mrLNH3I2Q&feature=youtu.be>

- | | | |
|---|---|--------|
| • Approve Planning Board Minutes from January 13, 2022 | | |
| • Brigman Property
Hortontown Road, Kent, NY
TM: 19.-1-31 | Erosion Control Permit/
Wetland Permit on the
Administrative Track
Bond Agreement to be approved | Review |
| • Freidland (was Schulhof)
8 Cat Brier Rd., Carmel, NY
TM: 21.19-1-10 | Erosion Control
Public Hearing (Continued) | Review |
| • Old 17 LLC
Old Horsepound Road, Kent, NY
TM: 12.-1-38 & 42 | Site Plan | Review |
| • Roncallo
Tiger Trail, Kent, NY
TM: 30.20-1-15 | Release Erosion Control Bond | Review |

**Town of Kent Planning Board Minutes
February 10, 2022**

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

- | | | |
|--|------------------------|---------------|
| • Holly Property
Winkler's Farm Court Property, Kent, NY
TM: 33.16-1-8 | Erosion Control Plan | Status Report |
| • NYCDEP Church Hill Rd.
Forest Management Project
Church Hill Rd., Kent, NY
TM: 12.-1-6 & 12.-1-29.2 | Erosion Control Permit | Status Report |
| • Maniatis Property
250 East Boyd's Lake Road, Kent, NY
TM: 31.-2-51 | Erosion Control | Status Report |
| • Annunziata/Smalley Corners
Smalley Corners Rd., Kent, NY
TM: 21.-1-11 | Erosion Control | Status Report |
| • White _Vernon Property
Horsepound Rd., Kent, NY
TM: 33.-1-58.2 | Erosion Control | Status Report |
| • Friel & Pure
Gipsy Trail Rd., Carmel, NY
TM: 21.-1-27 | Erosion Control | Status Report |
| • Kent Self Storage
Route 311, Kent, NY
TM: 22.-2-17 | Site Plan | Status Report |
| • Friedman & Crossman Property
5 China Circle Ct., Kent, NY
TM: 42.7-1-27 | Erosion Control Plan/ | Status Report |
| • Fregosi Marinelli
48 Miller Hill Rd., Carmel, NY
TM: 10.-1-7 | Stop Work Order | Status Report |
| • Clearpool Maintenance Bldg.
33 Clearpool Rd., Kent, NY
TM: 32.-1-9.1 | Erosion Control Plan | Status Report |
| • Raneri Property
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3 | Erosion Control Plan | Status Report |
| • Route 52 Development/
Kent Country Square
Route 52, Kent, NY
TM: 12.-1-52 | SEQRA | Status Report |
| • Town of Kent Mining Law | | Status Report |



Cornerstone Associates

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

February 10, 2022

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

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

Dear Chairman Tolmach and Members of the Planning Board:

Please be advised that I have reviewed the bond estimate of \$17,860.00 for the above referenced project. I find this estimate reasonable and have and recommend acceptance and referral to the Town Board.

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

Sincerely,

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



Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control Plan -- 2 nd Revised Submittal
Date:	February 8, 2022	Project:	Brigman TM # 19.-1-31

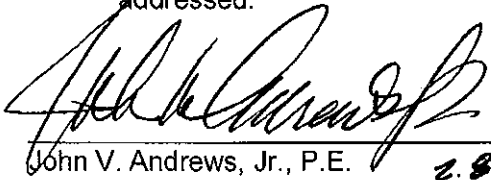
The following materials were reviewed:

- Letter to John V. Andrews, Jr., P.E.- Brigman Erosion Control and Wetland Permit from Putnam Engineering, PLLC dated January 18, 2022.
- Letter to Bruce Barber, Environmental Planning Consultant- Brigman Erosion Control and Wetland Permit from Putnam Engineering, PLLC dated January 18, 2022.
- Drawing EC-1-Erosion Control Plan-Lot 3 of the Woods at Hortontown, Town of Kent, prepared by Putnam Engineering PLLC, dated January 18, 2022, last revised January 18, 2022, scale As Noted.
- Drawing EC-2-Steep Slopes Map & Tree Identification-Lot 3 of the Woods at Hortontown, Town of Kent, prepared by Putnam Engineering PLLC, dated January 18, 2022, last revised January 18, 2022, scale As Noted.
- Drawing D-1-Details -Lot 3 of the Woods at Hortontown, Town of Kent, prepared by Putnam Engineering PLLC, dated January 18, 2022, last revised January 18, 2022, scale As Noted.
- Drawing D-2-Details -Lot 3 of the Woods at Hortontown, Town of Kent, prepared by Putnam Engineering PLLC, dated January 18, 2022, last revised January 18, 2022, scale As Noted.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our October 21, 2021 and December 27, 2021 memoranda. Comments from that memorandum not included herein have been satisfactorily resolved. New or supplementary comments are shown in **bold**.

1. The Planning Board closed the public hearing at the January 13, 2022 meeting. Upon the close of the public hearing, the Planning Board authorized the project to be placed on an administrative track for permit completion subject to a return to the Planning Board for acceptance of a bond amount and referral to the Town Board.
2. We defer to the Planning Board's environmental consultant regarding wetland issues. The project will require a Wetland Permit for the conduct of a regulated activity in the wetland or wetland buffer.
3. **We received a draft Notice of Intent (NOI) and an MS4 Acceptance Form, partially completed, with prior submittal. Once the SWPPP is accepted we will complete and return the MS4 Acceptance Form to the Project Sponsor for filing.**
4. Refer to the Drawings:
 - a. **A concrete washout station has been shown and a detail provided. The detail needs to be expanded to incorporate a liner and maintenance requirements.**
5. **We recommend the bond estimate of \$ 17,860.00 prepared by us (Copy Attached) be accepted for the bond amount and recommended for acceptance/approval by the Town Board.**
6. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
7. Provide a written response with future submittals stating how the comments have been addressed.


John V. Andrews, Jr., P.E. 2.8.2022

Attachment

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

Bruce Barber via email
Liz Axelson via email



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

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

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

To: Planning Board Town of Kent

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

Date: February 8, 2022

Attn: Phillip Tolmach, Chairman

Subject: Erosion Control Bond Amount - Revised

Project: Brigman

Tax Map: 19.-1-31

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Grass swale	250	LF	\$ 5.00	\$ 1,250.00
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500.00
Erosion blanket	660	SY	\$ 2.00	\$ 1,320.00
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
End sections	2	EA	\$ 250.00	\$ 500.00
End sections w/ riprap pads - 8"	1	EA	\$ 250.00	\$ 250.00
15" dia drainage pipe	30	LF	\$ 25.00	\$ 750.00
8" dia drainage pipe	40	LF	\$ 13.50	\$ 540.00
Roof drain pipe	40	LF	\$ 7.50	\$ 300.00
Seed and mulch	3,600	SY	\$ 1.25	\$ 4,500.00
Rain garden	1	EA	\$ 750.00	\$ 750.00
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Live Cuttings	140	EA	\$ 5.00	\$ 700.00
Level Spreader	2	EA	\$ 500.00	\$ 1,000.00
Silt Fence	850	LF	\$ 5.00	\$ 4,250.00
			TOTAL:	\$ 17,860.00



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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control Plan
Date:	January 13, 2022	Project:	DEP Church Hill Road Forest Mgmt. TM # 12.-1-6 & 12.-1-29.2

The following materials were reviewed:

- Memorandum- NYCDEP Church Hill Road, dated December 20, 2021.
- Town of Kent Application Packet.
- NYC Map-Church Hill Road FMP-Project Map.
- NYC Map-Church Hill Road FMP-Landing Map.
- Church Hill Road Forest Management Project Plan and Environmental Assessment.
- NYCDEP Church Hill Road Forest Management Project-Erosion Control Plan.
- NYC Lead Agency Declaration and Notice of Intent to Conduct an Environmental Review-Church Hill Road Forest Management Project, dated November 4, 2021.
- NYC Negative Declaration-Church Hill Road Forest Management Project dated December 8, 2021.

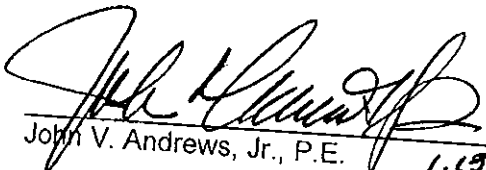
The project proposes to remove and salvage downed timber resulting from a blowdown in May 2018, perform a crown thinning and remove overstory in limited areas. The harvest area is approximately 55 acres on two contiguous parcels totaling 84 acres. Access to the harvest area is via an existing access point on Church Hill Road. A New York City Department of Environmental Protection (NYCDEP) forester will manage the project. The area of disturbance associated with the access road and the landing area is approximately 6,220 square feet.

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

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. NYSDEC exempts all silviculture activities, including access roads and landing areas from stormwater regulations and permitting, therefore coverage under GP-0-20-001 is not required. A Town of Kent Erosion & Sediment Control Permit is required for access road and landing area.
2. We defer to the Planning Board's environmental consultant regarding wetland issues.

3. A field observation visit was made to the project site with Bruce Barber, the Town environmental consultant and Bart Caterino, Watershed Forester. Observations were limited due to snow cover, but the haul road and the landing area are generally suitable for the intended use. The areas are considered generally flat, reasonably open and present no issues with respect to their preparation for and intended use as part of this timber harvest operation. It was noted that the line of sight exiting the site is somewhat less than satisfactory looking left or to the west. We recommend that the Planning Board require a flagger for traffic control during truck exits. A note to that effect should be placed on the project plan.
4. Provide a map or drawing that shows all the involved parcels and their tax map numbers.
5. The set of drawings for the erosion control permit is to include:
 - a. Watershed Protection Programs Natural Resources Division – Forestry, Church Hill Road Forest Management Project (FMP) – Project Map
 - b. Watershed Protection Programs Natural Resources Division – Forestry, Church Hill Road FMP – Landing Map
 - c. Tax Map drawing from comment #3 above.
 - d. Please include these three (3) drawings in all future submittals. Please add revision dates to the drawings.
6. Updated mapping was received today, January 13, 2022. This updated mapping addresses and clarifies some issues. Additional improvements would be helpful :
 - The mapping should be tied to the text contained in the Church Hill Road Forest Management Project Plan and Environmental Assessment. The timber stands should be shown and labelled. The NYSDEC freshwater wetlands shown be more clearly identified and labeled . Each of the onsite wetlands are identified by number in the text, the numbers should be on the plan.
 - There seems to be an inconsistency in the use of symbols, or the method of reproduction makes it impossible to differentiate and/or locate NYSDEC Wetland versus NRM wetlands.
7. Refer to the Combined Application Form:
 - a. Provide required affidavits.
 - b. 2nd Page, #9 includes the waiver request "Because this is a timber harvest rather than a development project, request waiver to provide GIS maps rather than survey maps at 8.5" x 11" or 11" x 17" and to eliminate dimensions of property lines."
 - i. We have no objection to this waiver request. This is similar to what was done for the previous DEP forest management projects.
8. An erosion control bond is required. For other projects by NYCDEP in Kent, the Town of Kent has accepted a letter of assurance from NYCDEP in lieu of a cash bond. This was done for the Seven Hills Lake Dam Repair, Horsepound Ridge Forest Management, and the more recent Baily Brook Forest Management project. Please have NYCDEP provide a similar letter for the Planning Board to consider.

9. Richard Othmer, Jr, Highway Superintendent should also be consulted regarding road condition and truck routes. Provide a summary of conversations with Highway Superintendent. The Highway Superintendent has been copied on various emails and his responses indicate that he will accept right turns only for trucks exiting the site with use of the most direct route from the site to Route 52 via Horsepound Road. He is looking for a \$25,000.00 bond as well. It is unclear whether that bond can be handled in a similar matter as the Erosion Control Bond, by means of a letter of assurance from the NYCDEP as noted above.
10. We recommend the public hearing be held, as has been done for other forestry projects.
11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
12. Provide a written response with future submittals stating how the comments have been addressed.


John V. Andrews, Jr., P.E. 1.13.2022

cc: Planning Board via email
Bill Walters via email
20-261-260

Bruce Barber via email
Liz Axelson via email



Cornerstone Associates

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

February 10, 2022

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Old 17 LLC (former Kent Development Associates) Application**
North Horsepound and Peckslip Roads
Section 12 Block 1 Lots 38, 42
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

1. Town of Kent Combined Application dated 01/25/22 (Commercial building and timber harvest). 4
2. Transmittal letter dated 01/31/22 executed by John Watson of Insite Engineering, 3 pages.
3. NOI (undated and unsigned) and SWPPP Acceptance Form dated 05/19/20 executed by Richard Esposito.
4. NYSDEC Article 24 wetland permit dated 02/02/21,
5. Plans entitled "Kent Development Associates & Timber Harvest" prepared by Insite Engineering dated 01/20/21 (rev.), 10 sheets: OP-1, SP-1, SP-2, SP-3, SP-4, LP-1, D-1, D-2, D-3, SS-1.

1: Project Summary:

The applicant is requesting a reapproval of an expired commercial and timber harvest project previously approved as Kent Development Associates.

2: Comments:

Review of the above referenced documents does not reveal any changes made to the documents approved via Planning Board resolution on December 10, 2020. Furthermore, the applicant's professional engineer has certified that there are no revisions to the project.

The applicant should provide documentation that all applicable documents including bonds, maintenance agreements/SWPPP documents as well as approvals from outside agencies are current and referenced under the new owner's name.

We have informed that preliminary installation of some erosion controls has already occurred. A pre-construction site conference is recommended to inspect existing conditions and ensure compliance with the approved plans.

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

Sincerely,

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

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

APPLICANT NAME: Old 17, LLC. c/o Pasquale Carino

ADDRESS: 1961 Route 6, Suite R-3, Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 914-906-3533

TM: 12.-1-38 & 42

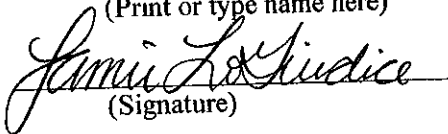
The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

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

Check list completed by:

Jamie L. LoGiudice, RLA

(Print or type name here)


(Signature)

Project Landscape Architect

(Print or type Title here)

1-31-2022

(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____

Reviewer: _____

Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

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

APPROVAL REQUESTED FOR: (Check all that apply)

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

Name of Project: N. Horsepound Road (Formerly known as Kent Development Associates - Commercial

Description of Proposed Activity: The construction of a commercial building with associated driveway, parking, outdoor storage areas, landscaping, lighting, mitigation areas, an individual well and septic system per the enclosed site plans. Timber harvesting is proposed on the large residential lot as part of this project (refer to the Forest Management Plan and Drawing SP-4 for additional information).

Name of Applicant(s): Old 17, LLC c/o Pasquale Carino

Address: 1961 Route 6, Suite R-3, Carmel, NY 10512

Telephone: 914-906-3533

Name and Address of Record Owner(s): Same

Tax Map Number of all parcels: 12.-1-38 & 42

A) For All Applications:

1) Total acreage involved in application: 51.72 AC +/-

2) Total contiguous acreage controlled by applicant/owner (1): 4.1 AC +/- & 47.62 AC +/-

3) Total number of existing structures: 0

4) Type of existing structures: N/A

5) Total square footage of all new construction: 11,200 SF (10,000 SF Footprint)

6) Estimated value of new construction or addition: TBD

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

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

8) Zoning District:

IOC- Industrial Office Commercial

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

9) Does applicant intend to request any information waivers?

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

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

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

For the Timber Harvest portion of the project, skid trails are exempt from the Erosion and Sediment Control Permit with a Forest Management Plan.

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

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

Attached is the area variance granted October 15, 2018 to vary the maximum distance from 50' to 140' for an extension of zoning district boundary into a less restrictive zone.

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

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

NYSDEC - Freshwater Wetlands Permit, PCDOH - Well and septic approval

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

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

NYSDEC General Permit

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

Name and Address of Professional Engineer: John M. Watson, P.E.

Insite Engineering, Surveying, and Landscape Architecture, P.C., 3 Garrett Place, Carmel, NY 10512

Telephone:

845-225-9690

Name and Address of Licensed Land Surveyor: Terry Bergendorf Collins, Professional Land Surveyors

52 Star Ridge Road, Brewster, NY 10509

Telephone:

845-279-4261

Name and Address of Attorney: N/A

Telephone:

Name and Address of Wetland Consultant: N/A

Telephone:

B) For Subdivision and Lot Line Change Applications Only:

N/A

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

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?
July 11, 2005
- 4) Proposed activity is located in:
 - a) Lake/pond [] Control area of lake/pond []
 - b) Stream/River/Brook [] Control area of stream/river/brook []
 - c) Wetland [] Control area of wetland [☒]
 - d) Not located in wetland/wetland buffer []
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location. * See Attached
- 6) Attach a statement of compliance with §39A-8 of the Town Code. * See Attached

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

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

July 11, 2005

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

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

Applicant Signature: _____

Print Name: Old 17, LLC c/o Pasquale Carino

Date: 1/25/22

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

County of Putnam }

PASQUALE CARINO being duly sworn, deposes and says:

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

[Signature]
Applicant/Owner Applicant/Owner

Alicia Hansen
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA8086470
Qualified In Dutchess County
Commission Expires January 21, 2023

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

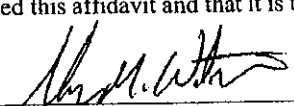
State of New York }

} ss:

County of Putnam }

John M. Watson, PE being duly sworn, deposes and says:

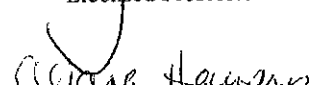
1. That I/we are the Engineer named in the foregoing application for ~~Subdivision~~ / Lot Line Change / Site Plan / ~~Conditional Use Permit / Change in Use~~ / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application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



Licensed Professional

John M. Watson, PE

Licensed Professional



Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2023

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Putnam }

PASQUALE CARINO being duly sworn, deposes and says:

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

None

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

None

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

Agent/Owner

Notary Public

Agent/Owner

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2023

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

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

Name of Applicant(s): Old 17, LLC c/o Pasquale Carino

Address: 1961 Route 6, Sutie R-3, Carmel, NY 10512

Telephone: 914-906-3533

Description of the Project: The construction of a commercial building with associated driveway, parking, outdoor storage areas, landscaping, lighting, mitigation areas, an individual well and septic system per the enclosed site plans.

Timber harvesting is proposed on the large residential lot as part of this project (refer to the Forest Management Plan and Drawing SP-4 for additional information).

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision) _____ Preliminary Subdivision _____

Final Subdivision _____ Lot Line Revision _____

Site Plan X _____ Conditional Use Permit _____

Project Location: N. Horsepound Road

Tax Map Number of all parcels: 12.-1-38 + 42

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

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

Who is farming the site? N/A

Does the person farming the site: Rent _____ Own _____ the land? N/A

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

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

Signature of Applicant: _____

Date: 1/25/22

PASQUALE CARINO

⏮ Reply all ⌵ 🗑 Delete 🚫 Junk 🚫 Block ⋮

Roncallo - Tibet Dr, Town of Kent

J jandrews@rsaengrs.com

Fri 1/28/2022 8:56 AM

To: Planning Kent

Cc: barberbruce@yahoo.com; Building Inspector; Richard Othmer; 'john karell' <jack4911@yahoo.co



2022-01-28 Final Close ...
48 KB



2022-01-12 Othmer Driv...
14 KB



⌵ Show all 4 attachments (3 MB) Save all to OneDrive - Town of Kent NY Download all

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

For your records and information. You may want to put the on the agenda for Planning Board consideration of the release of the bond.

John V. Andrews, Jr., P.E.
ROHDE, SOYKA & ANDREWS
Consulting Engineers, P.C.
40 Garden Street
Poughkeepsie, NY 12601
845-452-7515
Fax 845-452-8335

Reply | Reply all | Forward



**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.(Retired) • John V. Andrews, Jr., P.E.

Memorandum

To:	Planning Board Town of Kent	Attn:	Phillip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control – Permit close-out - Final
Date:	January 27, 2022	Project:	Roncallo – Tiber Dr TM # 30.20-1-15

We received and reviewed the following materials:

- Email dated January 12, 2022 from Ricard Othmer, Town Highway Superintendent
- Construction Certification dated July 27, 2021, from John Karell, Jr., P.E. to the Town of Kent Planning Department
- As Built SSTS prepared by John Karell, Jr., P.E. dated August 25, 2021, last revised January 20, 2022

Copies are attached hereto for your convenience.

Per our memorandum dated December 14 2021 , the certification of the project engineer together with the as built plan serve as the permit close out letter since a NYSDEC Notice of Termination was not required for this project. The certification encompasses the various changes/differences between the as built condition and the approved plan. The certification as submitted is not as clear as we would have liked but we take no exception to it. The as built plan still identifies the property as 288 Tibet Drive. The property is otherwise shown and identified as 228 Tibet Drive. This should be corrected. The as built as submitted is acceptable for purposes of project close out but a corrected plan should be submitted for the record.

The email from the Highway Superintendent serves as his final sign off and acceptance of the driveway.

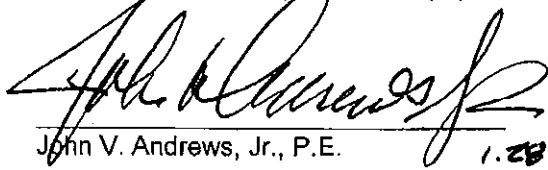
This permit can be officially closed as of the date of the Engineer Certification, January 17, 2022. Final stabilization, acceptance of the completed work and the two-year period are all established by the date of the engineer's certification.

An erosion control bond in the amount of \$7730.00 is being held by the Town in this matter. As noted in our prior memo, for other single-family home projects, the Planning Board has reduced the two-year waiting period for bond return so long as the vegetation survives at least one winter. Based on the site inspection conducted on November 18, 2020, by Julie Mangarillo, P.E., CPESC and our field observations on December 9, 2021, it appears that most of the vegetation has now survived one (1) full winter. Now that we have received the final engineer's certification and an

Memorandum
Roncallo – Tibet Dr.
TM # 30.20-1-15
January 27, 2022
Page 2 of 2

updated as built, the Planning Board may consider the full release of the erosion control bond held for this project.

Please let us know if you have any questions.



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

1.28.2022

cc: Planning Board via email
William Walters, Building Inspector, via email
Bruce Barber via email
Richard Othmer, Highway Superintendent, via email
01-261-999-002

jandrews@rsaengrs.com


From: Richard Othmer <rothmer@townofkentny.gov>
Sent: Wednesday, January 12, 2022 11:13 AM
To: Planning Kent; barberbruce@yahoo.com; jandrews@rsaengrs.com
Subject: Roncallo / Tibet Drive

I am OK with the upper & lower stone drywall's at the Roncallo residence at the end of the driveway. There is a small retention pond in place, it is hard to enlarge it because it is all ledge out there. No ice problems or drainage problems or snow plowing problems, good to go from Highway.

If the stonewalls were Portland / masonry solid then I would have an issue but OK as is.

Richie Othmer

1.27.2022
Reviewed - No exception
taken
Accepted as Attn: Highway
Superintendent
ON driveway as
constructed
UA



JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

January 17, 2022

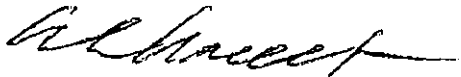
To: Town of Kent Planning Department

RE :FINAL TOWN APPROVAL
SINGLE FAMILY HOUSE CONSTRUCTION
RONCALLO, TIBET DRIVE, TM # 30.20-1-15

Reference is made to my letter dated September 17, 2021 relative to final approval by the Town of Kent for the construction of a single family house on the captioned property.

Please be advised that on January 14, 2022 the writer inspected the captioned property for compliance with plans approved by the Town of Kent Planning Board. Such inspection indicated that the construction of the septic system, driveway, site grading, and storm water practice, specifically the piping of the roof drainage in a six inch pipe to a siltation basing with a rip rap overflow were all in general compliance with the approved plans.


It is noted that the overflow of the siltation basin is directed to a fieldstone rip rap outlet which discharges to a storm drain pipe under the Town road. It is further noted that the Town Highway Superintendent, my Othmer has indicated that he considers the improvements to the property and the drainage satisfactory.

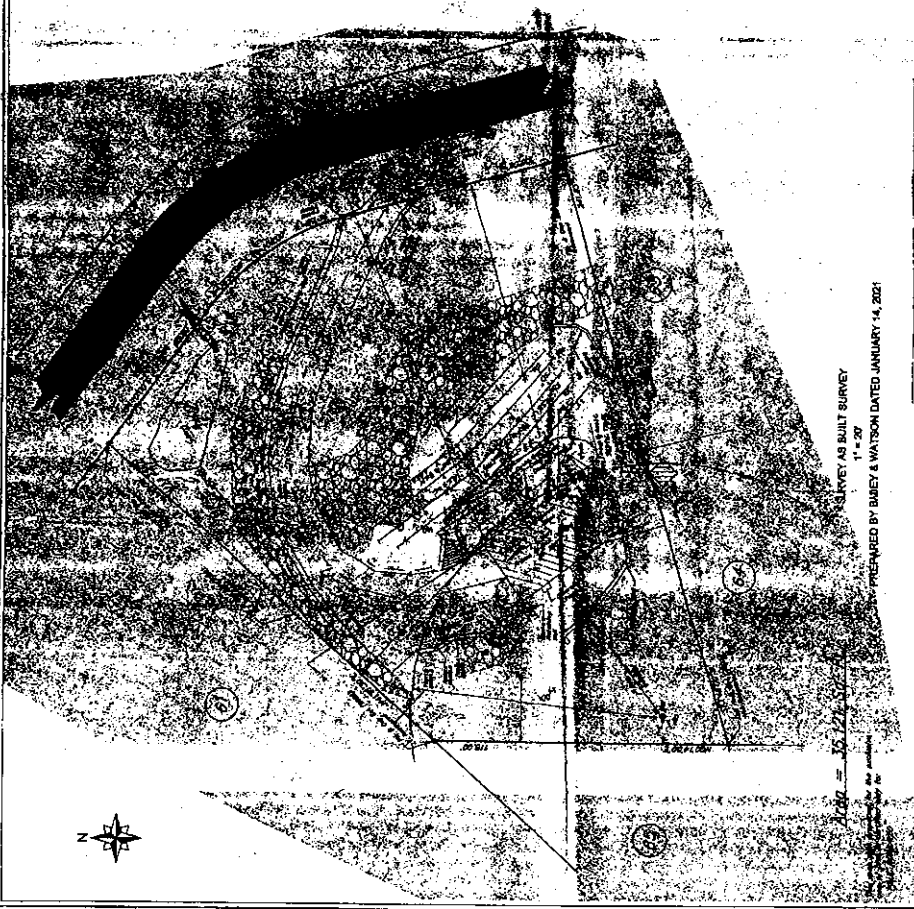


John Karell, Jr., P.E.



1.17.2022
CERTIFICATION OF
ENGINEER -
ACCEPTED AS SUBMITTED



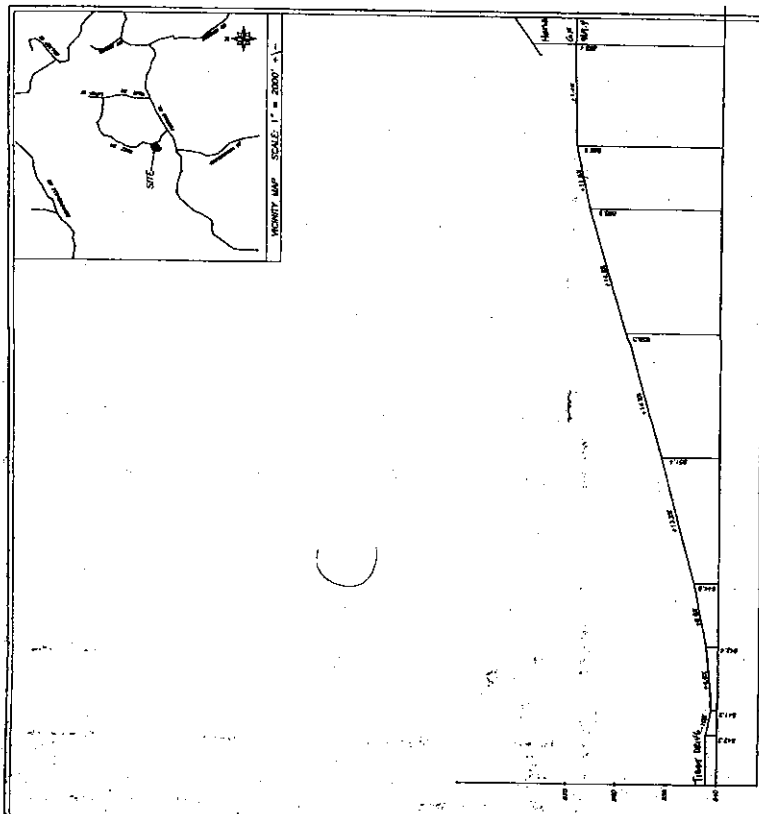


SURVEY AS BUILT SURVEY
1" = 20'
PREPARED BY BUEY & WATSON DATED JANUARY 14, 1921

"AS-BUILT" TIES

FIELD	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1. HORIZONTAL DISTANCE																										
2. VERTICAL DISTANCE																										
3. AREA																										
4. VOLUME																										
5. PERCENTAGE																										
6. TOTAL																										

THIS SURVEY WAS MADE BY THE NEW YORK STATE DEPARTMENT OF CONSERVATION AND THE NEW YORK STATE DEPARTMENT OF AGRICULTURE AND FORESTRY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF CONSERVATION AND THE NEW YORK STATE DEPARTMENT OF AGRICULTURE AND FORESTRY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF CONSERVATION AND THE NEW YORK STATE DEPARTMENT OF AGRICULTURE AND FORESTRY.



DRIVEWAY PROFILE
HORIZ.: 1" = 20'
VERT.: 1" = 10'
PREPARED BY DAVID ODELL

DRIVEWAY PROFILE SURVEY
1" = 20'
PREPARED BY DAVID ODELL

JOHN KARELL, JR. P.E.
PATTERSON, NEW YORK 12563

OWNER: PAUL BONOMO
388 WEST DRIVE
ROCKY HILL, CT 06067

DATE: AUGUST 14, 1975

PROJECT NO. 145-6475

SHEET NO. 51



JOHN KARELL, JR. P.E.
PATTERSON, NEW YORK 12563

PAUL BONOMO
388 WEST DRIVE
ROCKY HILL, CT 06067

AUGUST 14, 1975

145-6475

51