

*Kent Manor*

The Town of Kent Planning Board by Resolution adopted on April 14, 2022, authorized the Chairman to sign the Subdivision Plat and the Site Plan for Kent Manor. The Chairman has signed both. Copies of the signed documents, together with the approving Resolution are attached hereto for your information. Please arrange with Vera Patterson, Planning Board Secretary to pick up the signed originals at her office at her convenience.

We further understand that you are seeking authorization to disturb more than five acres at one time. You have filed the request for such authorization with the Town Stormwater Management Officer, Bill Walters. Please be advised that Mr. Walters, in consultation with Engineer to the Planning Board, John V. Andrews, Jr., P.E., has determined that it is appropriate to forward this request to the Planning Board for their review and comment, at a minimum, since it is being requested in conjunction with both Subdivision and Site Plan approvals. The Planning Board may require that you appear before the Board to review and discuss this request in more detail. Please submit all necessary and pertinent material as outlined in your request with the Planning Board Secretary at you earliest possible convenience. The Planning Board would like to address this matter at their May meeting, providing they receive a timely submittal of the requested information.

**TOWN OF KENT PLANNING BOARD**

**RESOLUTION AUTHORIZING CHAIRMAN TO SIGN  
SITE PLAN AND SUBDIVISION PLAT**

**KENT MANOR PROJECT**

**INTRODUCED BY:** \_\_\_\_\_  
**SECOND BY:** \_\_\_\_\_

**WHEREAS**, pursuant to series of litigations regarding the construction of 303 condominium units at Tax Map# 33, Lots 79 and 79.401-79.6507 in the Town of Kent, (the "Original Project") which culminated in a court ordered Stipulation of Agreement dated July 27, 2009 (the "Agreement") between the Town of Kent and Kent Acres Development Co., Ltd. ("Kent Manor"), Kent Manor was authorized to build and modify the Original Project without further Town review or the payment of additional fees; and

**WHEREAS**, the Agreement authorized certain modifications to the Original Project without Town approval pursuant to two distinct criteria/parameters:

- (1) modifications must be designed to ameliorate environmental impacts or comply with regulations subsequently enacted by the federal, state or county governments; and
- (2) any plan changes cannot result in an increase in (i) water consumption, (ii) septic effluent, or (iii) required parking beyond what was already approved for the site; and

**WHEREAS**, the owner of the Property, RFB, LLC ("RFB") and the prospective contract vendee of the Property, Kent Hills Development, LLC ("Kent Hills"), are proposing to develop the Property in a manner consistent with the Original Project but with significant reduction in impacts; and

**WHEREAS**, the modifications to the Original Project will reduce the number of dwelling units from 303 to no more than 160 dwelling units; will reduce the number of bedrooms to not more than 400 bedrooms; and will be an active adult "age-restricted" development, which will result in a reduction in the generation of both traffic and school-age children (the "Modified Project"); and


**WHEREAS**, Kent Manor by RFB, LLC and the Town Board and the Planning Board executed a letter dated April 8, 2019 acknowledging and confirming the Town Board's and Planning Board's agreement that: (i) the Modified Project is consistent with the Original Project; (ii) the Modified Project requires no further discretionary approvals from the Town Board and/or Planning Board; (iii) the Planning Board Chairman will sign the Amended Subdivision Plat for filing with the Putnam County Clerk; and (iv) the Town Building Inspector shall issue building permits for the Modified Project upon submission of full Building Permit Applications, on the condition that said Applications are consistent with the Modified Project described herein and meet current uniform fire prevention and building codes requirements; and

**WHEREAS**, Kent Manor by RFB, LLC has submitted the site plan and the subdivision plat to the Town for signature by the Planning Board Chairman, consistent with all of the above;

**NOW THEREFORE, BE IT RESOLVED** that the Planning Board authorizes the Chairman to sign the site plan and the subdivision plat as above described.

Phil Tolmach, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Abstained</u>
Jacky Beshar (Alternate)	<u>Abstained</u>
Simon Carey	<u>Aye</u>
Sabrina Cruz	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Aye</u>
Stephen Wilhelm	<u>Absent</u>

I certify that the above resolution was adopted by the Town of Kent Planning Board on **April 14, 2022** at a regular meeting of the Board.

  
\_\_\_\_\_  
Vera Patterson, Clerk  
Town of Kent Planning Board