

Approved: September 9, 2021

TOWN OF KENT PLANNING BOARD

August 12, 2021

FINAL MINUTES

The Planning Board held their August 12, 2021 meeting at Kent Town Hall for the second time since April of 2020. Due to the Corona Virus, the meetings and workshops were conducted via Zoom since April of 2020.

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

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

Members:

Phil Tolmach, Chairman
Giancarlo Gattucci

Dennis Lowes, Vice Chairman
Stephen Wilhelm

Absent:

Bruce Barber, Environmental Consultant
Simon Carey
Jamie McGlasson, Liaison
Bill Walters, Kent Building Inspector

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

Others in Attendance:

John Andrews, Rohde, Soyka & Andrews
Liz Axelson, Clark, Patterson & Lee, Planner

- Mr. Tolmach asked for a motion to approve the Planning Board minutes from the July 8, 2021 meeting. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. Following were the roll call votes.

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

The motion carried.

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

Ms. Jamie LoGuidice, an engineer at Insite Engineering, represented the applicants. This was a Public Hearing for this project. This project proposes involves construction of a 40' x 30' maintenance building with gravel parking, outside storage, and a small salt storage shed on a 43.74 parcel. Previously there were two residential buildings, which were demolished as part of a demolition permit. Ms. LoGuidice said that the applicant wants to revise the plans to increase an asphalt pad located in front of the salt storage shed from 10' x 10' to 20' x 20' to allow for maneuverability and containment of the salt on the asphalt. A country curb is also proposed along the southern edge of the asphalt pad so that there will not be a runoff onto the gravel. There are also plans to increase the berm behind the salt shed so that any runoff from the back of the property will be directed away from the salt area.

- Mr. Tolmach asked for a motion to open the Public Hearing for this project. 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>Absent</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Susan Kotzur asked to be heard. Ms. Kotzur commented that she lives in the western part of Kent, in Kent Cliffs, and that she visited the site. Ms. Kotzur said that everything along either side of Clearpool Road was beautiful. The site seemed level, in her opinion, and she saw no reason why this project should not move forward. Ms. Kotzur asked if there was anyone disagreeing with her opinion. There were none, but Ms. Kotzur asked Mr. Barber if he had anything to say because he looked "concerned". Mr. Barber said that he had no comments at that time. Mr. Wilhelm said that the Board was adding certain measures regarding salt storage and appreciated input from the public because there was more knowledge in the community than on the Planning Board. Mr. Tolmach asked if anyone else in the audience wished to be heard and there were no other members of the audience who wished to be heard. Mr. Tolmach asked Mr. Barber to approach the bench and speak.

Mr. Barber's Comments (memo attached)

Mr. Barber said he had very deminimus comments and one substantial element was containment of the salt, which Ms. LoGuidice had addressed. The enlargement of the asphalt pad as well as the berm and country curb would contain the salt in the same location as the salt storage shed. Mr. Barber said that eventually the plans and survey should be signed. Mr. Barber said that, if the Planning Board was comfortable, they should close the Public Hearing and move this project to an administrative track.

Mr. Andrews' Comments (memo attached)

Mr. Andrews stated that review memos had been issued at the July 7, 2021 meeting and Ms. LoGuidice had requested and arranged a conference call on July 22, 2021 with Messrs. Barber, Andrews and herself to resolve any outstanding issues and most of the issues had been resolved. The only item is with respect to the salt area and, based on what was described by Ms. LoGuidice at this meeting, Mr. Andrews said he felt that this matter was resolved. The concerns regarded having enough space for a truck and a bobcat front end loader to maneuver and a 10' x 10' driveway was not acceptable. The turning radius for a bobcat front-end loader was 12' x 12'. By making the changes Ms. LoGuidice described there were no longer any concerns regarding this subject. Mr. Andrews said he was now comfortable advising the Planning Board to move this project to the administrative track. There were still a couple of things which needed to be addressed – such as the final bond amount, but once the revised plans were submitted Mr. Andrews felt that everything had been satisfied.

Mr. Tolmach asked Ms. LoGuidice and Ms. Kotzur if they had any additional comments.

Ms. LoGuidice advised the Planning Board and consultants that she had contacted the Putnam County Board of Health for approval of the septic system and was waiting for their response.

Ms. Kotzur said that she wanted to reiterate that this was a great project and thanked the Planning Board for listening to her.

- Mr. Tolmach asked for a motion to close the Public Hearing and move this project to an administrative track. The motion was made by Mr. Gattucci and seconded by Mr. Lowes. Following were the roll call votes.

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

The motion carried.

- **Vitiello Property, 475 Pudding Street, Kent, NY; TM: 32.-1-32**

Ms. Carol Kurth, architect for this project, and Mr. Eric Schlobohm, of Insite Engineering represented the applicant, Mr. Vitiello, who may also call in with some questions. Ms. Kurth discussed revisions to the plans to construct a garage. Mr. Barber visited the site and said that many comments were made by the consultants, which Ms. Kurth said had been addressed. Mr. Schlobohm said that this project involved constructing an addition on a single-family house and a detached garage with an apartment on the second floor. The project was approved last fall, but since that time, a field change had been proposed for the location of the garage. The previous plan proposed that the garage be close to the house, however, the applicant decided that it would more appropriate to move the garage approximately 100' down the existing driveway so that family and/or guests could have more parking space and allow them privacy. The proposed location would have less steep slopes (over 25%) and a reduction from 2,400 square feet to 550 square feet of disturbance on slopes over 25%. The new location also allows the garage to blend into the trees and nature.

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A retaining wall was also proposed to reduce the overall disturbance and to save trees. Another change to the plan was regarding using pavers rather than asphalt to reduce any impacts to impervious surfaces. The previous parking area was to be expanded and graded but has been returned to the existing parking area for the house. Since the workshop held last week, a tree survey had been done, as suggested by Mr. Barber, and a report was sent out the night before this meeting regarding the results of the tree survey. Four trees, which were shown on the original plans, were to be cut and an additional five trees would need to be removed. However, the limits of disturbance and impervious area will reduce any impacts to this change. The drainage has been revised and it no longer discharges with the swale that would include grading where some trees are located along the far side of the driveway by the garage. Mr. Schlobohm displayed a Planting Plan to mitigate some of the tree removal. Trees, shrubs and ground cover were proposed with a mix of 12 canopy trees to offset reduction in the removal of the trees. Mr. Schlobohm said that this project will disturb less than one acre of a 32-acre parcel and that the applicants own two adjacent lots, which total 100 acres.

Mr. Barber's Comments (memo attached)

Mr. Barber said that this plan has been modified several times and that he and Mr. Andrews had visited the site and felt that this new location is a more mature wooded area and very nice. Mr. Barber said Mr. Schlobohm's new plan to plant trees as well as shrubs would offset the disturbance into the wooded location. Mr. Barber's opinion was that, as a result of this plan, the owner of the property would achieve what they wanted to do with their property while preserving the natural resources.

Mr. Andrews' Comments (memo attached)

Mr. Andrews said he received the submittal the previous evening and had reviewed it. A comment memo, dated August 9, 2021, had been issued and some things had been resolved. Board of Health approvals were pending. Mr. Andrews concurred with Mr. Barber's comments. He felt that the new plan pertaining to drainage made more sense, runs down the road and all vegetation alongside the road would be preserved and that was Mr. Andrews's biggest concern. Mr. Andrews discussed the fact that the proposed retaining wall was to be 4' in height but he suspected it would probably be two to three feet of exposed rock with a couple of rocks on top of that and that a building permit would not be required for the wall. Mr. Andrews told the Board that, if they were comfortable moving this back to the administrative track, he, Mr. Barber and Ms. Axelson were as well. Mr. Andrews said that he thought all of the issues had been addressed.

- Mr. Tolmach asked for a motion to move this project back to the administrative track. Mr. Wilhelm made the motion and it was seconded by Mr. Gattucci. Following were the roll call votes.

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

The motion carried.

Mr. Schlobohm and Ms. Kurth thanked everyone for their assistance.

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

Mr. James Hartford, Principal of River Architects, Mr. Karl Hansen and Mr. John Kalin represented the applicants. Mr. Hartford explained that this project involved demolition of an existing single-family residence and replacing it with a passive house, which will not consume fossil fuels, and adding a garage with office space above it. Responses to comments from the consultants had been responded to on July 30, 2021. There were still some outstanding issues, one was whether Fire Department had access to the site and was being worked on with the Fire Marshall. Drawings and the SWPPP were submitted earlier in the week.

Mr. Andrews' Comments (memo Attached)

Mr. Andrews said that submittals for this project had been off-sync and that he and Mr. Barber had made an effort to review the plan submitted earlier in the week, but some items still needed to be resolved. Documentation pertaining to soil testing for the two infiltration practices proposed was requested by Mr. Andrews. Documentation from Putnam County Board of Approvals were also requested, particularly for the new septic system for the proposed garage. Notes were added to the plans, which were requested previously. The two infiltration practices discharge into swales and the detail provided requires additional language explaining how to prevent it from jumping to the other side of the swale. In addition, long-term maintenance of the infiltration practices notes on the plans could not be located. The project has been moved along and was not ready for the administrative track, but a Public Hearing could be scheduled for the September meeting if a hearing was required.

Mr. Barber's Comments (Memo Attached)

Mr. Barber asked Mr. Hartford and Mr. Karlson to display some pictures showing the view from the lake post-construction. Mr. Hartford showed the existing house and said that no trees would be touched. Mr. Barber agreed with Mr. Andrews that this project had progressed quite a bit, that the driveway was quite tight, and that the concern regarding emergency vehicle access was important and needed to be addressed. Mr. Hansen said he had met with the Fire Chief regarding this matter and the main comment was that in order to provide full access a large site alteration would be necessary and detrimental to the existing site. Mr. Hansen said he was discussing alternate approaches to this problem, which would be to provide a turn-around area near the entrance to the driveway and access through the site fencing allowing the emergency vehicles to go straight down through the site without harming the rest of the site. Mr. Barber said that, although post-construction practices for stormwater are not required given the amount of disturbance on this project because all of the lakes in Kent are impaired with Phosphorous or has excessive nutrient loading. In the past, the Planning Board has been looking to improve post-construction conditions by quantifying the fact that there is no actual phosphorous increase coming off the property. Mr. Barber also had some questions regarding storage of the batteries. Mr. Hartford said that it is not necessary to store the batteries separately and that they would be stored inside of the house and, depending on the size of the batteries may need to be stored a certain distance away from each one. Mr. Barber said that he wanted the Planning Board to see the elevations from the lake as shown in the photographs displayed by Mr. Hartford because only three trees were proposed to be cut, but people would often limb the trees up fairly high in order to accentuate the view, but obviously this was not the case regarding this project. Mr. Barber said he agreed with Mr. Andrews and would recommend that a Public Hearing be scheduled for this project at the September meeting.

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Mr. John Kalin, of DC Engineering, who was working with River Architects on this project, asked to be heard. Mr. Kalin said that originally a separate septic system was proposed for the garage, but that he felt that would be too intrusive for the area. Instead, the intent is to install a pump station and return the waste back to the main house and the existing system will be enhanced with a soil treatment unit. There will also be a water line extension from the main house and a force main coming back from the garage to the house in order to keep the disturbance in an area already being disturbed. Soil testing is scheduled to be done within the next week for the infiltrators.

Mr. Tolmach asked for a motion to schedule a Public Hearing for September 9, 2021 regarding this project. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. Following were the roll call votes.

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

The motion carried.

• **JPE AUTO REPAIR, 333 Route 52, Kent, NY; TM: 33.-1-58.2**

Mr. Joseph Riina, owner of Site Design Consultants, represented the applicant and has submitted responses to comments made previously by the consultants and were addressing some additional comments. Mr. Riina said that Ms. Axelson had some concerns about the parking and storage in the rear. Some of the issues were resolved by eliminating some of the parking spaces in the rear and reoriented some in order to maintain the 30' setback. The ADA parking space has been placed at the rear entrance to the building and asphalt will be installed as well as an access area and a pathway to the building, as required by law. Proposed signage has been added to the plan, which will be placed in the same location as the previous one. It was confirmed that the building is serviced by a private well and Mr. Riina said that access to the interior of the building where the well equipment was stored had been allowed. The property is served by a public sewer system. The Town of Kent Building Inspector verified that this property is connected to the sewer system. A new submittal will be delivered within a week and Mr. Riina said that it would be greatly appreciated, if a Public Hearing was required, that it be scheduled as soon as possible.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said that a comprehensive review had been done on this project and that most of her comments were minor. Ms. Axelson noted that the parking was more than sufficient and that there is an extra row of vehicle storage. Some of the parking spaces were located in a side yard setback, which Ms. Axelson recommended be removed. Ms. Axelson recommended that the Planning Board, at a future time, grant a parking waiver to the applicant based on the plans submitted by Mr. Riina. Ms. Axelson agreed with Messrs. Andrews and Barber in recommending that a Public Hearing be scheduled for the September 9, 2021 meeting and that this project be referred to Putnam County Planning for their approval. This is a Type II action under SEQRA and does not require any further SEQRA review.

Mr. Andrews' Comments (memo attached)

Mr. Andrews advised the Planning Board that the plans submitted had been reviewed and comment memos had been distributed and that there were some technical issues, which still needed to be resolved. The applicant is not the owner of the property, but is leasing it from the owner who, to date has not signed the necessary documentation required by the Planning Board. The deed to the property also needs to be provided as part of the submittal and Mr. Riina responded that both of these matters were being addressed at the time of this meeting. The EAF has been amended and Mr. Riina has solved the well and sewer location issues, according to Mr. Andrews, but Mr. Andrews said that this information needs to be shown on the revised plans. Mr. Andrews said that the applicant in relocating the parking to the rear did a nice job. However, in the rear of the property, there are parcels C and D and it appears that there is some parking and other things being done in this area by a neighbor. Mr. Andrews suggested that a note be placed on the plans acknowledging this and stating that the applicant will only be using Parcel B and bears no responsibility to any actions being done on parcels C and D for future reference. Mr. Andrews said that the area where the ADA parking space was going to be needed to have an impervious area, but the rest of the area to be used in the rear was already impervious. There will not be any further disturbance and, by installing the necessary asphalt for the ADA parking space, it should be considered patching existing asphalt. Mr. Andrews concurred with Mr. Barber and Ms. Axelson that this project could move forward, and if the outstanding issues were resolved prior to the September meeting, he believed this project should be completed very soon as long as there were no issues raised at the Public Hearing.

Mr. Barber's Comments (memo attached)

Mr. Barber advised the Planning Board that soil mapping of the property identifies the front 1/3 section of this property, nearest to Route 52, as wetland soils. However, Messrs. Barber and Andrews visited the site and found that the property had been filled in many years ago and that it is now a compacted impervious surface. Mr. Barber reiterated Mr. Andrews' comments regarding adding asphalt for the ADA parking space to an existing impervious surface and would not change or cause any additional land disturbance and said a wetland permit is not required pertaining to this project. Mr. Barber confirmed that the deed needed to be provided and a change to the EAF regarding stormwater was also requested. Mr. Barber also recommended that a Public Hearing should be scheduled for this project in September.

Mr. Wilhelm asked to speak to Ms. Axelson regarding another matter, which was site plan waivers and Changes of Use projects. Mr. Wilhelm stressed the fact that this project did not involve any change to the property or the occupancy class of the structure. Mr. Wilhelm said he recognized the need for sign approval as well as the need for ADA parking. Ms. Axelson said that the material she had distributed to the Planning Board was taken from the Town of Poughkeepsie's code. She also said that while she was a Planner for North Salem the Planning Board in North Salem had concerns similar to those raised by the Town of Kent Planning Board regarding site plan waivers. Ms. Axelson had written this code for North Salem law when it was adopted. Ms. Axelson said she had found the language from the Zoning Code in Poughkeepsie. Ms. Axelson noted that this subject had been discussed previously and that the Planning Board should look over the material she provided as a sample, but it doesn't give the Board authority at the present time to waive a site plan. Ms. Axelson reiterated the fact that the consultants do not interpret the codes and that reviews are prepared in accordance with the code. The threshold for site plan review in the Town of Kent is very low, which means that "a change from a conforming use to a conforming use requires site plan approval". Mr. Wilhelm and Mr. Gattucci said that the former tenant's business was similar to this applicant's business. The former tenant also repaired small engines. Ms. Axelson said that her understanding from the Building Inspector and from the applicant and Mr. Riina was that this application was for a "Change of Use".

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Mr. Andrews revisited this matter and said that the consultants were not authorized to interpret the Town of Kent codes and that Building Inspector's interpretation was that this application was a "Change of Use" because the previous business was a rental business and that this project is an auto repair business, which he felt, was a "Change of Use". Mr. Andrews agreed that the Code regarding this matter did not make sense and that there were two things that the Planning Board could do. One thing was to appeal to the Building Inspector and ask him to revisit this and if he feels this project does not need site plan approval and that it would be appropriate to grant a permit for the work the problem would be solved. If the Building Inspector does not agree, the applicant has the right to go to the ZBA and ask the same question. Mr. Andrews said that he, Mr. Barber and Ms. Axelson are very sympathetic to the Planning Board regarding this matter and that the Town of Kent is not the only town facing this problem. Mr. Andrews suggested that this project be moved forward as quickly as possible and then the Planning Board could write a letter to the Town Board attaching language, which they are comfortable with, suggesting that the material be added to the Town Code for "the following reasons". Only the Town Board can make this simple amendment, and if crafted properly, the Town Board should be able to rapidly move it ahead, according to Mr. Andrews. Mr. Barber agreed with Mr. Andrews and Ms. Axelson that the Planning Board needs to send a letter to the Town Board amending the code and said that everyone was "on the same page".

Mr. Riina already referred this project to Putnam County Planning, so the only other open item was to schedule a Public Hearing for this project on September 9, 2021.

Although material pertaining to this project had already been forwarded to Putnam County Planning Department, for the record, Mr. Tolmach asked for a motion to forward material to Putnam County Planning for their approval. 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>Absent</u>
Giancarlo Gattucci	<u>Aye</u>
Hugo German	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach asked for a motion to schedule the Public Hearing on September 9, 2021 for JPE Auto Repairs. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. Following were the roll call votes.

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

The motion carried.

Mr. Riina asked if Ms. Axelson could prepare a Resolution of Approval, if appropriate, at the September meeting and she said she would do so.

- **Joe's Kwik Mart/Frohling Sign Company, 1338 Rte. 52, Kent, NY; TM: 12.-2-2**

Mr. Brian O'Connor, an employee at Frohling Sign Company, represented the applicant for this project, which involved changing a sign on the property. Mr. O'Connor said that the Speedway Gas Station convenience store is re-branding to Joe's Kwik Mart and he requested approval of a sign over the front entrance and a small panel on the existing freestanding sign.

Ms. Axelson's Comments

Ms. Axelson said that detailed sign plans had been submitted and that she stopped and saw that a Synergy panel was there now, which would be replaced with Joe's Kwik Mart sign. Based on the material submitted, dated June 21, 2021, there were really no changes other than the name so the Planning Board could grant approval.

Mr. Tolmach asked for a motion to approve the sign change for this project. The motion was made by Mr. Gattucci and seconded by Mr. Lowes. . Following were the roll call votes.

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

The motion carried.

- **Annunziata/Smalley Corners, Smalley Corners Rd., Kent, NY; TM: 21.-1-11**

Mr. Jack Karell represented the applicant for this project. Mr. Karell noted that this project had been before the Planning Board previously and said that the applicant was renewing his Board of Health applications. Mr. Karell apologized for leaving out one of the plans for this submittal. Mr. Karell requested a driveway waiver for up to 15% and a tree survey waiver. Mr. Karell said he received comments pertaining to stormwater and that this project involves a single-family residence in the woods with a long driveway. Mr. Karell spoke to the Highway Superintendent as to how to treat runoff and keep it off of the road. Mr. Karell said that there was a note regarding an easement for an intermittent drainage ditch, which he could not locate. Mr. Andrews responded by saying that it was shown on the survey submitted by Mr. Karell to the Planning Board and showed it to Mr. Karell at the meeting. Mr. Andrews quoted the note on the survey as follows:

Note #3 on the survey states, "The property is subject to an easement in favor of the seller and his heirs and assigns for construction, installation and maintenance of a pipe and swales for drainage purposes as indicated on Subdivision Map 2248A said easement to be 25' in width". Mr. Andrews had requested a copy of Map 2248A for the record.

Mr. Karell apologized and said he had not noticed the note and said he would obtain a copy of Map 2248A.

Mr. Barber's Comments (memo attached)

Mr. Barber said he and Ms. Mangarillo, of Rohde, Soyka & Andrews, had visited this site in October of 2020 and that the drainage swale in question traverses the base of the slope approximately 1/3 way into the property from the road. Mr. Barber informed the Board that this drainage-swale does not meet the requirements of a jurisdictional watercourse pursuant to the Town of Kent Code so it is not a wetland. It would be considered to be a conveyance system, which is obviously taking water from an uphill property across the applicant's property and leads to lower sections of the property. It is important that this drainage-swale be maintained. The amount of disturbance does not necessitate post-construction stormwater practices, but there are concerns about the driveway draining into the drainage swale and increasing flow off the property to an adjoining property as well as pollutant loading. There is a dip from the drainage-swale towards the road and he wants to ensure that the water does not go onto the road causing icing conditions. Bailey Brook and sun loam soils are located off the site, which may be far enough off-site and hopefully, the 100' setback would not reflect onto the subject property but should be shown on the large-scale drawings with the 100' setback to ensure that there, are no wetland buffer issues. Mr. Barber mentioned that, when he visited the site, there were many mature trees and suggested that a tree survey be done within the limits of disturbance as well as 50' outside of the limits of disturbance pursuant to the Town Code. Mr. Barber said that there are a lot of steep slopes and he wondered if there was going to be any rock blasting or hammering and, if so, what would be the duration and how would it comply with the noise ordinances. Approvals have been granted for the well and septic system, but documentation has not been submitted to date. Mr. Barber said that there is a 4.24% interest in Lot #9. The deed indicated that the subject property is known as Section 21 Block 1-Lot 11 and Section 21.13- Block 1-Lot 19. There was a question about whether there are one or two lots and if they had been merged. If there are two lots, and they've not been merged, and the lots are sub-sized according to Zoning Codes they should be merged. Mr. Barber noted that the site itself does not meet lot frontage or lot width requirements and that the applicant stated that it was a pre-existing condition, so documentation from the Code-Enforcer needs to be provided. Additional information about the easement and EAF is pending.

Mr. Karell said that Bailey Brook is 200' north of the north property line and crosses across of Smalley Corners Road and is 600' off Smalley Corners Road. Mr. Barber just asked that these facts and the sun-loam soils be shown on the large drawings. Mr. Karell said that Lot 9 is a separate tax parcel which contains upper Lake Nimham and thinks that the 4.24% interest means that the applicant has the right to utilize that tax parcel for swimming and boating purposes.

Mr. Andrews Comments (memo attached)

Mr. Andrews mentioned that Ms. Mangarillo had reviewed this project and had issued a memo in October of 2020 and many of the minor technical details still need to be resolved. Mr. Andrews said that the driveway grading and the driveway profile do not match and the drawings indicates that the driveway is graded a 10% so that needs to be clarified. Also, the driveway profile has the driveway pitching away from the road, but when you look at the surrounding topo it would cause ponding and the water would have no place to go. Mr. Andrews suggested that he meet with Mr. Karell and the Town of Kent Highway Supervisor to make sure the town road is protected. Regarding an easement, a 15" culvert is proposed but a drainage ditch starts on a neighboring property, crosses the applicant's property and continues onto the next property. Mr. Andrews needed justification pertaining to the size of the culvert because it may need to be 30" because of the surrounding area.

No action was recommended regarding this project at this time.

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

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| • Holly Property
Winkler's Farm Court Property, Kent, NY
TM: 33.16-1-8 | Erosion Control Plan | Status report |
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Ms. Axelson referred to a memo dated June 4, 2021 and said that she and Messrs. Andrews and Barber had worked on a draft Stipulation prepared by Jeff Battistoni and asked what needed to be done next. It was sent to the Town Board and the applicant. The applicant returned the Stipulation and had increased the number of units from five in addition to seven on the site to 12 units, which will bring the total up to 19 dwellings. Mr. Andrews said that a nebulous submittal was delivered earlier in the year. There were issues regarding the Stipulation and Mr. Battistoni did research and came up with a process. Since that time, the applicant sent a letter to the Planning Board advising them that they had done some testing and, based on the results, decided to construct three buildings with four units in each and put an addition on an existing building instead of building another one. Mr. Andrews reminded the Board that they had never seen an updated plan or anything else. Mr. Andrews amended the stipulation and circulated it, but found that the numbers were below the original settlement, but was still different. Mr. Andrews mentioned that the applicant had gone to the Planning Board office earlier in the day and asked the Planning Board Secretary, Vera Patterson, to let the Board and consultants know that the applicant and that the DEP would let them know if the septic was approved. Mr. Andrews was puzzled because no one had seen any plans. Mr. Andrews said, that based on instructions from the Planning Board Attorney, Mr. Battistoni, nothing should be done until the Stipulation was signed by the owner of the property, the Planning Board Chairman and the Town Supervisor. Mr. Tolmach asked the consultants if the Planning Board should approve the changes and was told that they should not make any decisions at this time and suggested that a letter be sent to Mr. Battistoni asking him to send a letter to the applicant advising them that, until plans showing what exists on the property and what is proposed is submitted no further actions will be taken regarding this project.

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| • Zucker Property
12 Woodchuck Ct., Kent, NY
TM: 21.19-1-5 | Erosion Control Plan/Wetland Permit
Return Erosion Control Bond | Status Report |
|--|--|---------------|

Mr. Andrews advised the Board that this project is essentially finished. Mr. Andrews, Mr. Barber and Mr. Walters had inspected this property recently and Mr. Andrews with his findings had prepared a memo. A letter from their engineer as well as an As-Built Plan was requested and has been received as of July 27, 2021 so two years from July 27, 2021 the applicants can request that their erosion control bond be returned. The applicant has the right to request their bond back after the property has been stabilized and survived one winter so next spring they can ask that the property be re-inspected and that their bond be returned. This application may be removed from the Agenda at this time.

Town of Kent Planning Board Minutes
August 9, 2021

- | | | |
|---|----------------------|---------------|
| <ul style="list-style-type: none"> • Raneri Property
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3 | Erosion Control Plan | Status Report |
|---|----------------------|---------------|

Mr. Bradley asked recently that this project be held over because Mr. Karell was away but Mr. Karell has returned and there has been no more information submitted so this project is in limbo.

- | | | |
|---|---------------|---------------|
| <ul style="list-style-type: none"> • 52 Kent Corp./Marzetta
1100 Rte. 52, Kent, NY
TM: 12.-1-54 & 55 | Change of Use | Status Report |
|---|---------------|---------------|

Ms. Axelson advised the Planning Board that this project is almost ready to go, but she showed a 2006 plan, which was approved and signed. The new application was to change an occupancy use and she made a few comments regarding the new plans submitted. Evergreen trees were included on the original plans in 2006, but were never planted. Instead, a couple of crabapple trees were planted but not shown on the new plans. Ms. Axelson said that if the plans are signed the trees will no longer be part of the plan. The applicant also owns the adjoining property, which is GADF's property. Ms. Axelson said, if the Planning Board wanted her to sign off on the new plans, she would do so. The Planning Board authorized Ms. Axelson to sign off on this project. The Planning Board Chairman may sign off on this project as well.

- | | | |
|---|------------------------------|---------------|
| <ul style="list-style-type: none"> • GADF LLC
1088 Rte. 52, Kent, NY
TM: 12.17-1-9 | Public Hearing/
Site Plan | Status Report |
|---|------------------------------|---------------|

This project has been completed and the Chairman of the Planning Board may sign off on it.

- | | | |
|---|-------|---------------|
| <ul style="list-style-type: none"> • Route 52 Development/
Kent Country Square
Route 52, Kent, NY
TM: 12.-1-52 | SEQRA | Status Report |
|---|-------|---------------|

Nothing is new with this project

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

Nothing is new with this project.

- | | | |
|--|--------------|---------------|
| <ul style="list-style-type: none"> • Rodriguez
104 Smalley Corners Rd., Kent, NY
TM: 21.-1-10 | Sub-Division | Status Report |
|--|--------------|---------------|

Nothing is new with this project

- | | | |
|---|--|---------------|
| <ul style="list-style-type: none"> • Town of Kent Mining Law | | Status Report |
|---|--|---------------|

The Town Board has authorized the Planning Board consults to begin work on this project.

Town of Kent Planning Board Minutes
August 9, 2021

Mr. Tolmach asked for a motion to adjourn the August 12, 2021 meeting at 9:15 PM. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. Following were the roll call votes.

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk



Cornerstone Associates

Environmental Planning Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

August 3, 2021

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

Re: Clearpool Maintenance Building Application

33 Clearpool Road

Section 32 Block 1 Lot 9.1

Town of Kent, New York 10512

Dear Chairman Tolmach and Members of the Planning Board:

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

1. Comment response memo dated 07/15/21 executed by John Watson of Insite Engineering, 5 pages
2. Copy of property survey prepared by Insite Engineering dated 09/07/01, 1 page.
3. Plan entitled; "Clearpool-Maintenance Garage" prepared by Steven A. Groecic dated 11/06/21, 1 page. .
4. Map labeled "E-Parcel", 1 sheet.
5. Plans entitled' "Clearpool/Maintenance Building" prepared by Insite Engineering dated 07/15/21 (rev.), 2 sheets: SL-1, EC-1.

A: Project Summary:

The applicant proposes construct a 1,200 square foot maintenance building with associated parking areas, outdoor storage areas, a salt shed and an individual well. Two residential buildings and a shed within the subject property were recently demolished under a demolition permit obtained from the Town of Kent Building Department.

The subject property is 43.74+/- acres in size and is located on the southerly side of Clearpool Road in an R-80 zoning district.

B: Planning Board Permits Required:

Steep slope/erosion and sediment control permit

C: : Zoning:

The applicant has provided a bulk zoning table which indicates that the proposed action is in compliance with applicable zoning requirements and there is no proposed change in use. Variances are not required.

D: SEQRA:

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

E: Environmental Review:Wetlands:

A site inspection was conducted by this office which confirmed that there are no jurisdictional Town of Kent wetlands or wetland buffers located within the proposed limits of disturbance. A wetland permit is not required.

A review of NYSDEC materials has revealed that there is a Class B watercourse near the proposed area of disturbance. The applicant has indicated that the proposed action is located over 450' away from the watercourse and a NYSDEC wetland/watercourse permit is not required.

Trees:

The applicant has indicated that approximately 15 trees were cut down as part of the previous demolition project and that there will not be any further tree removal.

Soils, Steep Slopes and Rock Outcrop:

Soils are indicated as Charlton Loam (HSG B) and Charlton-Hollis Rock complex (HSG D). The applicant has indicated that the total site disturbance will be 0.7 acres, and therefore post-construction stormwater management practices are not required.

Additionally, there shall be a net decrease in impervious surface by approximately 2,010 square feet due to the removal of two buildings that were previously in the site.

The applicant has indicated that blasting or rock chipping will be required.

The proposed salt storage shed is located in HSG D soils and containment of the salt and management plan of the salt relative to ground and surface water contamination such as a berm/curb should be considered.

Cultural Resources:

EAF Page 2, Question 12: Indicates location in or adjacency to an area designated as sensitive for archeological sites (National and State). The applicant has indicated that this is due to the completion of prior archeological studies that have been conducted on adjoining parcels.

Threatened or Endangered Species:

None indicated as per NYSDEC.

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

F: Other:

- Please provide PCDOH approvals..
- Please provide additional information /plans regarding salt containment such as berms/curbs
- Plans and surveys should be signed/sealed by the design professional.
- Please indicate on plans that proposed buildings shall not be utilized as living space.

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.

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

*7.22.2021
Reviewed*

Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan - *Rev. Submittal*

Date: *22*
July 7, 2021

Project: Clearpool - Maintenance Building
TM # 32.-1-9.1

The following materials were reviewed:

- Letter to Town of Kent Planning Board-Clearpool/Maintenance Building from Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 17, 2021. *July 15, 2021*
- X Town of Kent Planning Board Combined Application Form-Clearpool/Maintenance Building dated June 16, 2021.
- X Short Environmental Assessment Form-Clearpool/Maintenance Building dated June 17, 2021.
- X Erosion Control Bond Estimate-Clearpool/Maintenance Building from Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 16, 2021.
- X MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form-Clearpool/Maintenance Building.
- X New York State Department of Environmental Conservation Notice of Intent-Clearpool/Maintenance Building dated June 16, 2021.
- Drawing EC-1-Erosion and Sediment Control Plan-Clearpool Maintenance Building prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 17, 2021, scale 1"=20'. *7.15.2021*
- Drawing SL-1-Steep Slopes and Soils Map-Clearpool Maintenance Building prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated June 17, 2021, scale 1"=20'. *Last Revised 7.15.21*
- *Drawing A-1 11.16.20*
- *Survey 9.7.01*

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

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

NOTED

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

7.22.2021
8

required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.

2. Provide the following information as required by Town Code Chapter 66-6.B.2:

- Resolved*
- a. §66-6.B.2.f – Provide “the depth to bedrock and depth to water table shall be identified in all areas of disturbance” (Except for applications involving one single-family dwelling).
 - b. §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:”

Resolved

[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. A construction sequence is provided. This sequence should include a reference to the demolition and removal of the existing structures and be expanded to include reasonable time frames for each step.

Response in letter noted

3. §66-6.B.6 – Provide “copies of all applications, permits and approvals required by any other local, state or federal agency associated with the construction and site work/disturbance proposed by the applicant.” It would appear that some approval and/or acknowledgement is required from the Putnam County Health Department with respect to the new well and the re-use of the OWTS.

Resolved per comment 6

4. Provide a note on the drawing stating “Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s).”

Response noted

5. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001, particularly the sections regarding the maintenance of documentation on-site (Part II.D.2), provisions for modifying the SWPPP (Part III.A.4), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP.

- see resolved notes 5/9*
- a. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
 - b. Please note – With issuance of NYSDEC General Permit GP-0-15-002 and continuing in GP-0-20-001, per Part I.B.1.b ‘Soil Stabilization’ “In areas where soil disturbance activity has temporarily or permanently ceased...” and “...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased...” (emphasis added).

7.22.2021

REVISSED

1. Erosion & Sediment Control Notes 5 & 9 should be adjusted as necessary to comply with this requirement.
6. SWPPP -- GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations. (Resolved - see 7/31/2021 OPRHP letter)
7. Refer to the Drawings:

Resolved a. The language of Drawing SL-1 - Note A under the Town of Kent Steep Slope & Erosion Control Notes is at variance with the referenced Code Section - Item 1 should read "Any disturbance involving 5000 SF or more of land area."

Resolved b. Drawing EC-1 under Required Erosion Control SWPPP Contents - Update the notes to identify the current permit -GP-0-20-001.

c. The line weights are confusing. The limits of the proposed gravel area need to be clearly defined. The configuration of the gravel area immediately west of the entry from Clearpool Road is not well defined.

d. Details of the proposed salt shed need to be expanded. How is salt to be loaded into and removed from the shed? A paved loading/unloading and handling area should be considered for the facility. Any paved area should be clearly indicated and noted with dimensions on the plan.

Resolved e. The existing OWTS is being protected and re-used. The location, size and material of the septic tank and the line connecting the building to the septic tank and to this existing system should be shown on the plan set.

Resolved f. The proposed well is shown outside the limits of disturbance. The limits of disturbance should be adjusted to show the well and its connecting line within the limits.

to verify out
Resolved 8. A bond estimate in amount of \$3665.00 dated June 16, 2021, was prepared by Insite Engineering and included in the submittal dated June 17, 2021. We take no exception to the estimate as submitted. We do not have a recommendation on the bond amount at this time as additional information is required.

Response noted
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.

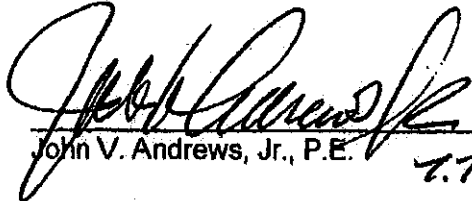
Response noted
10. We are unfamiliar with the preference of the Planning Board with respect to a Public Hearing on projects such as this. Per §66-6.F, the Planning Board may waive the public hearing upon the recommendation of the Town Engineer and upon a finding by the Board that the proposed activity is of a minor nature and would not significantly alter, affect, or endanger steep slopes or result in uncontrolled and excessive erosion. Clearly, the project is such that the required findings are appropriate. We take no position on the matter at this time pending discussions with the Planning Board.

Move to Administrative P.H.
11. Our recollection concerning administrative review is not the same as that expressed by the Project Engineer in the submittal letter. We never agreed to such a recommendation. While we are inclined to recommend that the Planning Board authorize that the remaining project review be referred to the Planning Board consultants to be handled administratively, we defer to the Planning Board on the matter, pending a full discussion.

Memorandum
Clearpool Maintenance Building ECP
TM # 32.-1-9.1
July 7, 2021
Page 4 of 4

Once we understand the Planning Board position on this item, we are prepared to offer a recommendation .

- BB** 12. We defer to the Planning Board's environmental consultant regarding wetland issues.
X 13. Provide a written response with future submittals stating how the comments have been addressed.


John V. Andrews, Jr., P.E. 7.7.2021

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

Bruce Barber via email
Liz Axelson via email



July 15, 2021

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

RE: Clearpool / Maintenance Building
Steep Slopes and Erosion Control Permit
33 Clearpool Road
Kent, NY 10512
Tax Map No. 32.-1-9.1

Dear Chairman Tolmach and Members of the Board:

Enclosed please find six (6) copies of the following:

- Drawing SL-1, "Steep Slopes and Soils Map", dated July 15, 2021 (1 Full Scale and 5 Reduced Scale).
- Drawing EC-1, "Erosion and Sediment Control Plan," dated July 15, 2021 (1 Full Scale and 5 Reduced Scale).
- Survey of Property prepared for Clearpool Camp, Inc., last revised September 7, 2001.
- Putnam County eParcel Map.
- Drawing A-1, "Proposed Plans and Elevations", as prepared by Steven Grgecic Architect, PLLC, dated November 16, 2020 (1 Full Scale and 5 Reduced Scale).

The applicant, Clearpool Education Center (Green Chimneys), wishes to construct a 30' x 40' maintenance building with gravel parking, a small salt shed, and outside storage on their property located at 33 Clearpool Road. The proposed building use is part of the larger Clearpool campus located adjacent to this 43.74 acre +/- parcel located in the R-80 zoning district. Two former residential buildings and a shed were located within the development that have been recently demolished and removed from the site as part of a Demolition Permit received from the Building Department.

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

Memorandum from John V. Andrews, Jr. PE, of Rhode, Soyka & Andrews Consulting Engineers, P.C. dated July 7, 2021:

1. We acknowledge that the proposed project is within the NYCDEP East of Hudson Watershed, will disturb more than 5,000 SF of land, requires a Town of Kent Erosion & Sediment Control Permit and coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-20-001).
2. The following information has been provided as required in Town Code §66-6.B.2:
 - a. §66-6.B.2.f – Drawing SL-1 has been revised to indicate the depth to bedrock and the water table in all areas of disturbance (refer to General Notes #5 & 6).
 - b. §66-6.B.2.g – Drawing EC-1 was previously provided to illustrate a soil erosion and sedimentation control plan that was designed utilizing the standards and specifications contained in the most recent version of the *New York State Standards and Specifications for Erosion and Sediment Control*.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

- i. The Construction Sequence has been revised to indicate a timetable and schedule for completion and installation of all elements of the erosion control plan. The completion of all construction and disturbance proposed is also provided. The Construction Sequence was also revised to include the demolition of the two existing structures and shed.
3. Per §66-6.B.6 of the Town of Kent Code, copies of all applications, permits, and approvals required by any other local, state, or federal agency associated with the construction and site work/disturbance proposed by the applicant. The applicant will be making a submission to the Putnam County Department of Health in the near future. Said submission will be copied to the Consulting Engineer once made.
4. General Note #6 on Drawing EC-1 has been revised to indicate a note stating, "Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s)." per §66.6-K.(1) of the Town of Kent Code.
5. We acknowledge that the applicant and the applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001.
 - a. In accordance with Part III.A.6, copies of the Contractor's Certifications and the training certifications will be provided to the town prior to the start of earth-disturbing activities associated with the proposed project. It is our understanding that the demolition of the existing structures has already been completed; however, the certifications from the contractor who completed the work will be provided to the town for their records.
 - b. It is acknowledged that per Part I.B.1.b, areas where soil disturbance activity has temporarily or permanently ceased..." and "...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased..."
 - i. Erosion and Sediment Control Notes 5 & 9 on Drawing EC-1 have been revised to comply with this requirement.
6. Pertaining to Part 1.F.8 of GP-0-20-001, correspondence will be provided upon receipt from SHPO. It should be noted that the construction activity is wholly located within areas previously disturbed with the new structures being built in the general locations of the previous structures that were recently demolished. The project also is under an acre of disturbance and will not have any adverse impacts to any adjacent properties that may have been reviewed for eligibility to be listed on the National or State Registers of Historic Places.
7. The Drawings have been revised based on the following:
 - a. Item 1 of the Town of Kent Steep Slopes & Erosion Control Notes has been revised on Drawing SL-1 to accurately reflect the code section.
 - b. Drawing EC-1 has been revised to indicate the current permit (GP-0-20-001).
 - c. Drawing EC-1 has been revised to better identify the limits of the proposed gravel.
 - d. Drawing A-1, "Proposed Plans and Elevations" has been provided to illustrate the proposed salt shed. A small excavator, bobcat or pick-up truck will be utilized to load and unload from the salt shed. The floor of the salt shed will be asphalt as the salt would destroy concrete. The asphalt is extended outside of the shed ten feet for a handling area.
 - e. The proposed septic tank and service line connecting the building to the tank and then to the existing ssts has been shown on Drawing EC-1.

- f. The limits of disturbance have been revised to extend around the proposed well.
8. We understand that a Performance Bond for Erosion and Sediment Control was provided with the previous submission and acknowledge that the Consulting Engineer takes no exception to the estimate as submitted.
9. The applicant submitted the initial inspection fee deposit of \$1,000.00 with the previous submission, as such, said fee is considered to be paid.
10. The Planning Board determined that a public hearing should be held and scheduled it for the August Planning Board agenda. The applicant was in receipt of the notice from the Town Planning Board secretary to be mailed to the adjoining within 500 feet of the subject property. The notices will be prepared and mailed as required by the Town Code for public noticing.
11. After discussion at the previous Planning Board meeting pertaining to reviewing the project administratively, we respectfully request, if the Planning Board Members and Consultants agree, that after the provided comments have been addressed and the public hearing has been closed that the remaining project review be referred to the Planning Board consultants to be handled administratively.
12. We acknowledge the deferral to the Planning Board's environmental consultant regarding wetland issues; however, the project is not located within the vicinity of any wetlands or watercourses. The closest watercourse is located approximately 450' away from the limits of disturbance for the project.
13. This letter acts as the written response to the before addressed comments.

Memorandum from Bruce Barber, of Cornerstone Environmental Planning Consultants. dated July 8, 2021:

B. Planning Board Permits Required:

- We acknowledge that a Steep Slope and Erosion and Sediment Control Permit is required.
- A Wetland Permit is not required as the nearest wetland or watercourse is located approximately 450' from the limits of disturbance.

C. Zoning:

- A bulk zoning table is not listed as a requirement for a Steep Slope or Erosion and Sediment Control Plan; however, one has been provided to illustrate the project's compliance with the zoning regulations.
- The closest property line is located 275' to the proposed maintenance building and 231' to the proposed salt shed. Dimensions have been provided as requested.
- As determined by the Town Building Inspector at the March 23, 2021 staff meeting, the project does not propose a change in use as maintenance is currently on the property but spread out. The use will be centralized to the subject area with the construction of the maintenance building. We respectfully request the Town Building Inspector and Code Enforcement Officer provide confirmation that our interpretation from the staff meeting is accurate.

D. SEQRA:

- We acknowledge the determination that the project is a Type II action under the SEQRA process and understand at the previous meeting, the Planning Board made such a determination.

E. Environmental Review:

Wetlands:

We acknowledge that a site visit will be conducted to verify that there are no jurisdictional Town of Kent wetlands or wetland buffers located within the proposed limits of disturbance.

The NYSDEC EAF Mapper determined a class B watercourse is located near the proposed area of disturbance; however, the stream is located over 450' away from the limits of disturbance.

Trees:

As provided by the applicant, approximately 15 trees were cut down as part of the demolition of the two existing building and the shed removal. No further tree removal is proposed as part of this project.

Soils, Steep Slopes and Rock Outcrop:

As the total site disturbance proposed is 0.7 AC, post construction stormwater management is not required by the NYSDEC; therefore, no post construction stormwater management practices have been proposed. This would potentially create additional areas of disturbance that are not desired or necessary as part of this project. It is noteworthy to mention that the previously stated increase in impervious surfaces was a misprint and the project will actually net a decrease in impervious surfaces by approximately 2,010 sf due to the removal of the two buildings.

As mentioned previously, the class B stream is located over 450' away from the project disturbance. It should be mentioned that existing drainage patterns indicate that stormwater runoff from the project area do not flow toward the stream but away from it.

Clearpool Lake is located over 1,500' away from the project disturbance and approximately 200 feet higher in elevation than the project area; therefore, the project disturbance will not have any adverse impacts to Clearpool Lake.

The project does not propose any rock blasting and if rock chipping is required, it would be minimal at most. The buildings have been placed in locations that would minimize any rock removal as this is a cost that the applicant does not want to incur as part of this project.

Pertaining to salt contamination, the salt will be contained within the shed over an asphalt base with roof for which drainage is pitched away from the shed. After each storm event, any salt will be swept up and returned to the salt pile within the shed.

Cultural Resources:

The NYSDEC Online EAF Mapper flags question 12 of the EAF as yes when a project is on or adjacent to any property that has had a review of archaeological sensitivity. Two adjacent parcels have had studies completed in the past (Surface Surveys of NYCDEP Lands in the Town of Kent - Survey Number 19SR00645) by the CRIS website for SHPO.

Threatened or Endangered Species:

We acknowledge that no species were indicated by the NYSDEC.

Well and Septic System:

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

F. Other:

- A copy of the property survey is enclosed; however, please note as indicated by General Note #8 the internal property lines were not identified due to the vague nature of the ancient descriptions of the subject property. Enclosed is a tax map from the Putnam County eParcel website indicating the two parcels for Clearpool.
- A copy of the property deed will be provided under separate cover.


- The zoning setbacks and R-80 Zoning Requirements are enclosed on drawing set as requested.
- The proposed septic tank and connections to the existing septic trenches has been provided on Drawing EC-1. PCDOH approvals will be provided upon receipt from said agency.
- The architectural elevations and floorplan for the proposed maintenance building is enclosed for review.
- Proposed stored materials and distances to the watercourses, wetlands and surrounding wells. All materials will be kept inside the building. No storage of hazardous materials or chemicals will be stored outside. No vehicle washing will be done onsite. Existing locations where plows, equipment, etc. will be moved to this location for ease of maintenance and locality. Those current areas of storage are not intended to be disturbed by shifting the location and are in areas currently with gravel or pavement surfaces which will be kept as such.
- The notes on Drawing SL-1 have been revised to indicate the correct area requiring a Steep Slopes and Erosion Control Permit from the Town of Kent.
- The proposed well is over 100' uphill of the existing septic system as required by the PCDOH. The limits of disturbance have been revised to include the proposed well.

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

We understand this project has been placed on the August 10, 2021 Planning board meeting for a public hearing and continued review and consideration of allowing this project to be reviewed administratively. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

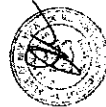
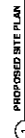
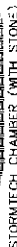
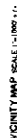
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
John M. Watson, P.E.
Senior Principal Engineer
JMW/jll

Enclosures

cc: Cheryl Tricarico, Clearpool (Green Chimneys), with enclosures
John Andrews, Jr., PE, Rohde, Soyka & Andrews Consulting Engineers, P.C., with enclosures
Bruce Barber, Cornerstone Associates, Environmental Planning Consultant, with enclosures

Insite File No. 20229.100



JOHN KARELL, JR. P.E.

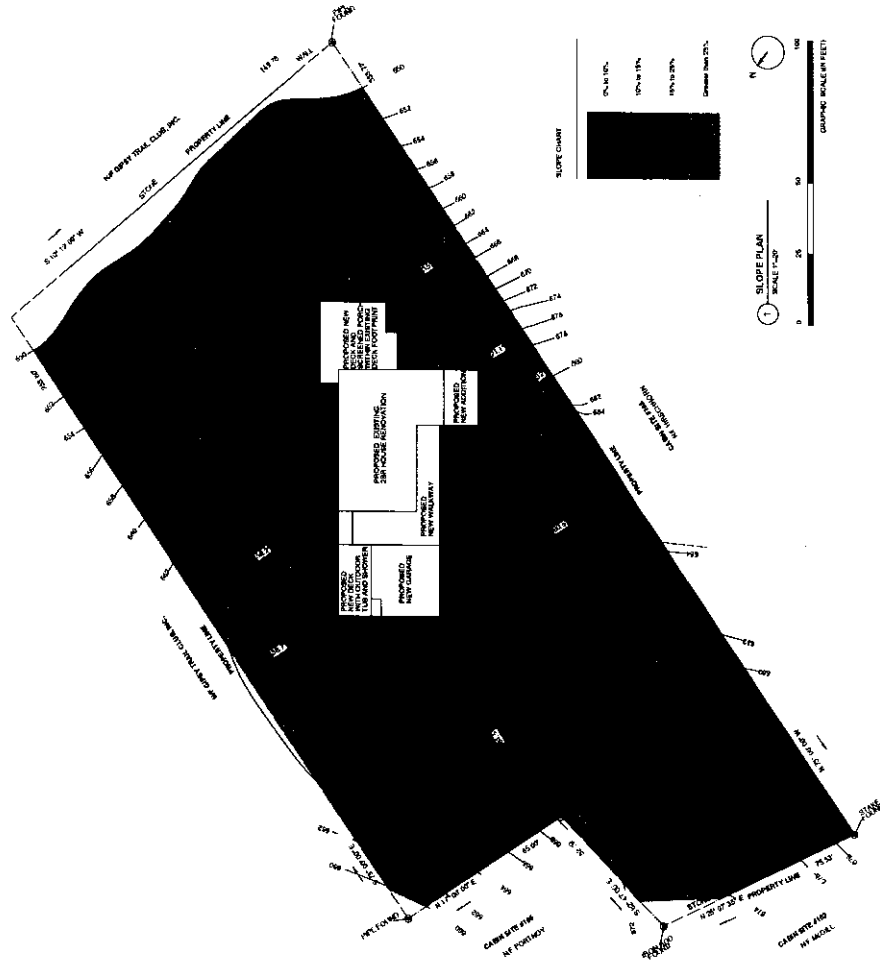
121 CUSHMAN ROAD
PATTERSON, NY 12563

SCALE	
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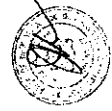
JONATHAN ZUCKER
IN MEMORIAM, 2005

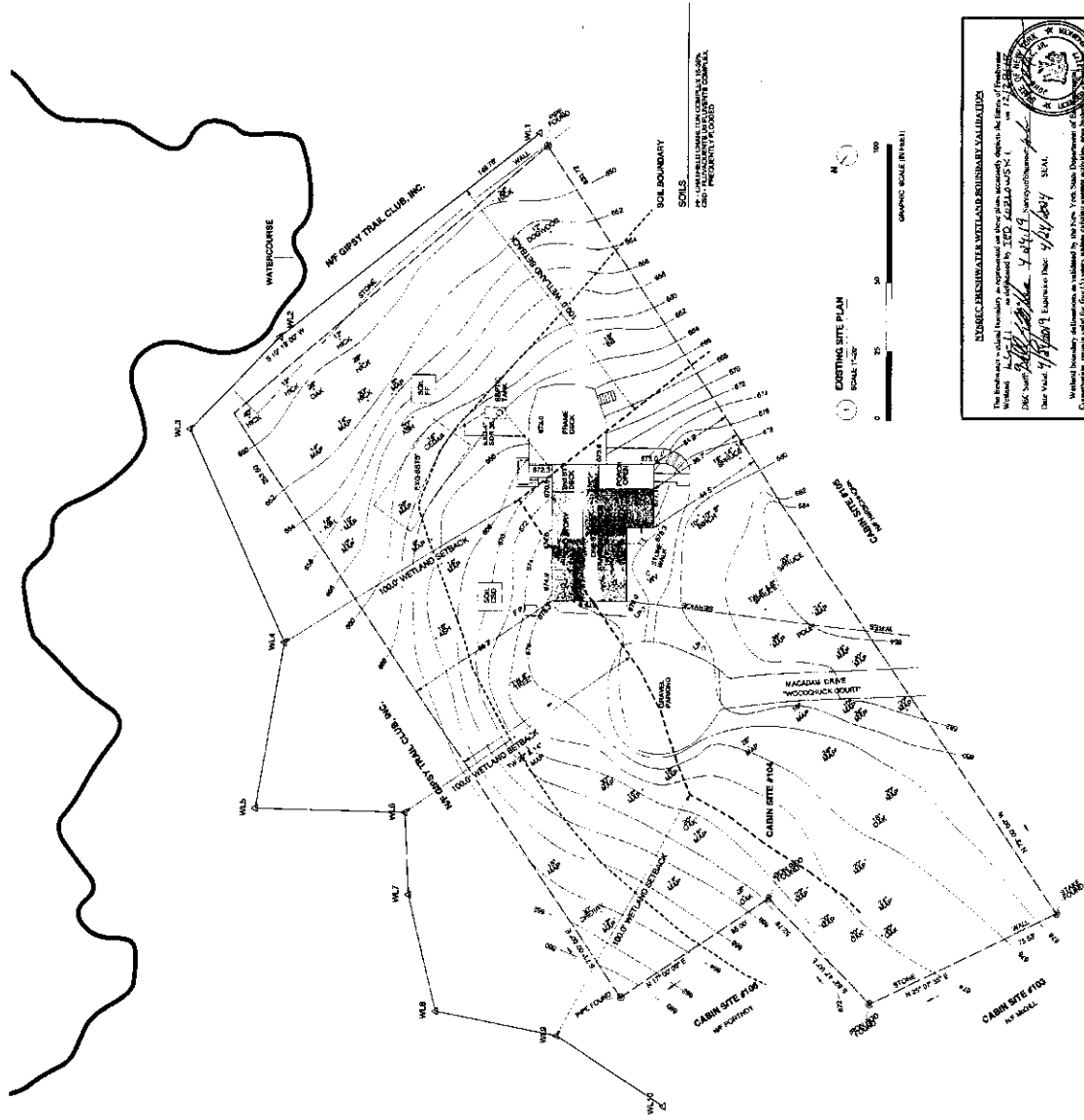
12 HOOVER RD COVINGTON CARMEL NY 10512	DATED August 12 2019
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EROSION CONTROL PLAN	CHECKED
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STATE OF NEW YORK COUNTY OF ALBANY CITY OF ALBANY OFFICE OF THE CLERK 121 CUSHMAN ROAD PATERSON, NY 12853			
OWNER	JONATHAN ZUCKER 12 WOODBURN COURT ALBANY, NY 12211	SCALE	1" = 20'
DATED	MARCH 15, 2019	CHECKED	S-2
SLOPE PLAN SHEET NO. S-2			





EXISTING SITE PLAN
SCALE 1"=200'

GRAPHIC SCALE (IN FEET)

0 25 50 100

EXISTING CONDITIONS PLAN

JOHN KARELL, JR. P.E.
131 CUSHMAN ROAD
PATTERSON, NY 12863

JONATHAN ZUCKER
12 HUNTER ROAD
CAMARILLO, CA 93010

DATE: APRIL 12, 2019
CHECKED: EXG1

SCALE: 1"=200'

REVISION:

NO. DATE

1 12/18/18

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APR 12 2019
JOHN KARELL, JR. P.E.
131 CUSHMAN ROAD
PATTERSON, NY 12863

ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF JOHN KARELL, JR. P.E. AND SHOULD NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION.

NO. DATE

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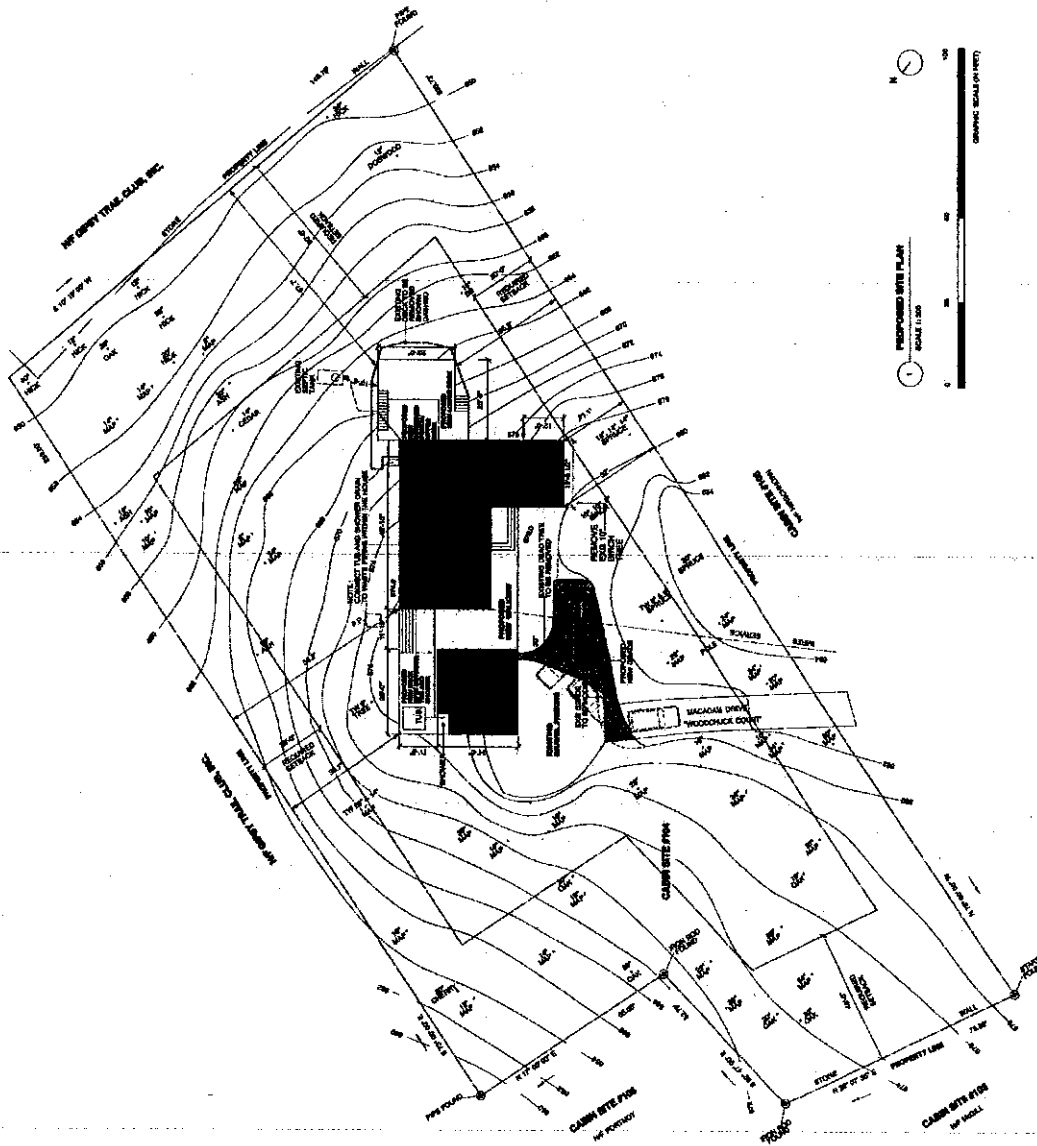
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**CARLEIGH RESIDENCE
CABIN 104**

Public Health Department of Health
University of Maryland Health Service
Division of Environmental Health Services
Health Inspection Unit
1000 North Washington Street
Baltimore, Maryland 21201
Date: 8/1/83
By: [Signature]

HEALTH DEPARTMENT REVIEW SET	
Project Name	CARLEIGH RESIDENCE - CABIN 104
Project Number	1000
Project Location	1000 North Washington Street
Project Owner	Public Health Department
Project Engineer	Public Health Department
Project Architect	Public Health Department
Project Designer	Public Health Department
Project Surveyor	Public Health Department
Project Inspector	Public Health Department
Project Reviewer	Public Health Department
Project Date	8/1/83
Project Status	Approved
Project Notes	



CARMEL RESIDENCE CABIN 104

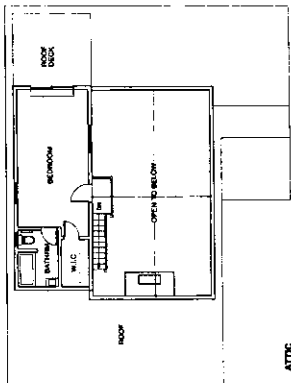
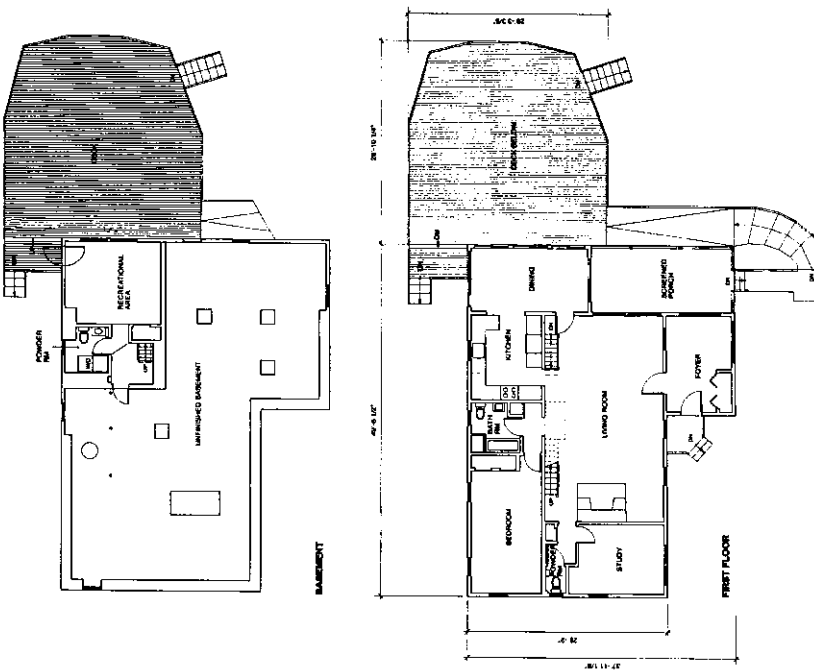
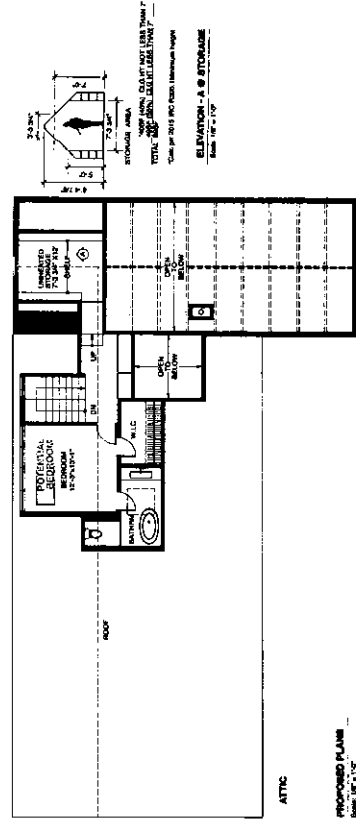
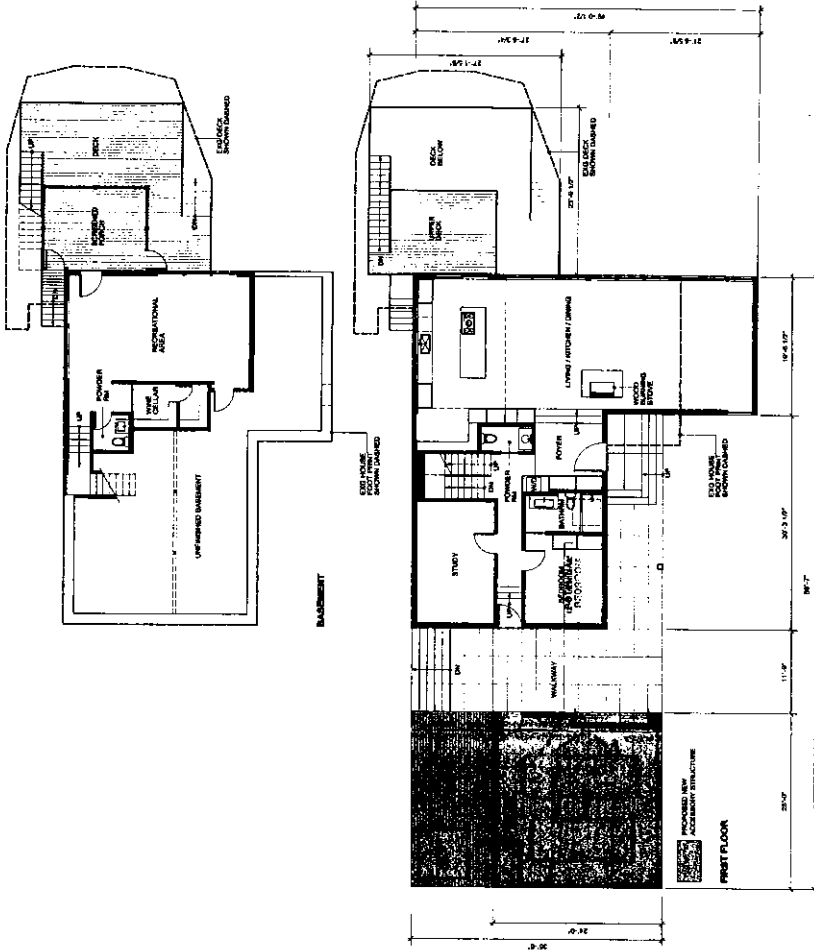
S.F. COUNT	EXIST. HOUSE	PROPOSED
BASINMENT	310	623
1ST FLOOR	1431	1791
ATTIC	317	317
TOTAL	2058 S.F.	2831 S.F.

ROOMS	EXIST. HOUSE	PROPOSED
BEDROOM	2	2
BATHROOM	2 FULL 2 HALF	2 FULL 2 HALF

2 A-017-19
10/25/17
A-017-19
5/1/19

HEALTH DEPARTMENT REVIEW SET	
DATE	10/25/17
BY	10/25/17
REVISIONS	

Project Name: Carmel Residence	Project No: 104
Client: Carmel Residence	Address: 104 Carmel
Architect: Carmel Residence	City: Carmel
Engineer: Carmel Residence	State: CA
Permit No: 104	Permit Date: 10/25/17
Permit Expiration: 10/25/19	Permit Fee: \$1000
Permit Status: Pending	Permit Type: Residential
Permit Notes: See attached drawings for details.	Permit Comments: All work to be done in accordance with local codes.
Permit Signatures: [Signatures]	Permit Seal: [Seal]
Permit Stamp: [Stamp]	Permit Date: 10/25/17



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

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



Cornerstone Associates

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

August 3, 2021

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Vitiello Application
475 Pudding Street
Section 33 Block 1 Lot 32

Please be advised I have reviewed the following pertinent information relative to the above referenced application:

1. Letter prepared by Insite Engineering dated July 19, 2021.
2. Plan entitled; "Vitiello Residence-Field Change Sketch" prepared by Insite Engineering dated 07/15/21 (rev), 1 sheet: SK-2.

A site inspection was conducted on July 13, 2021.

A: Review Comments:

This application was reviewed by the Planning Board and referred to administrative review. Since that referral, the applicant has revised the plan which is reference above. The comments below relate to the current plan and the site inspection:

The current plan modifies the original location of the detached garage, driveway and parking area that was approved by the Planning Board.

The originally approved garage location was in an area of previous disturbance consisting predominately of lawn surface and in which one tree would require removal.

The proposed garage location is in a natural area which has not been managed which consists of a substantial number of trees and developed understory which would require removal.

Substantial areas of rock ledge are located in the area of the proposed garage which will apparently require chipping or blasting to accommodate the garage construction.

The drainage plan from the garage to the outfall appears to create substantial disturbance to the wooded area on the opposite side of the existing driveway from the proposed garage area

B: Summary

1. The proposed location of the garage will result in substantially greater impacts than the current, approved location.
2. The applicant should provide a narrative to the Planning Board which provides rationale why the garage is proposed to be located in this area.
3. A revised EAF should be submitted which includes accurate information relative to the proposed application.
4. A tree survey should be provided that includes the area within the proposed limits of disturbance plus 50' outside the limits of disturbance.
5. The applicant should provide information relative to the need to blast or rock chip in this area.
6. The applicant should provide alternative building footprints which will reduce the amount of disturbance.
7. The drainage plan should be reviewed to determine if piping can be installed at the existing driveway edge to reduce impacts to wooded areas.

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. (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 – Garage Modification – Revised Submittal II
Date:	August 9, 2021 (Updated)	Project:	Vitiello, 475 Pudding St TM # 31.-1-32

The following materials were reviewed:

- Letter to Town of Kent Planning Board-Vitiello Residence from Insite Engineering, Surveying & Landscape Architecture, P.C. dated July 19, 2021.
- Drawing SK-2, Vitiello Residence, Field Change Sketch prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., scale as shown, dated June 16, 2021, last revised July 15, 2021.

This current submittal was made in response to comments made by the Planning Board during the course of the meeting held on July 8, 2021, and our comment memorandum dated July 7, 2021. The proposed project in its current form includes shifting (relocating) the garage to an entirely new location on the site, changing parking, drainage, and elements of the wastewater disposal system to accommodate the garage location change as well as the original addition to the main house.

A prior modification was before the Planning Board at the regularly scheduled meeting on March 11, 2021. At that meeting the proposal involved shifting the garage location 10'south of the previously approved location and adding a drain inlet. That plan further involved expanding the parking area to the north and west of the garage. Based on the discussions during the Planning Board meeting and comments from the Board and other consultants, the Planning Board placed this matter on an administrative track subject to a satisfactory resolution of the comments contained in our review memorandum dated March 11, 2021, and additional comments received during the meeting :

- Clearly identifying and providing updated information on the plans, including area of disturbance, modifications to impervious surfaces and material to be removed from the site.
- Reduction in parking in front of the garage considering the use of gravel or pavers to limit impervious surface.
- Minor adjustment to the septic tanks location as may be necessary.
- Consideration of the use of erosion control blankets

These matters have largely been addressed, to the extent that they apply, in this new submittal or are modified in the current comments.

Revised or supplementary comments are indicated in **bold**.

The following comments are provided for the Planning Board's consideration from our memorandum dated July 7, 2021:

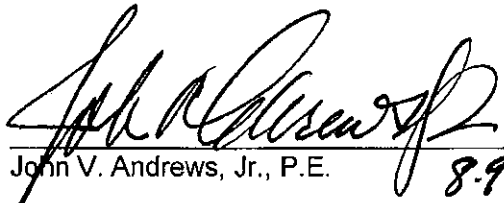
3. The Engineer should prepare a detailed evaluation of the impact of the plan changes on the project, comparing the current proposal with the original "as approved" project including but not limited to the area of disturbance, the amount of impervious area, tree removal, material (soil or rock) removal, the increase in parking and maneuvering areas and the potential for requiring the use of blasting. **A summary chart has been provided as well as an updated tree removal plan. We take no exception to the information contained therein.**
4. Written confirmation should be provided from the Putnam County Health Department concerning the proposed modifications to the on-site wastewater collection system. **Comment remains valid. The response letter indicates that the Putnam County Health Department requested additional information and that the approval would be provided when available. We request that any plans on which the approval is based be provided to the Planning Board for the record.**
6. Future submittals should contain a more detailed explanation for the magnitude of the current modifications. The prior reasoning accepted by the Planning Board revolved around the improvement of views from the new family room. This current proposal appears to go well beyond improving the view. **The explanation for the current modifications was discussed with the Planning Board during the last meeting. We recommend that the Project Sponsor submit a letter clearly establishing for the record the reasoning for this change.**
7. Bruce Barber, Planning Board Environmental Consultant has also been involved in the review of this matter. Before the Planning Board makes a final determination, the Board should confirm that all comments and concerns expressed by Mr. Barber have been satisfactorily addressed. **A field observation visit as requested by the Planning Board was made to the site with Bruce Barber on July 13, 2021. Based on our discussions with Mr. Barber, we believe that he will likely have comments for the Planning Board which will need to be addressed.**
8. Once we have the additional information and subject to a Planning Board review and discussion of the facts, we would be in a better position to make a recommendation to the Planning Board with respect to an administrative review. **So long as the Planning Board is comfortable with the responses provided and the modified plan, it is our recommendation that the remaining project review be referred to the Planning Board consultants to be handled administratively**
9. Provide a written response with future submittals stating how the comments have been addressed.

New Comments:

1. **Retaining walls over 3 feet in height require a building permit per Town Code Chapter 27, §27-8.B(5). If a retaining wall is over 3 feet in height and proposed within a yard setback, a variance may be needed from the ZBA. Consult with the Building Inspector. The plan set provided for our review establishes an either-or situation related to this retaining wall, identify it as either a 4' boulder wall or a rock slope. This is somewhat different than was portrayed in the presentation.**

Memorandum
Vitiello ECP – Garage Modification – Revised Submittal II
TM # 31.-1-32
August 9, 2021
Page 3 of 3

2. **Consideration should be given to relocating the storm drainage facilities on the opposite side of the driveway from the proposed garage closer to the edge of pavement and with a continuous piping run to avoid potential impacts to existing vegetation**



John V. Andrews, Jr., P.E. 8.9.2021

cc: Planning Board via email
Bill Walters via email
20-261-999-170

Bruce Barber via email
Liz Axelson via email



July 19, 2021

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

RE: Vitiello Residence
475 Pudding Street
Kent, NY
Tax Map No. 31.-1-32

Dear Chairman Tolmach and Members of the Board:

1. Responses to comments regarding the currently proposed garage location are included below.
2. The shift of the garage will not cause the project to exceed any thresholds requiring additional permitting than the original project. As discussed at the meeting work for the house addition and new garage has not commenced. The amount of site disturbance, and tree removal is similar to the approved project. A Field Change Comparison Table has been added to Drawing SK-2 as requested by the Board.
3. Requested evaluation of the approved plan versus the current proposal has been provided on Drawing SK-2. As noted on the Field Change Summary Table, the parameters of the project remain similar to the original approved project. The limit of disturbance remains less than 1 acre, so additional stormwater management or permitting is not required.
4. The field change sketch has been submitted to the Putnam County Department of Health (PCDOH). The PCDOH has requested some additional information regarding the field changes for approval of a septic revision. The approval will be provided once received from the Department of Health.
5. The utility connections have been clarified as requested. The utilities for the proposed garage will be fed from the house addition as shown on the plan.
6. As discussed at the Planning Board meeting, the shift to the garage is proposed as the Vitiello's want to maintain the area outside the new family room in its current condition to maintain the natural beauty of the area.
7. At this time, is our understanding that there are new outstanding comments from Bruce Barber, the Planning Board Environmental Consultant.
8. We respectfully request that the project be put on administrative track at this time as the currently proposed scope is generally in line with the original approval.
9. No response required.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____

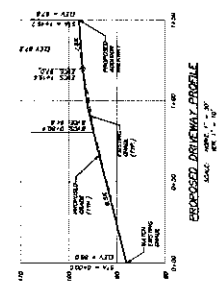
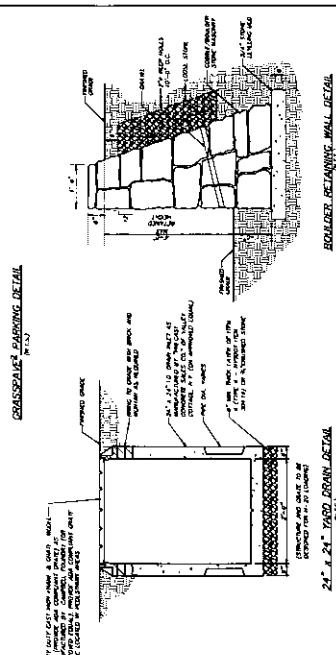
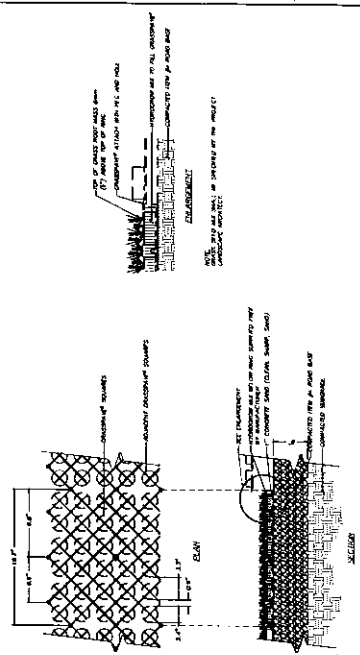
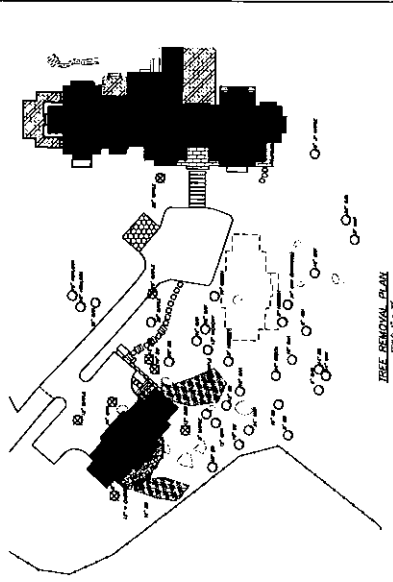
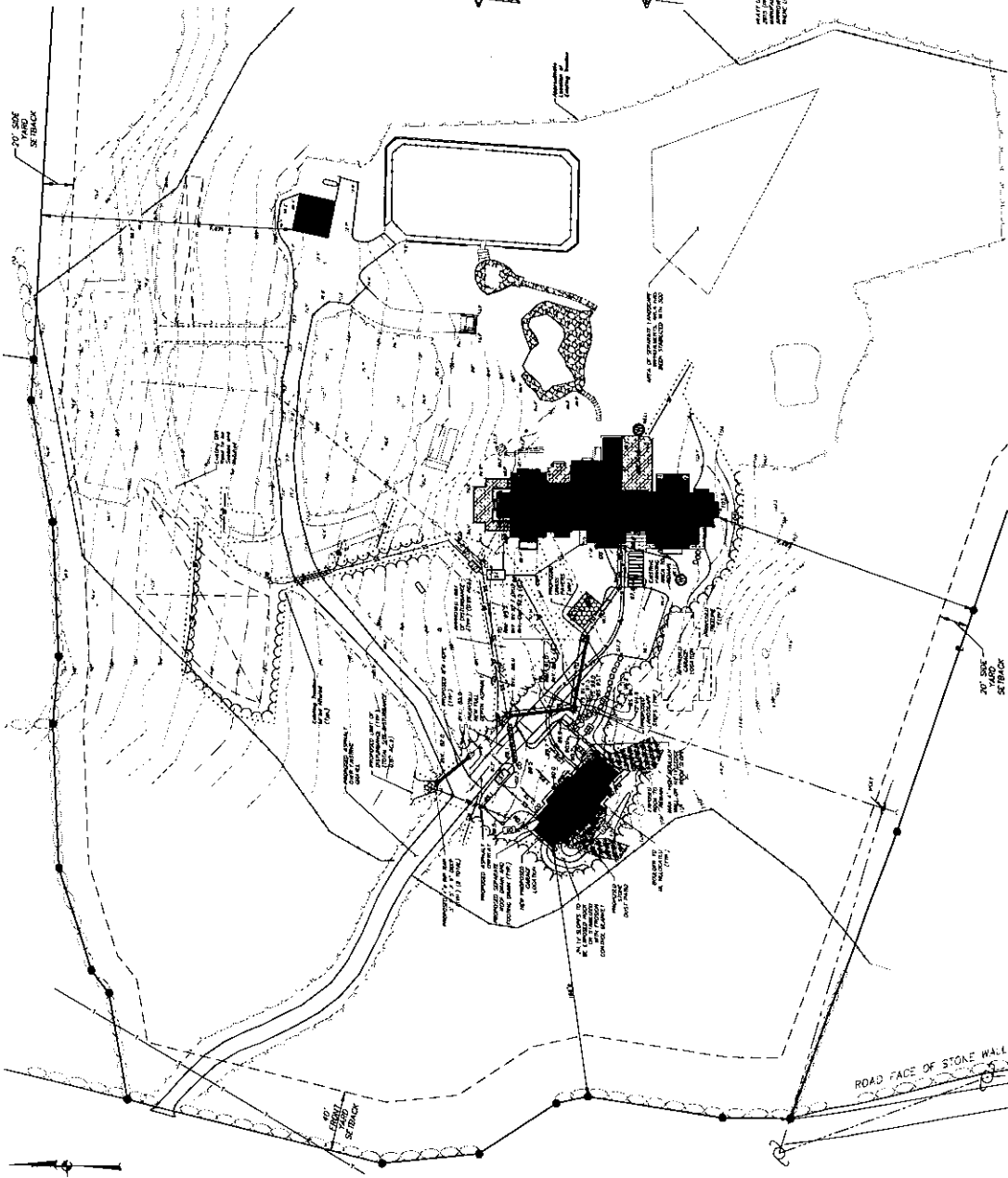
John M. Watson, P.E.
Senior Principal Engineer

JMW/EMS/amk

Enclosures:

cc: Carol Kurth

Insite File No. 19261.100



FIELD CHANGE SUMMARY TABLE

NO.	DESCRIPTION	REASON	DATE
1	Added 10' wide sidewalk along north property line.	Client Request	10/15/2023
2	Revised parking layout to include 15 spaces.	City Requirements	11/01/2023
3	Added 2' wide buffer zone between driveway and property line.	Setback Requirements	11/05/2023
4	Revised foundation details for existing structures.	Soil Conditions	11/10/2023
5	Added 5' wide path through landscaping.	Access Requirements	11/15/2023
6	Revised driveway width to 12'.	Vehicle Clearance	11/20/2023
7	Added 1' wide path along east property line.	Access Requirements	12/01/2023
8	Revised foundation details for new structure.	Soil Conditions	12/05/2023
9	Added 10' wide sidewalk along south property line.	Client Request	12/10/2023
10	Revised parking layout to include 20 spaces.	City Requirements	12/15/2023
11	Added 2' wide buffer zone between driveway and property line.	Setback Requirements	12/20/2023
12	Revised foundation details for existing structures.	Soil Conditions	12/25/2023
13	Added 5' wide path through landscaping.	Access Requirements	01/05/2024
14	Revised driveway width to 12'.	Vehicle Clearance	01/10/2024
15	Added 1' wide path along east property line.	Access Requirements	01/15/2024
16	Revised foundation details for new structure.	Soil Conditions	01/20/2024
17	Added 10' wide sidewalk along south property line.	Client Request	01/25/2024
18	Revised parking layout to include 25 spaces.	City Requirements	02/01/2024
19	Added 2' wide buffer zone between driveway and property line.	Setback Requirements	02/05/2024
20	Revised foundation details for existing structures.	Soil Conditions	02/10/2024

TOWN OF KENT R-80 ZONE REQUIREMENTS

Requirement	Minimum	Maximum	Notes
Lot Area	10,000 sq. ft.	None	Minimum lot area for single-family detached.
Front Yard Setback	25'	None	Minimum front yard setback.
Side Yard Setback	10'	None	Minimum side yard setback.
Back Yard Setback	20'	None	Minimum back yard setback.
Front Yard Coverage	10%	None	Minimum front yard coverage.
Side Yard Coverage	5%	None	Minimum side yard coverage.
Back Yard Coverage	10%	None	Minimum back yard coverage.
Front Yard Height	10'	None	Maximum front yard height.
Side Yard Height	10'	None	Maximum side yard height.
Back Yard Height	10'	None	Maximum back yard height.
Front Yard Fencing	4' High	None	Maximum front yard fencing height.
Side Yard Fencing	4' High	None	Maximum side yard fencing height.
Back Yard Fencing	4' High	None	Maximum back yard fencing height.
Front Yard Screening	4' High	None	Maximum front yard screening height.
Side Yard Screening	4' High	None	Maximum side yard screening height.
Back Yard Screening	4' High	None	Maximum back yard screening height.
Front Yard Landscaping	10' Wide	None	Minimum front yard landscaping width.
Side Yard Landscaping	5' Wide	None	Minimum side yard landscaping width.
Back Yard Landscaping	10' Wide	None	Minimum back yard landscaping width.
Front Yard Planting	10' Wide	None	Minimum front yard planting width.
Side Yard Planting	5' Wide	None	Minimum side yard planting width.
Back Yard Planting	10' Wide	None	Minimum back yard planting width.
Front Yard Planting	10' Wide	None	Minimum front yard planting width.
Side Yard Planting	5' Wide	None	Minimum side yard planting width.
Back Yard Planting	10' Wide	None	Minimum back yard planting width.

GENERAL NOTES

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
2. The owner shall be responsible for obtaining all necessary permits and approvals from the local authorities.
3. The contractor shall be responsible for obtaining all necessary insurance and bonding.
4. The contractor shall be responsible for maintaining access to adjacent properties at all times.
5. The contractor shall be responsible for protecting existing structures and utilities.
6. The contractor shall be responsible for maintaining safety at all times.
7. The contractor shall be responsible for maintaining cleanliness at all times.
8. The contractor shall be responsible for maintaining accurate records of all work.
9. The contractor shall be responsible for maintaining accurate records of all materials.
10. The contractor shall be responsible for maintaining accurate records of all labor.

PROJECT INFORMATION

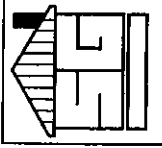
PROJECT: **FIELD CHANGE SKETCH**

CLIENT: **SK-2**

DATE: **10/15/2023**

SCALE: **1/4\"/>**





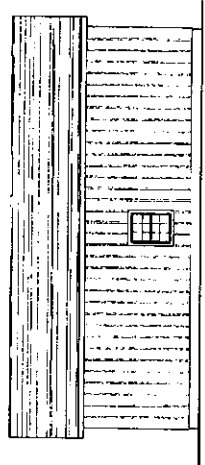
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STUDY & DESIGN
NYC LIC. NO. 00000

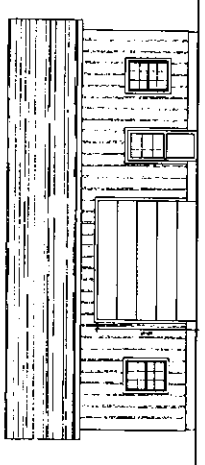
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SECURE DESIGN

PROJECT NAME
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MAINTENANCE
GARAGE
BUILDING ADDRESS
CLEARPOOL
CARMEL NEW YORK
PROJECT NUMBER

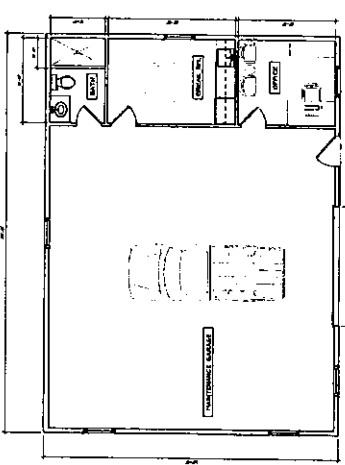
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PROPOSED
PLANS AND
ELEVATIONS
DRAWN BY
J. J. J.
CHECKED BY
A. J. J.
DATE
1/1/00
NUMBER
A-1



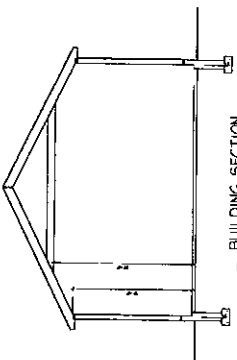
⑤ PROPOSED REAR ELEVATION
3/4" = 1'-0"



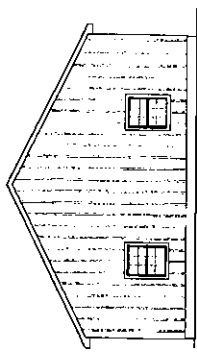
④ PROPOSED FRONT ELEVATION
3/4" = 1'-0"



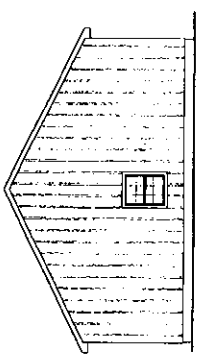
① PROPOSED FIRST FLOOR PLAN
3/4" = 1'-0"



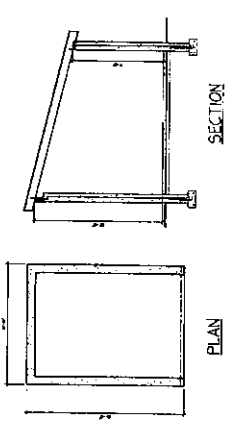
③ BUILDING SECTION
3/4" = 1'-0"



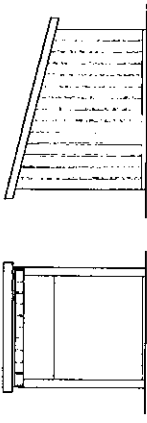
⑥ PROPOSED LEFT SIDE ELEVATION
3/4" = 1'-0"



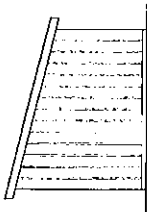
⑦ PROPOSED RIGHT SIDE ELEVATION
3/4" = 1'-0"



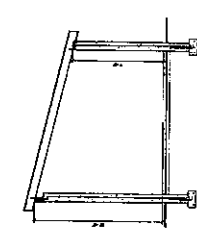
PLAN



FRONT ELEV.

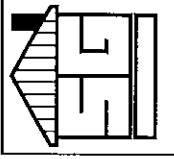


SIDE ELEV.



SECTION

② PROPOSED SALT SHED
3/4" = 1'-0"



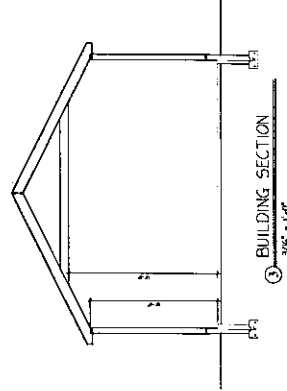
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STEVEN A. GREGG
ARCHITECT
1000 10TH AVENUE
NEW YORK, NY 10018

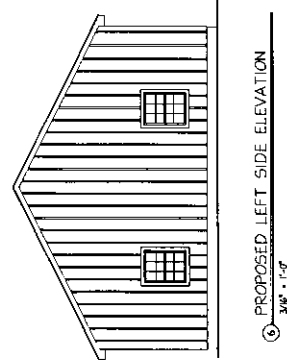
NO.	DATE	REVISION
1	10/04/02	ISSUE FOR PERMIT

PROJECT NAME
CLEARPOOL
MAINTENANCE
GARAGE
BUILDING ADDRESS
1000 10TH AVENUE
CAMDEN, NEW YORK
PROJECT NUMBER

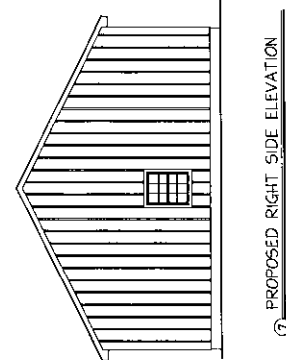
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PLANS AND
ELEVATIONS
DRAWN BY
DATE
10/04/02
A-1



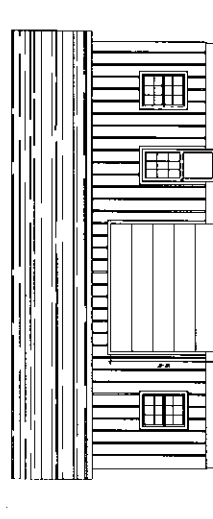
1 BUILDING SECTION
3/8" = 1'-0"



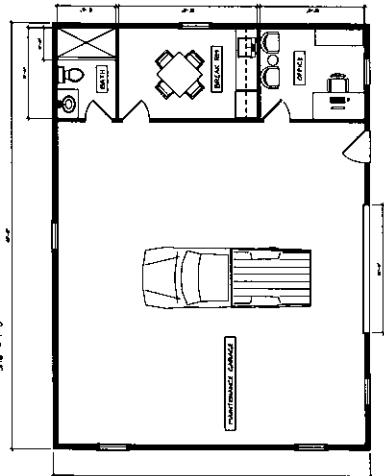
6 PROPOSED LEFT SIDE ELEVATION
3/8" = 1'-0"



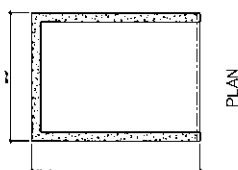
7 PROPOSED RIGHT SIDE ELEVATION
3/8" = 1'-0"



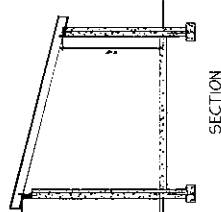
4 PROPOSED FRONT ELEVATION
3/8" = 1'-0"



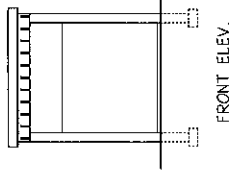
1 PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0"



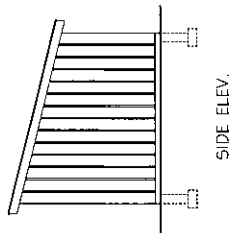
PLAN



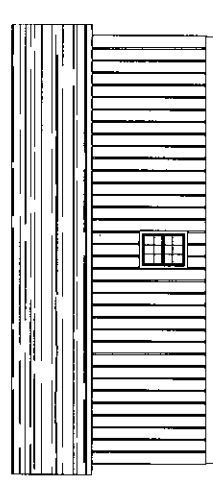
SECTION



FRONT ELEV.



SIDE ELEV.



5 PROPOSED REAR ELEVATION
3/8" = 1'-0"

2 PROPOSED SALT SHED
3/8" = 1'-0"

