



## Cornerstone Associates

*Environmental Planning Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

July 26, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Friedman/Crossman Application**  
5 China Circle Court  
Section 47.7 Block 1 Lot 27

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

1. Property survey prepared by Richard Gorr (undated).
2. Copy of deed.
3. Cut sheet for "Powerwall Gateway" solar component.
4. Report entitled; "SWPPP Engineering Report" prepared by Design Concepts Engineering dated June 2021.
5. Topographic Survey of the property prepared by Paul Rowan dated 03/15/21.
6. Plans entitled; "Erosion and Sediment Control Details" prepared by DC Engineering dated 06/10/21, 2 sheets
7. Plans entitled; "Friedman-Crossman PH" prepared by River Architects dated 07/07/21, 2 sheets: Site-101, Site-102,

### **A: Summary of Application:**

Application is to demolish an existing single-family home and construct a new single-family three-bedroom, 5,127 square-foot residence with an exterior deck and a detached garage (858 square feet) with office, full bathroom, and closet above the garage space (718 square feet). The applicant is proposing to use the existing septic and well systems for the proposed residence and construct a new septic system for the proposed office above the garage. The total proposed land disturbance is 10,876 square feet.

The subject property is 2.20+/- acres and is located on the easterly side of China Circle Court in the R-80 zoning district.

### **B: Planning Board Permits Required:**

Steep slope/erosion and sediment control permit

### **C: Zoning:**

The applicant has indicated that variances from the Zoning Board of Appeals are not required. Conformation from the Building Inspector is required.

**D: SEQRA:**

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

**E: Environmental Review:**

Wetlands:

A site inspection was conducted by this office, and it was determined that the Town of Kent jurisdictional wetland boundary is located at the 750-foot contour interval as shown on the above referenced topographic map. The applicant has amended the site plan to reflect this wetland and wetland buffer boundary. Review of the existing site plan there is no proposed disturbance to the Town of Kent jurisdictional wetland or wetland buffer area and a Town of Kent wetland permit is not required for the proposed action.

Trees:

The applicant has indicated that three (3) trees are proposed to be cut. The site is located with the US Fish and Wildlife bat recovery zone which mandates that trees may only be cut between November 1 and March 31 of the following year unless a variance is first obtained.

Soils, Steep Slopes and Rock Outcrop:

Soils are indicated as Charlton and Chatfield series. Approximately 58% of the site includes slopes in excess of 15%. Specific information regarding disturbance to steep slopes (if any) and areas of rock cropping (if any) that are proposed to be disturbed has not been provided.

Land Disturbance:

The applicant proposes to disturb 0.25 acres (10, 876 square feet) of land. Calculations regarding cut and fill have not been provided.

Flood Plain:

Information not provided.

Cultural Resources:

None indicated as per EAF.

Threatened or Endangered Species:

None indicated as per EAF

Well and Septic System: Well and septic system approvals from the Putnam County Department of Health have not been provided.

**F: Other:**

- Please sign and seal all plans and reports.
- Please provide a response memo to these comments.
- Part of the driveway access is to China Circle by way "China Road Right of Way". It is unclear if this and China Circle are town roads. Please include details.
- Please provide entire deed (not just Schedule A).
- Please provide referral recommendations from the Town Emergency Services personnel regarding adequate access for emergency vehicles.
- Please indicate if battery storage is proposed for the solar collectors.
- Steep slope map not provided. Indicate areas of disturbance located on slopes greater than 15%.
- Please indicate if there shall be an increase in post-construction pollutant loading to the wetlands and lake (including a quantitative analysis of phosphorous loading) when compared to pre-construction levels.
- It is unclear if a full bathroom over the garage space is anticipated. Please indicate why a full bathroom is required in the area above the garage designated to be used as an office.
- Please provide visual analysis of the viewshed from the lake of the proposed residence.
- EAF: Page 1: Brief Description: Please provide greater details including demolition and all proposed improvements.
- EAF: Page 1: Question 3b: Please provide a response.
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- EAF: Page 2: Question 11: Please indicate proposed septic system for garage.
- EAF: Page 3: Question 14: Please provide a response.
- EAF: Please provide EAF Mapper support for your responses.

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 applicant's response to comments.

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

Sincerely,



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



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan - Revised  
Submittal

Date: July 15, 2021

Project: Friedman-Crossman  
TM # 42.7-1-27

The following materials were reviewed:

- Battery Specifications.
- Deed with Survey-China Circle West.
- SWPPP Engineering Report-Friedman Crossman Residence, prepared by Design Concepts Engineering P.C., dated June 2021.
- Topography Survey -Friedman-Crossman-prepared by Rowan Land Surveying, PLLC, dated March 15, 2021, scale 1" =30'.
- Drawing Sheet- 1 - Erosion & Sediment Control Plan- prepared by D.C. Engineering, PC, dated June 10, 2021, scale 1" =40'.
- Drawing Sheet- 2 - Erosion & Sediment Control Detail- prepared by D.C. Engineering, PC, dated June 10, 2021, scale 1" =40'.
- Drawing Site-101 - Site Plan-Friedman Crossman prepared by River Architects, dated May 20, 2021, last revised July 7, 2021, scale as indicated.
- Drawing Site-102 -Enlarged Site Plan-Friedman Crossman prepared by River Architects, dated May 20, 2021, last revised July 7, 2021, scale 1" =10'-0".

The project proposes the demolition of the existing single-family dwelling with the construction of a new single-family dwelling on basically the same footprint and a new detached garage with office and full bath above. The proposal includes the protection and re-use of the existing well and onsite wastewater treatment system for the new dwelling and a new onsite wastewater treatment system for the detached garage. Putnam County Health Department approval is required for the new onsite wastewater treatment system. The total proposed land disturbance associated with the proposed action is 10,876 square feet (SF).

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our July 8, 2021, memorandum. Comments from that memorandum not included herein have been satisfactorily resolved.

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is

- required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. **No further comment required.**
2. The submittal indicates that no wetland permit is required. A formal determination in that regard is required by the Planning Board's environmental consultant. We defer to the Planning Board's environmental consultant regarding wetland issues. **Comment remains valid.**
  3. Provide the following information as required by Town Code Chapter 66-6.B.2:
    - d. §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). **Soil testing required in the area proposed for infiltrator installation deep and percolation tests**
    - e. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
      - iv. [4] Provide dimensional details of proposed erosion and sedimentation facilities as well as calculations used in the siting and sizing of sediment basins, swales, grassed waterways, diversions, and other similar structures. **Sizing calculations for the infiltrator units need to be provided.**
      - vi. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
  5. §66-6.B.4 – "Provide for compliance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s)." **Acknowledged**
  6. §66-6.B.5 – "Provide for compliance with the New York City Department of Environmental Protection regulations for stormwater discharges."
  7. §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." **Putnam County Department of Health approval for garage facilities (water and sewer) is required.**
  8. 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)."
  9. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including:
    - n. 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. **Add in the form of a note on the plans.**

10. SWPPP – GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations.
11. Provide a Notice of Intent (NOI) for review.
12. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
13. 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.
14. Provide a written response with future submittals stating how the comments have been addressed.
15. **New comments, refer to the Drawings:**
  - a. On Sheet 1 of 2 - Note A. 1. 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."
  - b. Under Construction Sequence – Residence - Notes 6 & 8 are duplicative.
  - c. There is a discharge to grade at each of the proposed stormwater retention facilities. Both points of discharge are orientated toward the property line and appear to be intended to take advantage of or ultimately connect to existing swales. Please provide additional details and or instructions in the form of notes such that there is a positive connection of the discharge points to the swales. Stormwater runoff from the proposed project cannot be directed off-site onto adjacent properties.
16. **The SWPPP and the Drawing notes should be revised to provide long term maintenance requirements for the proposed stormwater retention facilities.**

Draft

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

cc: Planning Board via email  
Bill Walters via email  
21-261-999-173

Bruce Barber via email  
Liz Axelson via email



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

Sincerely,



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



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Special Use Permit/Site Plan Review  
Memorandum - **Revised Submittal**

Date: July 30, 2021

Project: JPE Auto Repair Corp.  
TM # 33.18-1-11

The following materials were reviewed:

- Letter to Town of Kent Planning Board-JPE Auto Repair Corp., from Site Designs Consultants dated July 19, 2021.
- Letter to Liz Axelson, AICP, Architecture Engineering Planning, from Site Design Consultants dated July 19, 2021.
- Letter to Bruce Barber, Cornerstone Associates, from Site Design Consultants dated July 19, 2021.
- Short Environmental Assessment Form-JPE Auto Repair Corp. dated June 16, 2021, last revised July 19, 2021.
- Environmental Remediation Database Details, from Department of Environmental Conservation -King Transmission & Auto Repair
- Environmental Remediation Database Details, from Department of Environmental Conservation -Chris' Automotive Center Inc.
- FIRM Map Portion
- Drawing Sheet 1-Site Plan-JPE Auto Repair Corp., prepared by Site Design Consultants, dated June 15, 2021, last revised July 20, 2021, scale 1" = 20'.

The project involves a Special Use Permit and Site Plan approval for a change in use and establishment of an auto repair facility in an existing structure previously used as a rental center. The site will be used basically as is except for the establishment pavement markings and signage for two (2) handicap parking spaces. The action further includes the installation of three (3) vehicle lifts on the interior of the building.

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

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

2. Refer to the Combined Application Form and the Site Plan Checklist:
  - b. JPE Auto Repair Corp is the applicant but not the Owner of the subject property. Provide documentation of the Owner's authorization to act on their behalf in the

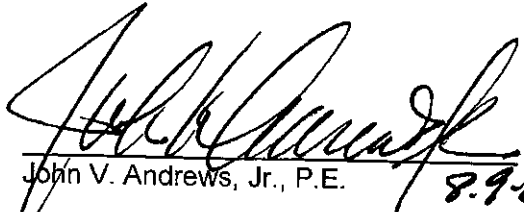
pursuit of the application. **Response letter indicates that the requested information was included in the submittal. It was not included in the information submitted for our review. Comment remains valid.**

- c. Provide a copy of the deed and any easements affecting the property. The site plan and the survey indicate that there is use of a portion at the rear of the project site by an adjacent property owner. The Planning Board may want some additional information and or a clarification concerning this encroachment. At a minimum, the Planning Board may want some notes added to the site plan addressing this matter and applying some limitations or conditions related thereto. **Comment remains valid. Response letter indicated that the information would be provided at a later date. Please see new comment below**
5. A review of the Environmental Remediation Data base indicates that there was a closed in place aboveground petroleum bulk storage tank on this site. Additionally, there are a number of monitoring wells and other features on the site for which there is no information provided, including a metal storage tank and an abandoned pumping station. SEAF Item 20 should probably be checked "YES", and additional information provided. **SEAF amended. Some explanatory information provided which applies to adjacent properties. Additional response required.**
6. The location and details of the existing water supply and wastewater disposal facilities should be indicated on the plan set. **Comment remains valid. Response letter indicates that the development of this information is in process and will be provided when it becomes available.**
8. There are no provisions for refuse handling indicated on the plan. **A dumpster is indicated on the current plans. It is located at the rear of the structure and is somewhat screened from the street. We take no exception to its location.**
9. Two (2) handicap parking spaces are proposed including signage and pavement markings. Only one (1) space would normally be required. The location of the spaces appears to impede proper access to the gate and the substantial rear gravel storage area. The engineer may want to adjust this area and provide proper access to the gate. **Parking spaces have been relocated to the rear of the structure. We consider the comment adequately addressed. See also new comment below.**
11. Provide a written response with future submittals stating how the comments have been addressed.

**New Comments:**

1. Please see Comment 1C above. We recommend that the following note be added to the plan set to address the current unapproved use of the rear portion of the property by an adjacent owner. "The facilities and land use on Deed Parcels C and D currently noted as being used by Rini are existing and not part of this current application. The JPE Auto Repair Corp. application and the approval related thereto apply to Deed Parcel B only. No approval has been sought nor is any approval granted for Deed Parcels C and D. The current use of these parcels is not approved. Any changes to Deed Parcels C and D or the current Rini use shall be subject to future application and the receipt of the appropriate land use approval related to that action."

2. Please see Comment 9 above. Moving the handicap parking spaces to the rear requires that the existing gravel be paved with asphalt. The existing gravel surface is well compacted and well worn, acting for all intents and purposes as an impervious surface. We take no exception to the addition of paving in this small area. We do not consider it a significant disturbance as it is merely a substitution of impervious surfaces.



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

cc: Planning Board via email  
Bill Walters via email  
21-261-258

Bruce Barber via email  
Liz Axelson via email

MEMORANDUM

TO: Town of Kent Planning Board  
CC: Bill Walters  
John Andrews  
Julie Mangarillo  
Bruce Barber  
FROM: Liz Axelson, AICP  
DATE: July 29, 2021  
RE: JPE Auto Repair Special Use Permit & Site Plan, 333 Route 52, Tax Parcel No. 33.18-1-11 /  
CPL#15998.00-00007

I reviewed the materials listed at the end of this memorandum; and also, online mapping resources; and the Code of the Town of Kent, Chapters 77, Zoning. Based on my review I offer the following comments for the Board's consideration:

Summary

1. The proposal is to change the use of the existing building, access, driveway, and parking areas to a motor vehicle repair shop. Specifically, the existing building appears to be a large one-story structure that is either vacant or was used as an equipment rental business with an undefined entrance leading into a gated, fenced area. The site is an 61,613 square foot (SF), or 1.4414-acre parcel in the Commercial (C) Zoning District. As per the submitted plans, the existing building has approximately 3,700 SF of gross floor area. The building has 3 overhead doors, which would lead into a proposed mechanics shop with 3 hydraulic lifts. Based on the submittal, a repair shop is proposed with no other automobile services.
2. The project will little or no physical site changes or disturbance.

SEQRA

3. The proposal may be an Unlisted Action or a Type 2 Action as per the SEQRA regulations.

Zoning Requirements

4. The plans were substantially revised in response to prior comments about driveways, parking, their location, and layout. Address the following:
  - a. The proposed single (1) ADA parking space and 5 customer parking spaces are shown to the rear of the building in response to prior comments. It is noted that the response letter refers to more than 1 ADA space space, yet 1 is shown in the plan view, which appears to be sufficient. Also, 32 apparent car storage spaces are shown.
  - b. The site plan parking schedule refers to 2 paved parking spaces, yet the plan depicts 1 paved ADA space, which appears to be sufficient. Revise the plan for clarity.
  - c. The response letter describes the use of wheel stops (parking blocks) to indicate the location of customer parking for the paved ADA space and the 5 gravel customer parking spaces. Label the wheel stops in the plan view.
  - d. Refer to a detail for the wheel stops in the plan view.



- e. Add a corresponding wheel stop or parking block detail to the plans. The detail should include specifications for installation in pavement and gravel.
- f. Signage is proposed to restrict access to, or prevent parking in front of, the 3 overhead doors in front of the existing building. Refer to a detail for the proposed sign in the plan view; and add a corresponding sign detail to the plans (height, size, and design).
5. Refer to and provide a detail for signage (height, size, and design) about hours for when the gate would be closed for car storage parking.
6. Regarding the C district lot and bulk requirements in section 77-22, address the following:
  - a. Calculations were provided for maximum impervious surface coverage, per 77-22. E., to support the values in the zoning schedule. Please clarify the following and revise the table, total impervious areas, and impervious coverage accordingly:
    - i. What is meant by "front of building" with the corresponding 3,012 SF value?
    - ii. Add the area in SF of the "proposed asphalt paved area".
    - iii. What is meant by "other parking area used by 'Rini' " with the corresponding 7,482 SF value?
    - iv. Add the approximate area in SF of metal storage tank.
    - v. It is suggested that the areas described in the Total Impervious Area aspect of the table match the areas as labeled in the plan view.
  - b. The "Accessory Building" setback part of the table was partially revised to address the accessory use (parking), yet the plan and table must be revised to address conformance with parking area setbacks as follows:
    - i. Change the subheader "Accessory Buildings:" to read "Accessory Use (Parking)".
    - ii. A review of zoning parking requirements reveals that less parking and fewer paved spaces are needed on the site. It is recommended that the row of 8 gravel spaces on the east side of the site, south of the metal tank be deleted.
    - iii. ***The Planning Board may consider granting a waiver allowing 1 paved ADA parking space, 5 marked gravel customer spaces, and 24 unmarked gravel car storage spaces for a total of 30 spaces.***
    - iv. The location of these 8 gravel car storage spaces did not meet the required 30' side yard setback as per zoning subsection 77-22. G., and 77-23. A. (2), so deletion would address this zoning issue.
    - v. Label the remaining car storage parking area as such.
    - vi. The North end of the 6 customer parking spaces on the West side of the site does not meet the required side yard setback in 77-22. G., and 77-23. A. (2). Revise the alignment to be 30' from the western property line.
    - vii. With the above items addressed, under the subheader "Accessory Use (Parking)", revise the table to list actual values in the "Provided" column.
7. Regarding the existing structure, other accessory structures, and areas, revise the plans as follows:
  - a. Label the approximate square footage of the rooms on the floor plan sheet.
  - b. Label the approximate square footage of the existing metal storage tank in the plan view.
8. Show and label an enclosure for the proposed dumpster; and provide a detail.
9. Provide an explanation of the three (3) "Deed Parcels", their use, areas, reasoning for their configuration as such. A table on the plans may be the best way to show their purpose.
10. The plans were reviewed per zoning design standards in zoning section 77-23; and site plan requirements and standards. Address the following:
  - a. Show and label any proposed lighting and provide details.
  - b. Add a signature block for Planning Board endorsement of approval.



11. Please provide written responses to the above comments.

Recommendation

12. The Planning Board should direct the applicant to address the comments above.

13. The application is for a change of use to an existing developed site appears to be complete enough to consider making a referral to Putnam County Planning and setting a public hearing.

If you have any questions, please do not hesitate to contact me at 845-686-2309, or e-mail at [eaxelson@CPLteam.com](mailto:eaxelson@CPLteam.com).

Materials Reviewed

- Response letter from Joseph Riina, PE, Site Design Consultants, dated July 19, 2021;
- Plan entitled Site Plan, JPE Auto Repair, prepared by Joseph Riina, PE, Site Design Consultants, dated June 15, 2021, last revised July 20, 2021;
- Plan entitled Floor Plan, JPE Auto Repair, prepared by Joseph Riina, PE, Site Design Consultants, dated June 16, 2021;
- Combine (Site Plan) Application, prepared by Juan Pablo Barros Pani, JPE Auto Repair, revised July 19, 2021; and
- Short EAF signed by Joseph Riina, June 16, 2021, revised July 19, 2021.

Materials Previously Reviewed

- Cover letter from Joseph Riina, PE, Site Design Consultants, dated June 16, 2021;
- Plan entitled Site Plan, JPE Auto Repair, prepared by Joseph Riina, PE, Site Design Consultants, dated June 15, 2021;
- Plan entitled Floor Plan, JPE Auto Repair, prepared by Joseph Riina, PE, Site Design Consultants, dated June 16, 2021;
- Survey of Property, prepared by Robert Baxter, LS, Baxter Land Surveying, PC, dated July 17, 2009, revised July 24, 2009;
- Combine (Site Plan) Application, prepared by Juan Pablo Barros Pani, JPE Auto Repair, signed and dated June 16, 2021; and
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**ROHDE, SOYKA  
& ANDREWS**

*Consulting Engineers, P.C.*

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

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

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To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

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- Drawing Sheet 1-Site Plan-JPE Auto Repair Corp., prepared by Site Design Consultants, dated June 15, 2021, last revised July 20, 2021, scale 1" = 20'.

The project involves a Special Use Permit and Site Plan approval for a change in use and establishment of an auto repair facility in an existing structure previously used as a rental center. The site will be used basically as is except for the establishment pavement markings and signage for two (2) handicap parking spaces. The action further includes the installation of three (3) vehicle lifts on the interior of the building.

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

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

2. Refer to the Combined Application Form and the Site Plan Checklist:
  - b. JPE Auto Repair Corp is the applicant but not the Owner of the subject property. Provide documentation of the Owner's authorization to act on their behalf in the



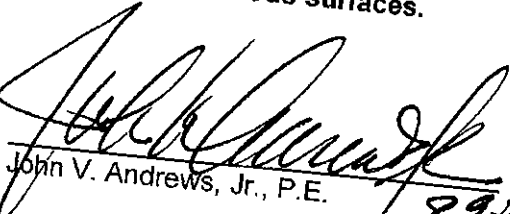
pursuit of the application. **Response letter indicates that the requested information was included in the submittal. It was not included in the information submitted for our review. Comment remains valid.**

- c. Provide a copy of the deed and any easements affecting the property. The site plan and the survey indicate that there is use of a portion at the rear of the project site by an adjacent property owner. The Planning Board may want some additional information and or a clarification concerning this encroachment. At a minimum, the Planning Board may want some notes added to the site plan addressing this matter and applying some limitations or conditions related thereto. **Comment remains valid. Response letter indicated that the information would be provided at a later date. Please see new comment below**
5. A review of the Environmental Remediation Data base indicates that there was a closed in place aboveground petroleum bulk storage tank on this site. Additionally, there are a number of monitoring wells and other features on the site for which there is no information provided, including a metal storage tank and an abandoned pumping station. SEAF Item 20 should probably be checked "YES", and additional information provided. **SEAF amended. Some explanatory information provided which applies to adjacent properties. Additional response required.**
6. The location and details of the existing water supply and wastewater disposal facilities should be indicated on the plan set. **Comment remains valid. Response letter indicates that the development of this information is in process and will be provided when it becomes available.**
8. There are no provisions for refuse handling indicated on the plan. **A dumpster is indicated on the current plans. It is located at the rear of the structure and is somewhat screened from the street. We take no exception to its location.**
9. Two (2) handicap parking spaces are proposed including signage and pavement markings. Only one (1) space would normally be required. The location of the spaces appears to impede proper access to the gate and the substantial rear gravel storage area. The engineer may want to adjust this area and provide proper access to the gate. **Parking spaces have been relocated to the rear of the structure. We consider the comment adequately addressed. See also new comment below.**
11. Provide a written response with future submittals stating how the comments have been addressed.

**New Comments:**

1. Please see Comment 1C above. We recommend that the following note be added to the plan set to address the current unapproved use of the rear portion of the property by an adjacent owner. "The facilities and land use on Deed Parcels C and D currently noted as being used by Rini are existing and not part of this current application. The JPE Auto Repair Corp. application and the approval related thereto apply to Deed Parcel B only. No approval has been sought nor is any approval granted for Deed Parcels C and D. The current use of these parcels is not approved. Any changes to Deed Parcels C and D or the current Rini use shall be subject to future application and the receipt of the appropriate land use approval related to that action."

2. Please see Comment 9 above. Moving the handicap parking spaces to the rear requires that the existing gravel be paved with asphalt. The existing gravel surface is well compacted and well worn, acting for all intents and purposes as an impervious surface. We take no exception to the addition of paving in this small area. We do not consider it a significant disturbance as it is merely a substitution of impervious surfaces.



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

8.9.2021

cc: Planning Board via email  
Bill Walters via email  
21-261-258

Bruce Barber via email  
Liz Axelson via email



## 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: JPE Auto Repair Corp.**  
333 Route 52  
Section 33 Block 1 Lot 58.2

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

1. Comment response letter executed by Joseph Riina dated 07/19/21, 2 pages,
2. NYSDEC document dated 04/01/13, 1 page.
3. FEMA flood plain map.
4. Short-form EAF (Part 1) executed by Joseph Riina dated 07/19/21 (rev).
5. Plan entitled; "Site Plan prepared for JPE Auto Repair Corp." prepared by Site Design Consultants dated 7/20/21 (rev.), 1 sheet.

**A: Summary of Application:**

Applicant is proposing to lease an existing space as an auto repair shop and install three (3) car lifts inside the building.

The subject site is 1.4144 acres in size and is located on the northerly side of Route 52 in the commercial zoning district.

**B: Planning Board Permits Required:**

Site Plan/Change of Use.

**C: Environmental Review:**

Wetlands: A review of NYSDEC resources reveals that the subject property is located in a jurisdictional check zone area.

Review of NRCS soils data indicates that approximately the front 1/3 (southerly) section of the property (which includes the existing building and parking areas) consists of Udorthent wet substratum soils. These soils are classified as wetland soils as per Chapter 39A of the Town Code.

The applicant has indicated that there is no proposed site disturbance and there are no plans to conduct any regulated activity identified in Chapter 39-A(5) of the Town Code. As a result, a wetland permit is not required.

Trees:

The applicant has indicated there will not be any removal of trees.

Soils, Steep Slopes and Rock Outcrop:

Soils information has been provided on the plans. Applicant should include NRCS soil boundaries and table on plans (see above-wetlands).

Applicant has provided NYSDEC underground storage tank closure document.

Land Disturbance:

The applicant has indicated that there shall not be any site disturbance or soil excavation.

Well and Septic System: Please indicate water and sewer connections on plans. Provide PCDOH approval as required and town certification that the proposed use meets town wastewater allotment allocation.

**F: Other:**

- EAF: Page 3, Question 17: Please review response as it has been represented that there shall not be any site disturbance or change in existing impervious surface area.
- A copy of the deed has not been provided.
- Please indicate on the plans that there shall not be any site disturbance associated with this application and there shall not be any storage or use of chemicals that could pollute the wetlands.
- Please verify if the site is located in a NYCDEP main street area and if any DEP permits are required for the proposed action.

This office defers to the Town Engineer regarding review of the site plan and the Town Planner regarding Planning and Zoning review. Further comments will be provided based on the applicant response to comments.

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

Sincerely,



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



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan – **Revised Submittal**

Date: August 9, 2021

Project: Annunziata – Smalley Corners Rd  
TM # 21.-1-11

The following materials were reviewed:

- Response to comments-Annunziata, Smalley's Corners Road from John Karell, Jr., P. E.
- Town of Kent Planning Board Combined Application Form-Annunziata dated August 10, 2020.
- Certification of Professional Engineer/Licensed Land Surveyor/Architect.
- Deed-VMS Pizza 1, LLC
- Short Environmental Assessment Form-Annunziata House Construction dated June 17, 2021.
- Stormwater Pollution Prevention Plan-VMS Pizza 1, LLC, Richard Annunziata.
- Erosion Bond Estimate-VMS Pizza 1, LLC, prepared by John Karell, Jr., P.E., dated June 29, 2021.
- MS4 Stormwater Pollution Plan (SWPPP) Acceptance Form-Annunziata Smalley's Corners House.
- Notice of Intent-VMS Pizza 1, LLC., dated June 17, 2021.
- Drawing-Topographic Map-Tax Lot 11, Block 1, Sect 21, prepared by Richard J. Domato Land Surveyor, dated April 15, 2021, scale 1" = 30'.
- Drawing S-1-SSTS Trench Plan- VMS Pizza 1, LLC Smalley's Corner Road, dated January 7, 2006, last revised June 21, 2021, scale 1" = 30'.
- Drawing S-2-Steep Slope & Existing Conditions- VMS Pizza 1, LLC Smalley's Corner Road, dated January 7, 2006, last revised June 21, 2021, scale 1" = 30'.
- Drawing S-3-Fill Placement Plan- VMS Pizza 1, LLC Smalley's Corner Road, dated January 7, 2006, last revised June 21, 2021, scale 1" = 30'.
- Drawing S-4-Site & Erosion Control Plan-VMS Pizza 1, LLC Smalley's Corner Road, dated January 7, 2006, last revised June 21, 2021, scale 1" = 30'.
- Drawing D-1-Details/Driveway Profile- VMS Pizza 1, LLC Smalley's Corner Road, dated January 7, 2006, last revised June 20, 2021, scale 1" = 20'.

The project proposes construction of a single-family home, well, septic and driveway. The lot has pre-existing, non-conforming dimensions for minimum lot width and minimum road frontage. Information provided indicates the lot has Putnam County Health Department approval for well and septic, but copies of current permits have not been provided.

The subject Erosion and Sediment Control Plan is not approved. Revised or supplementary comments are indicated in **bold**. The following comments are provided for the Planning Board's consideration from a memorandum by Julie Mangarillo, P.E., CPESC dated October 7, 2020:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. **Comment remains valid.**
2. Refer to Combined Application Form:
  - a. 1<sup>st</sup> page (12) - Site Plan approval is not required. Remove "x". Provide name and address of Record Owner or indicate if same as applicant. Provide total square footage of all new construction. Provide estimated value of new construction. **A revised Application was submitted some of the information remains incomplete. Provide name and address of record owner. Provide estimated value of new construction**
  - b. 2<sup>nd</sup> page (13) - Complete response to #9. Provide a copy of the current deed per item #14. **Requesting tree survey waiver - Prior correspondence appears to suggest that one was going to be provided. The Town environmental consultant should weigh in on this request.**
  - c. 4<sup>th</sup> page (15) - Date of boundary and topo used for base map is noted as January 15, 1987. Provide updated survey and topography. This is particularly important for where the lot meets Smalley Corners Road, the noted "intermittent drainage ditch" and adjacent properties within a minimum of 50 feet of the property line. Also provide information on the other side of Smalley Corners Rd. Based on aerial photos, there do not appear to be any driveways in proximity on the other side of the road, but this is to be confirmed. **Updated survey and topography provided. A note has been added concerning the "intermittent drainage ditch" and an easement related thereto. A complete copy of Filed Map 2248A explaining the matter should be provided.**
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - c. §66-6.B.2.g - Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall."
    - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
      1. "Construction Method and Sequence" is provided on drawing EC-1. Provide timeframes for the individual steps.
      2. **The information was provided in the form of a separate 81/2x11 paper. We would strongly recommend that this be**

added in the form of notes on the plans set. Additionally, a number of notes included on the prior submittal appear to have been eliminated and should be returned to the current plan set for clarity.

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)." **Comment remains valid**
5. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including:
  - a. Part III.B.1.a – "Background information about the scope of the project, including the location, type and size of project;"
    - i. Provide improved Vicinity Map to locate the property. Provide information on adjoining parcels, such as owner name, tax map number and/or street address. **Comment remains valid.**
  - c. Part III.B.1.h – "The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;"
    - ii. Provide details for stabilized construction entrance, stabilized soil stockpiles, concrete truck washout, riprap at outlet of footing & leader drain and for the "intermittent drainage ditch" crossing. Be sure to include these items in the "Erosion and Sediment Control Maintenance Schedule" on drawing EC-1. **Requested details have been provided The Erosion and Sediment Control Maintenance Schedule has been eliminated from the plan and should be restored.**
  - d. Part III.B.1.j – "A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;"
    - iii. Provide this information. **Comment remains valid**
  - e. 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 or on the drawings. **Comment remains valid.**
  - f. 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. **Comment remains valid**
6. Provide a Notice of Intent (NOI) for review. **NOI provided as requested. Revisions are possible until a final SWPPP is accepted.**

7. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed. **Form provided as requested. Form will be completed and returned when the SWPPP is ready for acceptance.**
8. Refer to the Drawings: **The various notes were eliminated rather than updated. The notes should be added back to the plan set and corrected/adjusted as applicable.**
  - b. On S-1 and EC-1: Under "Town of Kent Standards for Private and Common Driveways" update notes to match current standards in the Town Code, Chapter 57, Article II "Driveway Specifications".
  - c. Provide a driveway profile and cross-section details in conformance with Town Code Chapter 57. **Profile provided. Does not match site grading plan**
  - d. Indicate how runoff from the driveway will be handled before it reaches Smalley's Corners Road. **Comment remains valid**
  - e. Provide an as-built of the driveway, including centerline profile, prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c). Provide a note on the drawing.
  - f. Per letter from Richard Othmer, Jr, Highway Superintendent, dated April 1, 2019, to the Planning Board regarding final approvals, add a note to the drawing that reads, "The Owner will make modifications to the driveway as required by the Highway Superintendent."
  - h. Provide additional information on the "intermittent drainage ditch" crossing.
  - i. Drawing EC-1, "General Notes" #2 – The area of disturbance is not consistent with the area of disturbance labeled on drawing S-1.
  - j. The outlet for the footing and leader drain appears to be discharging at the steepest part of the parcel. Relocate outlet to avoid discharging in the steep area. **Comment remains valid.**
9. 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. **Comment remains valid.**
10. Provide copies of Health Department permits. **Comment remains valid.**
11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule. **Comment remains valid.**
12. Provide a written response with future submittals stating how the comments have been addressed.

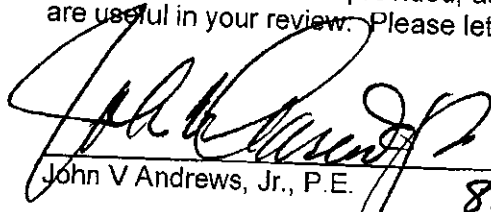
**New Comments:**

- a. **The proposed well is shown outside the proposed limits of disturbance. The limits of disturbance should be reconfigured to incorporate the well and the service line to the structure.**
- b. **As noted above the grading for the driveway does not match the profile. This creates several issues that need to be resolved to move forward.**



- a. The driveway profile includes a portion with a slope of 15%. A waiver from the Planning Board is required. Future submittals should include adequate justification for this waiver. The grading plan does not reflect this driveway slope. All driveway grades should be verified as meeting the requirements of Chapter 57.
- b. The driveway does not include provisions for handling runoff at the road intersection. There is a suggested low point well back from the edge of pavement but without adequate drainage provisions this is nothing more than an area for ponding. The Engineer may want to consult the Town Highway Superintendent concerning this matter.
- c. Cross sections should be provided once the design of the driveway has been settled at the culvert crossing and at the first retaining wall.
- d. According to the limited information available there is an easement associated with the intermittent drainage ditch identified on the plans. Justification for the sizing of the proposed culvert should be provided. The driveway culvert should pass a reasonable design storm ( 10-year storm event minimum) without overtopping the driveway or creating off street flooding.

As further information is provided, additional comments may be offered. We trust the comments are useful in your review. Please let us know if we can be of additional assistance.

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

cc: Planning Board via email  
Richard Othmer, Town Highway Superintendent via email Bruce Barber via email  
Bill Walters via email Liz Axelson via email  
20-261-999-171



## Cornerstone Associates

*Environmental Planning Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

August 4, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Annunziata Application**  
Smalley Corner Road  
Section 21 Block 1 Lot 11

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

1. Town of Kent Planning Board Combined Application executed by Richard Annunziata dated 08/10/20.
2. Comment response memo executed by John Karell Jr., dated 06/29/21, 2 pages.
3. Erosion control bond estimate prepared by John Karell, Jr. dated 06/29/21, 1 page.
4. Copy of deed dated 07/02/21.
5. Copy of Corporate Formation Document.
6. Short-form EAF (Part I) executed by Richard Annunziata dated 06/17/21.
7. Document entitled "Stormwater Pollution Prevention Plan" including MS4 Acceptance Form and NOI (not executed) prepared by John Karell, Jr. P.E.
8. Topographic Map identified as Section 21 Block 1 Lot 11 of the Town of Kent prepared by Richard J/ Domato. PLS.
9. Plans entitled; "VMS Pizza 1" prepared by John Karell, Jr., P.E., dated 06/20/21 (rev.), 5 sheets: S-1, S-2, S-3, S-4, D-1.

### **Summary of Application:**

Application is to construct a single-family residence with a driveway, well and septic systems and a driveway on a 3.449+/- acre parcel in an R-80 zoning district. The parcel size is 1.8+/- acres and is located in the R80 zoning district.

### **A: Environmental Review Comments:**

#### Wetlands:

A site inspection was conducted at the above referenced property. The inspection did not reveal any Town of Kent jurisdictional wetland or wetland buffer areas within the proposed limits of disturbance. The indicated intermittent drainage ditch does not meet the requirements of a watercourse as defined in Chapter 39A of the Town Code.

Please locate Bailey Brook and associated sun loam soils to the subject property as well as the 100' set back from this watercourse and wetland soils to determine if the wetland buffer is reflected onto the subject property.

Trees:

The applicant has requested a tree survey waiver. Site inspection revealed a substantial number of mature trees on the site and within the proposed limits of disturbance. As a result, a tree survey is recommended.

Steep Slopes and Rock Outcrop:

Substantial driveway construction is proposed on indicated steep slopes. The indicated soils generally have substantial areas of rock cropping and ledge. Applicant has indicated that blasting will not occur however rock hammering/excavation will be required. Please provide the duration of rock hammering/excavation and how much material will be removed. Please indicate how work will comply with the Town of Kent noise ordinance. .

Land Disturbance:

The applicant proposes to disturb 34,100 square feet (0.72+/- acres) of land area. The applicant does not propose any post-construction stormwater management.

Well and Septic System: Applicant has indicated that well and septic system approvals from the Putnam County Department of Health have been obtained. Please provide documentation from the PCDOH.

Other:

- Please explain 4/24% interest in Lot 9 as indicated in the deed. The deed indicates that the subject is commonly known as Section 21 Block 1 Lot 11 and Section 21.13 Block 1 Lot 19. Please clarify.
- The applicant has indicated that the lot frontage and lot width do not comply with zoning requirements and that they are pre-existing non-conforming conditions. Verification from the Town Building Inspector is required.
- Driveway drainage appears to be directed towards the intermittent drainage ditch which flows off property as well as the road frontage. The applicant is encouraged to provide post- construction stormwater management to reduce potential off-site pollutant loading and road icing conditions.
- Please provide tree survey.
- Locate Bailey Brook and associated sun loam soils relative to the subject property and the 100' buffer from this watercourse and the wetland soils.
- Provide further information regarding the drainage ditch easement.
- EAF: Page 2 Question 13a: Please provide wetland information.
- EAF: Page 3: Question 14: Please provide response.
- EAF: Page 3 Question 17: Please indicate how increased stormwater will be addressed.

This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan.

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

Sincerely,



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

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

Received  
mo/date/year

JUL 15 2021

Planning Department  
Town of Kent

June 29, 2021

RESPONSE TO COMMENTS ANNUNZIATA, SMALLEY CORNERS ROAD, KENT (T)  
TM # 21.-1-11

JULIE MANGARILLO, P.E., OCTOBER 7, 2020

1. Noted.
- 2.a. Application revised
  - b. Item # 9 completed. Deed attached.
  - c. Additional and updated topography provided. No driveways are located on the west side of the road in the vicinity of this property. Inspection by this writer verified this fact.
  - d. Certification provided.
- 3.a. See Item 2c.
  - b. slope map revised. Along with the date and source of the soils information.
  - c. Construction sequence updated to add time frames.  
Cost estimate for the erosion control plan provided.
4. Note added.
  - a. Vicinity map provided along with owner information on adjoining parcels.
  - b. Soils HSG provided on sheet S-2
  - c. Details added to the Detail sheet and EC-1
  - d. Notes relative to pollution prevention measures are provided on the plans and in the SWPPP Section IV.A.11
  - e. Information is found in the SWPPP Section V
  - f. See 5e above
6. NOI attached.
7. SWPPP Acceptance form attached.
8. a. Section A.1 revised.
  - b. revised
  - c. profile provided. Previously
  - d. Driveway drainage will sheet flow onto adjacent lawn and wooded areas.
  - e. Note added.
  - f. Noted added.
  - g. silt fencing shown within the area of disturbance.
  - h. The intermittent drainage ditch will cross the driveway with a pipe as shown on the plans similar to the piping crossing the driveway on the adjacent property.
  - i. Area of disturbance revised.
  - j. Footing and leader drains relocated.
9. No retaining walls over 3 feet in height are proposed.

10. Health Department Approvals are provided.
11. Noted.
12. Noted.
13. Noted.

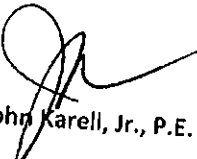
**BRUCE BARBER, OCTOBER 8, 2020**

**A. Environmental Review Comments**

Wetlands	Noted relative to inspections
Trees	Noted relative to the request for a waiver of a tree plan.
Steep Slopes	No blasting is proposed. Any rock will be removed by excavation or rock hammer
Land Disturbance	Cut and Fill Calculations are provided. Soils testing for the septic system were conducted in May of 2017.
Well/Septic	HD approvals attached.

**Other**

- Updated topography provided.
- Deed attached.
- Corporation authorization provided.
- SEAF attached.
- Tree note added.
- The area of disturbance is less than one acre therefore no stormwater treatment is required.
- A driveway profile was provided and is again provided in this submission.
- Noted.

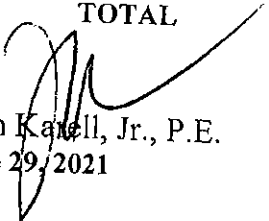
  
John Karell, Jr., P.E.

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

VMS Pizza 1, LLC  
Richard Annunziata  
Smalley Corners Road  
Kent (T)

## **EROSION CONTROL BOND ESTIMATE**

<b>ITEM</b>	<b>QUANTITY</b>	<b>COST/UNIT</b>	<b>TOTAL</b>
Silt Fence	600 LF	\$ 4.00	\$2,400.00
Seed and Mulch	28,000 sf	0.06	1,680.00
Construction Entrance	1	500.00	500.00
Topsoil Stockpile	1	500.00	500.00
<b>TOTAL</b>			<b>\$ 5,080.00</b>

  
John Karell, Jr., P.E.  
June 29, 2021

Town of Kent Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

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

Name of Project: ANNUNZIATA HOUSE CONSTRUCTION  
Description of Proposed Activity: CONSTRUCTION OF A SINGLE FAMILY HOUSE, DRIVEWAY, SEPTIC SYSTEM & WELL.

Name of Applicant(s): RICHARD ANNUNZIATA

Address: 77 AUSTIN ROAD, MAHOPAC, NY, 10541

Telephone: 914 - 447 - 5902

Name and Address of Record Owner(s): \_\_\_\_\_

Tax Map Number of all parcels: 21-1-11

A) For All Applications:

1) Total acreage involved in application: 1.8 AC

2) Total contiguous acreage controlled by applicant/owner (1): none

3) Total number of existing structures: none

4) Type of existing structures: —

5) Total square footage of all new construction: 6300 SF

6) Estimated value of new construction or addition: \_\_\_\_\_

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

New Construction: Residential X Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Expansion: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: R-80

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

9) Does applicant intend to request any information waivers?

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

TREE PLAN - PROPERTY IS 1.8 AC WITH A TOTAL AREA  
OF DISTURBANCE OF 0.8 ACRES

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

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

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

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

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

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

PG HEALTH DEPT SEPTIC AND WELL

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

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

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

Name and Address of Professional Engineer: JOHN KARELL JR., P.E., 121 CUSHMAN  
ROAD, PATTERSON, NY, 12563

Telephone:

845-721-0455

Name and Address of Licensed Land Surveyor: DAVID ODELL, L.S.

123 CUSHMAN ROAD, PATTERSON, NY, 1256

Telephone:

914-469-5749

Name and Address of Attorney: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name and Address of Wetland Consultant: \_\_\_\_\_

Telephone: \_\_\_\_\_



B) For Subdivision and Lot Line Change Applications Only: N/A

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

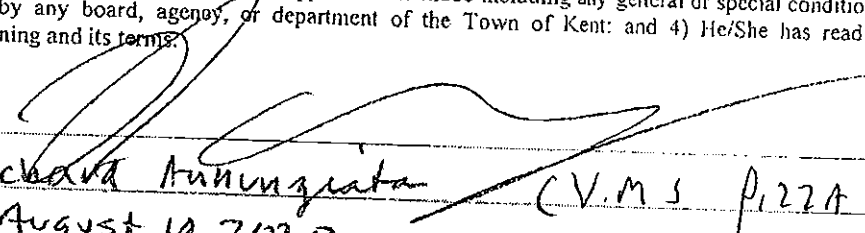
C) For Freshwater Wetland Permit Applications Only: N/A

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

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

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) Does the project involve any of the following:
  - a) Any disturbance involving 5,000 square feet or more of land? Yes ☒ No ☐
  - b) Any disturbance on ground areas having a topographical gradient equal to or greater than fifteen percent (15%) measured by utilizing two (2) foot contours?  
Yes ☒ No ☐
- 3) What is the date of the boundary and topographic survey used as the base map for the application?  
SURVEY UPDATED BY DEMATO 4/15/2021  
JANUARY 15, 1987 FROM ORIGINAL SUBD. MAP BY CASH/N
- 4) Refer to Chapter 66 of the Town Code for the application requirements.

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

Applicant Signature: 

Print Name: Richard Annunziata

Date: August 10, 2020

(V.M.S. PIZZA 1 LLC)

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York }

} ss:

County of Putnam }

John Kane II, Jr. P.E. being duly sworn, deposes and says:

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

[Signature]  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

[Signature]  
Notary Public

LAUREN LOUDERBACK  
Notary Public, State of New York  
No. 01LO6377030  
Qualified in Putnam County  
Commission Expires June 25, 2022

THIS INDENTURE, made the 2 day of July, 2021.

BETWEEN

Anthony Mele  
residing at 1841 Central Park Avenue, Apt. 6L, Yonkers, New York 10710

party of the first part, and

VMS Pizza 1, LLC  
residing at 17 Austin Rd, Mahopac, NY 10541

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ONE DOLLAR (\$1.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town/City of Kent, County of Putnam, State of New York

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises conveyed to the Grantor herein by deed dated 7/31/92 and recorded 8/13/92 in Liber 1166 at Page 194 of the Putnam County Clerk's Office (Lot 11); and

Being the same premises conveyed to the Grantor herein by deed dated 4/16/2002 and recorded 5/7/2002 in Liber 1585 at Page 357 of the Putnam County Clerk's Office (Lot 19, as to a 4.24% interest).

S/E/L

21-1-11 and 21-13-1-19 (as to a 4.24% interest)

COUNTY OR TOWN  
STREET ADDRESS

Town of Kent  
Smalley Corners Road, Carmel, NY 10512 (Lot 11)  
And 22 Beach Court, Carmel, NY 10512 (Lot 19)

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances to the estate and rights of the party of the first part in and to said premises, TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered to be done whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to recover such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

*Record and Return Title Agency, Inc.  
Security Title Guarantee Corporation of Baltimore*

Title Number: RR-P-40749-20

**SCHEDULE A DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known and designated as Lot No. 7, as shown on a certain map entitled, "Final Subdivision Plat, known as Upper Nimham Lake Estates", dated January 15, 1987 and revised April 23, 1987 and filed in the Office of the Putnam County Clerk on July 22, 1987 as Filed Map No. 2248A;

TOGETHER with an undivided 4.24% interest in Lot No. 9 as shown on the aforesaid map;

TOGETHER with and subject to such rights in common with others to the use of Upper Lake Nimham;

Said premises are more commonly known as 21.-1-11 and 21.13-1-19 on the Tax Map.



10

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on this instrument, the individual(s), or the person upon behalf of whom the individual(s) acted, executed the instrument.

(Signature and office of individual taking statement)

Honorable Kimberly  
 Deputy Public Health Officer  
 New York State Department of Health  
 615 West Broadway  
 Albany, NY 12242-0501  
 Phone: 518-485-2500  
 Fax: 518-485-2501  
 Email: [kimberly.kimberly@ny.gov](mailto:kimberly.kimberly@ny.gov)

**要約**

in to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies) and the individual(s), the individual(s), or the person upon behalf of whom the individual(s) made such appearance before the undersigned in the

(and insert the State or Country or other place the acknowledgment

(signature and office of individual taking action)

# AND ONLY IN

RR-P-40749-20

# VMS PIZZALLO

## Record and Return to

Matthew Metz, Esq.  
3535 Hill Bird  
Yorktown Heights.

05

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

VMS PIZZA I LLC  
0450278289

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 06/11/2018 and was assigned identification number 0450278289. Following are the articles that constitute its original certificate.

1. **Name:**  
VMS PIZZA I LLC
2. **Registered Agent:**  
BRUCE J DUKE
3. **Registered Office:**  
648 TABERNACLE ROAD  
PO BOX 1418  
MEDFORD, NEW JERSEY 08055
4. **Business Purpose:**  
OPERATION OF BUSINESS
5. **Duration:**  
PERPETUAL
6. **Effective Date of this Filing is:**  
06/11/2018
7. **Members/Managers:**  
RICHARD ANNUNZIATA  
77 AUSTIN ROAD  
MAHOPAC, NEW YORK 10541
8. **Main Business Address:**  
72 OCEAN AVENUE  
LONG BRANCH, NEW JERSEY 07040

**Signatures:**

BRUCE J DUKE  
AUTHORIZED REPRESENTATIVE



Certificate Number : 4055950834

Verify this certificate online at

[https://www1.state.nj.us/TYTR\\_StandingCert/ISP/Verify\\_Cert.jsp](https://www1.state.nj.us/TYTR_StandingCert/ISP/Verify_Cert.jsp)

IN TESTIMONY WHEREOF, I have  
hereunto set my hand and  
affixed my Official Seal  
11th day of June, 2018.

A handwritten signature in black ink, appearing to read "Elizabeth Maher Muoio".

Elizabeth Maher Muoio  
State Treasurer

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: ANNUNZIATA HOUSE CONSTRUCTION			
Project Location (describe, and attach a location map): SMALLEY'S CORNER ROAD, KENT CLIFFS NY			
Brief Description of Proposed Action: CONSTRUCTION OF A SINGLE FAMILY HOUSE, DRIVEWAY, SEPTIC SYSTEM AND WELL			
Name of Applicant or Sponsor: VMS PIZZA 1, LLC, RICHARD ANNUNZIATA		Telephone: 914 447 5902	
Address: 77 AUSTIN ROAD		E-Mail: RICHARDANNUNZIATA@AOL.COM	
City/PO: MAHOPAC		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PUTNAM COUNTY HEALTH DEPARTMENT SEPTIC AND WELL			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			1.8 acres
b. Total acreage to be physically disturbed?			0.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.8 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ DRILLED WELL		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ SEPTIC SYSTEM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

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

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

☐ Wetland ☐ Urban ☐ Suburban

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

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

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

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

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

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

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

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

If Yes, briefly describe:

\_\_\_\_\_

\_\_\_\_\_

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

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

\_\_\_\_\_

\_\_\_\_\_

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

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

If Yes, describe:

\_\_\_\_\_

\_\_\_\_\_

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

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

If Yes, describe:

\_\_\_\_\_

\_\_\_\_\_

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

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

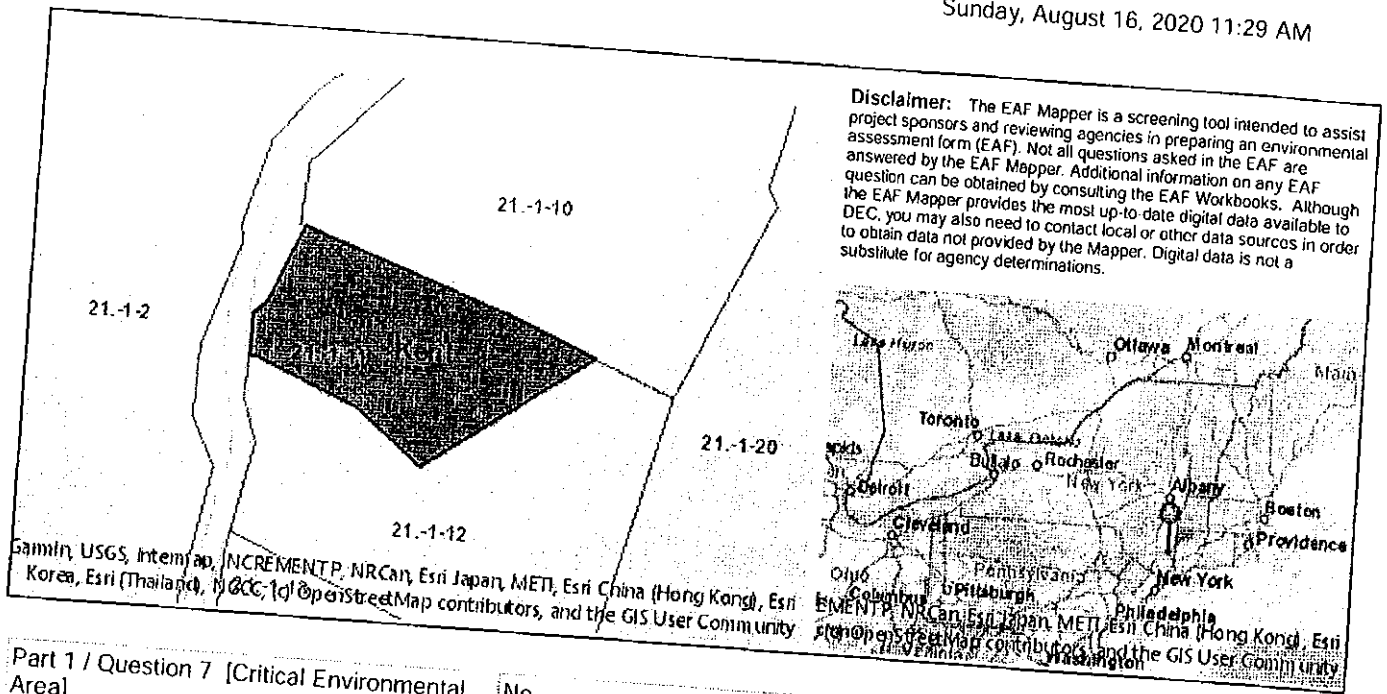
Applicant/sponsor name: RICHARD ANNUNZIATA Date: JUNE 17, 2021

Signature: *Richard Annunziata* Title: OWNER

PRINT FORM

# EAF Mapper Summary Report

Sunday, August 16, 2020 11:29 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**VMS PIZZA 1, LLC, RICHARD ANNUNZIATA  
SMALLEY CORNERS ROAD  
STORMWATER POLLUTION PREVENTION PLAN  
SEQUENCE OF CONSTRUCTION**

The following are sequence and methods of for the reconstruction of a single family house on property owned by Richard Annunziata, Smalley Corners Road, Town of Kent, Putnam County, New York. Erosion and sediment control measures are incorporated into the construction program. Construction of this project will be in one phase.

Proposed erosion and sediment control methods are found on the Site Plan. The erosion controls are designed in accordance with the State of New York, "Guidelines for Urban Erosion and Sediment Control" and the NYS Standards & Specifications for Erosion & Sediment per Town Code, Section 66-6.B.2.g.

The project is expected to start in the fall of 2021 and continue over a one year period.

**A. General Construction Notes**

1. The site shall be disturbed only when and where necessary. Only the smallest practical area of land shall be exposed at any one time during development. When land is exposed, the exposure shall be kept to the shortest practical period of time by immediate stabilization per the stabilization notes, unless specified otherwise. All disturbed areas that are seeded with appropriate seed mixture and procedure are considered stabilized when 80% of the vegetation is achieved.
2. Where ever feasible, natural vegetation shall be retained and protected.
3. The contractor shall inspect all erosion and sediment control devices during all storm events, prior to weekends and prior to all forecasted storm events.
4. The Contractor shall grade and provide stabilization of newly graded and disturbed areas per item 8 of this sequence.

**B. Construction Sequence.**

1. Install all erosion control measures. ( 1/2 day)
2. Rough grade the proposed house area to final grades (3 days)
3. Begin house reconstruction. (10 months)
4. Re Topsoil, seed and mulch all disturbed areas in accordance with the stabilization notes. ( 2 days)
5. Remove all temporary erosion control measures. Restore/backfill to final grade and provide stabilization is necessary. (1 day)
6. Contractor to perform final site clean up and dispose of all debris properly.

**Total construction time one year**

**7. STABILIZATION NOTES**

- A. Grade to finished slopes
- B. Soils shall be scarified.
- C. Topsoil with not less than four inches of suitable topsoil material
- D. Seed as follows:

Spring/Fall Planting: Tall fescue	100	Kobe Gespedza	10
Bahi Grass	25	Rye Grass	40
Temporary Summer Planting:	German Millet	40	
- E. Mulch all disturbed areas.



New York State Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form**  
for

Construction Activities Seeking Authorization Under SPDES General Permit

\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

**I. Project Owner/Operator Information**

1. Owner/Operator Name: VMS PIZZAI, LLC  
2. Contact Person: RICHARD ANNUNZIATA  
3. Street Address: 77 AUSTIN ROAD  
4. City/State/Zip: MAHOPAC, NY, 10541

**II. Project Site Information**

5. Project/Site Name: ANNUNZIATA SMALLEY CORNERS HOUSE  
6. Street Address: SMALLEY CORNERS ROAD  
7. City/State/Zip: KENT NY 10512

**III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information**

8. SWPPP Reviewed by:  
9. Title/Position:  
10. Date Final SWPPP Reviewed and Accepted:

**IV. Regulated MS4 Information**

11. Name of MS4:  
12. MS4 SPDES Permit Identification Number: NYR20A  
13. Contact Person:  
14. Street Address:  
15. City/State/Zip:  
16. Telephone Number:

(NYS DEC - MS4 SWPPP Acceptance Form - January 2010)

## MS4 SWPPP Acceptance Form - continued

### V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).  
Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

### VI. Additional Information

# NOTICE OF INTENT

**New York State Department of Environmental Conservation  
Division of Water**

625 Broadway, 4th Floor  
Albany, New York 12233-3505  
Associated with a

**NYR** ☐ ☐ ☐ ☐ ☐  
(For DEC use only)

Stormwater Discharges Associated with Construction Activity Under State  
Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002  
All sections must be completed unless otherwise noted. Failure to complete all items may  
result in this form being returned to you, thereby delaying your coverage under this  
General Permit. Applicants must read and understand the conditions of the permit and  
prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants  
are responsible for identifying and obtaining other DEC permits that may be required.

**-IMPORTANT-**  
**RETURN THIS FORM TO THE ADDRESS ABOVE**  
OWNER/OPERATOR MUST SIGN

OWNER/OPERATOR MUST SIGN FORM

VMS PIZZA 1, LLC  
ANNUNZIATA  
RICHARD  
77 AUSTIN ROAD  
MAHOPAC  
NY 10541  
914 447 5902  
RICHARDANNUNZIATA@AOL.COM

[illegible][illegible]

NY 10512      PUTNAM      3

[illegible]

2000

☐ None ☐ 1-10 ☐ 11-20 ☐ 21-30 ☐ 31-40 ☐ 41-50 ☐ 51-60 ☐ 61-70 ☐ 71-80 ☐ 81-90 ☐ 91-100

[illegible]

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you must go to the NYSDEC Stormwater Interactive Map on the DEC website at:

[www.dec.ny.gov/imsmaps/stormwater/viewer.htm](http://www.dec.ny.gov/imsmaps/stormwater/viewer.htm)

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)	

6	0	6	2	7	4
---	---	---	---	---	---

Y Coordinates (Northing)			

4	5	9	3	0	6	5
---	---	---	---	---	---	---



3. Select the predominant land use for both pre and post development conditions.  
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development  
Existing Land Use

- ☐ FOREST
- ☐ PASTURE/OPEN LAND
- ☐ CULTIVATED LAND
- ☐ SINGLE FAMILY HOME
- ☐ SINGLE FAMILY SUBDIVISION
- ☐ TOWN HOME RESIDENTIAL
- ☐ MULTIFAMILY RESIDENTIAL
- ☐ INSTITUTIONAL/SCHOOL
- ☐ INDUSTRIAL
- ☐ COMMERCIAL
- ☐ ROAD/HIGHWAY
- ☐ RECREATIONAL/SPORTS FIELD
- ☐ BIKE PATH/TRAIL
- ☐ LINEAR UTILITY
- ☐ PARKING LOT
- ☐ OTHER

[illegible]

### Post-Development Future Land Use

- ☒ SINGLE FAMILY HOME
- Number of Lots 

--	--	--
- ☐ SINGLE FAMILY SUBDIVISION
- ☐ TOWN HOME RESIDENTIAL
- ☐ MULTIFAMILY RESIDENTIAL
- ☐ INSTITUTIONAL/SCHOOL
- ☐ INDUSTRIAL
- ☐ COMMERCIAL
- ☐ MUNICIPAL
- ☐ ROAD/HIGHWAY
- ☐ RECREATIONAL/SPORTS FIELD
- ☐ BIKE PATH/TRAIL
- ☐ LINEAR UTILITY (water, sewer, gas, etc.)
- ☐ PARKING LOT
- ☐ CLEARING/GRADING ONLY
- ☐ DEMOLITION, NO REDEVELOPMENT
- ☐ WELL DRILLING ACTIVITY \*(Oil, Gas, etc.)
- ☐ OTHER

Number

--	--	--

[illegible]

\*Note: for gas well drilling, non-high volume hydraulic fractured wells only

1. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 2. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 3. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 4. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 5. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 6. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 7. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 8. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 9. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.  
 10. The first number is 1, the second is 8, the third is 0, the fourth is 8, the fifth is 0, the sixth is 1.

5. Do you plan to disturb more than 5 acres of soil at any one time? ☐ Yes ☒ No

1.  $\frac{1}{2}$       2.  $\frac{7}{5}$       3.  $\frac{2}{5}$       4.  $\frac{1}{2}$

7. Is this a phased project?

☐ Yes    ☒ No

Date of birth: 10/31/21    Date of birth: 10/31/22

L A K E N I N H A M

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002?

☐ Yes ☒ No

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?  
If no, skip question 13.

☒ Yes ☐ No

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?

☐ Yes ☒ No

[illegible]

10

☐ Yes    ☒ No

100-443887-100

☐ Yes    ☒ No

22. Page 14

☐ Yes    ☒ No

1. The first part of the document is a letter from the author to the editor of the journal, dated 1950. The letter discusses the author's interest in the subject of the journal and the importance of the work being done. The author mentions that he has been working on this subject for some time and that he has found some interesting results. He also mentions that he has been reading the journal and that he has found it to be very helpful. The author concludes the letter by expressing his hope that the journal will continue to be a valuable source of information for researchers in the field.

JOHN KARELL, JR., P.E.  
KARELL, JOHN JR.  
121 CUSHMAN ROAD  
PATTERSON  
NY 12563  
845 721 0455  
JACK4911@YAHOO.COM

**SWPPP Preparer Certification**

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name

JOHN

MI

K

Last Name

KARELL

Signature

Date

6 / 17 / 2021

26. Select all of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ☐ Check Dams
- ☐ Construction Road Stabilization
- ☐ Dust Control
- ☐ Earth Dike
- ☐ Level Spreader
- ☐ Perimeter Dike/Swale
- ☐ Pipe Slope Drain
- ☐ Portable Sediment Tank
- ☐ Rock Dam
- ☐ Sediment Basin
- ☐ Sediment Traps
- ☒ Silt Fence
- ☒ Stabilized Construction Entrance
- ☐ Storm Drain Inlet Protection
- ☐ Straw/Hay Bale Dike
- ☐ Temporary Access Waterway Crossing
- ☐ Temporary Stormdrain Diversion
- ☐ Temporary Swale
- ☐ Turbidity Curtain
- ☐ Water bars

Biotechnical

- Brush Matting
- Wattling

Other

[illegible]

### Vegetative Measures

- ☐ Brush Matting
- ☐ Dune Stabilization
- ☐ Grassed Waterway
- ☒ Mulching
- ☐ Protecting Vegetation
- ☐ Recreation Area Improvement
- ☒ Seeding
- ☐ Sodding
- ☐ Straw/Hay Bale Dike
- ☐ Streambank Protection
- ☐ Temporary Swale
- ☒ Topsoiling
- ☐ Vegetating Waterways

Permanent Structural

- Debris Basin
- Diversion
- Grade Stabilization Structure
- Land Grading
- Lined Waterway (Rock)
- Paved Channel (Concrete)
- Paved Flume
- Retaining Wall
- Riprap Slope Protection
- Rock Outlet Protection
- Streambank Protection

**Post-construction Stormwater Management Practice (SMP) Requirements**  
**Important:** Completion of Questions 27-39 is not required if response to Question 22 is No.

- ☐ Soil Compaction
- ☐ Soil Erosion Control
- ☐ Soil Stabilization
- ☐ Soil Sealing
- ☐ Soil Substitution
- ☐ Soil Vegetation
- ☐ Soil Waterlogging
- ☐ Soil Acidification
- ☐ Soil Salinization
- ☐ Soil Contamination

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual (2010 version).

- ☐ All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ☐ Compacted areas were considered as impervious cover when calculating the WQv Required, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

WQV Required

--	--	--	--	--	--	--	--


29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required (#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

**Note:** Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques  
and Standard Stormwater Management  
Practices (SMPs)

RR Techniques (Area Reduction)	Total Contributing Area (acres)	Total Contributing Impervious Area (acres)								
<input type="checkbox"/> Conservation of Natural Areas (RR-1) ...	<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					and/or <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>				
<input type="checkbox"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					and/or <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>				
<input type="checkbox"/> Tree Planting/Tree Pit (RR-3) .....	<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					and/or <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>				
<input type="checkbox"/> Disconnection of Rooftop Runoff (RR-4) ..	<table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					and/or <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>				
<u>RR Techniques (Volume Reduction)</u>										
<input type="checkbox"/> Vegetated Swale (RR-5) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Rain Garden (RR-6) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Stormwater Planter (RR-7) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Rain Barrel/Cistern (RR-8) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Porous Pavement (RR-9) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Green Roof (RR-10) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<u>Standard SMPs with RRV Capacity</u>										
<input type="checkbox"/> Infiltration Trench (I-1) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Infiltration Basin (I-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Dry Well (I-3) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Underground Infiltration System (I-4) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Bioretention (F-5) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Dry Swale (O-1) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<u>Standard SMPs</u>										
<input type="checkbox"/> Micropool Extended Detention (P-1) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Wet Pond (P-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Wet Extended Detention (P-3) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Multiple Pond System (P-4) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Pocket Pond (P-5) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Surface Sand Filter (F-1) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Underground Sand Filter (F-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Perimeter Sand Filter (F-3) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Organic Filter (F-4) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Shallow Wetland (W-1) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Extended Detention Wetland (W-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Pond/Wetland System (W-3) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Pocket Wetland (W-4) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
<input type="checkbox"/> Wet Swale (O-2) .....	<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									

-  acre-feet

- .    acre-feet



33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQV(=Total WQV Required in 28 - Total RRv Provided in 30). Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

**Note:** Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

34. Provide the sum of the Total RRv provided (#30) and the WQV provided (#33a).

--	--	--	--	--	--	--	--

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required  

--	--	--	--	--	--	--	--

 acre-feet

CPv Provided  

--	--	--	--	--	--	--	--

 acre-feet

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development  

--	--	--	--	--	--	--	--

 CFS

Post-development  

--	--	--	--	--	--	--	--

 CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development  

--	--	--	--	--	--	--	--

 CFS

Post-development  

--	--	--	--	--	--	--	--

 CFS

- ☐ Yes      ☐ No

If Yes, Identify the entity responsible for the long term  
Operation and Maintenance

[illegible][illegible]

40. Identify other DEC permits, existing and new, that are required for this project/facility.
- Air Pollution Control

○ Air Pollution Control

○ Coastal Erosion

☐ Hazardous Waste

○ Long Island Wells

○ Mined Land Reclamation

○ Solid Waste

○ Navigable Waters Protection / Article 15

○ Water Quality Certificate

○ Dam Safety

○ Water Supply

○ Freshwater Wetlands/Article 24

○ Tidal Wetlands

○ Wild, Scenic and Recreational Rivers

○ Stream Bed or Bank Protection / Article 15

- Endangered or Threatened Species (Incidental Take Permit)
- Individual SPDES

○ Individual SPDES

[illegible]

☐ Other

☒ None

☐ None

1. The following information is for the use of the public and should be made available to the public in a format that is accessible to the public.

• 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379

42. Is this project subject to the requirements of a regulated, traditional land use control MS4?  
(If No, skip question 43)

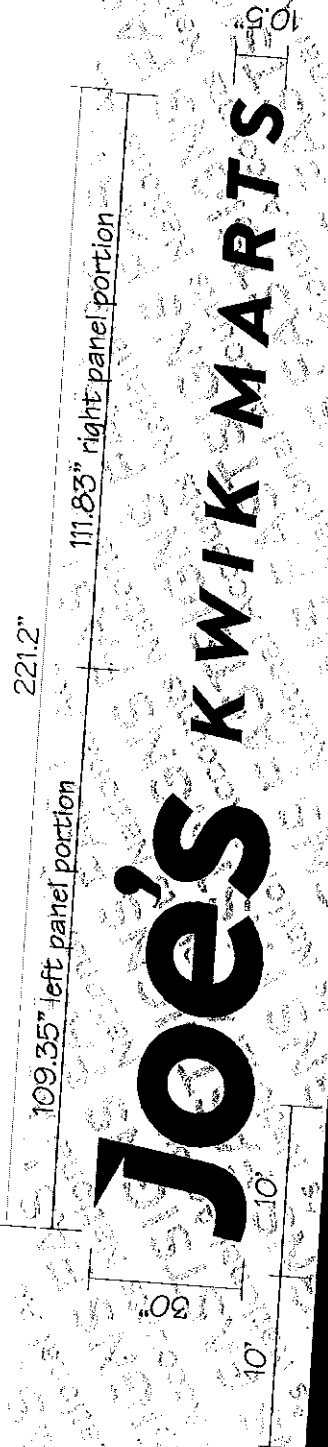
☒ Yes    ☐ No

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.

N	V	P					
---	---	---	--	--	--	--	--

N	Y	R					
---	---	---	--	--	--	--	--

6 17 2021



**JOE'S KWIK MARTS**



FRONT ELEVATION

Please sign & return drawings to **FASTSIGNS**

Signature below indicates approval of BOTH design & placement of sign/s

DATE \_\_\_\_\_

LANDLORD OR AGENT SIGNATURE HERE **X**

**EXTERIOR VINYL GRAPHIC**

QTY: 1

ALL GRAPHICS TO BE DIGITALLY PRINTED VINYL ON 3M U-39C.

LETTER COLORS ARE PANTONE 185-C & PANTONE 301-C.

INSTALLER TO REMOVE EXISTING VINYL, CLEAN PANELS AND INSTALL NEW AS SHOWN\*\*

**REMOVE EXISTING VINYL AND INSTALL NEW**

**MANUFACTURING NOTE:**

\*\*ADD 18" OF BLEED ON EACH END (LEFT & RIGHT END ONLY) NO BLEED ON CENTER SECTIONS

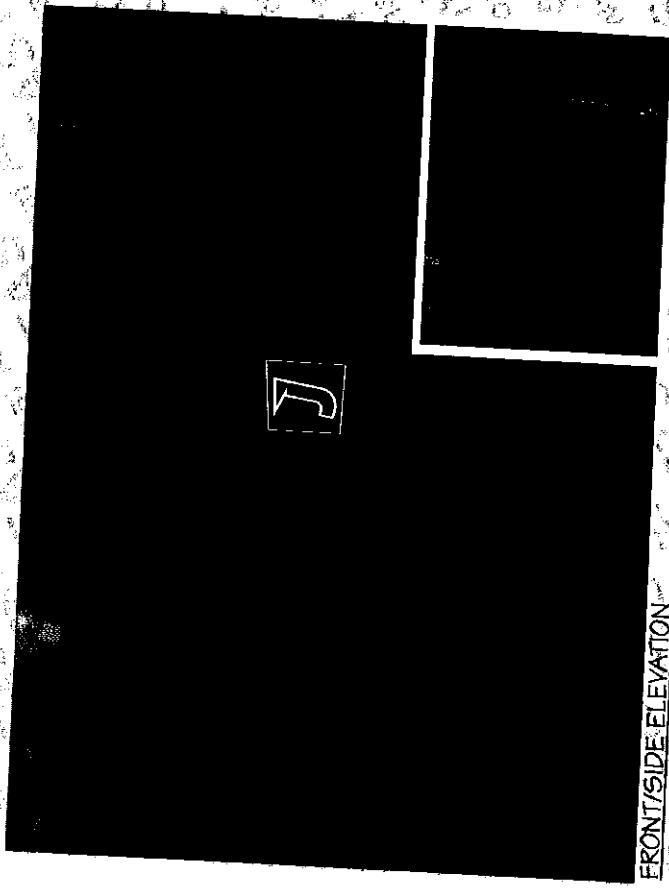
\*\*PRINT ON 48" ROLL CONTRACTOR TO TRIM IN FIELD

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.

INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

<b>FASTSIGN</b> NATIONAL ACCOUNT	
ACCOUNT NAME <b>JOE'S KWIK MARTS</b>	
REP <b>228805-ART1</b>	
ADDRESS 1334 Route 50 Carmel NY 12512-4562	
ORIGINAL DRAWING DATE 06/14/21	SCALE NFS
REV #1 BY	REV DATE
REVISION NOTES	
REV #2 BY	REV DATE
REVISION NOTES	
REV #3 BY	REV DATE
REVISION NOTES	
DRAWN BY J. Stillman	
CHECKED BY	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT	



FRONT SIDE ELEVATION

REMOVE EXISTING  
CABINET AND INSTALL NEW

LANDLORD  
OR AGENT  
SIGNATURE  
HERE

Please sign & return drawing/s to FASTSIGNS

Signature below indicates approval of BOTH design & placement of sign/s

DATE

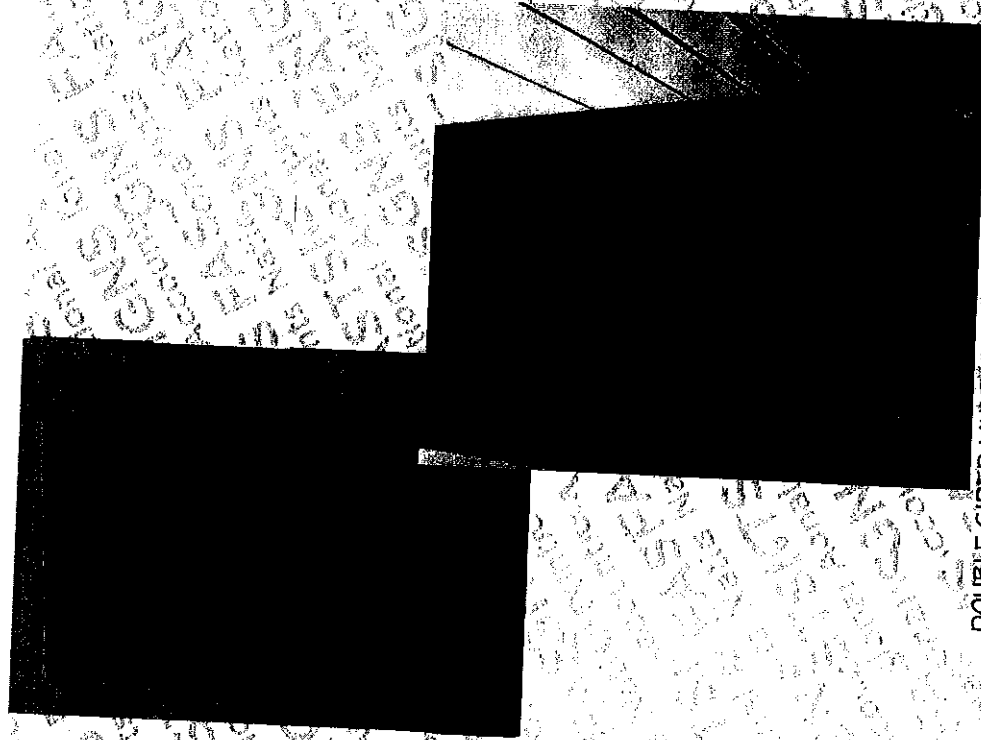
X

RETAIN SIGNAGE -  
REMAIN AS IS

<b>FASTSIGNS</b> NATIONAL ACCOUNT	
ACCOUNT <b>JOE'S KWIK MART</b>	
FILE#	<b>228805-ART2</b>
REPRESENTATIVE	
ADDRESS: 1234A Route 5C Camden NY 13012 4962	
ORIGINAL DRAWING DATE 06/14/21	
SCALE	NTS
REV #1 BY	REV DATE
REVISION NOTES	
REV #2 BY	REV DATE
REVISION NOTES	
REV #3 BY	REV DATE
REVISION NOTES	
DRAWN BY J. Stillman	
CHECKED BY	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT	

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.  
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.



DOUBLE SIDED MULTI-TENANT SIGN

LANDLORD OR AGENT SIGNATURE HERE X

Please sign & return drawings to FASTSIGNS

Signature below indicates approval of BOTH design & placement of signs

DATE

**PYLON FACE CHANGE - REPLACE READER BOARD**

- QTY TWO (2)
- 25 1/4" X 83" REPLACEMENT FACES FORMED FACES
- 1.5" Retainer
- Flat Face (pan not required)
- Standard Joe Logo Vinyl Colors
- Poppy Red
- Sulfon Blue

<b>FASTSIGNS</b> NATIONAL ACCOUNTS	
ACCOUNT NAME <b>JOE'S KWIK MARTS</b>	
JOB NO. <b>228805-ART3</b>	
REPRESENTATIVE	
ADDRESS 1334 Route 911 Carmel NY 10512-4552	
ORIGINAL DRAWING DATE 6/14/21	
SCALE HTG	REV #1 BY REV DATE
REVISION NOTE	
REV #2 BY	REV DATE
REVISION NOTE	
REV #3 BY	REV DATE
REVISION NOTE	
DRAWN BY J. Stillman	
CHECKED BY	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT	

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.



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

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

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

# Memorandum

To: Planning Board  
Town of Kent

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

Date: August 4, 2021

Attn: Phillip Tolmach  
Chairman

Subject: Erosion Control –  
Permit close-out

Project: Zucker  
12 Woodchuck Ct, Gipsy Trail  
TM #21.19-1-5

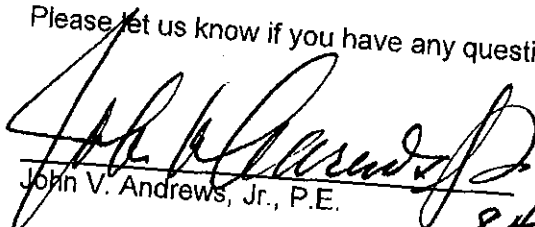
We received and reviewed the following materials:

- Transmittal Cover Letter to Vera Patterson from Takatina, LLC dated August 2, 2021
- Construction Compliance letter dated July 27, 2021, from John Karell, Jr., P.E. to the Town of Kent Planning Board
- As Built Survey prepared by David L. Odell, P.L.S. dated March 27, 2021, last revised June 22, 2021

Per our memorandum dated July 16, 2021, the certification of the project engineer taken together with the as built plan serves as the permit close out letter since a NYSDEC Notice of Termination was not required for this project.

This permit is officially closed as of the date of the Engineer Certification, July 27, 2021. The final acceptance of the completed work and the two-year period is established by the date of the engineer's certification.

Please let us know if you have any questions.

  
John V. Andrews, Jr., P.E. *8.4.2021*

cc: Planning Board via email  
William Walters, Building Inspector, via email  
Bruce Barber via email  
Jack Karell, P.E., via email  
19-261-999-166





## MEMORANDUM

**TO:** Elizabeth Axelson, AICP  
Town of Kent Planning Board

**JOB NAME:** Mazzotta Kent Center

**CC:** Alex Mazzotta

**FROM:** Jeffrey J. Contelmo, P.E.

**JOB #:** 06121.100

**DATE:** July 23, 2021

**RE:** Existing Landscaping

---

The following conditions are noted in the attached Amended Site Plan:

As noted on sheet SP-1, the majority of the existing plantings on the site are as approved in the 2006 site plan.

There is a cluster of plantings which were removed since their initial installation in 2006 for operation purposes, which will be reinstalled in a new location along the frontage as part of this amended site plan.

The applicant has also deferred planting some of the evergreen trees shown in the 2006 plan along the southern property line, as they are contemplating a future connection to the adjacent lot, which they also own. There are currently two (2) existing crabapple (*Malus* spp.) trees in their place. The subject evergreen trees have been removed from the plan.

As indicated in the plan the plantings shown hereon are to be maintained and replaced as needed for the life of the site.





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

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

40 Garden Street  
Poughkeepsie, NY 12601  
Phone: (845) 452-7515 Fax: (845) 452-8335  
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# Memorandum

To: Planning Board  
Town of Kent

Attn: Phillip Tolmach  
Chairman

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

Subject: Erosion Control –  
Permit close-out

Date: July 16, 2021

Project: Zucker  
12 Woodchuck Ct, Gipsy Trail  
TM #21.19-1-5

The following is offered for consideration by the Planning Board:

A stabilization inspection was conducted for this project on July 13, 2021, with Bruce Barber, Planning Board environmental consultant. The inspection was conducted in response to an email request from the Engineer for the applicant.

This project includes the renovation of existing single-family house, construction of addition, detached garage and other improvements. A Town of Kent Wetland Permit was required due to disturbance within the 100-foot setback to a wetland. Since a Wetland Permit was required, a Town of Kent Erosion Control Permit was also required.

## 1. Stabilization Inspection:

Site and house construction are substantially complete. Minor finish work on the house is underway. All previously disturbed areas are stabilized with substantial vegetation growing. Silt fence remains in place along the edge of the previously disturbed area.

An erosion control inspection was conducted on November 24, 2020. At the time that inspection took place the contractors were installing a slate walkway along the rear of the house and detached garage. Some sections of silt fence had been removed to accommodate the work. As the contractors finished sections of the walkway, they were stabilizing the adjacent disturbed areas with seed and rolled erosion control matting. At the time of the inspection, the contractors expected to have the site stabilized within the next few weeks. Two sets of underground stormwater infiltrators have been installed. The installation was confirmed by Bill Walters. A generator had been installed on the westerly side of the gravel parking area. The generator is not shown on the approved plans. The contractor stated it is outside of the wetland buffer.

The previously disturbed areas are now considered fully stabilized in accordance with the Town of Kent Town Code Chapter 66. The remaining silt fence can be fully removed.

2. Permit close-out:

This project was not subject to the requirements of NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit because disturbance was less than 5000 SF. In accordance with the requirements of Town Code §66-6.K(5), a certification from the project engineer, Jack Karell, P.E. that the completed work meets the requirements of the issued permit must be submitted. Because there appear to be minor changes to the approved plan, such as the generator and stone walkway, any changes will need to be indicated on an as built plan. The certification of the engineer with the as built plan, when received, will serve as the permit close-out letter since a NYSDEC Notice of Termination is not required for this project.

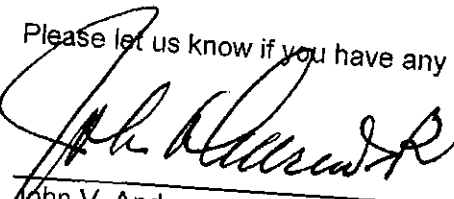
3. Erosion Control and Wetland Mitigation Bonds

An erosion control bond in the amount of \$1580.00 and a wetland mitigation bond in the amount of \$1000.00 were accepted by the Planning Board and subsequently accepted by the Town Board.

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

The two-year period begins on the date the site achieves final stabilization. The receipt of the engineer's certification and as built plan will serve to establish that date. The condition of the site has been verified by us in our capacity as the Planning Board Engineer.

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



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

7.16.2021

cc: Planning Board via email  
William Walters, Building Inspector, via email  
Bruce Barber via email  
Jack Karell, P.E., via email  
19-261-999-166



**Department of  
Environmental  
Conservation**

**NYS Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505**

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance  
Form**

**for  
Construction Activities Seeking Authorization Under SPDES General Permit**

**\*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)**

**I. Project Owner/Operator Information**

1. Owner/Operator Name: Joseph Fregosi/Fregosi Landscaping  
2. Contact Person: Joseph Fregosi  
3. Street Address: 82 Anton Drive  
4. City/State/Zip: Carmel, NY 10512

**II. Project Site Information**

5. Project/Site Name: Fregosi House Construction  
6. Street Address: 88 Kentview Drive  
7. City/State/Zip: Kent, NY 10512

**III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information**

8. SWPPP Reviewed by: Julie S. Mangarillo, P.E., CPESC  
9. Title/Position: Town of Kent Planning Board Engineer  
10. Date Final SWPPP Reviewed and Accepted: 09/17/2019

**IV. Regulated MS4 Information**

11. Name of MS4: Town of Kent  
12. MS4 SPDES Permit Identification Number: NYR20A 346  
13. Contact Person: William Walters, Building Inspector  
14. Street Address: 25 Sybil's Crossing  
15. City/State/Zip: Kent Lakes, NY10512  
16. Telephone Number: 845-225-3900

## MS4 SWPPP Acceptance Form - continued

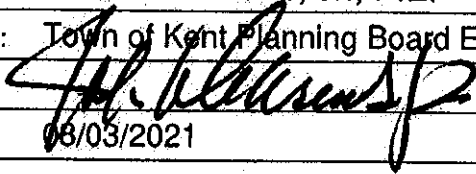
### V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).  
Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name: John V. Andrews, Jr., P.E.

Title/Position: Town of Kent Planning Board Engineer

Signature:

 8.9.2021

Date: 08/03/2021

### VI. Additional Information

Putnam County Tax Map # 10.20-1-69