

Approved: September 21, 2023

**TOWN OF KENT PLANNING BOARD  
AUGUST 10, 2023  
FINAL ADOPTED MINUTES**

The Planning Board held their August 10, 2023 meeting at the Kent Town Hall.

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

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

**Members in Attendance:**

Hugo German, Chairman  
Thomas Faraone  
Richard Morini

**Absent:**

Sabrina Cruz  
Chris Ruthven, Planning Board Liaison  
Donald Fletcher, Planner, Barton & LoGuidice  
Simon Carey, Vice Chairman  
Jacky Beshar  
Giancarlo Gattucci

**Others in Attendance:**

John Andrews, Rohde, Soyka & Andrews, Engineer  
Bruce Barber, Environmental Consultant  
William Walters, Building Inspector

- There was no quorum for this meeting, therefore all of the projects were held over until the September 21, 2023 Meeting.
- Mr. German, Chairman of the Planning Board, introduced Ms. Gretchen Stevens, who gave a presentation on the National Resources Inventory and their role. There is a copy of the NRI Presentation on the Town of Kent website, which is 230 pages long.



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Mr. German asked for a motion to close the meeting at 8:30 PM. The motion was made by Mr. German and seconded by Ms. Beshar. Following were the roll call votes:

Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Absent</u>
Jacky Beshar	<u>Absent</u>
Sabrina Cruz	<u>Absent</u>
Thomas Faraone	<u>Aye</u>
Giancarlo Gattucci	<u>Absent</u>
Richard Morini	<u>Aye</u>

The motion carried.

Respectfully Submitted,



Vera Patterson  
Planning Board Secretary

cc: Planning Board Members  
Building Inspector  
Town Clerk



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Town Kent Planning Board Minutes  
August 10, 2023

AUGUST 2023  
KENT PLANNING BOARD MEETING  
FINAL AGENDA

Workshop: AUGUST 03,,2023 (Thursday, 7:30 PM)

Meeting: AUGUST 10, 2023 (Thursday, 7:30 PM)

The Kent Planning Board workshop is scheduled for Thursday, August 03, 2023 and The Town of Kent Planning Board meeting will be held on Thursday, August 10, 2023 at 7:30 P.M. at the Kent Town Hall.

- Natural Resources Inventory Presentation  
(A draft document is posted on the Town of Kent's website and may be viewed by clicking this link: <https://www.townofkentny.gov/sites/g/files/vyhlif4576/f/uploads/kentnricombine.pdf>)

- Approve Planning Board Minutes from July 13, 2023

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

- |  |                                       |               |
|--|---------------------------------------|---------------|
| • Nichols Rd. Project<br>Nichols Rd., Kent, NY<br>TM: 33.-18-1-10 & 17               | Site Plan                             | Status Report |
| • Route 52 Development/<br>Kent Country Square<br>Route 52, Kent, NY<br>TM: 12.-1-52 | SEQRA                                 | Status Report |
| • Longinotti Property<br>16 Saddle Ridge Ct., Kent, NY<br>TM: 12.-3-16               | Erosion Control                       | Status Report |
| • Doherty Electric<br>81 Lincoln Dr., Carmel, NY<br>TM: 33.48-1-23                   | Lot Line Revision<br>Draft Resolution | Status Report |
| • Ahler Property<br>769 Gipsy Tr. Rd./2 O'Brien Ct<br>Kent, NY<br>TM: 21.-1-19       | Erosion Control                       | Status Report |
| • Holly Property<br>Winkler's Farm Ct Property,<br>Kent, NY<br>TM: 33.16-1-8         | Site Plan                             | Status Report |



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• Old 17 LLC Old Horsepound Road, Kent, NY TM: 12.-1-38 & 42	Site Plan/Time Extension/ New Owner	Status Report
• Rocky Ridge (new owners of Old 17 Old Horsepound Road, Kent, NY TM: 12.-1-38 & 42	Site Plan/Time Extension Approvals to be transferred from Old 17 to new owners	Status Report
• Kent Self Storage Route 311, Kent, NY TM: 22.-2-17	Site Plan	Status Report
• Raneri Property Hillside Paper Rd., Kent,, NY TM: 44.24-1-3	Erosion Control Plan Public Hearing	Status Report
• Guylazaca/Mayet 24 Sol Dr., Kent, NY TM: 33.17-1-48	Erosion Control Plan/ Alteration/ 2 Car Garage Addition	Status Report
• NYCDEP & Seven Hills Lake Property Owners Assn (SHLPOA), Kent, NY TM: 66.-1-43.1 & 20.11-1-3 (NYC) & 66.-1-43.2 (SHLPOA)	Lot Line Adjustment	Status Report
Town of Kent Excavation		Status Report



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Town Kent Planning Board Minutes  
August 10, 2023





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

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Phone: (845) 452-7515 Fax: (845) 452-8335  
E-Mail Address: [jandrews@rsaengrs.com](mailto:jandrews@rsaengrs.com)

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

# Memorandum

To: Planning Board  
Town of Kent

Attn: Hugo German  
Chairman

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

Subject: Erosion Control Plan –  
**Completeness**

Date: July 17, 2023

Project: Ahlers Residence  
TM # 21-1-19

The following materials were reviewed:

- Drawing L-100-Steep Slopes and Erosion Control Permit Plan-Ahlers 769 Gipsy Trail Road, prepared by MKM Landscape Architecture PC, dated June 5, 2023, scale 1" = 20'.
- Short Environmental assessment Form (SEAF) Part 1 dated June 19, 2023

The project has been modified to involve the filling and grading against an existing retaining wall to stabilize and eliminate the need for the wall. The proposed project is within the NYCDEP East of Hudson watershed. Disturbance has been reduced to below 5,000 SF of land. The proposal involves disturbance of steep slopes and the placement of 700 cubic yards of clean fill. A Town of Kent Steep Slope and Erosion Control Permit is required. Coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001 is not required.

The subject Erosion and Sediment Control Plan is approved. The following comments are provided for the Planning Board's consideration:

1. Engineering concerns have been satisfactorily resolved.
2. The Planning Board's environmental consultant has no further concerns with regard to wetland issues.
3. The Planning Board accepted the bond estimate in the amount of \$4700.00 and referred the matter to the Town Board for approval of the amount and acceptance of the bond.
4. The Town must have a fully executed bond agreement form and a check (or other form of acceptable surety). The Town Board must accept the bond agreement and the check at a regular meeting. Upon acceptance by the Town Board, the final plans may be signed.
5. 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.
6. If not already done, prior to the Planning Board Chairman's signature on plans, all Planning Board costs and fees including the erosion control bond, initial inspection fee

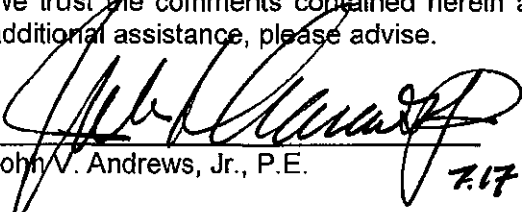


Memorandum  
Ahlers Residence ECP – **Completeness**  
TM # 21-1-19  
July 17, 2023  
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deposit and all professional review fees incurred during the review and approval of the application must be paid in full.

7. Vera Patterson, Planning Board Clerk, should verify that there are sufficient copies of the final drawings in the Planning Office for the Chairman's signature.

We trust the comments contained herein are satisfactory for your purposes. If we can be of additional assistance, please advise.

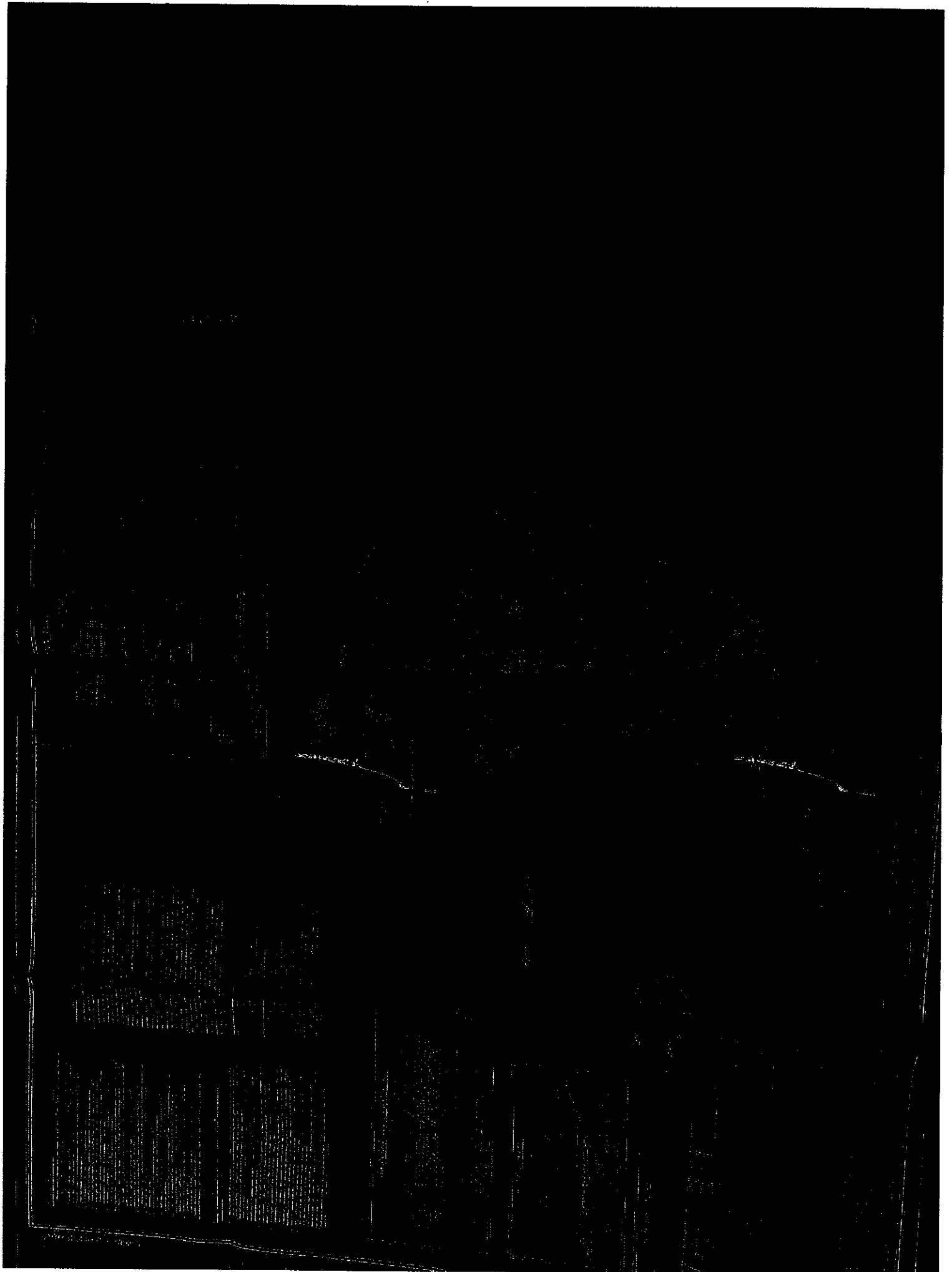
  
John V. Andrews, Jr., P.E.

7.17.2023

cc: Planning Board via email  
Bill Walters via email  
**23-261-999-183**

Bruce Barber via email







**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

<b>Name of Action or Project:</b> Kent Self-Storage II		
<b>Project Location (describe, and attach a general location map):</b> Intersection of NYS Rt 311 and Lundingtonville Court, Town of Kent, Putnam County		
<b>Brief Description of Proposed Action (include purpose or need):</b> Proposed action includes the construction of a 48,492 sf 3-story self-storage building and associated 15 parking spaces as required for the use; The 3-story building will have a center core consisting of the main office, lobby elevator and restrooms plus 362 storage units on three floors. The Proposed development will require construction of utilities including subsurface sewage disposal, electric, and stormwater management systems. Construction of retaining walls are proposed throughout the site.		
<b>Name of Applicant/Sponsor:</b> Kent Storage Partners 2, LLC		<b>Telephone:</b> 240-304-8578
		<b>E-Mail:</b> tim@belroseam.com
<b>Address:</b> 351 E. Conetoga Road, Suite 207		
<b>City/PO:</b> Wayne	<b>State:</b> PA	<b>Zip Code:</b> 19087
<b>Project Contact (if not same as sponsor; give name and title/role):</b> Joseph Riina, P.E. - Project Engineer		<b>Telephone:</b> 914-962-4488
		<b>E-Mail:</b> jriina@sitedesignconsultants.com
<b>Address:</b> 251-F Underhill Avenue		
<b>City/PO:</b> Yorktown Heights	<b>State:</b> NY	<b>Zip Code:</b> 10598
<b>Property Owner (if not same as sponsor):</b> Same as Applicant/Sponsor		<b>Telephone:</b>
		<b>E-Mail:</b>
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>



## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, MS4 SWPPP Acceptance, Building Permit	4/24/23
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York City Dept. of Environmental Protection Sewage Disposal Facilities	Current active approval. Will require transfer of ownership
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Health Department Water Supply and Sewage Disposal Facilities	Current active approval. Will require transfer of ownership
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Recommendation of Putnam County Dept. of Planning under GML 239-M	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NOI per NYSDEC & Wastewater SPDES NYS DOT Work Permit	Current active approval. Will require transfer of ownership
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part I</li> </ul>	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>NYC Watershed Boundary</u> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): <hr/> <hr/> <hr/>	



<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>IOC - Industrial Office Commercial</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. What is the proposed new zoning for the site? _____	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	<u>Carmel Central School District</u>
b. What police or other public protection forces serve the project site?	<u>Kent Police Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Lake Carmel Fire Department</u>
d. What parks serve the project site?	<u>Wonder Lake State Park, Edward Ryan Memorial Park</u>

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Commercial - Self Storage Facility</u>	
b. a. Total acreage of the site of the proposed action?	<u>2.705</u> acres
b. Total acreage to be physically disturbed?	<u>1.65</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>2.705</u> acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
i. If No, anticipated period of construction: <span style="float: right;"><u>12</u> months</span>	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	



f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				
At completion				
of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>40 Ft Max</u> height; <u>79.5 Ft</u> width; and <u>220.6 Ft</u> length	
iii. Approximate extent of building space to be heated or cooled; <u>48,492</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment; _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, describe, _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_

- proposed method of plant removal: \_\_\_\_\_

- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 50 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☒ No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

Water will be supplied through a private well.

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ 40 gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 50 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No



- Do existing sewer lines serve the project site? ☐ Yes ☒ No
  - Will line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No
- If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
- An on-site subsurface disposal system to be installed on-site with 60 L.F. of septic trenches to service the main building and space for 60 L.F. future expansion.

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_
- Liquid waste shall be directed to on-site septic system.

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
- 30,085 ~~37,779~~ Square feet or 0.69 acres (impervious surface)
- 117,830 Square feet or 2.705 acres (parcel size)

- ii. Describe types of new point sources. During construction, stormwater shall remain as sheet flow in a south easterly direction across the lot  
After construction, new point sources include two pipe outlets discharging into existing town storm system

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff directed to on-site subsurface pipe infiltration systems with overflow sent to outlets discharging into town stormwater system

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties? \_\_\_\_\_

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

During construction typical heavy equipment will be used.

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
400,000 Kw

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Local Utility Company

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8AM - 5PM</li> <li>• Saturday: _____ 9AM - 5PM</li> <li>• Sunday: _____ N/A</li> <li>• Holidays: _____ N/A</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 6AM - 10PM</li> <li>• Saturday: _____ 6AM - 10PM</li> <li>• Sunday: _____ 6AM - 10PM</li> <li>• Holidays: _____ N/A</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
Typical Heavy equipment and other hand tool construction equipment will produce noise during construction on Monday - Saturday 8AM-6PM

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No  
 Describe: \_\_\_\_\_

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Light posts and building-mounted lights along structures and driveway lighting parking areas and driveway. Outdoor lighting fixture nearest to neighboring occupied structure is 100 feet away and facing the opposite direction. Tree line along outside edges of property will act as light barrier

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No  
 Describe: Existing tree line and natural barriers along perimeter of property to be maintained

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally describe proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☒ Yes ☐ No  
 If Yes:  
 i. Describe proposed treatment(s):  
Typical pest management to be performed by licensed pest management company.

ii. Will the proposed action use Integrated Pest Management Practices? ☒ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 4 tons per \_\_\_\_\_ 12 months (unit of time)  
 • Operation: \_\_\_\_\_ >0.5 tons per \_\_\_\_\_ month (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: Where possible construction materials will be recycled or re-used.  
 • Operation: Typical recycling of office waste such as glass, plastic and paper products

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Construction debris will be placed in dumpsters to be removed by licensed haulers and safely disposed.  
 • Operation: Office waste will be placed in dumpsters to be removed by licensed haulers and safely disposed.



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

• \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or

• \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

##### E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.69	+0.69
• Forested	2.705	1.055	-1.65
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn/Landscape, gravel/gravel pavers</u>	0	0.96	+0.96



c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No  
i. If Yes, explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No  
☐ Yes - Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☐ Yes - Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_



v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 9 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Paxton fine sandy loam 100 %  
\_\_\_\_\_%  
\_\_\_\_\_%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 9 feet

e. Drainage status of project site soils: ☐ Well Drained: \_\_\_\_\_ % of site  
☒ Moderately Well Drained: 100 % of site  
☐ Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 20.4 % of site  
☒ 10-15%: 20.0 % of site  
☒ 15% or greater: 59.6 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No  
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Unnamed stream from Stump Pond Classification NYSDEC CT(s)
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No  
If Yes:  
i. Name of aquifer: \_\_\_\_\_



<b>m. Identify the predominant wildlife species that occupy or use the project site:</b> Typical suburban wildlife species _____ _____ _____	
<b>n. Does the project site contain a designated significant natural community?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i. Describe the habitat/community (composition, function, and basis for designation):</i> _____ <i>ii. Source(s) of description or evaluation:</i> _____ <i>iii. Extent of community/habitat:</i> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
<b>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<b>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<b>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<b>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
<b>b. Are agricultural lands consisting of highly productive soils present?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <i>i. If Yes: acreage(s) on project site?</i> _____ <i>ii. Source(s) of soil rating(s):</i> _____	
<b>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i. Nature of the natural landmark:</i> <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii. Provide brief description of landmark, including values behind designation and approximate size/extent:</i> _____ _____ _____	
<b>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: <i>i. CEA name:</i> _____ <i>ii. Basis for designation:</i> _____ <i>iii. Designating agency and date:</i> _____	



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site    <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Wonder Lake State Park, Edward Ryan Memorial Park</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park, Local Park</u></li> <li>iii. Distance between project and resource: <u>2.5, 2 miles.</u></li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

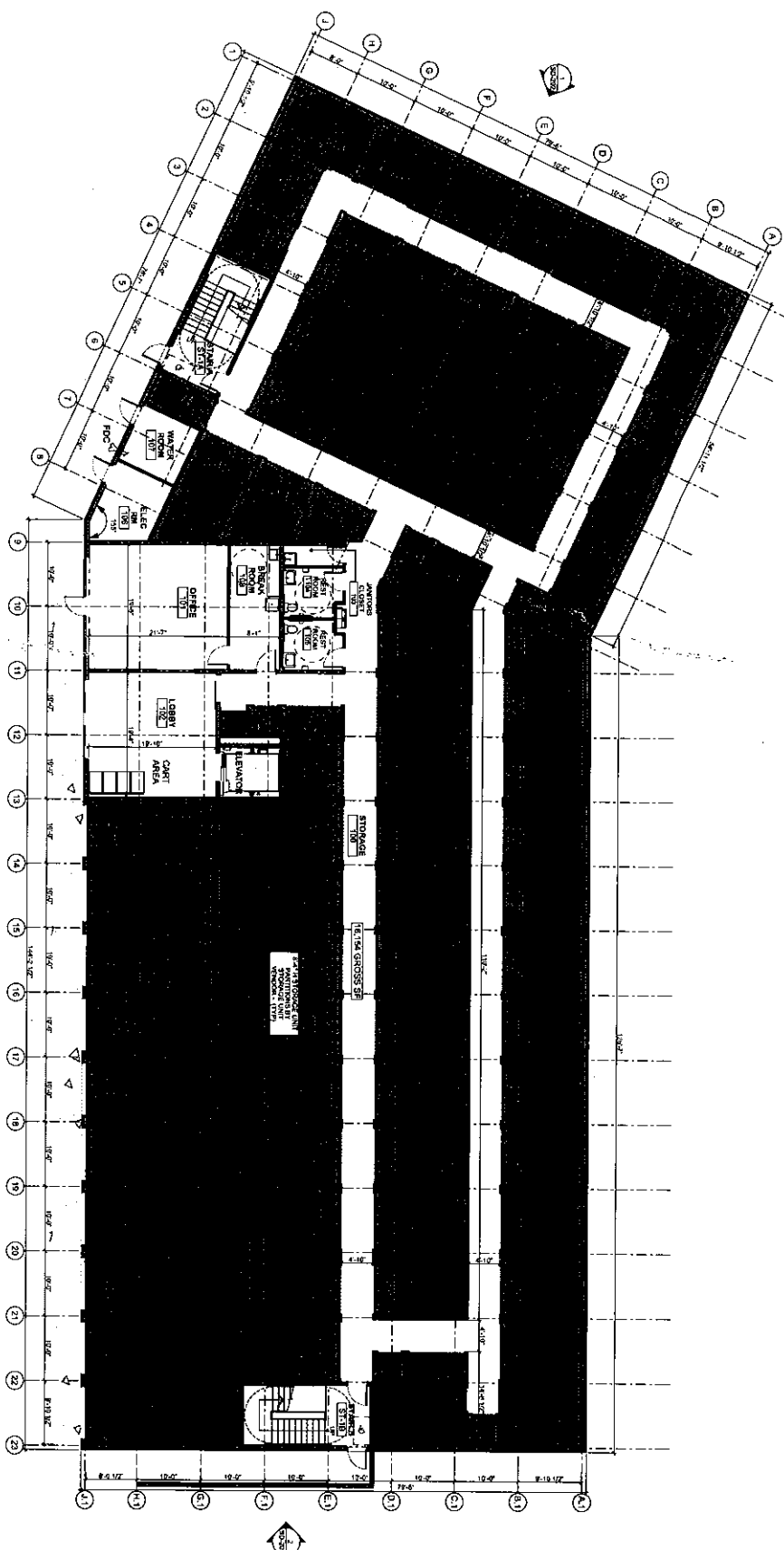
Applicant/Sponsor Name Joseph G. Rina, P.E. Date June 15, 2023

Signature \_\_\_\_\_ Title Project Engineer

**PRINT FORM**



PROJECT: KENT SELF STORAGE - KENT, NY									
QUANTITIES CONTROLLED BY THIS SHEET									
ITEM	DESCRIPTION	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT
1	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
2	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
3	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
4	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
5	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
6	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
7	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF
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100	STORAGE UNIT	100	SF	100	SF	100	SF	100	SF



1 FIRST FLOOR PLAN

**SPARTAN INVESTMENT GROUP**  
1700 W. COLFAX AVE. SUITE 100  
GOLDEN, COLORADO 80401

**CLIENT - PROJECT**  
BY: [Signature]  
DATE: 10/12

**GROUNDUP KENT SELF STORAGE OF PUTNAM INC.**  
614 ROUTE 311  
TOWN OF KENT NEW YORK 10512

**DRAWING NAME & NUMBER**  
FIRST FLOOR PLAN  
**SD-101**

**Joseph M. Davidson**  
Professional Engineer  
State of New York  
No. 10512  
Exp. 12/31/2012

**PROJECT NAME:** KENT SELF STORAGE - KENT, NY

**PROJECT NUMBER:** 1001

**DATE:** 10/12/2011

**NOTES:** 1. SEE SHEET SD-102 FOR ELEVATIONS.

2. SEE SHEET SD-103 FOR SECTION CUTS.

3. SEE SHEET SD-104 FOR FINISHES.

4. SEE SHEET SD-105 FOR MECHANICAL.

5. SEE SHEET SD-106 FOR ELECTRICAL.

6. SEE SHEET SD-107 FOR PLUMBING.

7. SEE SHEET SD-108 FOR ROOFING.

8. SEE SHEET SD-109 FOR EXTERIOR FINISHES.

9. SEE SHEET SD-110 FOR INTERIOR FINISHES.

10. SEE SHEET SD-111 FOR FURNITURE.

11. SEE SHEET SD-112 FOR EQUIPMENT.

12. SEE SHEET SD-113 FOR LANDSCAPE.

13. SEE SHEET SD-114 FOR SIGNAGE.

14. SEE SHEET SD-115 FOR LIGHTING.

15. SEE SHEET SD-116 FOR AUDIO/VISUAL.

16. SEE SHEET SD-117 FOR SECURITY.

17. SEE SHEET SD-118 FOR ACCESSIBILITY.

18. SEE SHEET SD-119 FOR SUSTAINABILITY.

19. SEE SHEET SD-120 FOR OTHER.

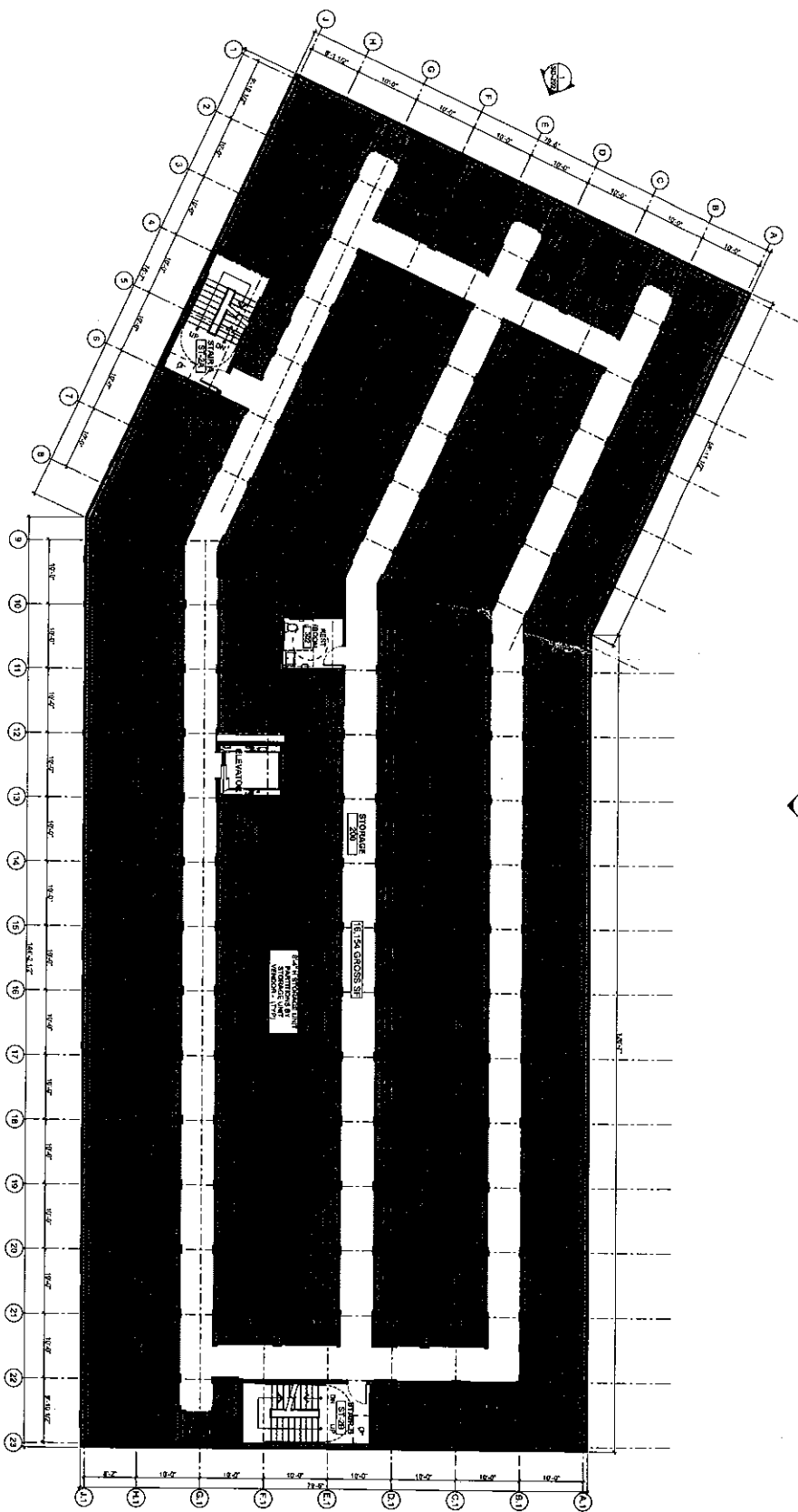




JOSEPH M. DAVIDSON, INC.  
 ARCHITECT  
 CLIENT - PROJECT

**SPARTAN INVESTMENT GROUP**  
 17381 W. COLEFAVINE, SUITE 100  
 GOLDEN, COLORADO 80601

GROUND UP  
 KENT SELF  
 STORAGE OF  
 PLUTNAM INC.  
 614 ROUTE 311  
 TOWN OF KENT, NEW YORK  
 10912



1 SECOND FLOOR PLAN

DRAWING NAME - ALTIMERS

SECOND FLOOR PLAN

SD-102





JOSEPH M. DAVIDSON, P.A.  
 ARCHITECT  
 CLIENT & PROJECT

**SPARTAN INVESTMENT GROUP**  
 17301 W. GOLF AVE, SUITE 120  
 GOLDEN, CO 80601

GROUNDUP  
 KENT SELE  
 STORAGE OF  
 PUTNAM INC.  
 144 ROUTE 311  
 TOWN OF ASPEN, NEW YORK  
 10712

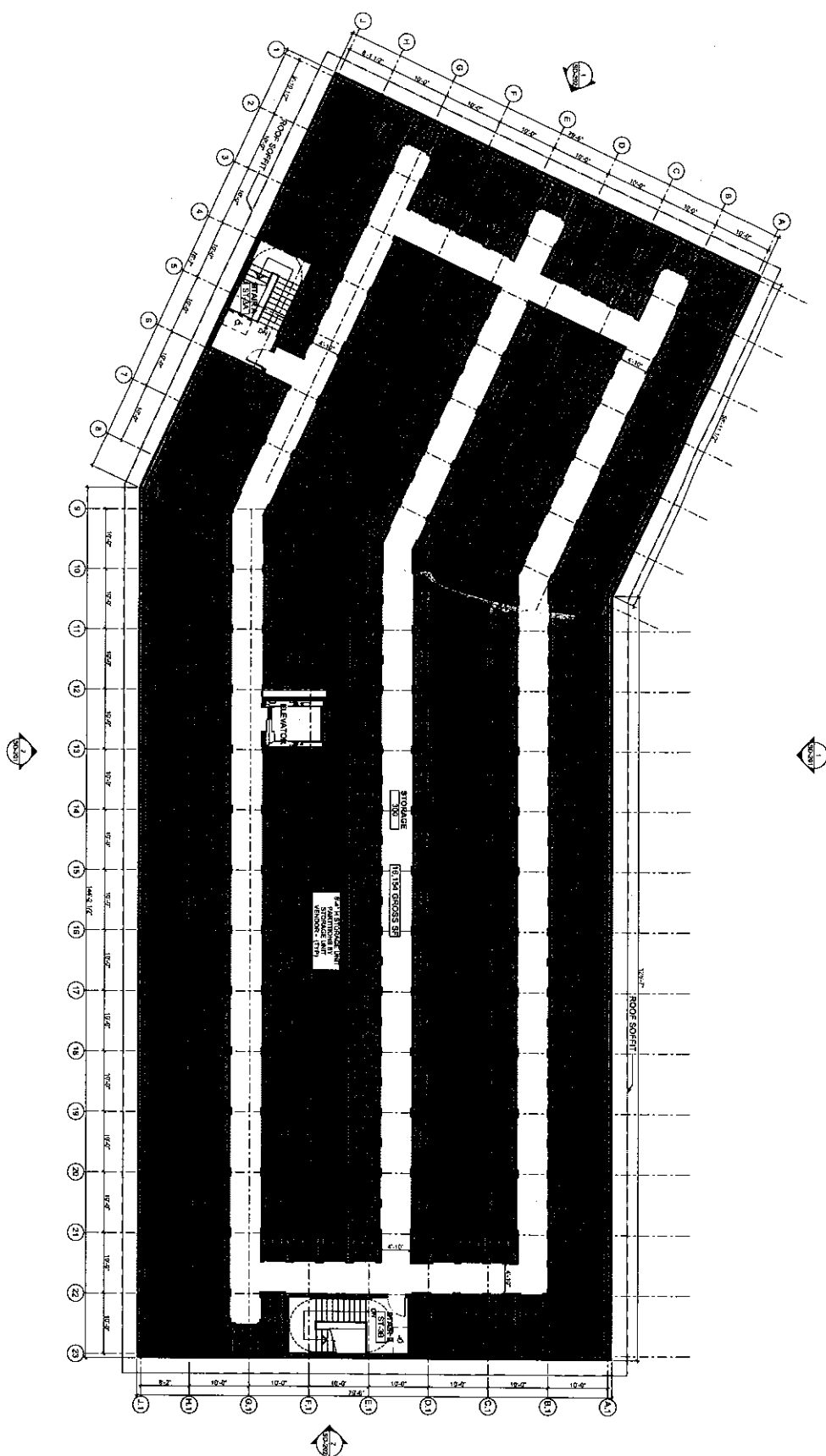
DISTRIBUTION: DATE:

PROJECT INFO:  
 PROJECT NAME: 103  
 PROJECT NUMBER: 103  
 OWNER: KENT SELE  
 ARCHITECT: JMD  
 DATE: 10/1/11

NOTES & COMMENTS:  
 1. THIS DRAWING IS THE PROPERTY OF JOSEPH M. DAVIDSON, P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOSEPH M. DAVIDSON, P.A.

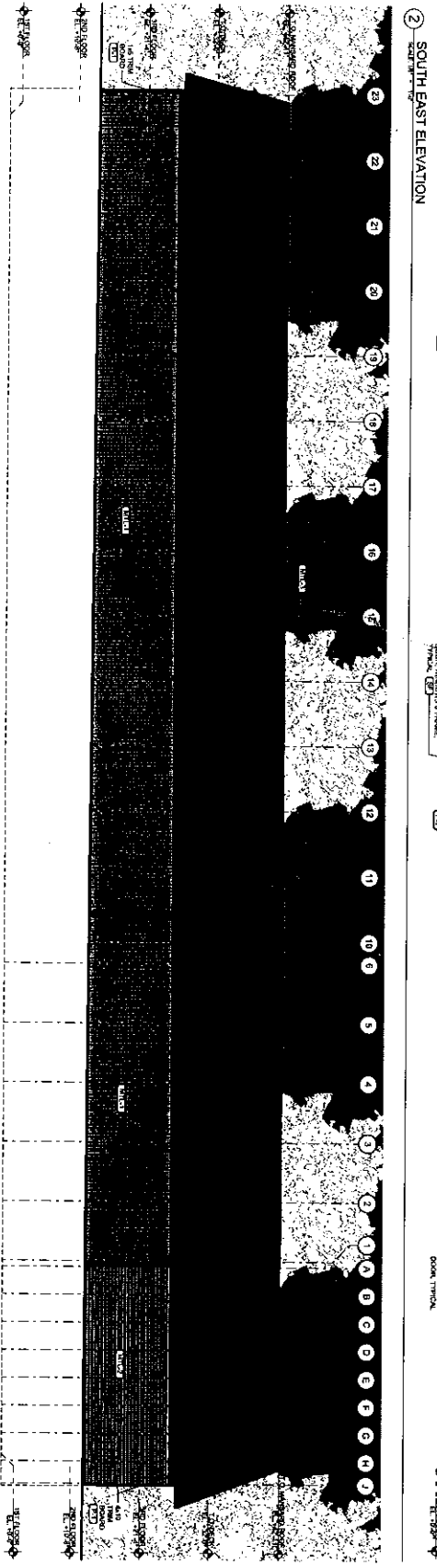
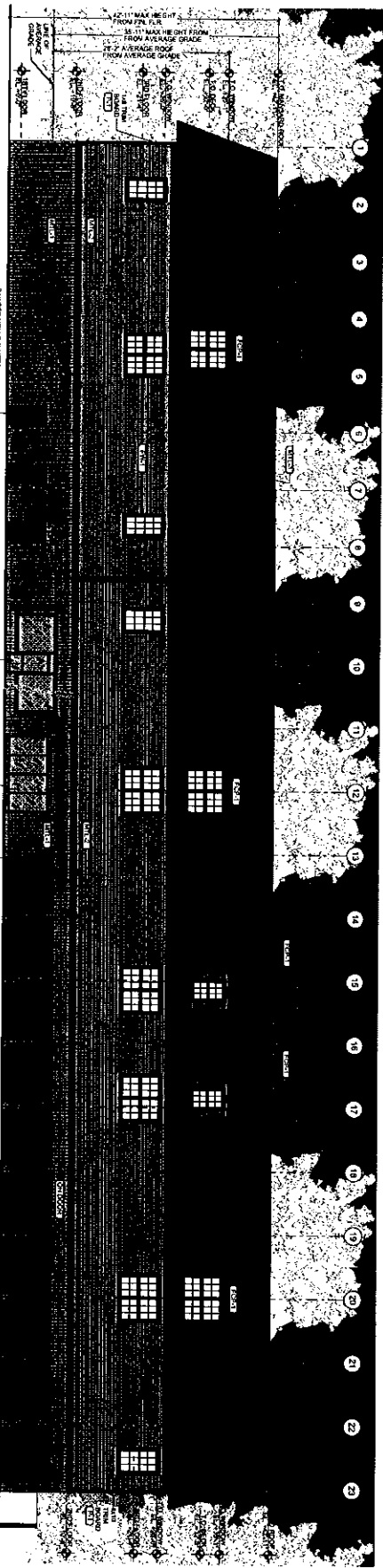
DRAWING NAME & NUMBER:  
 THIRD FLOOR PLAN  
 SD-103

1 THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"





MATERIALS LIST			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
ITEM 1	CONCRETE WITH BRUSH VERTICAL FINISH	ITEM 2	CONCRETE WITH BRUSH HORIZONTAL FINISH
ITEM 3	PAINT CEMENT PAINT, PINKISH TONE	ITEM 4	PAINT CEMENT PAINT, PINKISH TONE
ITEM 5	PAINT CEMENT PAINT, PINKISH TONE	ITEM 6	PAINT CEMENT PAINT, PINKISH TONE
ITEM 7	PAINT CEMENT PAINT, PINKISH TONE	ITEM 8	PAINT CEMENT PAINT, PINKISH TONE
ITEM 9	PAINT CEMENT PAINT, PINKISH TONE	ITEM 10	PAINT CEMENT PAINT, PINKISH TONE
ITEM 11	PAINT CEMENT PAINT, PINKISH TONE	ITEM 12	PAINT CEMENT PAINT, PINKISH TONE
ITEM 13	PAINT CEMENT PAINT, PINKISH TONE	ITEM 14	PAINT CEMENT PAINT, PINKISH TONE
ITEM 15	PAINT CEMENT PAINT, PINKISH TONE	ITEM 16	PAINT CEMENT PAINT, PINKISH TONE
ITEM 17	PAINT CEMENT PAINT, PINKISH TONE	ITEM 18	PAINT CEMENT PAINT, PINKISH TONE
ITEM 19	PAINT CEMENT PAINT, PINKISH TONE	ITEM 20	PAINT CEMENT PAINT, PINKISH TONE
ITEM 21	PAINT CEMENT PAINT, PINKISH TONE	ITEM 22	PAINT CEMENT PAINT, PINKISH TONE
ITEM 23	PAINT CEMENT PAINT, PINKISH TONE	ITEM 24	PAINT CEMENT PAINT, PINKISH TONE
ITEM 25	PAINT CEMENT PAINT, PINKISH TONE	ITEM 26	PAINT CEMENT PAINT, PINKISH TONE
ITEM 27	PAINT CEMENT PAINT, PINKISH TONE	ITEM 28	PAINT CEMENT PAINT, PINKISH TONE
ITEM 29	PAINT CEMENT PAINT, PINKISH TONE	ITEM 30	PAINT CEMENT PAINT, PINKISH TONE
ITEM 31	PAINT CEMENT PAINT, PINKISH TONE	ITEM 32	PAINT CEMENT PAINT, PINKISH TONE
ITEM 33	PAINT CEMENT PAINT, PINKISH TONE	ITEM 34	PAINT CEMENT PAINT, PINKISH TONE
ITEM 35	PAINT CEMENT PAINT, PINKISH TONE	ITEM 36	PAINT CEMENT PAINT, PINKISH TONE
ITEM 37	PAINT CEMENT PAINT, PINKISH TONE	ITEM 38	PAINT CEMENT PAINT, PINKISH TONE
ITEM 39	PAINT CEMENT PAINT, PINKISH TONE	ITEM 40	PAINT CEMENT PAINT, PINKISH TONE
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ITEM 43	PAINT CEMENT PAINT, PINKISH TONE	ITEM 44	PAINT CEMENT PAINT, PINKISH TONE
ITEM 45	PAINT CEMENT PAINT, PINKISH TONE	ITEM 46	PAINT CEMENT PAINT, PINKISH TONE
ITEM 47	PAINT CEMENT PAINT, PINKISH TONE	ITEM 48	PAINT CEMENT PAINT, PINKISH TONE
ITEM 49	PAINT CEMENT PAINT, PINKISH TONE	ITEM 50	PAINT CEMENT PAINT, PINKISH TONE
ITEM 51	PAINT CEMENT PAINT, PINKISH TONE	ITEM 52	PAINT CEMENT PAINT, PINKISH TONE
ITEM 53	PAINT CEMENT PAINT, PINKISH TONE	ITEM 54	PAINT CEMENT PAINT, PINKISH TONE
ITEM 55	PAINT CEMENT PAINT, PINKISH TONE	ITEM 56	PAINT CEMENT PAINT, PINKISH TONE
ITEM 57	PAINT CEMENT PAINT, PINKISH TONE	ITEM 58	PAINT CEMENT PAINT, PINKISH TONE
ITEM 59	PAINT CEMENT PAINT, PINKISH TONE	ITEM 60	PAINT CEMENT PAINT, PINKISH TONE
ITEM 61	PAINT CEMENT PAINT, PINKISH TONE	ITEM 62	PAINT CEMENT PAINT, PINKISH TONE
ITEM 63	PAINT CEMENT PAINT, PINKISH TONE	ITEM 64	PAINT CEMENT PAINT, PINKISH TONE
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ITEM 67	PAINT CEMENT PAINT, PINKISH TONE	ITEM 68	PAINT CEMENT PAINT, PINKISH TONE
ITEM 69	PAINT CEMENT PAINT, PINKISH TONE	ITEM 70	PAINT CEMENT PAINT, PINKISH TONE
ITEM 71	PAINT CEMENT PAINT, PINKISH TONE	ITEM 72	PAINT CEMENT PAINT, PINKISH TONE
ITEM 73	PAINT CEMENT PAINT, PINKISH TONE	ITEM 74	PAINT CEMENT PAINT, PINKISH TONE
ITEM 75	PAINT CEMENT PAINT, PINKISH TONE	ITEM 76	PAINT CEMENT PAINT, PINKISH TONE
ITEM 77	PAINT CEMENT PAINT, PINKISH TONE	ITEM 78	PAINT CEMENT PAINT, PINKISH TONE
ITEM 79	PAINT CEMENT PAINT, PINKISH TONE	ITEM 80	PAINT CEMENT PAINT, PINKISH TONE
ITEM 81	PAINT CEMENT PAINT, PINKISH TONE	ITEM 82	PAINT CEMENT PAINT, PINKISH TONE
ITEM 83	PAINT CEMENT PAINT, PINKISH TONE	ITEM 84	PAINT CEMENT PAINT, PINKISH TONE
ITEM 85	PAINT CEMENT PAINT, PINKISH TONE	ITEM 86	PAINT CEMENT PAINT, PINKISH TONE
ITEM 87	PAINT CEMENT PAINT, PINKISH TONE	ITEM 88	PAINT CEMENT PAINT, PINKISH TONE
ITEM 89	PAINT CEMENT PAINT, PINKISH TONE	ITEM 90	PAINT CEMENT PAINT, PINKISH TONE
ITEM 91	PAINT CEMENT PAINT, PINKISH TONE	ITEM 92	PAINT CEMENT PAINT, PINKISH TONE
ITEM 93	PAINT CEMENT PAINT, PINKISH TONE	ITEM 94	PAINT CEMENT PAINT, PINKISH TONE
ITEM 95	PAINT CEMENT PAINT, PINKISH TONE	ITEM 96	PAINT CEMENT PAINT, PINKISH TONE
ITEM 97	PAINT CEMENT PAINT, PINKISH TONE	ITEM 98	PAINT CEMENT PAINT, PINKISH TONE
ITEM 99	PAINT CEMENT PAINT, PINKISH TONE	ITEM 100	PAINT CEMENT PAINT, PINKISH TONE



CLIENT - PROJECT  
SPARTAN INVESTMENT GROUP  
17301 W COLLAVER AVE, SUITE 100  
GOLDEN, CO 80601

GROUNDUP KENT SELE STORAGE OF PUTNAM INC.  
574 ROUTE 311  
TOWN OF RENT, NEW YORK  
10912

DRAWING NUMBER	DATE
SD-201	
ELEVATIONS	
PROJECT NAME	10019
DRAWN BY	E.L. JAY
CHECKED BY	D.J. JAY
DATE OF COMPLETION	
DRAWING NUMBER	SD-201



MATERIALS PALLETTE



FCP-2:  
FIBER CEMENT PANEL  
(SHAKER STYLE)



FM-1:  
JANUS COLONY GREEN



MT-1:  
VERTICALLY ORIENTED CORRUGATED  
METAL SIDING, COLOR TO BE  
SANDSTONE



MT-2:  
HORIZONTALLY ORIENTED CORRUGATED  
METAL SIDING, COLOR TO BE  
SANDSTONE



MT-3:  
METAL STANDING SEAM ROOF  
MANSARD BROWN



OH DOOR:  
JANUS COLONY GREEN



P-1:  
STEPHEN WILLIAMS  
COLOR TO MATCH COLONY GREEN

SF:  
KAWNEER



**Joseph M Davidson**  
10001 LORRILLE ROAD, SUITE 104  
MADISON, NEW YORK 12053  
PHONE: 518.482.2121  
FAX: 518.482.2122

JOSEPH M. DAVIDSON, INC.  
ARCHITECT  
CLIENT - PROJECT

SPARTAN  
INVESTMENT GROUP  
17301 W. COLLEGE AVE. SUITE 100  
GRAND CAYMAN, GEORGETOWN

GROUND LIE  
KENT SELF  
STORAGE OF  
PUTNAM INC.  
894 ROUTE 311  
TOWN OF KENT, NEW YORK  
10952

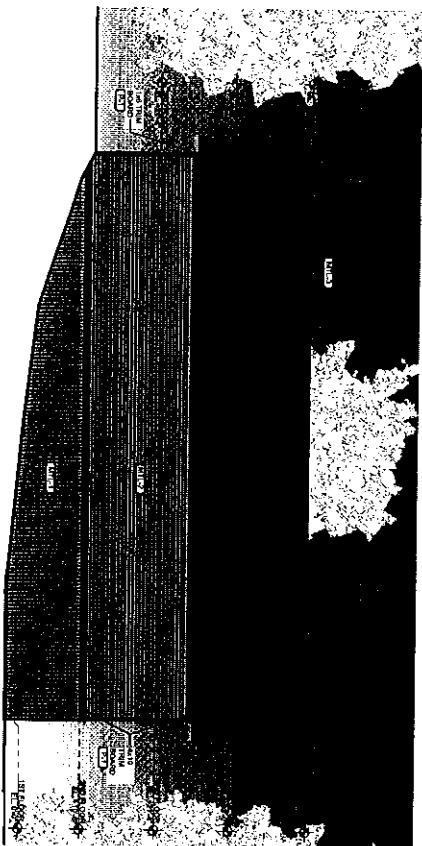
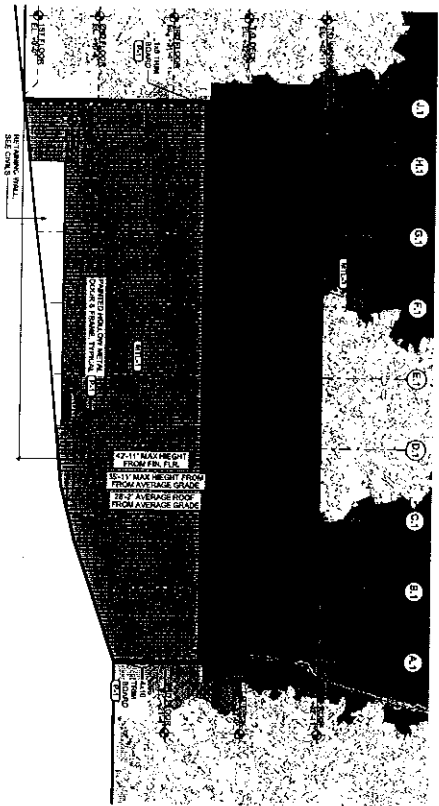
DISTRIBUTION: DATE:

PROJECT NO. 10952  
DESIGNED BY: J.M.D.  
CHECKED BY: J.M.D.  
NOTED: J.M.D.  
DATE: 10/1/03  
PROJECT NO. 10952  
DESIGNED BY: J.M.D.  
CHECKED BY: J.M.D.  
NOTED: J.M.D.  
DATE: 10/1/03

ELEVATIONS

SD-202

2 NORTH EAST ELEVATION







Joseph M. Davidson AIA  
NY 05652-1  
CLIENT + PROJECT

**SPARTAN**  
**INVESTMENT GROUP**  
7301 W COLFAX AVE, SUITE 120  
GOLDEN, COLORADO 80401

**GROUND-UP  
KENT SELF  
STORAGE OF  
PUTNAM INC.**

614 ROUTE 311  
TOWN OF KENT, NEW YORK  
10512

DISTRIBUTION:		DATE:	
TO:	FROM:	SUBJECT:	
BY:	REMARKS:		
CHECKED BY:	APPROVED BY:		
DATE:	DATE:		

## RENDERINGS

SD-901



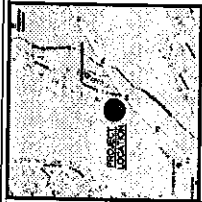




# PROPOSED IMPROVEMENT PLAN

Prepared for:  
KENT SELF STORAGE II

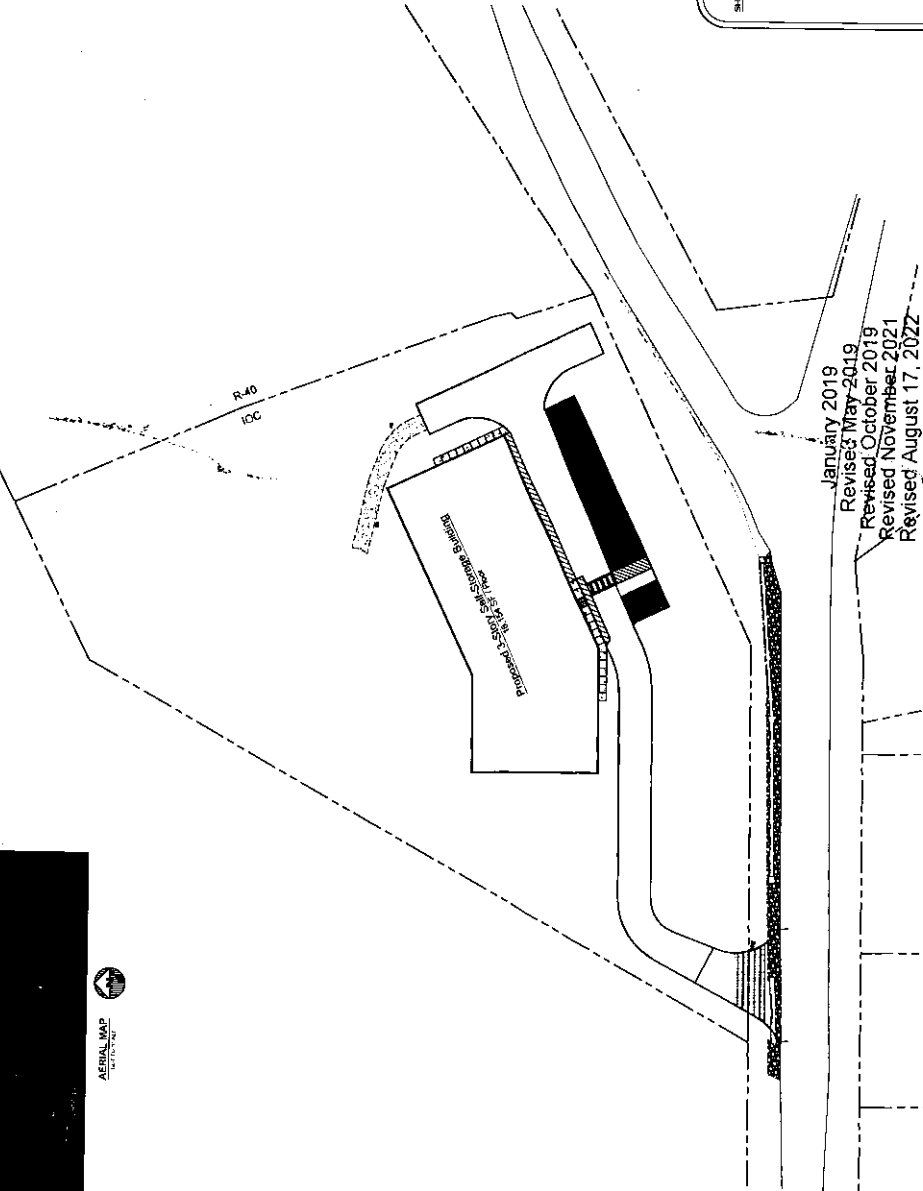
Located at:  
NYS Route 311  
Town of Kent, Putnam County, New York



LOCATION MAP  
1/10/2019



AERIAL MAP  
1/10/2019



January 2019  
Revised May 2019  
Revised October 2019  
Revised November 2021  
Revised August 17, 2022  
Revised April 18, 2023  
Revised May 11, 2023  
Revised June 15, 2023

**APPLICANT:**  
Kent Storage Partners 2, LLC  
351 E. Conestoga Rd., Suite 207  
Wayne, PA 19087

**PROJECT MANAGER:**  
Spartan Investment Group  
17301 W Colfax Avenue  
Suite 120  
Golden, Colorado 80401

**CIVIL/SITE ENGINEER:**  
Site Design Consultants  
251F Underhill Avenue  
Yorktown Heights, NY 10598

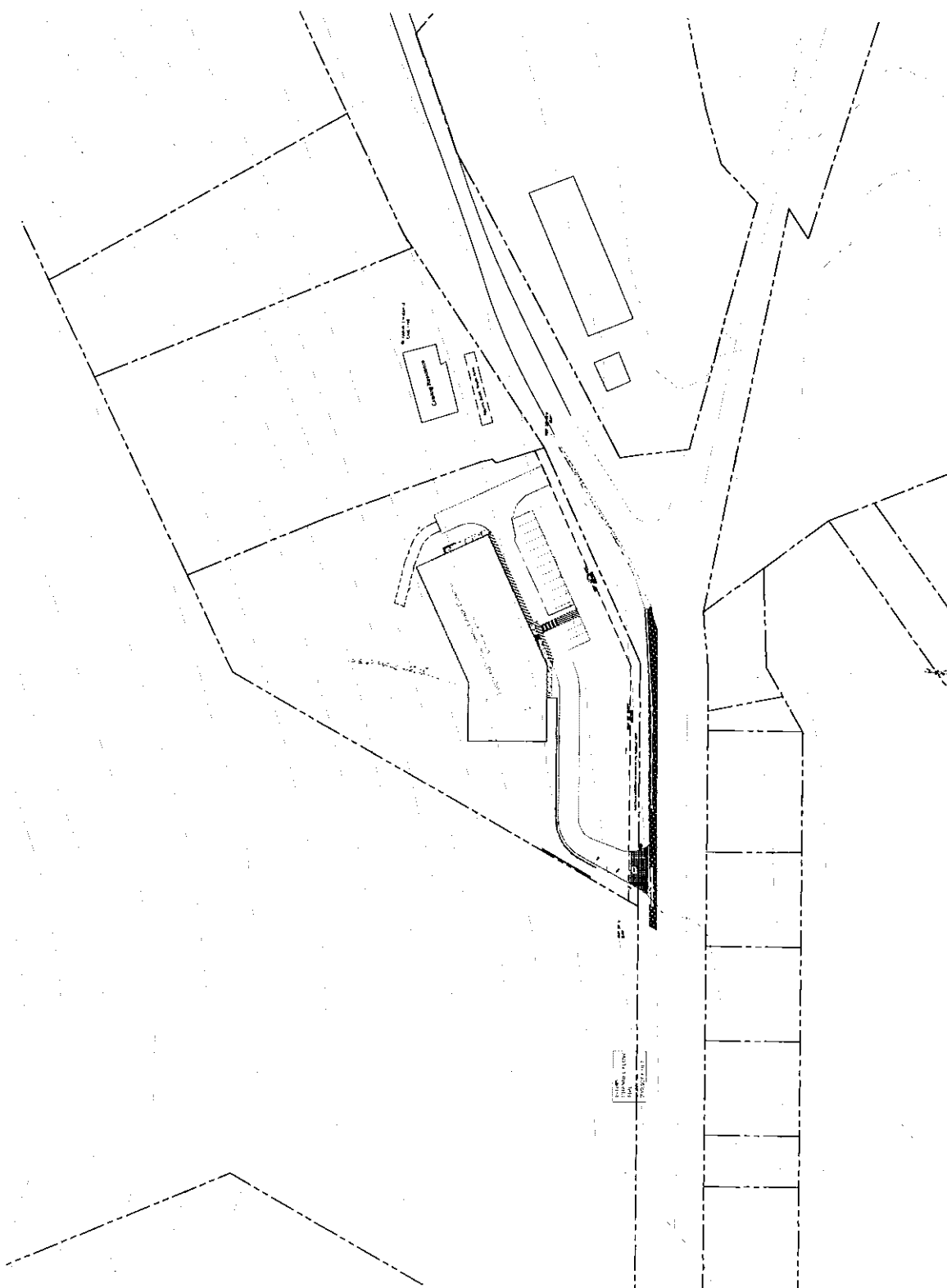
**ARCHITECT:**  
VISSI Architecture  
Joseph M. Davidson, AIA  
10000 Lincoln Drive East  
Marlton, NJ 08053

**SURVEYOR:**  
David W. Hannig, L.S.  
The Market Place, Bldg. 1  
Manlius, NY 13104

**LANDSCAPE ARCHITECT:**  
Frank Guiliano, RLA  
8 Pine Tree Drive  
Katonah, NY 10536

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
T-1	TITLE SHEET
M-1	NEIGHBORHOOD MAP
C-101	EXISTING CONDITIONS PLAN AND SLOPE MAP
C-102	PROPOSED IMPROVEMENTS PLAN AND SLOPE MAP
C-103	GRADING AND UTILITY PLAN
C-104	SEWER, RAIN, AND WATER MAINS
C-105	SEWER, RAIN, AND WATER MAINS
C-106	LANDSCAPE PLAN
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# SITE PLAN



**Site Design Consultants**  
(Civil Engineers & Land Planners)  
2514 E. 17th Avenue, Yorktown Heights, NY 10598  
(914) 963-4411 • Fax: (914) 963-7387  
www.SiteDesignConsultants.com

**ZONING SCHEDULE:**

<p><b>SITE DATA</b></p> <p>OWNER / DEVELOPER</p>	<p>WEST STORAGE PARTNERS 2, LLC 1400 N. 14TH ST., SUITE 207 WATKINS, PA 15377</p>	<p>IND. SITE 311 INDUSTRIAL - OFFICE COMMERCIAL DISTRICT INDUSTRIAL - OFFICE COMMERCIAL DISTRICT LOT 1 270 ACRES SUBDIVISION: SENECA DISPOSAL DRILED WELL</p>	<p>PROJECT LOCATION</p> <p>EXISTING TOWN-SHEDDING PROPOSED USE TOWN SHEDDING SITE MEA SERVICE FACILITIES WATER FACILITIES</p>	<p>NOTES: THE SUBDIVISION AND LOT LINES SHOWN ARE BASED ON THE RECORD PLAT FOR THE SENECA DISPOSAL, WHICH WAS FILED IN THE COUNTY OF ALLEGANY, PA. THE RECORD PLAT IS FILED IN THE COUNTY OF ALLEGANY, PA. THE RECORD PLAT IS FILED IN THE COUNTY OF ALLEGANY, PA. THE RECORD PLAT IS FILED IN THE COUNTY OF ALLEGANY, PA.</p>	<p>1. SENECA DISPOSAL 2. SENECA DISPOSAL 3. SENECA DISPOSAL 4. SENECA DISPOSAL 5. SENECA DISPOSAL 6. SENECA DISPOSAL 7. SENECA DISPOSAL 8. SENECA DISPOSAL 9. SENECA DISPOSAL 10. SENECA DISPOSAL 11. SENECA DISPOSAL 12. SENECA DISPOSAL 13. SENECA DISPOSAL 14. SENECA DISPOSAL 15. SENECA DISPOSAL 16. SENECA DISPOSAL 17. SENECA DISPOSAL 18. SENECA DISPOSAL 19. SENECA DISPOSAL 20. SENECA DISPOSAL 21. SENECA DISPOSAL 22. SENECA DISPOSAL 23. SENECA DISPOSAL 24. SENECA DISPOSAL 25. SENECA DISPOSAL 26. SENECA DISPOSAL 27. SENECA DISPOSAL 28. SENECA DISPOSAL 29. SENECA DISPOSAL 30. SENECA DISPOSAL 31. SENECA DISPOSAL 32. SENECA DISPOSAL 33. SENECA DISPOSAL 34. SENECA DISPOSAL 35. SENECA DISPOSAL 36. SENECA DISPOSAL 37. SENECA DISPOSAL 38. SENECA DISPOSAL 39. SENECA DISPOSAL 40. SENECA DISPOSAL 41. SENECA DISPOSAL 42. SENECA DISPOSAL 43. SENECA DISPOSAL 44. SENECA DISPOSAL 45. SENECA DISPOSAL 46. SENECA DISPOSAL 47. SENECA DISPOSAL 48. SENECA DISPOSAL 49. SENECA DISPOSAL 50. SENECA DISPOSAL 51. SENECA DISPOSAL 52. SENECA DISPOSAL 53. SENECA DISPOSAL 54. SENECA DISPOSAL 55. SENECA DISPOSAL 56. SENECA DISPOSAL 57. SENECA DISPOSAL 58. SENECA DISPOSAL 59. SENECA DISPOSAL 60. SENECA DISPOSAL 61. SENECA DISPOSAL 62. SENECA DISPOSAL 63. SENECA DISPOSAL 64. SENECA DISPOSAL 65. SENECA DISPOSAL 66. SENECA DISPOSAL 67. SENECA DISPOSAL 68. SENECA DISPOSAL 69. SENECA DISPOSAL 70. SENECA DISPOSAL 71. SENECA DISPOSAL 72. SENECA DISPOSAL 73. SENECA DISPOSAL 74. SENECA DISPOSAL 75. SENECA DISPOSAL 76. SENECA DISPOSAL 77. SENECA DISPOSAL 78. SENECA DISPOSAL 79. SENECA DISPOSAL 80. SENECA DISPOSAL 81. SENECA DISPOSAL 82. SENECA DISPOSAL 83. SENECA DISPOSAL 84. SENECA DISPOSAL 85. SENECA DISPOSAL 86. SENECA DISPOSAL 87. SENECA DISPOSAL 88. SENECA DISPOSAL 89. SENECA DISPOSAL 90. SENECA DISPOSAL 91. SENECA DISPOSAL 92. SENECA DISPOSAL 93. SENECA DISPOSAL 94. SENECA DISPOSAL 95. SENECA DISPOSAL 96. SENECA DISPOSAL 97. SENECA DISPOSAL 98. SENECA DISPOSAL 99. SENECA DISPOSAL 100. SENECA DISPOSAL</p>
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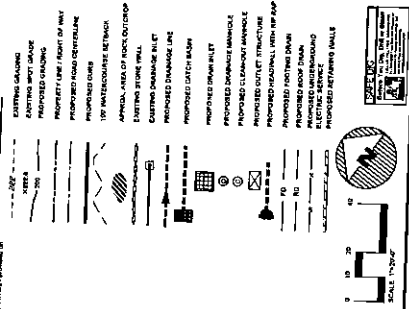
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LOADING TYPE	STANDARD CRUISING	SUBSISTENT EMPLOYED	NET SURPLUS
WINTERING AREA	24 546 SW	30 046 SW	- 6 501 SW
AREA OF DISTURBANCE	89 811 SW	71 181 SW	- 18 630 SW

CONTRACTOR TYPE	BUILDING	FARMING	RECREATION	EDUCATION
TOTAL AREA	14,137 SF	200 SF	870 SF	13,000 SF

REQUIRED PARKING	NO REQUIREMENT
PROVIDED PARKING	1 EMPLOYEE @ 1 SPACE EMPLOYEE = 1 SPACE 16 PATRONS @ 1 SPACE PATRON = 1 SPACE
TOTAL PROVIDED PARKING	16 SPACES INCLUDING 1 HANDICAP

### LEGEND



**NOTE**

The Site Plan was approved by a Resolution of the Planning Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 subject to all requirements and conditions of said Resolution. Any change, variance, modification, or revision of this Site Plan, without the prior approval of the Planning Board, shall render this Site Plan void and of no effect.

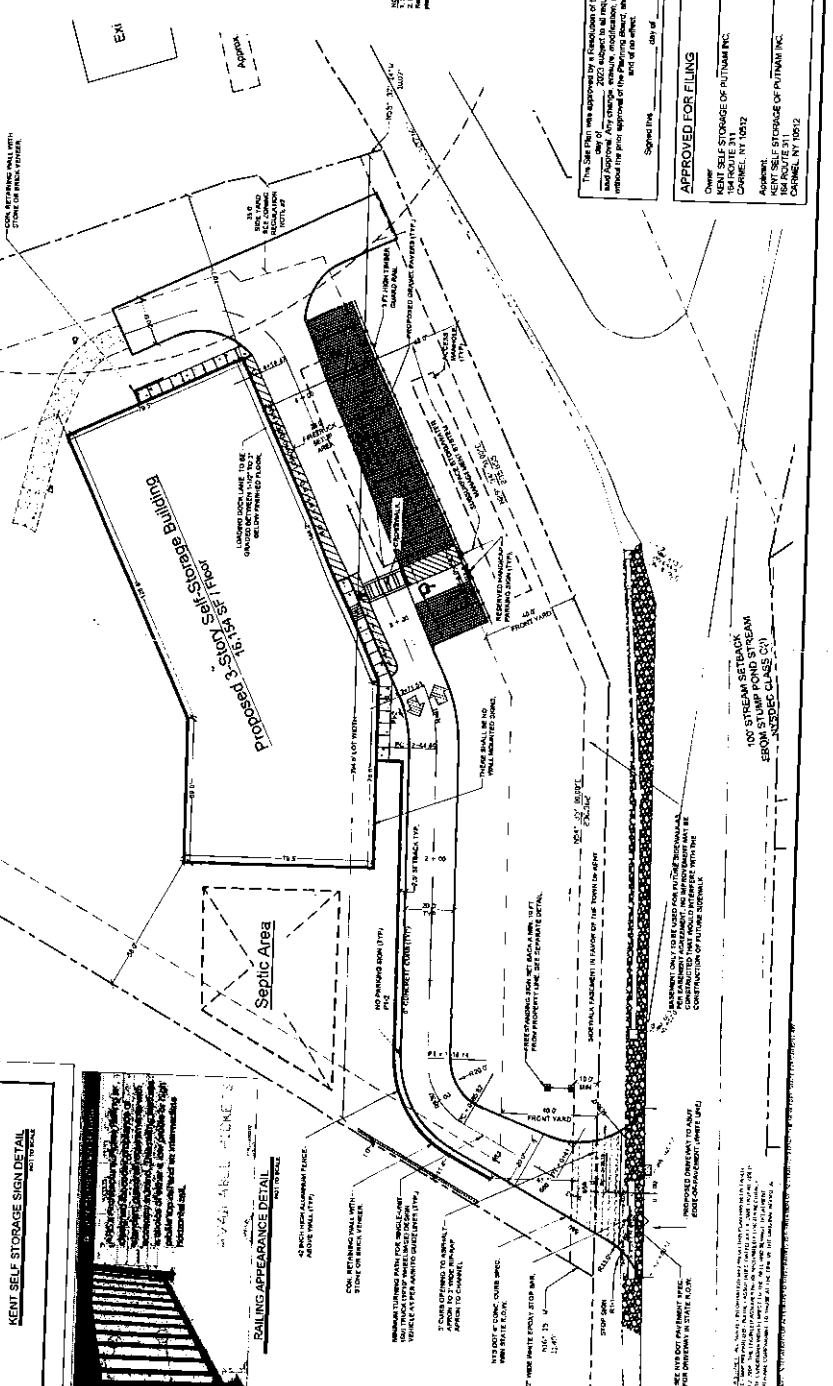
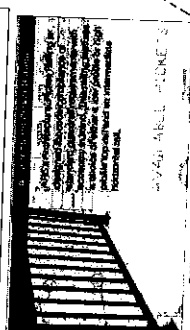
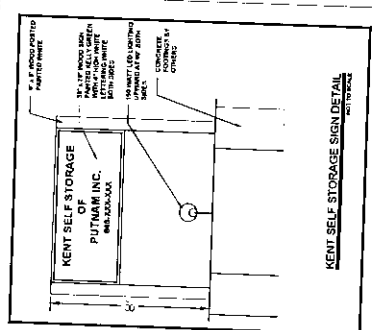
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

APPROVED FOR FILING	
Owner	Date
KENT SELF STORAGE OF PUTNAM INC. 164 ROUTE 311 CARMEL, NY 12032	
Applicant	Date
KENT SELF STORAGE OF PUTNAM INC. 164 ROUTE 311 CARMEL, NY 12032	

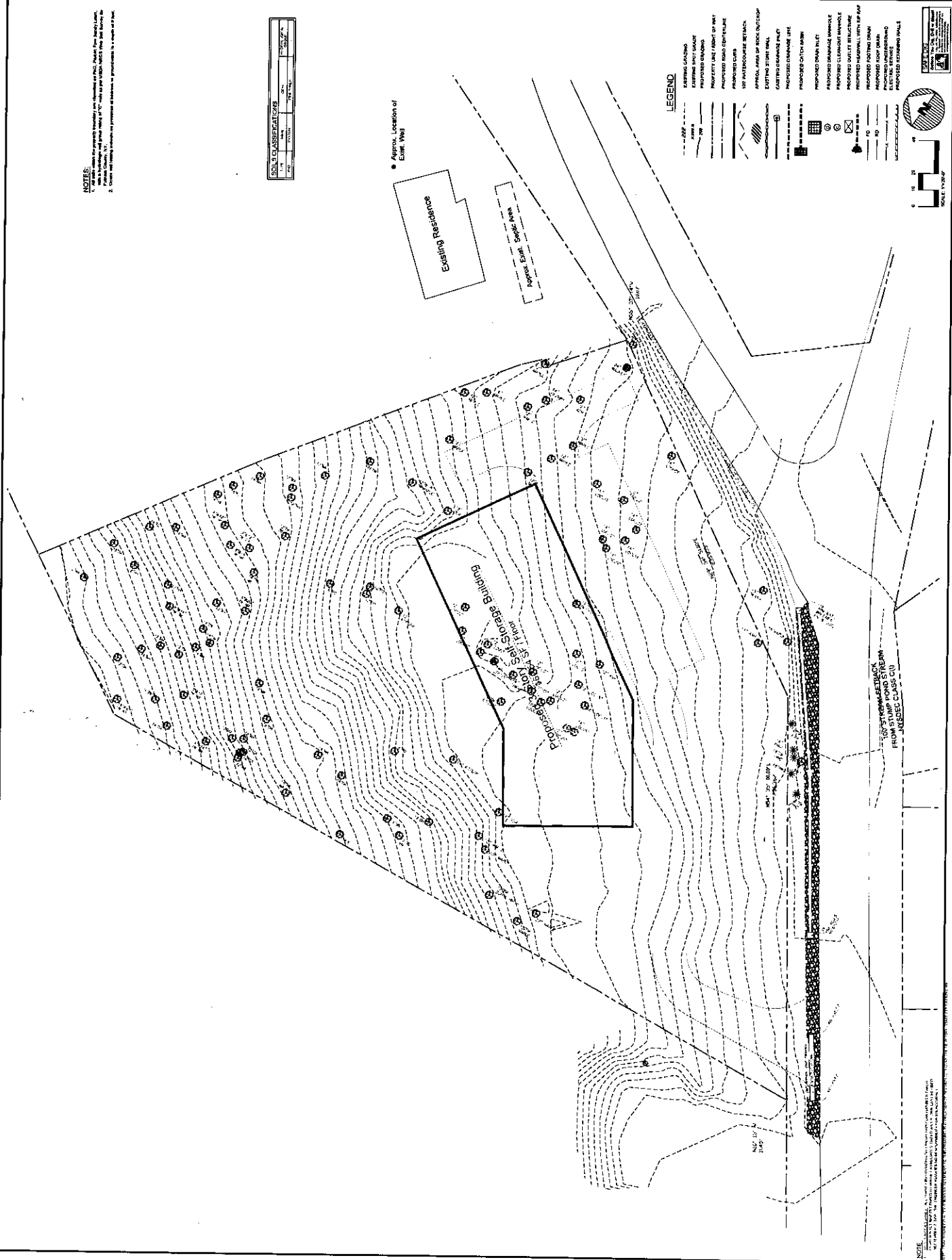
SITE DATA:

### GENERAL NOTES

- [illegible]







**NOTES:**

1. All soils within the property boundary are classified as **PAU**. **PAU** is **Very Sandy Loam**, with a hydrologic and group rating of "C" only as per **USDA NRCS Web Soil Survey**, the Putnam County, NY.
2. Gravel and loaming strata are present at bedrock or ground water is a depth of 8 feet.

**NOTE**



1. *Journal of the American Medical Association*, 1991; 265: 1000-1001.





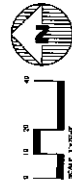












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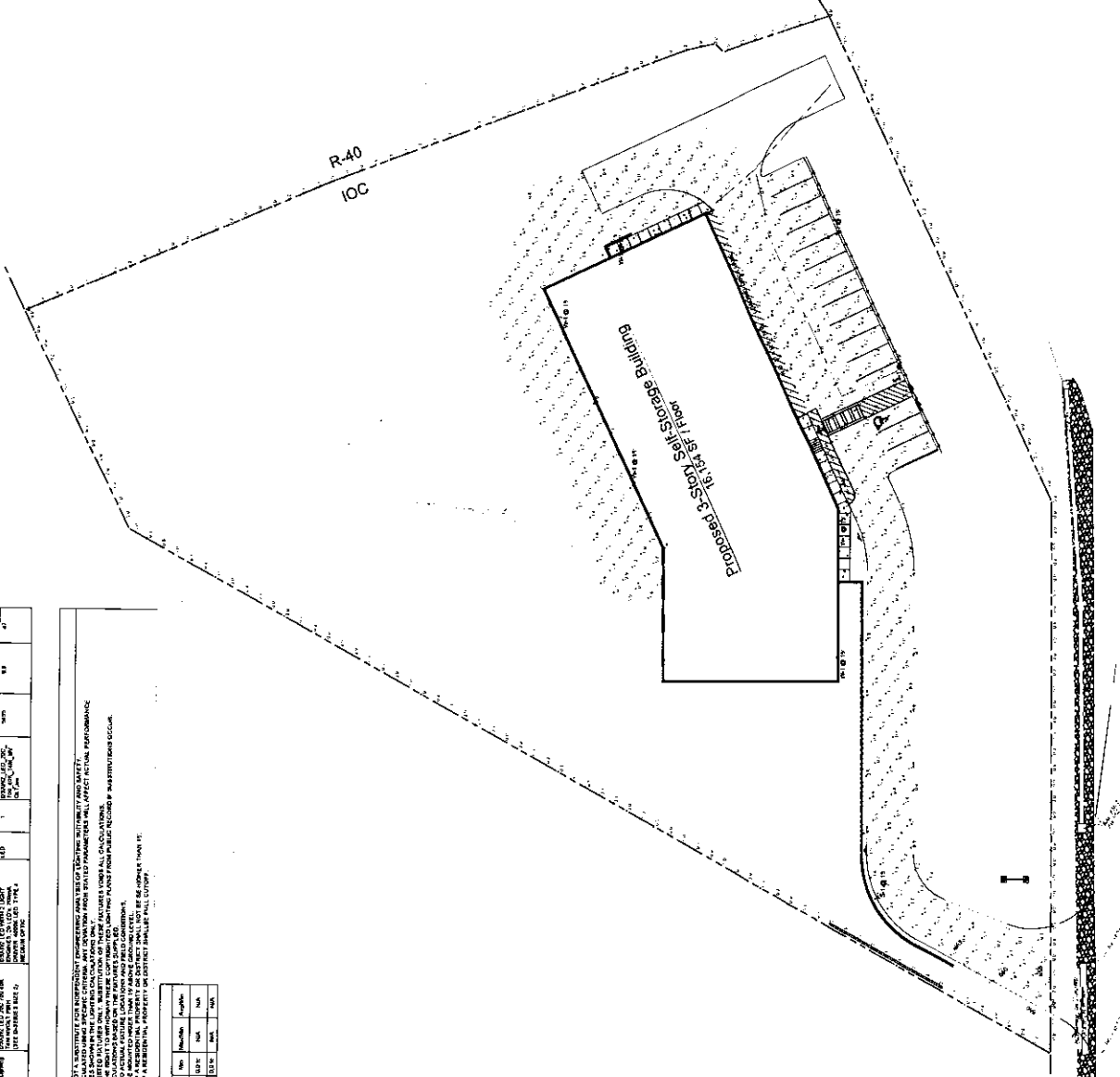
**D-Series Size 0 LED Area Luminaires**

**PACIFIC**

Integrations  
 The D-Series Size 0 LED luminaire is offering new lighting solutions for a wide range of applications. Its compact size (4" x 4" x 1 1/2") makes it ideal for tight spaces, and its high lumen output (up to 1,000 lumens) provides excellent illumination. The luminaire is available in a variety of finishes, including brushed aluminum, black, and white. It is also available in a variety of mounting options, including surface mount, recessed mount, and track mount. The luminaire is designed to be easy to install and maintain. It features a simple, modular design that allows it to be quickly changed out or upgraded. The luminaire is also designed to be energy efficient. It uses high-quality LED chips that provide long life and low power consumption. The luminaire is also designed to be environmentally friendly. It is made from recyclable materials and is free of hazardous substances. The luminaire is a versatile, high-quality lighting solution for a wide range of applications.

**Technical Specifications:**

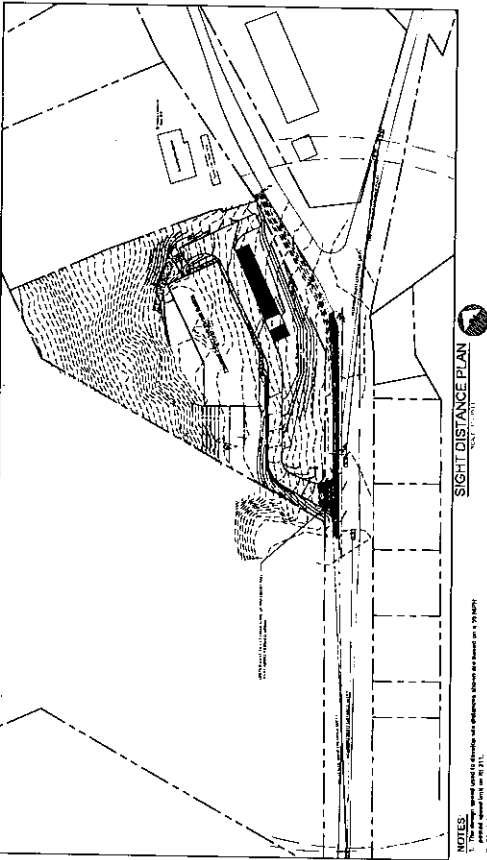
Model	Power (W)	Output (lm)	Beam Angle (°)	Mounting
D-01	10	1,000	60	Surface
D-02	10	1,000	60	Recessed
D-03	10	1,000	60	Track
D-04	10	1,000	60	Surface
D-05	10	1,000	60	Surface

[illegible][illegible]

2-yearly	Age	Height	Weight	Arm-span
+	1.0 m	2.5 m	0.2 m	NAH
+	0.2 m	0.2 m	0.2 m	NAH

**NOTE**





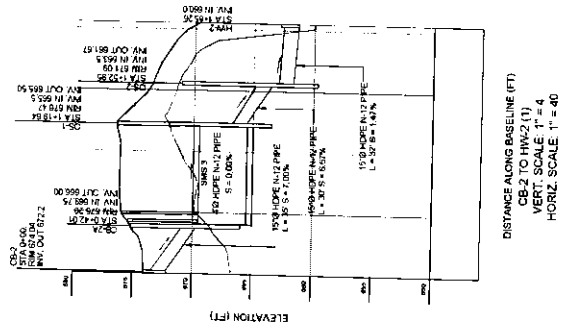
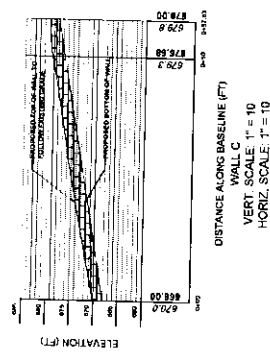
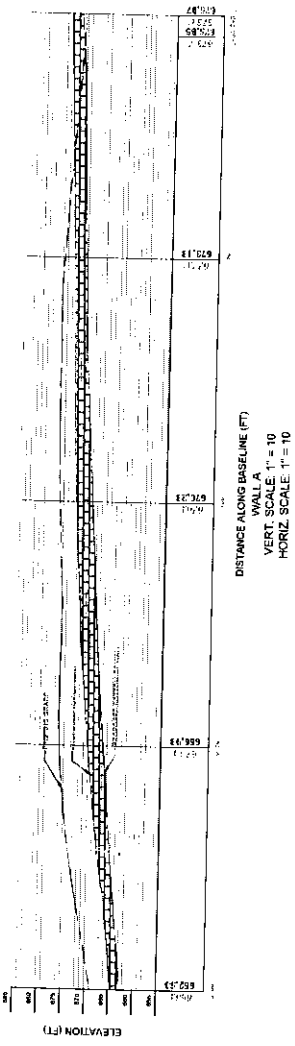
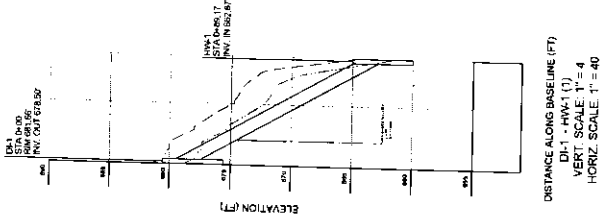
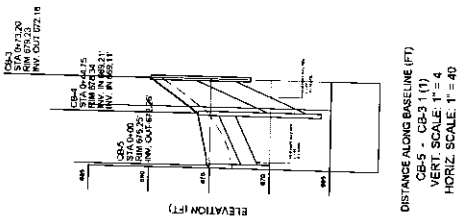
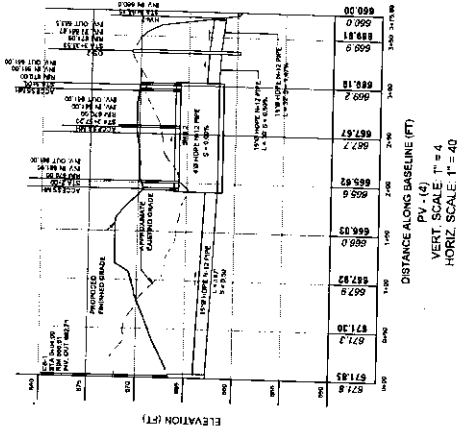
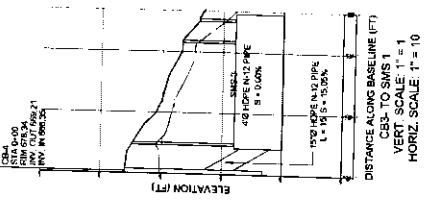
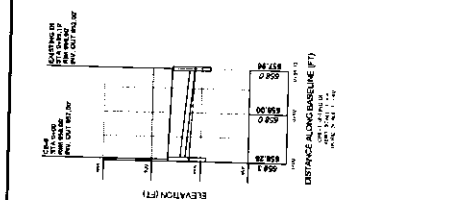


STORM SEWER  
AND WALL  
PROFILES.

DATE  
NAME  
ID  
PAGE



**Sir Design Consultants**  
(Civil Engineers & Land Planners)  
251-F, Ashville Avenue, Yorktown Heights, NY 10598  
(914) 972-4444 - Fax: (914) 962-7326  
www.sirdesign.com/nyusa.htm





KENT SELF STORAGE II  
PROPOSED RETAIL BUILDING

PROPOSED RETAIL BUILDING  
KENT SELF STORAGE II

DEVELOPMENT AREA  
PROFILES

DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD

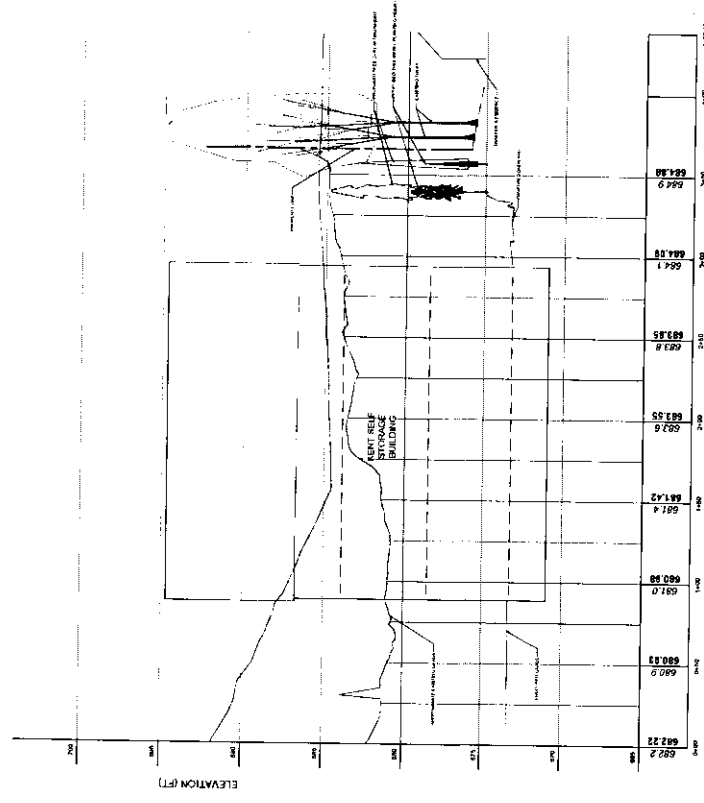
NO.	1
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	2
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	3
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	4
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	5
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	6
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	7
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	8
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD
NO.	9
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BY	MD
CHKD	MD
APP'D	MD
NO.	10
DATE	11/11/11
BY	MD
CHKD	MD
APP'D	MD



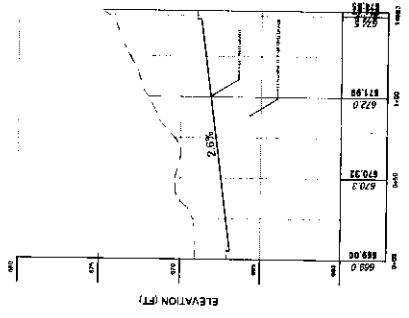
Sie Design Consultants  
Civil Engineers & Land Planners  
151st Street, Suite 100, Great Neck, NY 11046  
Tel: (516) 466-7700  
Fax: (516) 466-7701  
www.siedesign.com



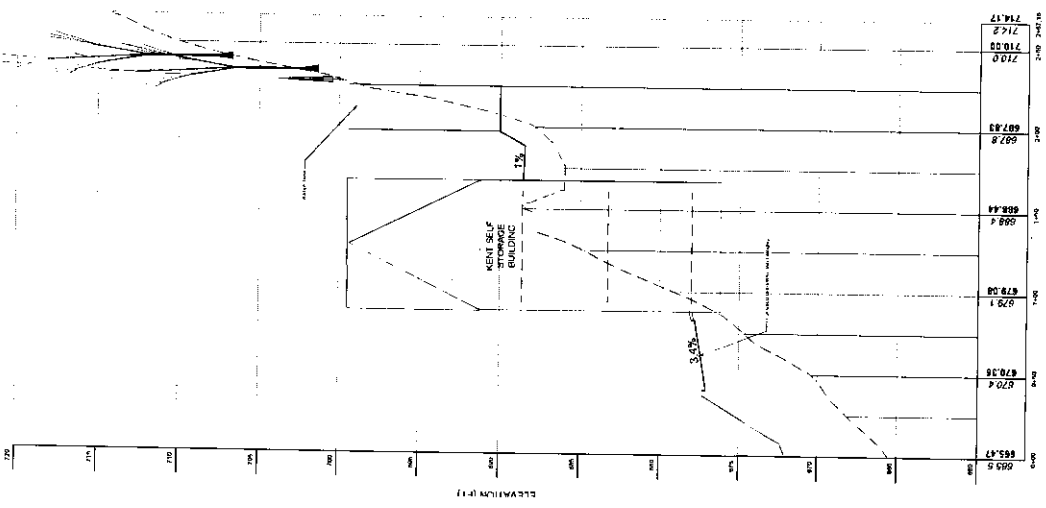
PRIMARY BUILDING PROFILE - SW TO NE  
DISTANCE ALONG BASELINE (FT)



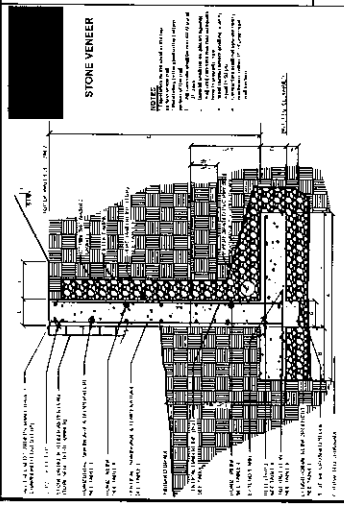
FRONT PARKING PROFILE  
DISTANCE ALONG BASELINE (FT)



OVERALL PROFILE - E TO W  
DISTANCE ALONG BASELINE (FT)



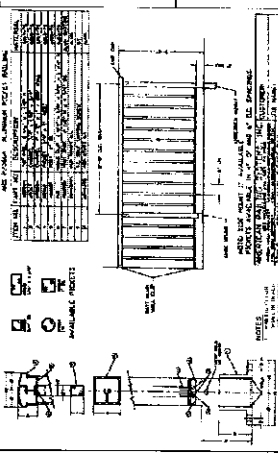




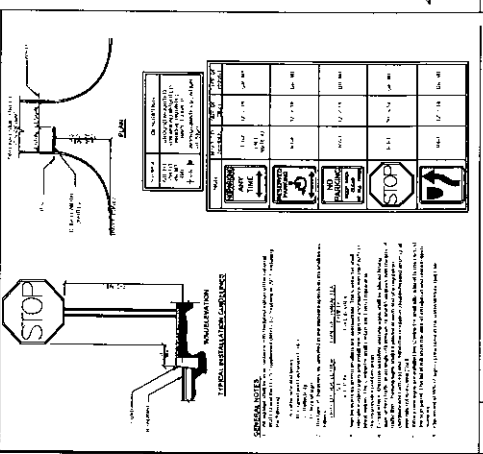
**TABLE 1**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2" MIN. THICKNESS	100	SQ. YD.	1.00	100.00
2	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
3	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
4	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
5	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
6	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
7	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
8	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
9	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
10	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00

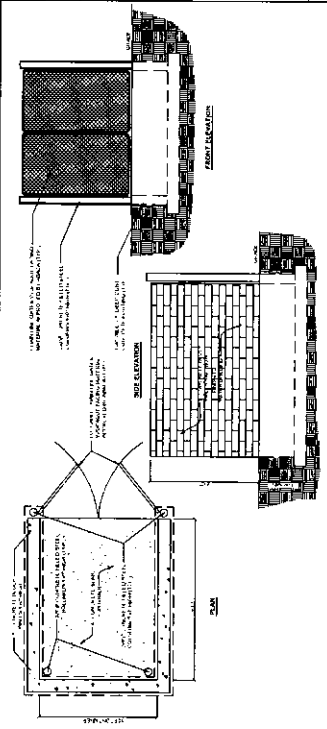
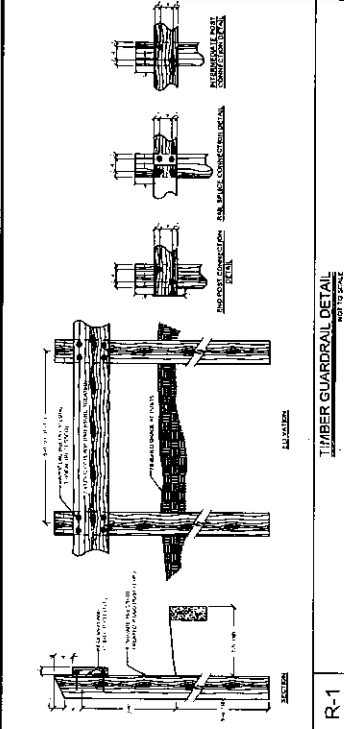
**SI-1 TYPICAL RETAINING WALL SECTION**  
NOT TO SCALE



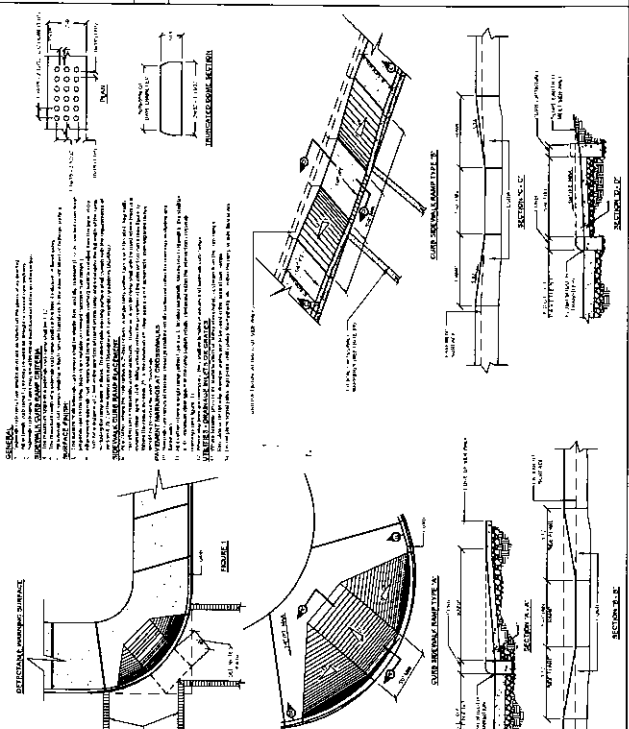
**SI-4 ALUMINUM RAILING FENCE**  
NOT TO SCALE



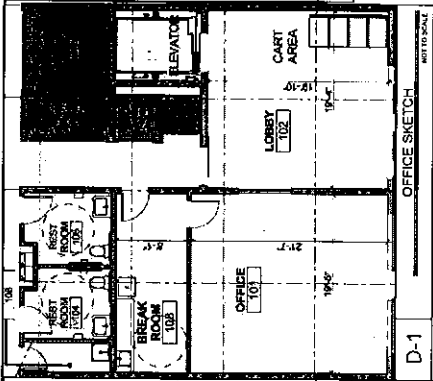
**SI-7 TRAFFIC SIGN DETAIL**  
NOT TO SCALE



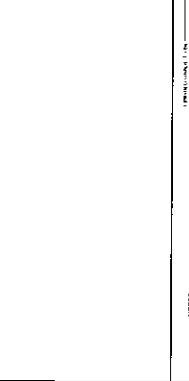
**SI-6 CONCRETE CURB & SIDEWALK DETAIL**  
NOT TO SCALE



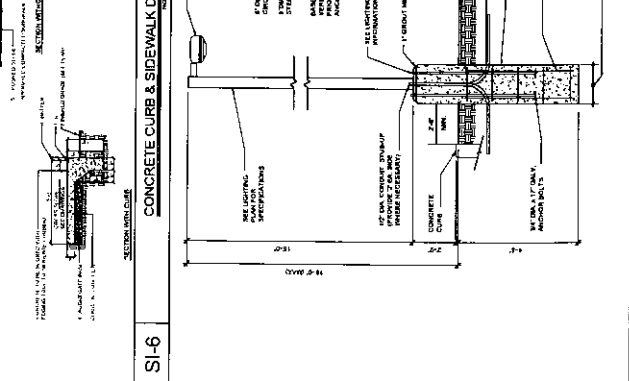
**SI-8 SIDEWALK CURB-RAMP DETAIL**  
NOT TO SCALE



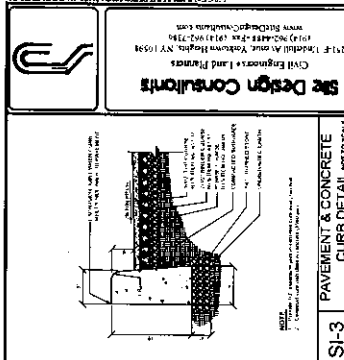
**SI-3 PAVEMENT & CONCRETE CURB DETAIL**  
NOT TO SCALE



**SI-10 LIGHT POLE BASE DETAIL**  
NOT TO SCALE



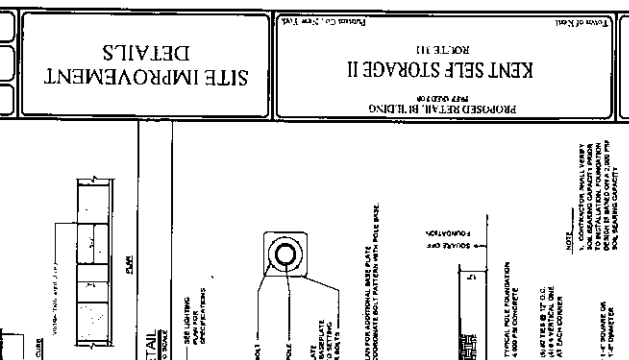
**SI-11 PROPOSED RETAINING BUILDING**  
NOT TO SCALE



**TABLE 2**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2" MIN. THICKNESS	100	SQ. YD.	1.00	100.00
2	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
3	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
4	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
5	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
6	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
7	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
8	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
9	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00
10	1/4" MIN. THICKNESS	100	SQ. YD.	0.50	50.00

**SI-12 KENT SELF STORAGE II**  
NOT TO SCALE



**C-501**













Town of Kent Planning Board  
25 Sybil's Crossing  
Tel: 845-306-5712

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

Resolution # 11  
Year 2023

Date: August 16, 2023  
From: The Kent Planning Board  
To: The Kent Town Board:  
Jaime McGlasson, Supervisor - w/Att  
Shaun Boyd  
Anne Campbell  
Jorme Tompuri  
CC: W. Walters, Building Inspector - w/Att  
L. Cappelli, Town Clerk - w/Att  
Claudia Dworazak  
Finance Department - w/Att.  
Re: Recommendation to move this project to the Administrative Track,  
And Forward Erosion Control Bond Agreement to the Town Board For:

Rocky's Ridge/DNC 1993 LLC  
16 Bonewood Drive  
Mahopac, NY 10541  
For property located at:  
N. Horsepound Rd. & Rte 52  
Kent, NY 10512  
TM: 12.-1-38 & 42

Resolved: On May 10, 2023 Kent Planning Board reviewed material pertaining to the recommendation noted above (attached) and agreed that it was appropriate to forward it to the Town Board for their action.

Mr. German asked for a motion to accept the Resolution prepared by Mr. Andrews as written, which includes the bonds, and to approve the bonds in the amount of \$105,088.00 and to forward it to the Kent Town Board to accept.

Erosion Control Bond in the amount of	\$ 105,088.00
Erosion Control Bond:	\$ 9,183.00
Along-Term Stormwater Management Facility Performance Bond	\$ 78,800.00
Site Erosion Control/Landscaping Performance Bond:	\$ 7,355.00
Wetlands Permit-Landscaping Performance Bond:	\$ 9,750.00

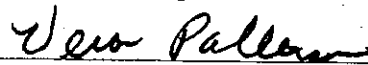
The motion was made by Mr. German and seconded by Mr. Carey. The roll call votes were as follows:

Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Aye</u>
Jacky Beshar	<u>Aye</u>
Sabrina Cruz	<u>Absent</u>
Thomas Faraone	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they approve these recommendations.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on May 10, 2023.



Vera Patterson  
Planning Board Secretary

Dated August 16, 2023





**TD Bank**  
**America's Most Convenient Bank®**  
Global Trade Finance  
6000 Atrium Way  
Mount Laurel, NJ 08054  
T 856 751 9000  
F 856 533 6345

tdbank.com

August 10, 2023

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

**Re: Irrevocable Standby Letter of Credit No. 20010309**  
**DNC 1993, LLC**

We're writing to let you know the above-referenced letter of credit was issued in your favor. The original letter of credit is enclosed.

Please address all correspondence regarding this letter of credit to:

TD Bank, N.A.  
Attn: Global Trade Finance  
Standby Letter of Credit  
6000 Atrium Way  
Mt. Laurel, NJ 08054

Be sure to mention our letter of credit number in any correspondence.

If you have any questions, please call me at **1-856-533-6791** Monday through Friday, 9am - 5pm. Thank you for your cooperation.

Sincerely,

Dorris M. Ancheta  
Standby Letter of Credit Department

Encl.

cc: DNC 1993, LLC







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Global Trade Finance  
6000 Atrium Way  
Mount Laurel, NJ 08054  
T 856 751 9000  
F 856 533 6345

tdbank.com

August 10, 2023

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 20010309  
EXPIRATION DATE: August 10, 2026

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

Re: DNC 1993, LLC

We hereby establish our Irrevocable Standby Letter of Credit No. 20010309 in favor of Town of Kent, hereinafter referred to as "Beneficiary", at the request of DNC 1993, LLC, hereinafter referred to as "Applicant", in an amount not to exceed in the aggregate One Hundred Five Thousand Eighty-Eight and 00/100 (\$105,088.00.) U.S. Dollars.

Funds are available by your draft on us at sight bearing the clause: "Drawn under TD Bank, N. A. Letter of Credit No. 20010309 dated August 10, 2023" and accompanied by the following documents:

1. This original Letter of Credit and any amendments thereto.
2. A statement purportedly signed by the Township Engineer stating that:

"DNC 1993, LLC has not performed in accordance with the terms and conditions of that certain combined performance bond agreement between DNC 1993, LLC and Town of Kent."

It is a condition of this Letter of Credit that it will be extended automatically, without amendment, for additional periods of (1) year from the present or each future expiration date, unless at least sixty (60) days prior to the current expiration date, we notify you in writing by overnight courier at the above address, that we elect not to renew this Letter of Credit for said additional period.

This Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any document, instrument or contract referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates, and any such reference shall not be deemed to incorporate herein by reference any document, instrument or contract.

We hereby agree that draft(s) drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon receipt of documents as specified above, which may be presented in person or sent via overnight courier at our office located at 6000 Atrium Way, Mt. Laurel, NJ 08054 on or before the expiration date noted above or any extended date.

Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits "UCP" (2007 Revision) International Chamber of Commerce, Publication No. 600." As to matters not governed by the UCP, it shall be governed by and construed in accordance with the Laws of the State of New York. In the event of a conflict the Laws of the State of New York will control. Jurisdiction for any action or proceeding commenced related hereto shall be in New York State Courts.

TD BANK, N. A.

*Dorris M. Ancheta*  
Dorris M. Ancheta  
Assistant Vice President





**COMBINED PERFORMANCE BOND AGREEMENT**  
**WITH ASSIGNMENT AND ASSUMPTION**

**WHEREAS**, the Town of Kent Planning Board received an application from DNC 1993, LLC, c/o Nunzio Cassese, Jr., to assume ownership of, formally transfer all permits and approvals for, provide new security for existing bonds for, and otherwise assume full control and continue the construction of a project to be known as Rocky's Ridge, formerly known as and approved for Old 17, LLC and initially approved as part of a project for Kent Development Associates; and

**WHEREAS**, the existing permits and approvals held by Old 17, LLC were renewed by Resolution dated February 10, 2022 and are for a commercial development of property identified as Tax Map # 12.-1-38; and

**WHEREAS**, to satisfy conditions imposed by such approvals, Old 17, LLC executed, and posted security for, the following documents:

1. Performance Bond for Steep Slope and Erosion Control Permit;
2. Performance Bond for Long-Term Stormwater Management Facility;
3. Performance Bond for Site Erosion Control - Landscaping; and



4. Performance Bond for Wetlands Permit - Landscaping;  
and

**WHEREAS**, by Resolution dated May 11, 2023, the Town of Kent Planning Board granted to and in the name of DNC 1993, LLC final approval with the conditions previously granted for the Special Use Permit, Site Plan Approval, Wetlands Permit and Steep Slope and Erosion Control Permit based upon the plans and maps identified in that Resolution; and

**WHEREAS**, as a condition of the approvals granted in the Resolution of May 11, 2023, DNC 1993, LLC must post security for the four performance bonds above referenced and must execute bond agreements to assume the liabilities of Old 17, LLC under those four performance bonds; and

**WHEREAS**, it is the intent of Old 17, LLC, DNC 1993, LLC and the Town of Kent that in order to combine paperwork and expedite the assignment and assumption of applicable rights and obligations under those four performance bond agreements, the parties will instead execute this Combined Performance Bond Agreement subject to the terms and conditions contained herein;

**NOW, THEREFORE**, this Combined Performance Bond Agreement is made between Old 17, LLC, a New York limited liability company, with offices at 19 Sunderland Lane, Katonah, New York 10536 (the "Initial Obligor") and DNC 1993, LLC, a New York limited liability company, with offices at 16 Bonie Wood Drive, Mahopac,



NY 10541 (the "New Obligor") for the benefit of the Town of Kent, a municipal corporation with offices located at 25 Sybil's Crossing, Kent Lakes, New York 10512 (the "Obligee").

**KNOW ALL PEOPLE BY THESE PRESENTS** that the New Obligor is held and firmly bound unto the Obligee in the sums and time periods identified below, for the payment whereof to Obligee the said Obligor binds itself, its successors and assigns:

1. Performance Bond for Steep Slope and Erosion Control  
- \$9,183.00, to remain in effect until two years after final acceptance of the work by the Town;
2. Performance Bond for Long-Term Stormwater Management Facility - \$78,800.00, to remain in effect until two years after final acceptance of the construction of the Facilities by the Town;
3. Performance Bond for Site Erosion Control - Landscaping - \$7,355.00, to remain in effect until two years after final acceptance of the work by the Town; and
4. Performance Bond for Wetlands Permit - Landscaping - \$9,750.00, to remain in effect until three years after the issuance of a Certificate of Occupancy, so that the Town can verify that at least eighty percent (80%) of the plantings are still viable;



The condition of the New Obligor's performance obligations and of this Combined Performance Bond Agreement is such that, if the New Obligor shall well and truly make all of the aforesaid improvements required as conditions of the Approvals in accordance with the plans and specifications approved by the Town of Kent and to the satisfaction of the Town of Kent, on or before the deadlines above stated for the individual security or surety being posted, then these obligations shall be null and void. Otherwise, these obligations shall remain in full force and effect.

The New Obligor shall at all times provide the Obligee with such security or surety as the Obligee shall reasonably deem sufficient. In furtherance of this covenant, the New Obligor has obtained and hereby delivers to the Town of Kent the following security for faithful performance of these obligations:

**SEE ATTACHED SAMPLE LETTERS OF CREDIT, THE ORIGINALS OF WHICH SHALL BE FILED WITH THE TOWN SIMULTANEOUSLY WITH THE EXECUTION OF THIS COMBINED PERFORMANCE BOND AGREEMENT.**

The New Obligor hereby releases and covenants not to sue the Town of Kent with respect to any and all claims on behalf of itself, its successors or assigns, with respect to the enforceability of this Agreement for any non-conformity with the



procedural and substantive provisions of Town Law Sections 274-a and 277. Furthermore, the New Obligor shall defend and indemnify the Town of Kent with respect to any such claims or defenses by any lending institution in connection with the project contemplated by the Approvals or by an institution providing collateral security to the Town of Kent with respect to this performance obligation that the aforesaid provisions of Town Law Sections 274-a and 277 may not have been followed in connection with giving, acceptance and approval of this performance obligation with respect to the construction and installation of all improvements identified in the approved plans and specifications which are the subject of this Combined Performance Bond Agreement.

The New Obligor hereby authorizes Town personnel and consultants to enter upon the subject real property for the purpose of inspecting the periodic performance of the obligations of the New Obligor.

In the event that, following such inspections, Town personnel and/or consultants determine that the New Obligor failed to install any of the improvements identified in the approved plans and specifications which are the subject of this Combined Performance Bond Agreement, and such failure continues after notice to the New Obligor with reasonable notice to cure,



then the Town shall have the right to call upon the **Letters of Credit** or any other security posted in amounts deemed necessary by the Town to cause the completion of the subject work in a manner satisfactory to the Town.

The New Obligor shall execute and/or endorse and deliver to the Town and/or the aforesaid surety company (or bank/lender) any documents required for the Town to call upon the four performance bonds or security described herein.

The Initial Obligor shall remain liable under this Combined Performance Bond Agreement and the previously executed four Performance Bond Agreements until this Combined Performance Bond Agreement has been fully executed, has been duly filed with the Town of Kent, and the actual four **Letters of Credit** have been approved by the Town and the attorney for the Planning Board. Upon such approval, either the Town or the attorney for the Planning Board shall issue correspondence confirming that the actual four **Letters of Credit** are acceptable and that the Initial Obligor is no longer liable under the initial four Performance Bond Agreements nor under this Combined Performance Bond Agreement.

This Agreement may be executed in counterparts which, when combined, shall constitute a fully binding Agreement.

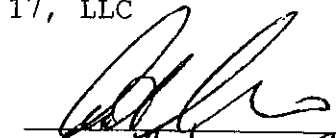


Dated: August 18, 2023

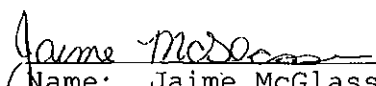
Old 17, LLC

TOWN OF Kent

By:

  
Name: Antonietta Carino  
Title: President

By:

  
Name: Jaime McGlasson  
Title: Supervisor

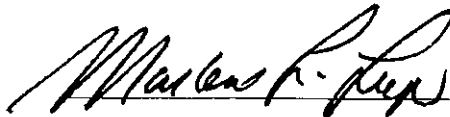
DNC 1993, LLC

BY:

M W Cassese Jr  
Name Nunzio W. Cassese Jr.  
Title: President

STATE OF NEW YORK )  
COUNTY OF Dutchess ) ss.:

On the 14<sup>th</sup> day of August, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Nunzio W. Cassese Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



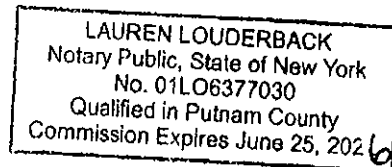
MARLENE L. LUGO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01LU6406233  
Qualified in Putnam County  
Commission Expires MARCH 23, 2024



STATE OF NEW YORK )  
COUNTY OF PUTNAM ) ss.:

On the 18<sup>th</sup> day of August, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Jaime McGlasson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lauren Louderback



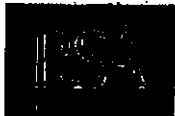
STATE OF NEW YORK )  
COUNTY OF Putnam ) ss.:

On the 16<sup>th</sup> day of August, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Antonietta Carino, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lauren M. Cole

Lauren M. Cole  
Notary Public, State of New York  
Reg. No. 01C06411095  
Qualified in Westchester County  
Commission Expires November 9, 2024





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

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

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

## Memorandum

To: Planning Board  
Town of Kent

Attn: Hugo German  
Chairman

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

Subject: Field Observation Visit

Date: February 22, 2023

Project: Rocky's Ridge, N. Horsepound Rd.  
TM #12.-1-38 & 42

The project was formerly known as Old 17 LLC and before that Kent Development Associates. The current application involves another change in ownership requiring the transfer of all previously granted permits and the proper substitution of the bonds/guarantees with those of the new owner. The project involved a Special Use Permit, Site Plan, Steep Slopes/Stormwater management and Freshwater Wetlands permits and approvals.

The project established coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. Actual construction on the project commenced sometime in in late December 2021/early February 2022. Site preparation has proceeded but is not yet complete. Rough grading has been generally completed.

The following comments are offered for the consideration by the Planning Board:

### 1. Field Observation Visit:

A field observation visit was made together with Bruce Barber, the Town environmental consultant, Planning Board members Jacky Beshar and Tom Faraone and Project Representative Jamie LoGiudice, RLA, INSITE on Tuesday, February 14, 2022.

A prior site visit was conducted back on February 23, 2022 to observe conditions. At that time site work had started, somewhat prematurely. Work had stopped and was on hold pending completion of the re-approval and owner change process taking place at that time. The site was stable but certain issues were identified that were to be corrected once actual work was able to be restarted.

INSITE on behalf of the current owner, Old 17, LLC has been performing weekly Erosion and Sediment Control inspections and filing reports. We utilized the plan from the February 9, 2023 inspection as a reference during the course of this visit. Conditions have been advanced since the visit conducted in 2022. The access driveway was continued up the hill, the building site and associated site areas have been rough graded and shaped. The site was generally stable. The observed conditions were not consistent with the most recent weekly plan. This was discussed and reviewed with the INSITE representatives who concurred with our observations.

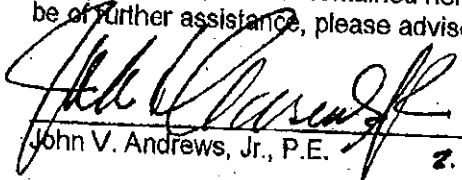


The following conditions were noted and discussed:

- The access road was stabilized with reclaimed stone that included, among other materials, asphalt chunks and construction type debris. At the time of the 2.23.2022 site visit it was agreed that this material would be removed once construction was able to commence and replaced with clean crushed stone. This was not done.
- Millings which were prohibited under the original approval have been placed in several areas along the access road. The millings need to be removed.
- A surface water spring/seep was identified during the 2.23.2022 site visit. This seep was to be picked up, controlled, and properly conveyed across the access road. This seep is still running. Some work, including installation of a pipe across the road was completed but the discharge has not been properly conveyed to a point of discharge. We were shown plans, but the work reflected on those plans has not yet been implemented. Future submittals should include this modification.
- The clearing limits and the location of the silt fence have been modified and appear to be at variance with the approved plans. It appears that clearing has encroached upon the wetland. The matter needs to be reviewed and modifications made to bring the both the limits of disturbance and silt fence back to the appropriate locations. Measures will need to be developed and incorporated into the plans going forward to stabilize the disturbed areas adjacent to the wetlands.
- The double silt fence at the entry is working, perhaps too well. The stream is clean, but barely flowing, allowing /creating a stagnant water section between the two fences. The second (downstream section) should be removed and replaced with a medium duty rock check dam, to slow the water but allow it to more freely flow.

The work conducted to date is at variance with approved plans. The site needs to be brought back into compliance. We defer to the Town's Environmental consultant with regard to the wetland matters. The required work appears to be an issue to be settled between the two parties involved in the property transfer. Any approvals considered by the Town will need incorporate a plan of correction with an appropriate time frame.

We trust the comments contained herein are of value to you. If there any questions or we can be of further assistance, please advise.

  
John V. Andrews, Jr., P.E. 2.22.2023

cc: Planning Board via email  
Bill Walters via email  
Jeffrey Battistoni, Esq. via email  
Richard Othmer, Highway Supt via email

Bruce Barber via email  
Elizabeth Axelson, AICP, CPL  
23-261-209-04



**ROCKY'S RIDGE**  
**May 11, 2023**  
**FINAL ADOPTED RESOLUTION #4-2023**

**Town of Kent Planning Board**  
**Resolution Re-Affirming the SEQRA Determination of Non-Significance (Negative Declaration)**  
**for:**  
**Special Use Permit, Site Plan Approval, Wetland, and Steep Slope and Erosion Control Permits,**  
**And**  
**Approval with Conditions for Special Use Permit, Site Plan, Wetland, and**  
**Steep Slope and Erosion Control Permits**  
**For**  
**DNC 1993, LLC, Applicant, for project to be known as Rocky's Ridge,**  
**North Horsepound Road & Peckslip Road, Tax Parcel No. 12.-1-38**

Whereas, the Town of Kent Planning Board received an application from DNC 1993, LLC, c/o Nunzio Cassese, Jr. to assume ownership of, formally transfer all permits and approvals for, provide new security for existing bonds and otherwise assume full control and continue the construction of a project to be known as Rocky's Ridge, formerly known and approved as Old 17, LLC and also formerly known and approved as Kent Development Associates; and

Whereas, the Town of Kent Planning Board approved the project known as Kent Development Associates on December 10, 2020 and granted, with conditions, site plan approval, a steep slope and erosion and sediment control permit, a wetland permit, and a special use permit, which resulted in signed plans for the project on May 24, 2021; and

Whereas, the original Kent Development Associates project involved two (2) parcels, TM # 12.-1-38 and TM # 12.-1-42, the latter being a parcel to be subject to a Timber Harvest proposal with the former the subject of a commercial development proposal, which parcel Kent Development Associates subsequently sold to Old 17, LLC while retaining ownership of the Timber Harvest parcel; and

Whereas, the Town of Kent Planning Board issued a reapproval for both tax map parcels with a change in ownership for the commercial development parcel (TM # 12.-1-38) for that portion of the project then to be known as Old 17, LLC on February 10, 2022; and

Whereas, Old 17, LLC started construction in December, 2021 which was stopped for a short period due to the expiration of the prior approval which commenced again after the reapproval and the formal transfer of all permits and approvals, which construction is in process; and

Whereas, it is the intent of the new owner, DNC 1993, LLC to assume construction responsibility and complete the commercial development portion of the project (TM # 12.-1-38) per all prior approvals including providing surety bonds to secure the performance guarantees previously approved and accepted; and

Whereas, it was observed during a site inspection conducted by members of the Planning Board and their consultants as part of their evaluation of the Rocky's Ridge application that certain aspects of the work conducted by Old 17, LLC were not in compliance with the approved plans; and



*Town of Kent Planning Board Resolution of SEQRA Determination of Non-significance (Negative Declaration) and Approval with Conditions for Special Use Permit; Site Plan, Wetland; and Erosion Control for DNC 1993, LLC for the project to be known as Rocky's Ridge May 11, 2023*

**Whereas**, the Town of Kent Building Inspector issued an Order to Remedy Violation(s) to Old 17, LLC, dated March 2, 2023 which required Old 17, LLC to stop work and remedy the violations and return to the Planning Board to obtain any necessary approvals or permit modifications to implement such remedies; and

**Whereas**, it was also determined that the Special Use Permit issued to Old 17, LLC had expired and required a re-approval before the transfer to DNC 1993, LLC could occur; and

**Whereas**, in order to fully identify the deviations from the approved plans and permits, the applicant provided an as-built survey dated March 7, 2023 which was then compared to with the approved site plan and permits; and

**Whereas**, the deviations from the approved site plan and permits were identified as; vegetation removal in the jurisdictional wetland buffer and upland areas, installation of fill in the wetland buffer and upland areas and installation of unauthorized fill material in the driveway area; and

**Whereas**, Old 17, LLC, based on the identified deviations from the approved site plan and permits, developed mitigation plans to remedy the cited violations to be incorporated into the project and made an application for the reapproval of the Special Use Permit and other approvals; and

**Whereas**, The Town of Kent Planning Board at their regularly scheduled meeting on April 13, 2023 accepted the mitigation plans, accepted the Special Use Permit Application and waived the Public Hearing requirements for both the Old 17, LLC changes and the change in ownership to DNC 1993, LLC based on the facts that the mitigation plans do not negatively impact the site plan and that the site plan, when completed, will be substantially in compliance with the originally approved plans; and

**Whereas**, the accepted mitigation plans include additional wetland plantings for which an updated Opinion of Probable Cost has been prepared by INSITE, Engineering, Surveying & Landscape Architecture, P.C., dated April 27, 2023, with a cover letter executed by John Watson, P.E., that establishes that the amount of the original mitigation bond is sufficient to cover the additional cost of the proposed mitigation plantings; and

**Whereas**, the Planning Board Attorney has reviewed the existing performance bonds and the surety associated therewith and has identified adjustments to be made thereto which have been accepted in concept by the applicant and their surety, with the surety withholding final acceptance and issuance of the amended bonds pending receipt of an adopted Resolution of Approval for the application of DNC 1993, LLC otherwise known as Rocky's Ridge;



*Town of Kent Planning Board Resolution of SEQRA Determination of Non-significance (Negative Declaration) and Approval with Conditions for Special Use Permit; Site Plan. Wetland; and Erosion Control for DNC 1993, LLC for the project to be known as Rocky's Ridge May 11, 2023*

**Now Therefore Be It Resolved**, that the Town of Kent Planning Board finds that there have been no substantial changes made to the project, new information or changes in the circumstances resulting in any different or new environmental impacts from those reviewed in conjunction with the prior approvals, so as to require amendment or rescission of the Negative Declaration for the project issued on December 10, 2020 and hereby reaffirms that Negative Declaration indicating that the project will not result in any significant adverse environmental impacts and that an environmental impact statement is not required; and

**Be It Further Resolved** that the waivers, terms, and conditions of the prior approvals dated December 10, 2020 and February 10, 2022 are incorporated herein by reference and remain in full force and effect unless modified herein; and

**Be It Further Resolved**, that pursuant to Kent Code Chapter 39A, Freshwater Wetlands the Planning Board hereby grants Wetland Permit approval with conditions previously granted, except that such grant shall be in the name of DNC 1993, LLC; and

**Be It Further Resolved**, that pursuant to Kent Code Chapter 66, Article III the Planning Board hereby grants Steep Slope and Erosion Control Permit approval with conditions previously granted, except that such grant shall be in the name of DNC 1993, LLC; and

**Be It Further Resolved** that the Planning Board hereby grants final approval with conditions previously granted, except that such grant shall be in the name of DNC 1993, LLC to the proposed Special Use Permit; Site plan; Wetland Permit; and Steep Slope and Erosion Control plan approval, as depicted on the following plans and maps:

Plans entitled Rocky's Ridge (formerly Kent Development Associates) & Timber Harvest, prepared by John Watson, PE, Insite Engineering, Surveying & Landscape Architecture, PC, dated January 19, 2023 and March 22, 2023, with sheets last revised February 16, 2023 and March 23, 2023, including the following:

- OP-1 Overall Plan.
- SP-1 Layout & Landscape Plan.
- SP-2 Grading, Drainage & Utilities Plan.
- SP-3 Erosion & Sediment Control Plan.
- SP-4 Timber Harvest Erosion & Sediment Control Plan.
- LP-1 Lighting Plan.
- D-1 Details.
- D-2 Details and Profile.
- D-3 Details & Profile; and
- SS-1 Steep Slopes & Soils Map; and
- RM-1 Remediation Mitigation Plan, Landscape Plan; and
- RM-2 Remediation/Mitigation Plan, Grading Plan.



*Town of Kent Planning Board Resolution of SEQRA Determination of Non-significance (Negative Declaration) and Approval with Conditions for Special Use Permit; Site Plan, Wetland; and Erosion Control for DNC 1993, LLC for the project to be known as Rocky's Ridge May 11, 2023*

**Be It Further Resolved** that these Special Use Permit; Site plan; Wetland permit; and Steep Slope and Erosion Control plan approvals are expressly conditioned on the completion of and the compliance with the following:

1. A copy of a recorded deed indicating the transfer of property from Old 17, LLC to DNC 1993, LLC shall be provided.
2. An owner/applicant signature block or blocks shall be placed on Drawings RM-1 & RM-2, signed and dated following the date of last revision of the plan set.
3. Provide confirmation about whether all of the required bonds have been satisfactorily assigned by the prior owner to, and assumed by, the new owner, with the prior owner remaining liable until the Order to Remedy has been satisfied in full and until the prior owner (namely, Old 17, LLC) is expressly released from such Performance Bonds and security by the Town, and subject to confirmation from the Town that the new property owner has posted all of the required bonds and security/surety. The form and content of these bonds or securities/sureties shall be reviewed and revised to the satisfaction of the Planning Board Attorney. Confirmation shall be provided that all of these bonds or securities have been duly accepted by the Town of Kent Town Board, and have been filed with the Town, including bonds or securities/sureties for the following:
  - a. Steep Slope and Erosion Control Permit bond required per Kent Code section 66-6 D.(4).
  - b. Long-term stormwater management facility bond required per Kent Code section 66-6 D.(4).
  - c. Site erosion control landscaping bond required per Kent Code section 66-6 D.(4).
  - Wetland mitigation landscaping bond required per Kent Code Chapter 39A. Freshwater Wetlands, section 39A-9 A.



*Town of Kent Planning Board Resolution of SEQRA Determination of Non-significance (Negative Declaration) and Approval with Conditions for Special Use Permit; Site Plan. Wetland; and Erosion Control for DNC 1993, LLC for the project to be known as Rocky's Ridge May 11, 2023*

4. Provide proof of the approval of the form of the four (4) bond agreements, revised as needed to address the change in ownership (as described in subparagraph 3 above), and listed below, by the Planning Board Attorney; and these bond agreements must then be executed and accepted by the Town Board:
  - a. Steep Slope and Erosion Control Permit (Erosion Control Bond) agreement.
  - b. Long-term stormwater management facility bond agreement.
  - c. Site erosion control landscaping bond agreement; and
  - d. Wetland mitigation landscaping bond agreement.
5. The wetland mitigation landscaping bond shall be returned after the end of a three-year period as measured from the date of the issuance of the certificate of occupancy and when the Town has determined that at least 80% of the wetland mitigation plants are viable at that time.
6. The site erosion control landscaping bond shall be returned after the end of a three-year period as measured from the date of the issuance of the certificate of occupancy and when the Town has determined that at least 80% of the erosion control plants are viable at that time.
7. Provide proof that all required outside agency permits and approvals have been properly transferred to the new owner; and provide proof of renewed and/or current agency approvals including the following:
  - a. Putnam County Department of Health Approval of Plans for a wastewater Treatment system.
  - b. Application for Permit to do Work on and Within a Town Road Area.
  - c. New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland Permit.



*Town of Kent Planning Board Resolution of SEQRA Determination of Non-significance (Negative Declaration) and Approval with Conditions for Special Use Permit; Site Plan. Wetland; and Erosion Control for DNC 1993, LLC for the project to be known as Rocky's Ridge May 11, 2023*

- d. Notice of Intent for the NYSDEC Division of Water Stormwater Discharges Associated with Construction Activity under the State Pollution Elimination System (SPDES) General Permit # GP-0-20-001; and
  - e. NYSDEC MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form.
8. Payment of all consultant fees accrued by the Planning Board to review the project plans and the application.
9. The site plan shall include the following note: "A Certificate of Occupancy shall not be granted until written certification has been provided to the Town Building Inspector by the applicant's design professional that the mitigation plantings have been installed in compliance with the approved mitigation plan. Plant substitutes may not be made without first obtaining written approval from the Building Inspector."

The Special Use Permit shall become null and void, unless the holder thereof shall obtain within one year following the effective date of the resolution granting the same, a certificate of occupancy or an extension of time, upon presentation of evidence sufficient for a determination by the Planning Board that extenuating circumstances warrant such extension.

The conditional site plan approval shall be void if construction is not started within one year of the date of Planning Board approval, and completed within two years of the date of such approval. Said conditional approval shall thereafter expire unless otherwise extended by the Planning Board after receipt of a written request of the applicant prior to the date of expiration. The site plan approval may be renewed by written request of the applicant for up to two additional ninety-day periods.



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May 11, 2023*

It is the responsibility of the application/project sponsor to submit to the Town Planning Board proof that each of the conditions of this Special Permit; Site Plan Approval; Wetland Permit; and Steep Slope and Erosion Control permit approvals have been completed; and the signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board's Engineering Consultant verifying that each of the conditions of this approval have been completed. The final drawings shall not be accepted by the Planning Board without submission of proof of completion.

Motion: Simon Carey

Second: Hugo German

Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Aye</u>
Jacky Beshar	<u>Aye</u>
Sabrina Cruz	<u>Absent</u>
Thomas Faraone	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on May 10, 2023.



Vera Patterson, Clerk  
Town of Kent Planning Board

\*~\*~\*~\*

CC: Building Inspector  
KPB Members  
L. Cappelli  
J. LoGiudice, RLA  
A. Carino  
N. Cassesse