

Liz



Elizabeth (Liz) Axelson, AICP

Direct: 845.686.2309

ARCHITECTURE. ENGINEERING. PLANNING.

CPLteam.com

INSERTED EMAIL TEXT FROM BRUCE 8/23/22

From: Bruce Barber barberbruce@yahoo.com **Sent:** Tuesday, August 23, 2022 2:47 PM **To:** Elizabeth Axelson EAxelson@CPLteam.com **Cc:** Phil Tolmach bestscapes1@hotmail.com **Subject:** Re: Details of the wetland delineation FW: Adopted Resolution 11 for Holly_Winkler Ct. Stipulation

Liz, The applicant's wetland consultant, Steve Marino had contacted me regarding what was needed to finish up the wetland info. I emailed him my most recent memo. Subsequent to that, Bob Bradley contacted me with the same question and I indicated I had sent the information required to Steve Marino. I am waiting for the amended concept plan to reflect the remaining wetland items to be submitted. I am not sure if John has remaining comments. BB

INSERTED EMAIL TEXT FROM 7/29/22:

From: Planning Kent planningkent@townofkentny.gov **Sent:** Friday, July 29, 2022 2:31 PM **To:** Kent Planning Board Consultants 2022 kentplanningboardconsultants2019@townofkentny.gov **Subject:** Fw: Winkler Farm

paul wants to know how many drawings I need - are they ready for signature?

Let me know.

Vera Patterson

Town of Kent

Planning Board Secretary

25 Sybil's Crossing

Kent, NY 10512

planningkent@townofkentny.gov

845-306-5612 (T)

845-306-5283 (F)

From: Paul M Lynch <PLynch@PutnamEng.com> **Sent:** Tuesday, July 26, 2022 2:12 PM **To:** Planning Kent <planningkent@townofkentny.gov> **Subject:** Winkler Farm

Hello Vera,

Attached is the last page of the long eaf which is signed by Doug Holly. Also is a copy of the site plan with added notation for the wetland area and a revised parking calculation. Paul

From: Elizabeth Axelson **Sent:** Tuesday, August 23, 2022 2:26 PM **To:** Planning Kent <planningkent@townofkentny.gov>; Bruce Barber (barberbruce@yahoo.com) <barberbruce@yahoo.com>; JAndrews@rsaengrs.com; Building Inspector <buildinginspector@townofkentny.gov>; j battistoni@vandewaterlaw.com; josterhoudt@vandewaterlaw.com **Cc:** Alexa Brandihall <abrandihall@townofkentny.gov>; Accountant <accountant@townofkentny.gov>; Lana Cappelli <lcappelli@townofkentny.gov>; Phil Tolmach bestscapes1@hotmail.com **Subject:** RE: Adopted Resolution 11 for Holly_Winkler Ct. Stipulation

Hello Everyone – First Lana and Vera, thanks for moving this along, with signatures, etc.; and getting it out to us all. The adopted stipulation is attached for ease of reference. Here are a couple of follow up items I'd like to clear up:

1. Page 7, first paragraph, at "HOWEVER", I am not sure the plans were updated related to the details of the wetland delineation. The reference plan sheet is also attached. I'll follow up with Bruce Barber, Bob Bradley and Putnam Engineering.
2. Following from the bottom of page 5, "NOW, THEREFORE," ... "the parties agree and stipulate as follows: ...", I had understood that the Drawing described in number 2, page 6, would be updated and then be filed with the executed stipulation.
3. Hopefully, there are answers to the above and if filed, that map was revised and the stipulation was filed with the map.

I will follow up with Jeff Battistoni first and then check with Bob Bradley and Putnam Engineering.

Please call my cell phone with any questions: 914-388-4035.

Take care,
Liz



Elizabeth (Liz) Axelson, AICP

Direct: 845.686.2309

ARCHITECTURE. ENGINEERING. PLANNING.

CPLteam.com

From: Planning Kent <planningkent@townofkentny.gov> **Sent:** Tuesday, July 26, 2022 3:18 PM **To:** Kent Planning Board Consultants 2022 <kentplanningboardconsultants2019@townofkentny.gov>; Building Inspector <buildinginspector@townofkentny.gov>; jbattistoni@vandewaterlaw.com; josterhoudt@vandewaterlaw.com **Cc:** Alexa Brandihall <abrandihall@townofkentny.gov>; Accountant <accountant@townofkentny.gov>; Lana Cappelli <lcappelli@townofkentny.gov>; Phil Tolmach <bestscapes1@hotmail.com> **Subject:** Adopted Resolution 11 for Holly_Winkler Ct. Stipulation

Please find attached for your records the adopted Resolution 11 for Holly_Winkler Ct. property.

I've given an original document to Lana and Yulia for their files. I also gave one original to Bob Bradley for the Holly files.

Vera Patterson
Town of Kent
Planning Board Secretary
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-306-5612 (T)
845-306-5283 (F)

STIPULATION

THIS STIPULATION is made this 19th day of July, 2022 by and between DOUGLAS HOLLY and LAUREL HOLLY, residing at 23 Winklers Farm Court, Carmel, NY 10512, the TOWN OF KENT, maintaining an office at 25 Sybil's Crossing, Kent Lakes, NY 10512, and the TOWN OF KENT PLANNING BOARD, maintaining an office at 25 Sybil's Crossing, Kent Lakes, NY 10512.

WHEREAS, DOUGLAS HOLLY and LAUREL HOLLY are the owners of real property known as 18-26 Winklers Farm Court and identified by Tax Map ID # 33.16-1-8 consisting of approximately 11.00 acres of land located in the R-10 Residential zoning district (10,000 square foot [SF] lot area minimum) in the Town of Kent (herein, the "Property"); and

WHEREAS, there has been a history of litigation related to the Property involving prior owners, as petitioners, and the Town of Kent, the Planning Board of the Town of Kent, and the individual members of the Town of Kent Planning Board (as then serving), as respondents, said litigation occurring in the Supreme Court of the State of New York, County of Putnam, identified by Index No. 1127/79; and

WHEREAS, said litigation involved a dispute about the proper zoning for and use of the Property and resulted in a Judgment from

the Court dated January 30, 1985, consented to in writing by the attorney for the respondents; and

WHEREAS, said Judgment ordered, adjudged, and decreed that the petitioners "shall have the right to construct upon the subject property twenty-seven (27) dwelling units, in addition to the six (6) dwelling units existing thereon"; and

WHEREAS, the Judgment further ordered, adjudged, and decreed that the "petitioners shall submit to the Planning Board the necessary site plan for the approval in accordance with the Rules & Regulations of the said Planning Board"; and

WHEREAS, a long history then ensued of applications and submissions to the Planning Board, and related motions being made by the Town Board, none of which resulted in a complete review of an application for site plan approval, nor in an approval of any such application; and

WHEREAS, as per the Town of Kent's Image Mate Online, which provides current real property tax information, the existing developed multiple residence site referenced above (TM # 33.16-1-8) includes a total of seven (7) dwelling units with a total of eleven (11) bedrooms and eight (8) bathrooms in four (4) residential structures with the following dwelling units and bedrooms:

1. A 3-family, 2,127 SF cape cod style building with 3 dwelling units, including 5 bedrooms and 3 full bathrooms;
2. A 1-family, 608 SF cottage style building, which is 1 dwelling unit with 2 bedrooms and 1 full bathroom;
3. A 1-family, 1,080 SF cape cod style building, which is 1 dwelling unit with 1 bedroom and 2 full bathrooms;
4. A 2-family, 1,568 SF old style building with 2 dwelling units, including 3 bedrooms and 2 full bathrooms;

WHEREAS, DOUGLAS HOLLY and LAUREL HOLLY (the "Applicants") submitted to the Planning Board an Application for site plan approval dated January 20, 2021, which seeks the addition of two (2) residential structures to the Property, one of which would be a multiple residence with four (4) dwelling units, each having two (2) bedrooms and (2) two full bathrooms, and the other being a single family home having two (2) bedrooms and (2) two full bathrooms (the "Application"), which would add a total of five (5) dwelling units with a total of ten (10) bedrooms and ten (10) bathrooms in two (2) residential structures; and

WHEREAS, Robert Bradley for and on behalf of Douglas and Lauren Holly (Applicants) by letter dated July 5, 2021 updated and modified the Application to consist of three (3) residential structures each with four (4) units each having two (2) bedrooms and two (2) full bathrooms and an addition to an existing one

(1) bedroom two (2) bathroom unit (Unit 23) which would add a total of twelve (12) dwelling units with a total of twenty four (24) bedrooms and twenty four (24) bathrooms in three (3) residential structures; and

WHEREAS, the resulting site development including the existing and proposed Residential structures would be a total of nineteen (19) dwelling units with thirty-six (36) bedrooms and thirty two (32) bathrooms in seven (7) residential structures; and

WHEREAS, the Applicant submitted the following updated materials, which were considered by the Planning Board on July 14, 2022:

1. Full Environmental Assessment Form, Part I, Winkler Farm, dated March 14, 2022 (unsigned), revised June 1, 2022;
2. Drawing Number C-020-Existing Conditions Plan-Winkler Farm, prepared by Putnam Engineering, PLLC, September 8, 2021, scale as noted; revised May 31, 2022;
3. Drawing Number C-120-Site Layout Plan-Winkler Farm, prepared by Putnam Engineering, PLLC September 8, 2021, scale as noted; revised May 31, 2022;
4. Drawing Number C-130-Grading and Drainage Plan-Winkler Farm, prepared by Putnam Engineering, PLLC, September 8, 2021, scale as noted; revised May 31, 2022;

5. Drawing C-140-Utilities and SSDS Plan-Winkler Farm,
prepared by Putnam Engineering, PLLC, September 8, 2021,
scale as noted; revised May 31, 2022; and
6. Drawing Number C-160-Trees, Slopes, and Limits of
Disturbance Plan-Winkler Farm, prepared by Putnam
Engineering, PLLC, September 8, 2021, scale as noted;
revised May 31, 2022; and

WHEREAS, instead of having disputes about the density and construction permitted on the Property and possible future applications for additional residential structures, the Applicants, the Town of Kent, and the Town of Kent Planning Board all desire and intend that the Application, if approved in terms of number of residential structures and bedrooms, would be the final one related to the development of this Property and would constitute a full settlement of the issue of the number of dwelling units and bedroom count allowed on the Property;

NOW, THEREFORE, in consideration of the premises, covenants and agreements stated herein, and in consideration of one dollar actual consideration, receipt of which is hereby acknowledged, the parties agree and stipulate as follows:

1. The Application, if approved, shall constitute the final approval for the property in terms of dwelling units and number of bedrooms per dwelling unit. Specifically, the

total site development shall not exceed a total of nineteen (19) dwelling units with thirty-six (36) bedrooms and thirty-two (32) bathrooms in seven (7) residential structures in the existing and proposed configuration described herein. Existing structures that are not existing residential structures (non-residential structures) may not be converted for future residential use. In other words, the Applicants shall not be entitled to any additional residential structures, dwelling units, bedrooms, or bathrooms per dwelling unit as part of any future application related to the Property. The parties acknowledge that the above described unit counts and bedroom and bathroom counts are maximum counts which are not guaranteed and which could be modified downward based upon other approvals needed by the Applicant.

2. Drawing Number C-120-Site Layout Plan-Winkler Farm, prepared by Putnam Engineering, PLLC, September 8, 2021, scale as noted, revised May 31, 2022, clearly identifies existing residential structures, existing non-residential structures, including their types and uses, and proposed residential structures. The site plan also identifies existing and proposed required improvements such as roads, driveways, parking, water supply, wastewater disposal, stormwater management and other improvements required by

the Code of the Town of Kent for site development plans. HOWEVER, the plans above described shall be updated to show the details of the wetland delineation noted on the plans and the actual parking calculations for both existing and proposed structures and uses.

3. The Planning Board shall review the Application as though the dwelling units and bedrooms per dwelling unit meet applicable zoning regardless of the actual designation of the Property pursuant to the current Zoning Code and Zoning Map. The proposed development shall comply with the lot area and bulk requirements, and design standards, of the underlying R-10 zoning district in all respects other than density. The proposed development shall comply with all pertinent requirements and standards for approval of site plans, and subdivision of land;
4. The Planning Board shall review the Application in full accordance with the State Environmental Quality Review Act (SEQRA) process and in compliance with all applicable chapters and provisions of the Code of the Town of Kent, including zoning, freshwater wetlands, steep slopes, and stormwater management.
5. The Planning Board review shall require certification that existing facilities including electric, water and sewer are adequate, functioning and are not in violation of any

standard or regulation and if such violation exists, correction and or repair shall be able to be accommodated as part of the current development proposal.

6. The Applicants, in order to obtain approval, must meet all requirements related to Board of Health Approval for water supply and septic systems, roadway access and sight distance, soil erosion and sediment control (including any required Stormwater Pollution Prevention Plan and related permits), recommendations from the Putnam County Department of Planning, requirements of jurisdictional fire and emergency departments or agencies, and requirements of any other agency or board having jurisdiction over the Application. The Applicants shall also comply with any conditions for approval related to utility easements, any common driveway easement and maintenance agreement required, and any performance bonds and related security required.

7. The parties covenant that they will each proceed with due diligence and in good faith to accomplish the objectives of this Stipulation.

8. Each party has had the opportunity to be represented by counsel of its own choosing in the negotiation and execution of this Stipulation and executes this Stipulation knowingly and voluntarily with due authority.

9. This Stipulation shall be binding upon the heirs, successors and/or assigns of each party.

10. This Stipulation shall "run with the land", shall be binding upon all successive owners of the Property and may be recorded with the Putnam County Clerk be any party.

IN WITNESS WHEREOF, the parties have executed this Stipulation as of the date first above written.

TOWN OF KENT

Jaime McGlasson
By: Jaime McGlasson, Supervisor

TOWN OF KENT PLANNING BOARD

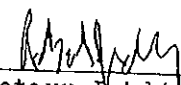
Phil Tolmach 7/25/22
By: Phil Tolmach, Chairman

D3 My
DOUGLAS HOLLY, Property Owner and Applicant

Laurel Holly
LAUREL HOLLY, Property Owner and Applicant

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

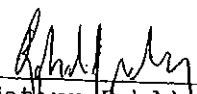
On 13 July 2022, 2022 before me, the undersigned, a notary public in and for said state, personally appeared DOUGLAS HOLLY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he 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.



Notary Public
ROBERT J. BRADLEY
Notary Public, State of New York
Qualified in Putnam County
Commission Expires July 6, 2023

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

On 13 July 2022, 2022 before me, the undersigned, a notary public in and for said state, personally appeared LAUREL HOLLY, 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.



Notary Public
ROBERT J. BRADLEY
Notary Public, State of New York
Qualified in Putnam County
Commission Expires July 6, 2023

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

On 19 July 2020, 2022 before me, the undersigned, a notary public in and for said state, personally appeared JAIME MCGLOSSON, 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.

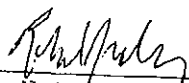


Notary Public

NOTARY PUBLIC
New York
My Comm. Expires 06/2023

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

On 25th July 2020, 2022 before me, the undersigned, a notary public in and for said state, personally appeared PHIL TOLMACH, 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.



Notary Public

NOTARY PUBLIC
New York
My Comm. Expires 06/2023

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☒ No

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 Douglas Holly

Date March 14, 2022

REV. 6/1/22

Signature 

Title Owner

PRINT FORM

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-225-7802

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Resolution #13

Year 2022

Date: September 8, 2022
From: The Kent Planning Board
To: Finance
CC: e-soza@hotmail.com
Re: Honey Cakes Bakery
531 Rte. 52 - Suite I
Kent, NY 10512
TM: 33.48-1-6
Release of funds in Escrow Account

Resolved: On September 8, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to release the funds remaining in the escrow account for the above mentioned property. Attached is supporting documentation.

Mr. Tolmach asked for a motion to release funds remaining in the escrow account for the above mentioned property.

The motion was made by

and seconded by

The roll call votes were as follows:

Phillip Tolmach, Chairman
Dennis Lowes, Vice Chairman
Simon Carey
Sabrina Cruz
Giancarlo Gattucci
Hugo German
Stephen Wilhelm

The motion carried.

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 September 8, 2022.

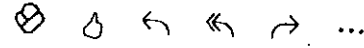
Dated: September 9, 2022

Vera Patterson
Planning Board Secretary

« Reply all ▾ Delete Junk Block ...

Honey Cakes

ES evelyn Ruballos soza <e-soza@hotmail.com>
To: Planning Kent



Wed 8/17/2022 4:18 PM

TOWN OF KENT NOTICE

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

Hi Vera,

Happy Wednesday! Hope your day is going well. I just wanted to send a quick follow up email about the fee reimbursement that you mention. Please let me know if I need to send any additional information or fill out something. Thank you!

Regards,

Evelyn

Reply | Forward

Honey Cakes

evelyn Ruballos soza <e-soza@hotmail.com>

Wed 8/17/2022 4:18 PM

To: Planning Kent <planningkent@townofkentny.gov>

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

Hi Vera,

Happy Wednesday! Hope your day is going well. I just wanted to send a quick follow up email about the fee reimbursement that you mention. Please let me know if I need to send any additional information or fill out something. Thank you!

Regards,

Evelyn

25 Sybil's Crossing
Kent Lakes, NY 10512

DO NOT WRITE IN THIS BOX

Claimant's
Name And
Address

CPL
255 Woodcliff Dr.
Suite 200
Fairport, NY 14450

Tax I.D. # 16-1283651

DATE VOUCHER RECEIVED		
FUND - APPROPRIATION	AMOUNT	
TOTAL		

ABSTRACT NO.

VENDOR'S REF. NO.

VOUCHER NO.

DATE	QUANTITY	DESCRIPTION OF MATERIALS OR SERVICES	UNIT PRICE	AMOUNT
8/10/2022		Invoice #84361 CPL# 16570.09 Kent-Planning Board 2022		\$312.50
		Honey Cakes Bakery Sign		
(SEE INSTRUCTIONS ON REVERSE SIDE)			TOTAL	\$312.50

I, Timothy Moot, PG \$312.50 IS TRUE AND CORRECT; THAT THE ITEMS, SERVICES AND DISBURSEMENTS CHARGED WERE RENDERED TO OR FOR THE MUNICIPALITY ON THE DATES STATED; THAT NO PART HAS BEEN PAID OR SATISFIED; THAT TAXES, FROM WHICH THE MUNICIPALITY IS EXEMPT, ARE NOT INCLUDED AND THAT THE AMOUNT CLAIMED IS ACTUALLY DUE.

8/10/2022

DATE _____

Principal

SIGNATURE

TITLE

(SPACE BELOW FOR MUNICIPAL USE)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are in effect.

DATE _____

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

This Claim is approved and ordered paid from the appropriations indicated above.

DATE _____

AUDITING BOARD



CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

Invoice

August 10, 2022

Project No: 16570.09

Invoice No: 84361

Town of Kent Planning Board
Attn: Vera Patterson
25 Sybil's Crossing
Kent, NY 10512

Kent-Planning Board 2022 Honey Cakes Bakery Sign
Professional Services for the period ending July 29, 2022
Professional Personnel

	Hours	Rate	Amount
Axelson, Elizabeth	2.00	125.00	250.00
7/5/22 Revw sit pl/sig Ap submtl per mapng resorcs/cod; prep rev nots/begin prep De Minimus let; rev aditnl info fr Ap Rep/Bldg Dept; prep mesgs to Ap Rep/Bldg Dept coresp w/Plang Bd/Ap Reps;			
Axelson, Elizabeth	.50	125.00	62.50
7/6/22 Finsh revw sit pl/sig Ap submtl per mapng resorcs/cod; prep De Minimus revw let; rev info fr Bldg Dept; prep mesgs to Ap Rep/Bldg Dept coresp w/Plang Bd/Ap Reps;			
Totals	2.50		312.50
Total Labor			312.50
Total this Invoice			\$312.50

Timothy Moot, PG

26 IBM Road | Poughkeepsie, NY 12601 | 845.454.3411 | cplteam.com

Please remit payment to our corporate office at 255 Woodcliff Dr, Suite 200, Fairport, NY 14450

****PLEASE REFERENCE INVOICE NUMBER ON PAYMENT****

Honey Cakes Bakery TM: 33.48-1-6 Suite 1 (Sign Approval)

Date	Deposits	Fees	Balance
06/30/22 Chase/JP Morgan 1001 - sign approval	150.00		
06/30/22 Chase/JP Morgan 1002 - Escrow	500.00		500.00
08/16/22 CPL 84361		(312.50)	187.50



ARCHITECTURE
ENGINEERING
PLANNING
CPL/CONSULTANTS

July 5, 2022

Phil Tolmach, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

and

William Walters, Building Inspector
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

RE: Honey Cakes Panaderia De Minimis Determination
531 Route 52, Suite 1 / Tax Map ID # 33.48-1-6
CPL Project # 16570.09

Dear Chairman Tolmach:

We have received an application and materials for a sign approval for a sign located at 531 Route 52, Suite 1, on property tax map identification number 33.48-1-6, which is located in the C (Commercial) zoning district. The facade length of the plaza occupancy where Honey Cakes Panaderia and the proposed wall sign would be located is twenty-eight feet (28').

We have reviewed the following materials in the submitted sign plan approval application, in accordance with all pertinent regulations, requirements and standards of the Code of the Town of Kent, Chapter 77, Zoning, including the following:

- combined application and documents signed or dated June 28, 2022; and received July 1, 2022;
- updated, combined application and documents signed or dated June 28, 2022; and received July 5, 2022;
- originally submitted detailed specifications of the proposed wall sign, dimensions and location on a photographic representation of the proposed five foot by one foot (5' X 1') sign, or five square feet (5 SF), submitted by the Applicant, Evelyn Ruballos Soza, apparently prepared by the applicant, received July 1, 2022; and
- revised, submitted detailed specifications of the proposed wall sign, dimensions and location on a photographic representation of the proposed five foot by one foot (5' X 1') sign, or five square feet (5 SF), submitted by the Applicant, Evelyn Ruballos Soza, apparently prepared by the applicant, received July 5, 2022.

2

RE: Honey Creek/Panthers De Minimis Determination
331 Route 32, Suite 17, Taylorsville, TN 37073-1016
CPL Project # 20570.09

We also examined the site via Putnam County Parcel mapping, Google Earth Pro aerial photography and street views and the Town of Kent Zoning map, showing the existing commercial plaza and noting the proposed location of the sign and required setback from the subject property's front lot line.

No lighting is proposed for the 5 SF wall sign, which is consistent with the general design and placement of other wall signs for other occupancies in this commercial plaza. Based on the length of the occupancy's facade of 28 feet, where the proposed business and sign would be located, and zoning subsection 77-37, A (2), and the requirement that a wall sign "... shall not exceed one square foot for every two linear feet of the front building facade ...", then the proposed wall sign would be allowed a maximum size of 14 square feet.

As per the provisions of Zoning section 77-60, a site plan approval before the Town of Kent Planning Board would ordinarily be required for the proposed sign. However, as per section 77-60, D, Exemptions and Waivers for De Minimis Activities, subsection (2) De Minimis Waivers, it is my opinion that that this proposed sign is a de minimis construction activity for which site plan approval is not necessary. Under this zoning provision, I recommend that the Building Inspector issue a building permit.

Sincerely,
Elizabeth Axelson


Planner
CPL



Office (845) 306-5597

Fax (845) 225-5130

Email: buildinginspector@townofkentny.gov

Phil Tolmach, Chairman
Town of Kent Planning Board
25 Sybil's Crossing Kent Lakes NY10512

Elizabeth Axelson
Town of Kent Planner
CPL Architecture, Engineering, Planning

RE: 531 Route 52 - Suite #1 - Honey Cakes Bakery - De Minimus Determination

Dear Chairman and Town Planner:

I have received an application and materials for a sign application, located at 531 Route 52 Suite 4, TM# 33.48-1-6. This sign is considered a Nonresidential in a Commercial, (1 Sq. Ft. per 2 linear ft. of facade) (Per 77-37A2)

Proposed Sign size: 1'ft. x 5'ft. Wall type sign for the building, and
1'ft. x 44.7" inches for the roadway monument

This sign is 5 sq.ft. which is the allowed limit.

After further review, I found that the application is in compliance with the Town code: 77.35B.(1)
As per the provision of Zoning code section 77-60, D. for Exemptions, it's my opinion that this project is a De Minimus project.

Respectfully

Town of Kent
Building Inspector

CC: Planning

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-225-7802

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

DATE: June 30, 2022
TO: Finance Department
CC:
FROM: Vera Patterson
RE: Honey Cakes Bakery - TM: 33.48-1-6 Suite 1

This is a new project for sign approval, so please open a new escrow account. Attached is supporting documents and the following checks:

Chase/JP Morgan Bank Check 1001, dated 6/28/22 in the amount of \$150.00, which is for the application for the sign; and
Chase/JP Morgan Bank Check 1002, dated 6/28/22 in the amount of \$500.00, which is for an escrow account

Thanks very much.

HONEY CAKES
531 ROUTE 52
CARMEL, NY 106121917

1001

PAY TO THE
ORDER OF Town of kent

DATE 6/28/22

1-2/210

One hundred fifty ⁰⁰/₁₀₀

\$ 150.00

DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR Sign Approval

⑈001001⑈ +⑈021000021⑈

[Signature]
8505571001

HONEY CAKES
531 ROUTE 52
CARMEL, NY 106121917

1002

PAY TO THE
ORDER OF Town of kent

DATE 6/28/22

1-2/210

Five Hundred ⁰⁰/₁₀₀

\$ 500.00

DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR Sign Approval

RECEIPT

DATE June 28, 2022

No. 426589

RECEIVED FROM A. Giron Honey Cakes Bakery

\$ 150.00

One Hundred fifty ⁰⁰/₁₀₀

DOLLARS

FOR Sign Approval T.M. 33-48-1-6

ACCOUNT	
PAYMENT	
BAL. DUE	

- ☐ CASH
☒ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM V. Patterson TO A. Giron

BY

3-11

RECEIPT

DATE June 28, 2022

No. 426590

RECEIVED FROM A. Giron Honey Bakery

\$ 500.00

Five Hundred ⁰⁰/₁₀₀

DOLLARS

FOR RENT
FOR

ACCOUNT	
PAYMENT	
BAL. DUE	

- ☐ CASH
☒ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM V. Patterson TO A. Giron

BY

3-11

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: Angelita Giron - Honey caves
 ADDRESS: 531 Route 52 Suite #1, Carmel, NY 10512

CONTACT TELEPHONE NUMBER: (845) 745-2227 - (845) 629-3566
 TM: 12-01 33.48-1-6

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

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

Check list completed by:

Angelita Giron
 (Print or type name here)

[Signature]
 (Signature)

Owner
 (Print or type Title here)

6/28/22
 (Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

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

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision)	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Change	_____
Site Plan	_____	Conditional Use Permit	_____
Freshwater Wetland	_____	Steep Slope & Erosion Ctrl	_____
Change of Use	_____	Sign Approval	<input checked="" type="checkbox"/>

Name of Project: _____

Description of Proposed Activity: Opening A bakery

Name of Applicant(s): Angelita Garcon

Address: 531 Route 52, Suite #1, Carmel, NY 10512

Telephone: (845) 629-3566 - (845) 745-2227

Name and Address of Record Owner(s): MTK Finney Realty Inc.
531 Route 52, Suite #2, Carmel NY 10512

Tax Map Number of all parcels: _____

A) For All Applications:

- 1) Total acreage involved in application: NA
- 2) Total contiguous acreage controlled by applicant/owner (1): NA
- 3) Total number of existing structures: NA
- 4) Type of existing structures: NA
- 5) Total square footage of all new construction: NA
- 6) Estimated value of new construction or addition: NA
- 7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential	_____	Commercial	_____	Institutional	_____
Expansion: Residential	_____	Commercial	<input checked="" type="checkbox"/>	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	_____

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

9) Does applicant intend to request any information waivers?

No ☒

Yes _____

If yes, please list all waivers (attach separate pages if necessary):

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

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

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

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

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

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

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

No ☒

Yes _____

If yes, please list in detail (attach separate pages if necessary):

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

Name and Address of Professional Engineer:

Telephone:

Name and Address of Licensed Land Surveyor:

Telephone:

Name and Address of Attorney:

Telephone:

Name and Address of Wetland Consultant:

Telephone:

B) For Subdivision and Lot Line Change Applications Only:

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

C) For Freshwater Wetland Permit Applications Only:

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

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

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

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

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

X Applicant Signature: _____

Print Name: _____

Date: _____

Angelita Simon
6/28/22

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

Notarized

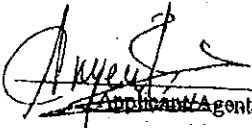
State of _____)

} ss:

County of _____)

_____ being duly sworn, deposes and says:

1. That I/we are the Angelita Giron named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 531 Route 52 Suite 1, Carmel NY 10512 in the County of Putnam and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.


Applicant/Agent

Angelita Giron
Applicant/Agent

Leanna R Farrell
Notary Public

LEANNA R. FARRELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6147443
Qualified in Putnam County
My Commission Expires June 05, 2026

DISCLOSURE OF BUSINESS INTEREST

Notarized You

State of _____)

) ss:

County of _____)

Angelita Giron

being duly sworn, deposes and says:

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

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

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

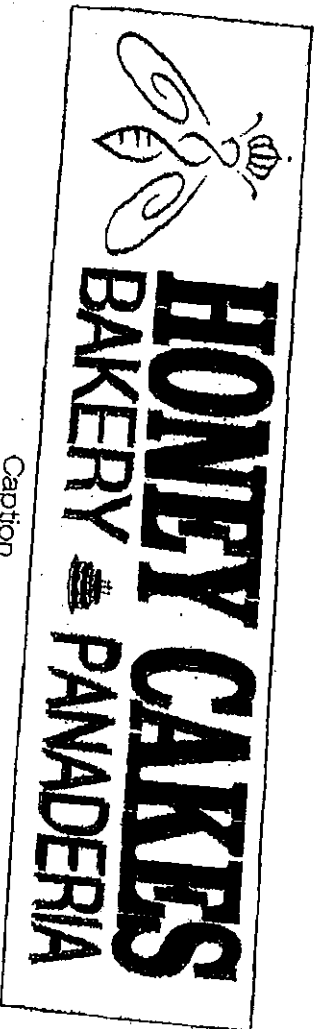

Agent/Owner

Leanna R. Farrell
Notary Public

Angelita Giron
Agent/Owner

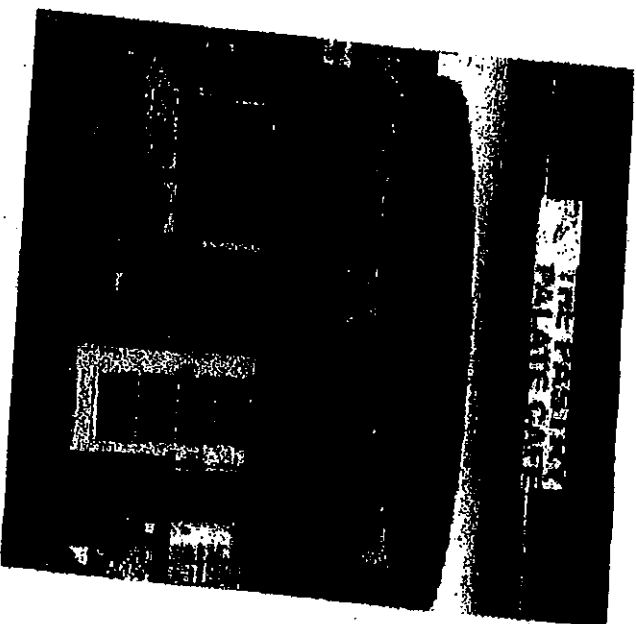
LEANNA R. FARRELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6147443
Qualified in Putnam County
My Commission Expires June 05, 2026

Sign Design / Plaza Signage



5'
Caption

- Sign material: Acrylic
- No proposed lighting
- sign dimensions: 1' high x 5' wide
- street signs 12" high X 44.7" wide
- Colors of Sign: White background, black letters with gold outline, bee, and a cake.
- Wall mounted via screws
- Approximate Facade length 20'



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

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Resolution #13

Year 2022

Date: September 8, 2022
From: The Kent Planning Board
To: Finance
CC: e-soza@hotmail.com
Re: **Honey Cakes Bakery**
531 Rte. 52 – Suite 1
Kent, NY 10512
TM: 33.48-1-6
Release of funds in Escrow Accountnt

Resolved: On September 8, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to release the funds remaining in the escrow account, which is \$187.50, for the above mentioned property. Attached is supporting documentation.

Mr. Tolmach asked for a motion to release funds remaining in the escrow account for the above mentioned property.

The motion was made by Dennis Lowes and seconded by Simon Carey. The roll call votes were as follows:

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

The motion carried.

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 September 8, 2022.

Dated: September 9, 2022

Vera Patterson
Planning Board Secretary

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

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

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Hugo German	<u>Aye</u>
Stephen Wilhelm	

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Dated: September 9, 2022

Vera Patterson
Planning Board Secretary

Code of the Town of Kent Zoning for Non Residential signs RE: J Philip real estate sign TOK

Elizabeth Axelson <EAxelson@CPLteam.com>

Wed 8/31/2022 12:51 PM

To: Brittany Pisco <brittany@jphilip.net>

Cc: Building Inspector <buildinginspector@townofkentny.gov>; Planning Kent <planningkent@townofkentny.gov>

📎 1 attachments (344 KB)

Exrpt Cod of T Kent Ch 77 Zong 77_ 37 Supplmnty Sign Regultns Noresidentl fr web 083122.pdf;

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

Hello again Brittany – First, thanks for getting the images and measurements out to me so quickly, which I shared with Bill Walters, Building Inspector.

As discussed, attached please find an excerpt of the Code of the Town of Kent Zoning for Nonresidential signs. The De Minimus provisions I mentioned can be found in the online code, in Zoning, Chapter 77, at section 77-60., D.

Also, as per our call, as soon as you can please e-mail back to me, Bill Walters, and Vera Patterson a revised proposed sign illustration showing a wall sign in that same location you showed in the image in your original submittal, yet with dimensions that would provide a sign that is no larger than 20 square feet. Simply reply-to-all to this email. As soon as we receive that 20 SF sign illustration, we can make sure to get word out to the Planning Board that the sign conforms with the requirements and would not require approval by or appearance before the Planning Board.

In response to your question about proceeding with the 4 foot by 8 foot, or 32 square foot, sign shown in your original submittal, that would require an area variance from the Town of Kent Zoning Board of Appeals; and also a Planning Board approval. Specifically, you would have to do an application to the Zoning Board of Appeals (ZBA) with whatever information they require, and attend one or more of their meetings to obtain a variance for a 32 square foot sign, which is 12 square feet larger than the maximum sign area allowed of 20 square feet, in other words an area variance of 12 square feet.

By comparison, providing a revised sign illustration demonstrating a 20 square foot sign would allow you to proceed without even appearing before the Planning Board. Of course, you should confer with your client or others about these options and decide what works best.

Should you have any further questions about the process, please feel free to call my cell phone at 914-388-4035.

Take care,
Liz



Elizabeth (Liz) Axelson, AICP
Direct: 845.686.2309
ARCHITECTURE. ENGINEERING. PLANNING.
CPLteam.com

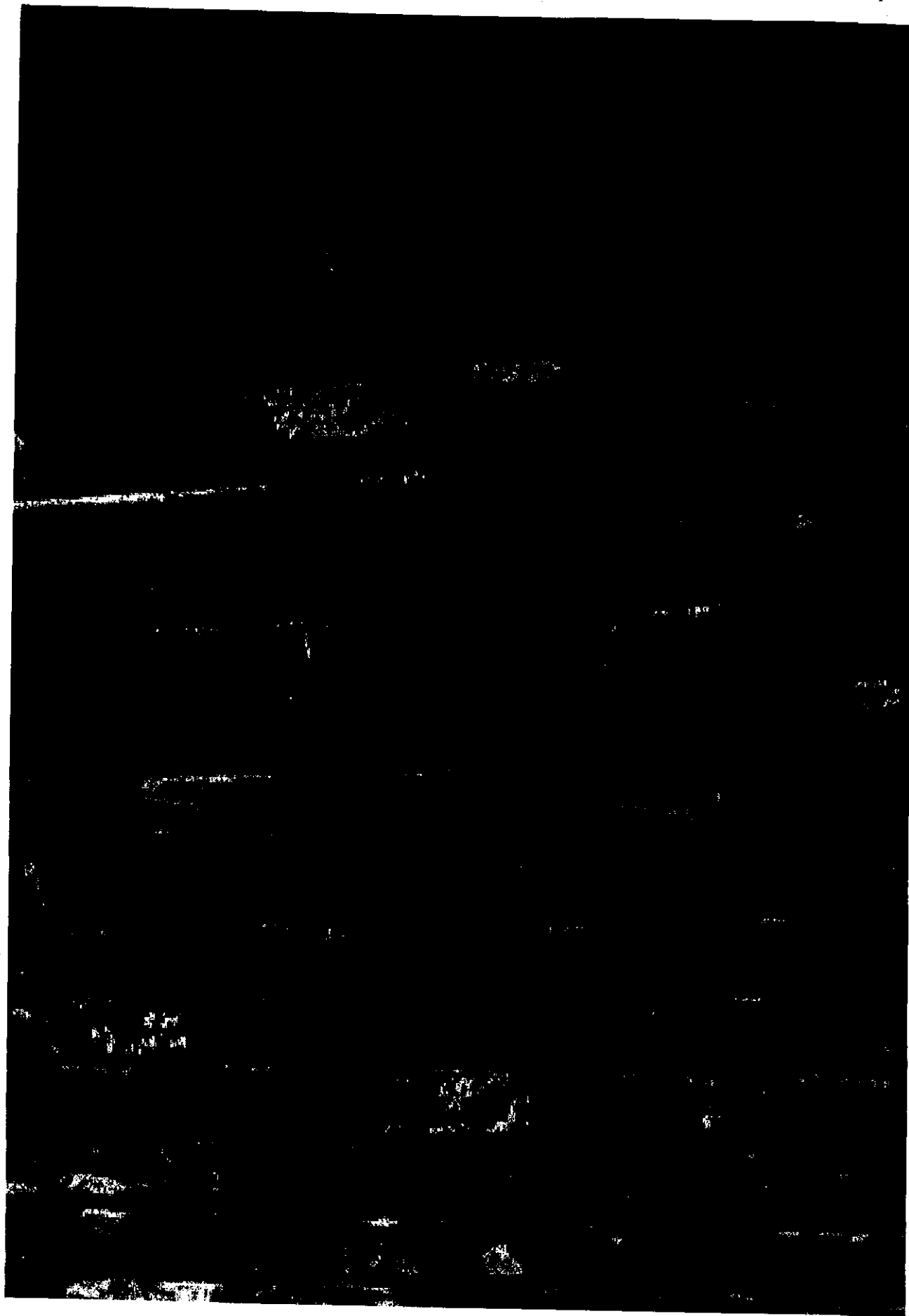
*CPL has moved! Our new location is:
26 IBM Road
Poughkeepsie NY 12601*

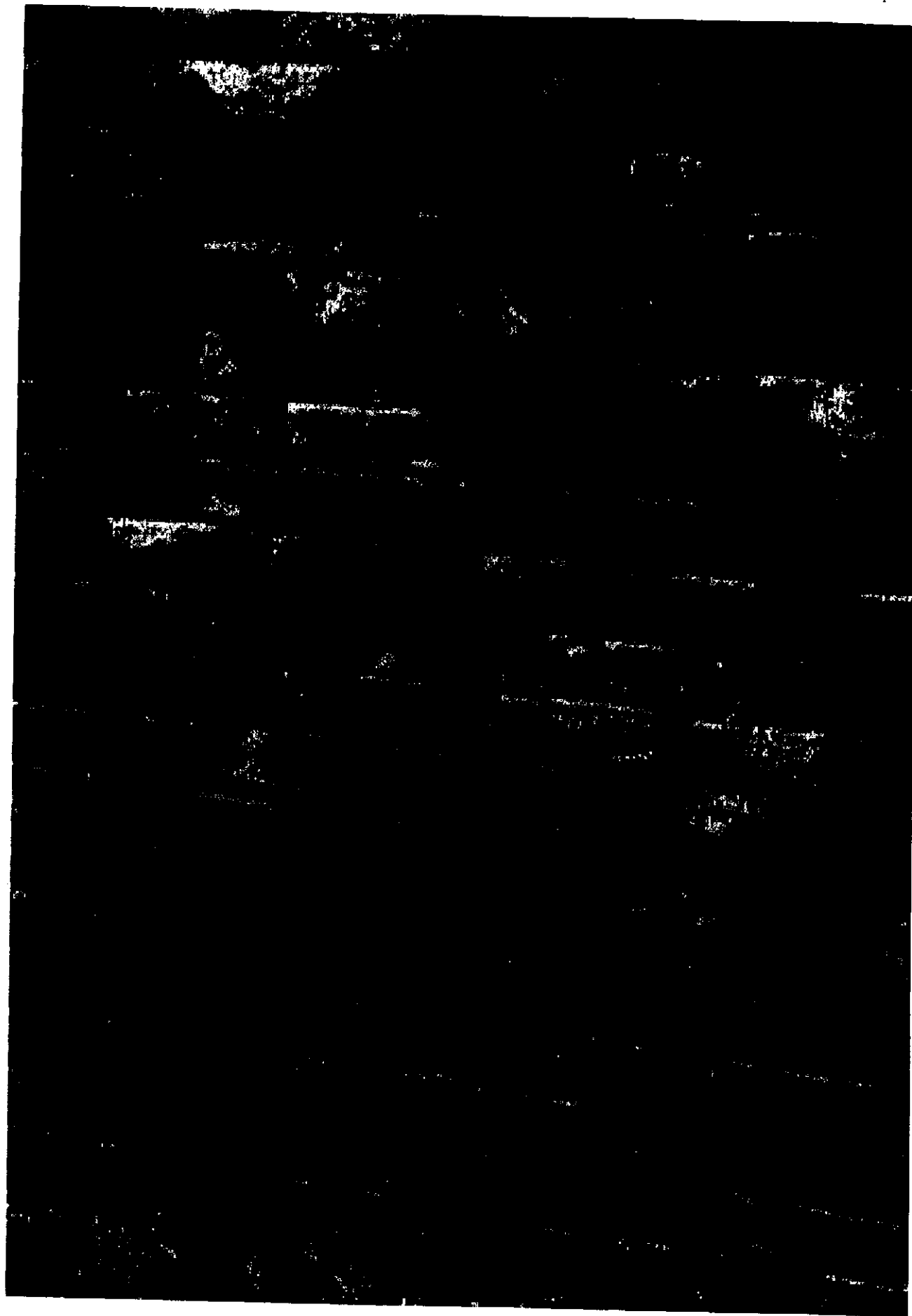
From: Brittany Pisco <brittany@jphilip.net> **Sent:** Wednesday, August 31, 2022 11:53 AM **To:** Elizabeth Axelson eaxelson@cplteam.com **Subject:** J Philip real estate sign TOK

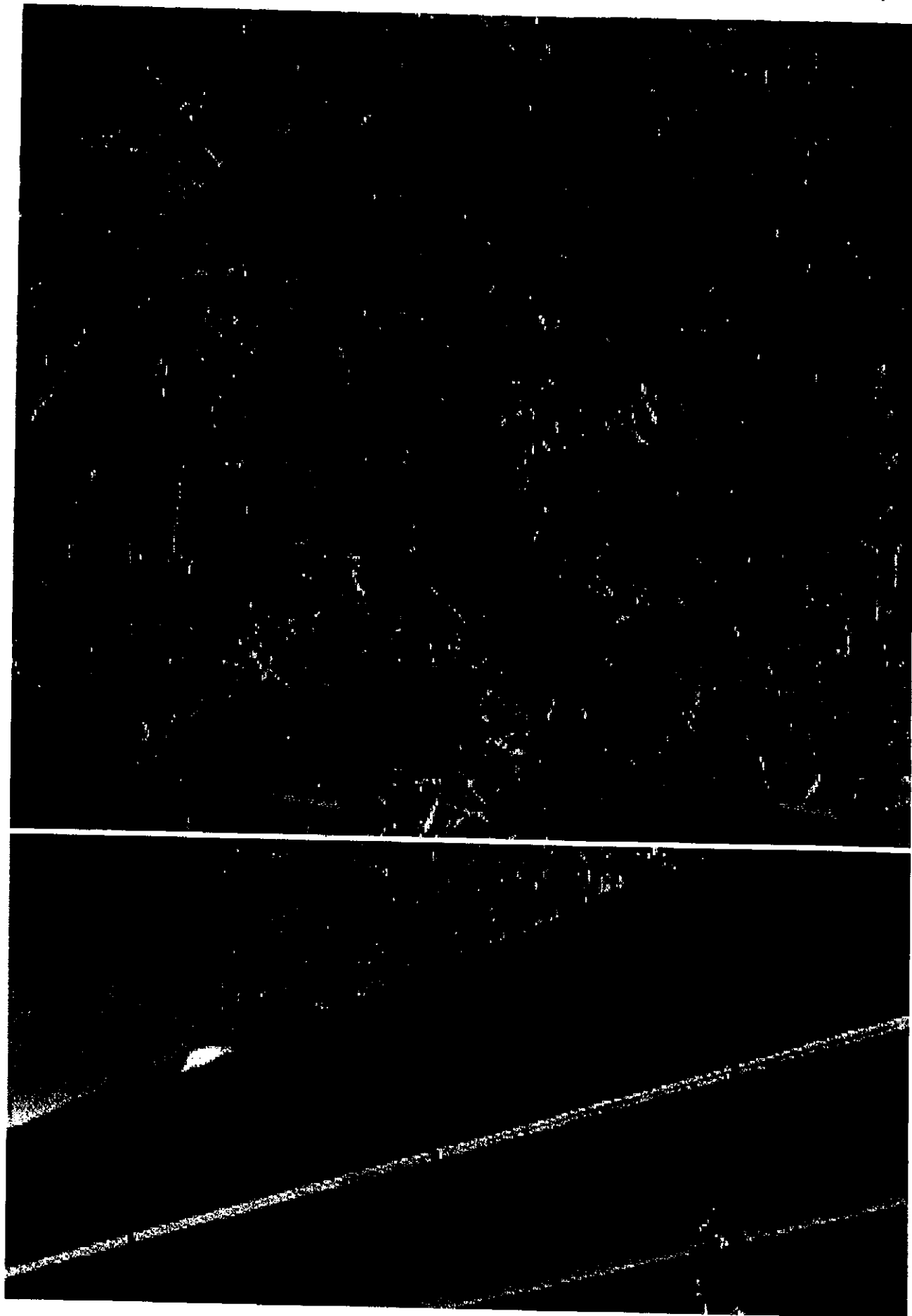
CAUTION: This email originated from outside of the organization. Only open attachments and click links if you recognize the sender and are expecting this type of content. -CPL Helpdesk

Hi there

See attached- please lmk if you need any further info or pics from me.

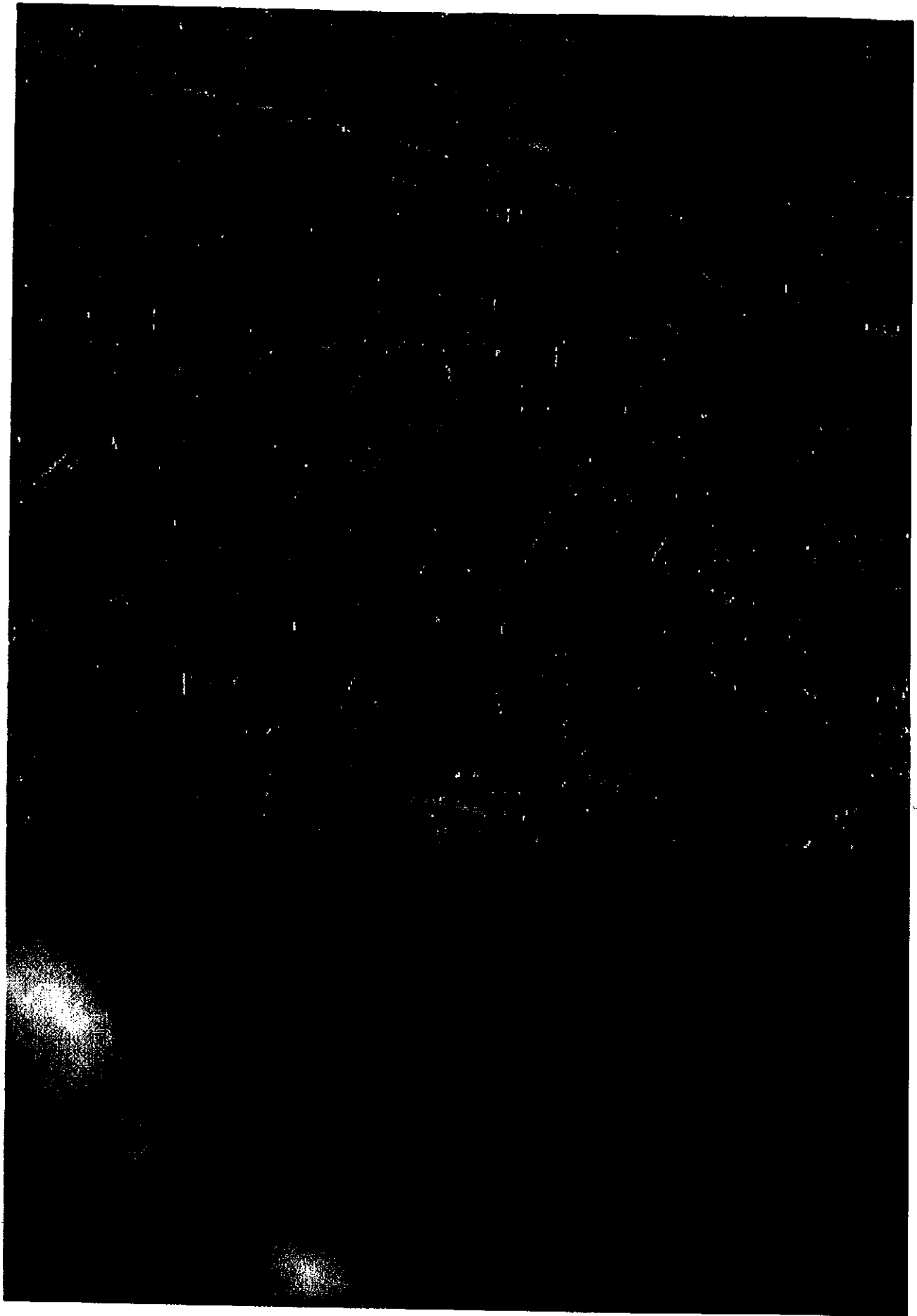


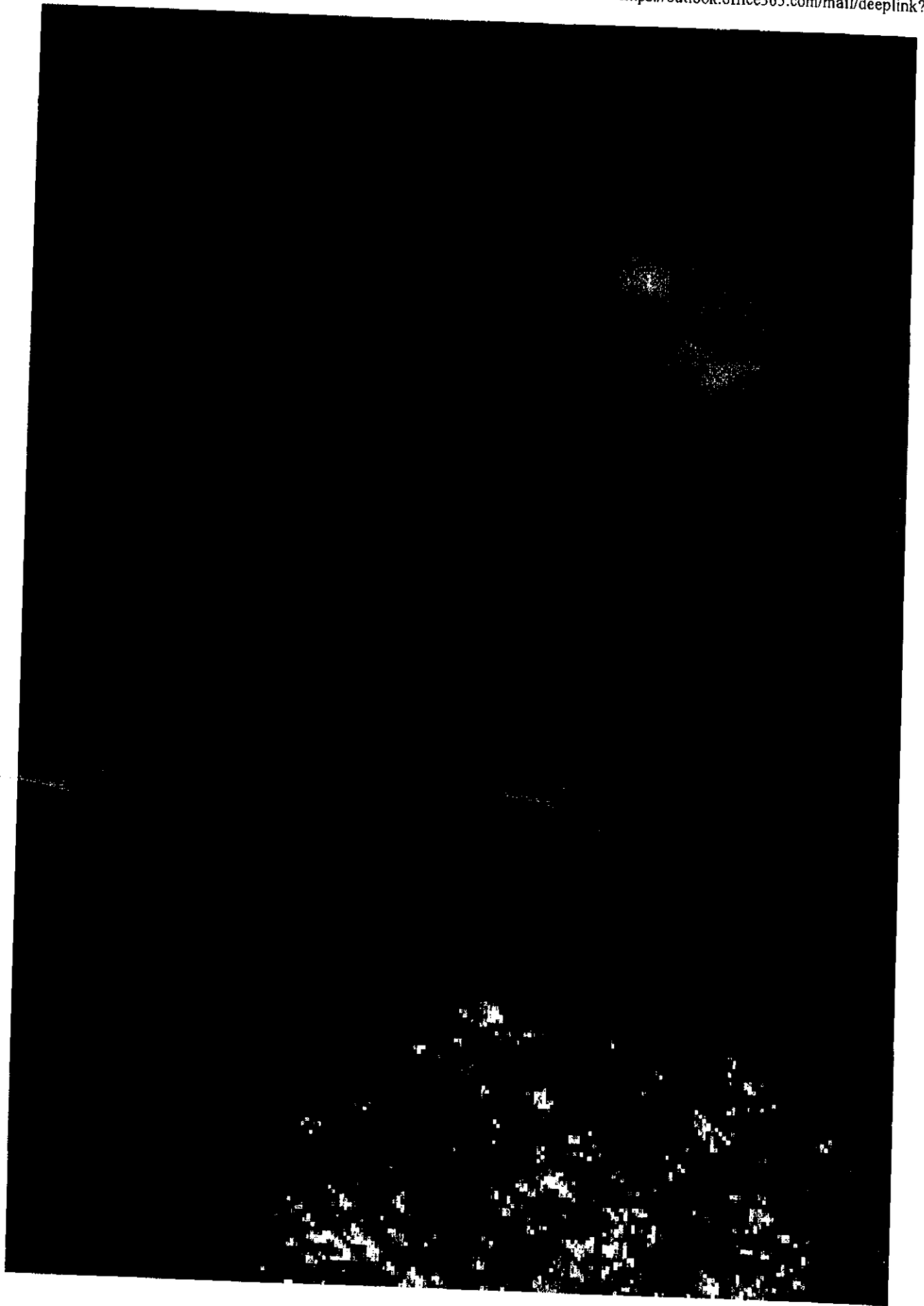


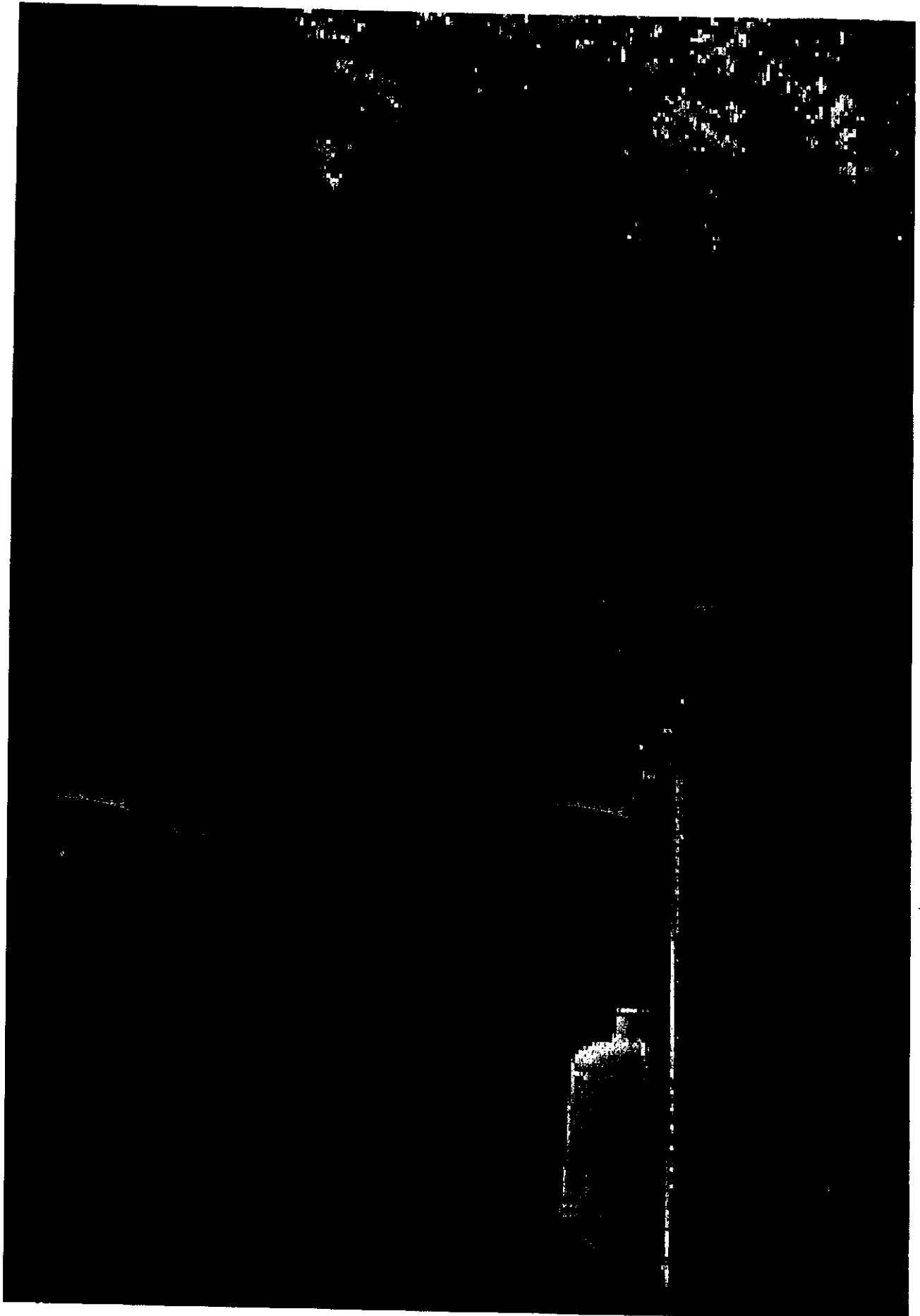


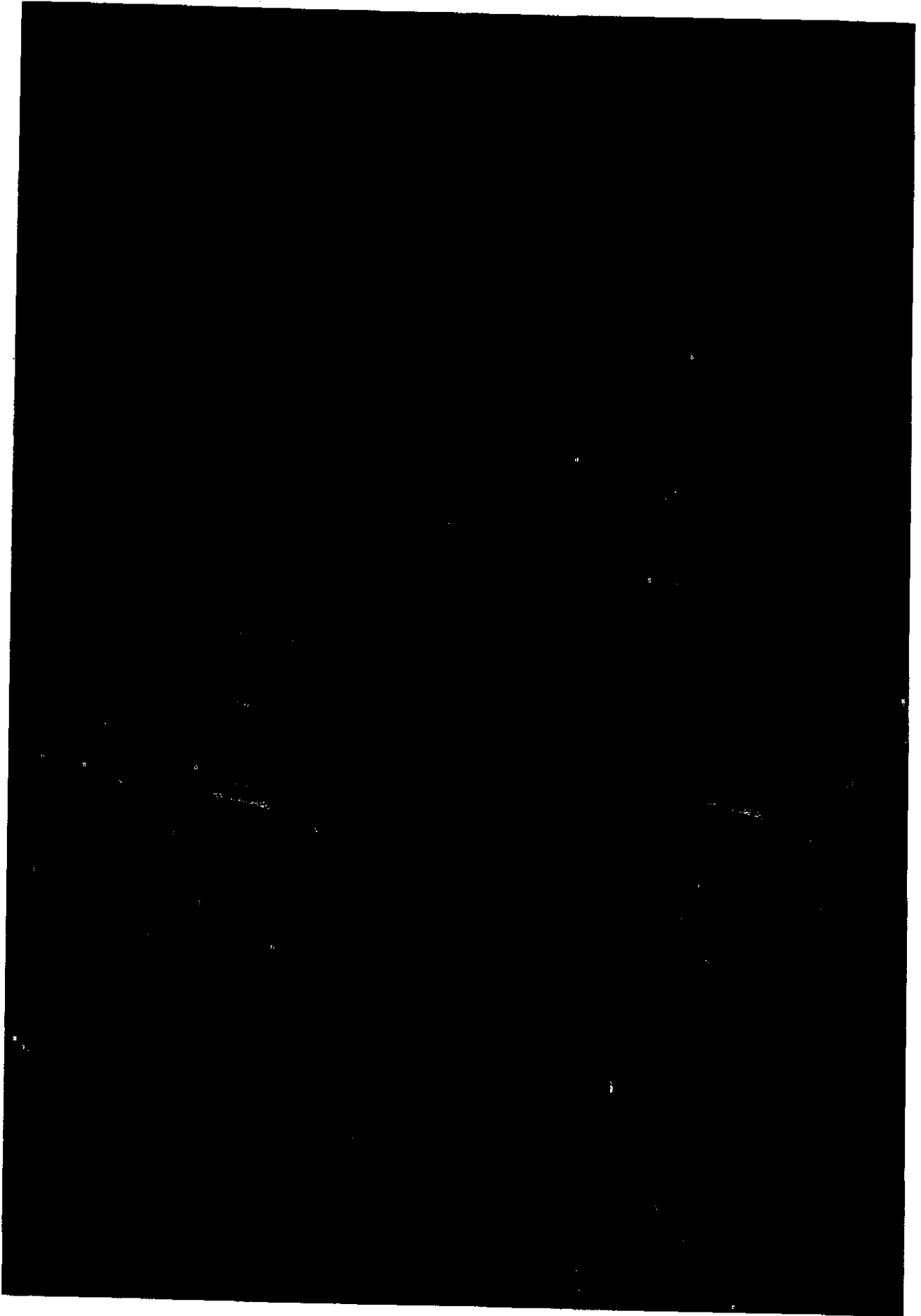


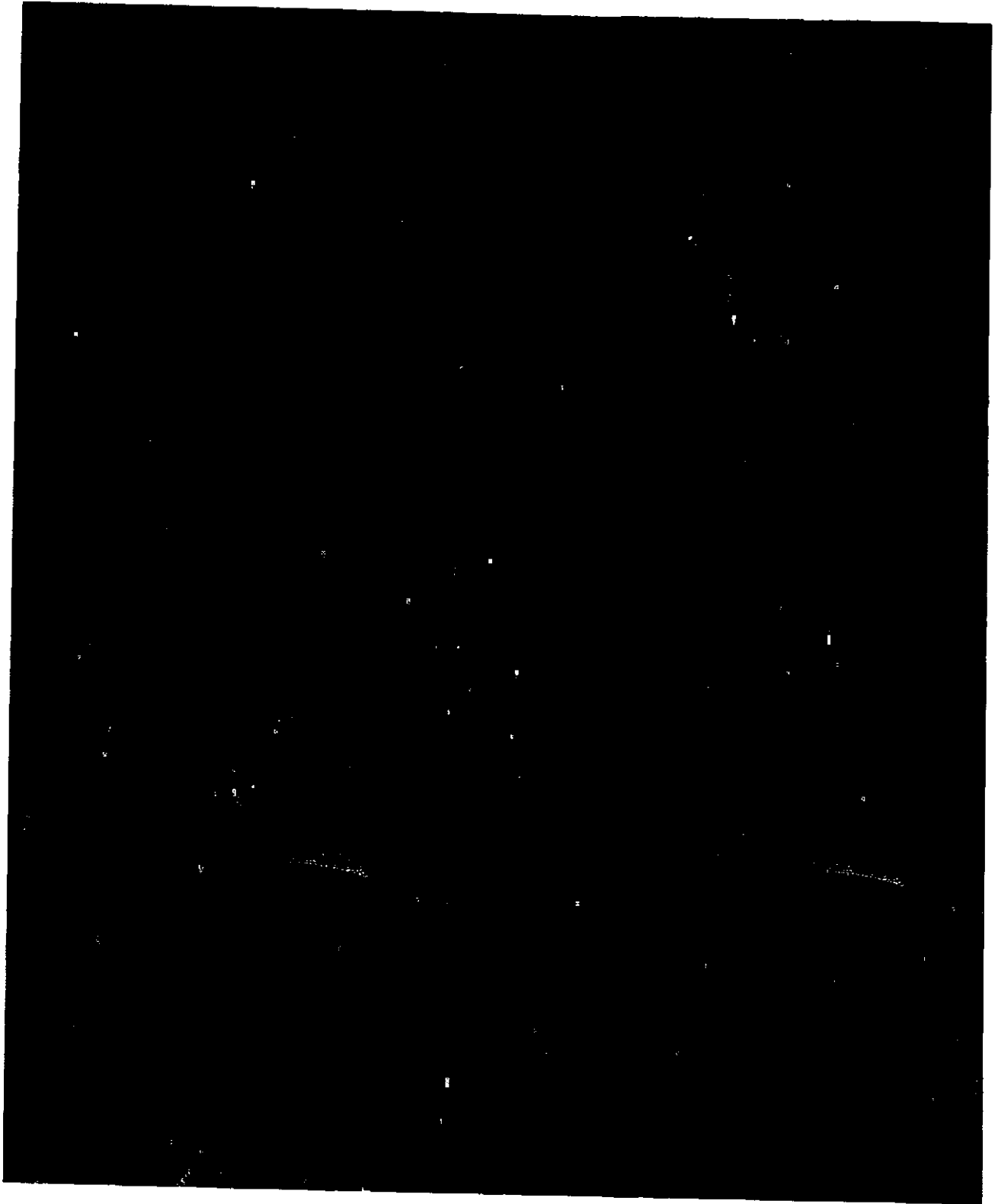
39'











Chapter 77. Zoning

Article X. Supplementary Sign Regulations

§ 77-37. Signs in nonresidential districts.

A. Signs in the Commercial and IOC Districts:

- (1) Signs shall be designed in accordance with an overall comprehensive signage plan in which the size, materials, and color of signage shall be appropriate to the dimensions and architectural appearance of the building to which it is affixed. For single use and multiple tenants, signage shall be presented as a unified plan that is integrated into the overall building design, color, scale, massing, and shall also be integrated with the site landscaping. All signage shall be subject to Planning Board review and approval.
- (2) One wall sign is permitted per tenant. The maximum size of wall signs and projecting signs, where permitted, shall not exceed one square foot for every two linear feet of the front building facade along the front yard. For a building on a corner lot, only the linear footage of the building facade along one front yard shall be used in this calculation. In addition, one freestanding sign not exceeding 20 square feet in area per side and not greater than eight feet in height above the finished grade is permitted. Freestanding signs shall be set back not less than 10 feet from the highway right-of-way or 35 feet from the highway center line, whichever is greater. The base of any such freestanding sign shall be mounted within a landscaped monument of stone, brick or other natural material as approved by the Planning Board. The use of exposed "I" beams or steel beams to support a freestanding sign is prohibited.
- (3) One freestanding "sandwich" style sign per tenant of no more than five square feet per side is permitted provided it is placed so as to not block or impede pedestrian or motor vehicle traffic. All such signs shall be subject to Planning Board review and approval.
- (4) One drive-through menu board per tenant is permitted, provided such sign does not exceed 20 square feet in sign area. All such signs shall be subject to Planning Board review and approval.
- (5) Signs in shopping centers and shopping malls:
 - (a) Notwithstanding any other provision of this section, a shopping center is permitted one freestanding sign. Such freestanding sign shall not exceed 64 square feet in area per side and shall not exceed 15 feet in height above finished grade. Freestanding sign(s) shall be set back not less than 15 feet from the highway right-of-way or 40 feet from the highway center line, whichever is greater. In no event shall a freestanding sign be placed within 15 feet of any property line. The base of any such freestanding sign shall be mounted within a landscaped monument of stone, brick or other natural material as approved by the Planning Board. The use of exposed "I" beams or steel beams to support a freestanding sign is prohibited.
 - (b) Each tenant is permitted one wall sign. Such wall sign shall not exceed 10% of the area of the exterior facade of the portion of the building leased by the tenant or 20 square feet,

whichever is less.

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-225-7802

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

DATE: August 19, 2022
TO: Finance Dept.
CC: brittany@jphilip.net

FROM: Vera Patterson
RE: J Philip Realty Sign Approval
TM: 33.48-1-6

This is a new project, so we will need to set up a new escrow account for it. Attached is supporting documentation and the following checks:

Hudson Valley Credit Union Bank Ck. 7939 in the amount of \$500.00 for escrow, review fees

Hudson Valley Credit Union Bank Ck. 7940 in the amount of \$150.00 for a sign approval application

Thanks very much.

RECEIPT DATE 8/19/22 No. 533306

RECEIVED FROM Brittany Alvarez \$500.00
Five Hundred and 00/100 DOLLARS

☐ FOR RENT
☒ FOR Sign Approval - J. Philip Realty TM 33.48.1-C

ACCOUNT		<input type="radio"/> CASH	7939
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patter</u> TO <u>B. Alvarez</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

RECEIPT DATE 8/19/22 No. 533307

RECEIVED FROM Brittany Alvarez \$150.00
One Hundred fifty and 00/100 DOLLARS

☐ FOR RENT
☒ FOR Sign Approval - J. Philip Realty TM 33.48.1-C

ACCOUNT		<input type="radio"/> CASH	7940
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patter</u> TO <u>B. Alvarez</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

A Brittany Alvarez / For J. Philip Realty
 487 Farmers Mills Rd
 Carmel, NY 10512
 914.879.2616

Date 8/18/22 7939
 50-78367219

Pay to the Order of Town of Kent \$500.00
Five hundred and 00/100 Dollars

For Sign Brittany Alvarez

⑆221479363⑆00000300272400⑆7939

Hudson Valley Federal Credit Union

A Brittany Alvarez / For J. Philip Realty
 487 Farmers Mills Rd
 Carmel, NY 10512
 914.879.2616

Date 8/18/22 7940
 50-78367219

Pay to the Order of Town of Kent \$150.00
One hundred fifty and 00/100 Dollars

For Sign Brittany Alvarez

⑆221479363⑆00000300272400⑆7940

Hudson Valley Federal Credit Union

J Philip Realty/ TM: 33.48-1-6

B. Alvarez

Date

08/19/22

Hudson Vly Cred. Un. Ck 7940 sign app

Deposits

150.00

Fees

Balance

0.00

08/19/22

Hudson Vly Cred. Un. Ck 7940 sign escrov

500.00

500.00

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: Brittany Pisco on behalf of J Philip Real Estate
 ADDRESS: 529 Route 52 Home: 487 Farmers Mills Rd
Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 914-879-2616

TM: 33,48-16

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

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

Check list completed by:

Brittany Pisco
 (Print or type name here)

Manager
 (Print or type Title here)

[Signature]
 (Signature)

8.7.22
 (Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

Town of Kent Planning Board
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision)	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Change	_____
Site Plan	_____	Conditional Use Permit	_____
Freshwater Wetland	_____	Steep Slope & Erosion Ctrl	_____
Change of Use	_____	Sign Approval	<input checked="" type="checkbox"/>

* Name of Project: J Philip Real Estate
* Description of Proposed Activity: Sign on existing building for new business/tenant.

* Name of Applicant(s): Brittany Pisco brittany@jphilip.net
Address: 529 Route 52 Carmel, NY 10512 - TM: 33, 48-1-6
Telephone: 914-879-2616
Name and Address of Record Owner(s): Brittany Pisco
487 Farmers Mills Rd Carmel NY 10512
* Tax Map Number of all parcels: _____

A) For All Applications:

- 1) Total acreage involved in application: _____
- 2) Total contiguous acreage controlled by applicant/owner (1): _____
- 3) Total number of existing structures: _____
- 4) Type of existing structures: _____
- 5) Total square footage of all new construction: _____
- 6) Estimated value of new construction or addition: _____
- 7) Type of construction or activity proposed: (Check all that apply)
- | | | | | | |
|-------------------------------|-------|----------------|-------|---------------|-------|
| New Construction: Residential | _____ | Commercial | _____ | Institutional | _____ |
| Expansion: Residential | _____ | Commercial | _____ | Institutional | _____ |
| Home Occupation | _____ | Change in use: | _____ | Other: | _____ |
- 8) Zoning District: _____

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

9) Does applicant intend to request any information waivers?

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

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

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

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

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

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

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

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

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

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

Name and Address of Professional Engineer: _____

Telephone: _____

Name and Address of Licensed Land Surveyor: _____

Telephone: _____

Name and Address of Attorney: _____

Telephone: _____

Name and Address of Wetland Consultant: _____

Telephone: _____

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

Applicant

State of _____ }

} ss:

County of _____ }

Brittany Pisco

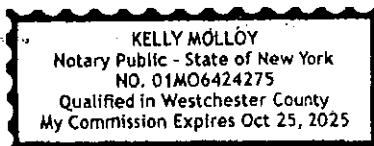
being duly sworn, deposes and says:

1. That I/we are the tenants named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 187 Farmers Mills Rd Carmel NY in the County of Putnam and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Brittany Pisco
Applicant/Agent

Brittany Pisco
Applicant/Agent

Kelly Mollay
Notary Public



J. PHILIP
REAL ESTATE

Commercial Agent Full 1 Page

MLS#:	6180512 <u>Rented</u>	List Price:	\$2,000.00 Per Month
Addr:	529 Route 52	County:	Putnam County
PO:	Carmel	Zip:	10512-6064
City/Town:	Kent	Hamlet/Loc:	
Village:	None	Type:	Street Retail
COM Type:	Retail	Complex:	Kent Lake Commons
Tran Type:	Lease	Sqft/Av Spc:	1,180
Bldg Size:		Zoning:	Commercial
Lot Size:	4.12 Acres	Levels:	1.00

Current Use:	Sprinkler:	Permit Use:
Elevator:		Wkend Svc:
Ceiling Height:		Yr Blt:
Elec Co:		Elec Amps:
Parking:	Lot Parking	

Tax ID#:	372200-033-048-0001-006-000-0000	Net Op Inc:
Tax:	Tax Year: 2022	Assmt: \$1,050,000
		Tot Inc Yr:
		Tot Exp Yr:

Amenities:

Includes:

Excludes:

Heat Zones/Type: Base Board

A/C: Central

Garbage:

Plumbing:

Lot Description: Level

Fuel: Electric

Water: Drilled Well

Sewer: Septic

Gas Avail:

Public Remarks

Tremendous road exposure! This free standing commercial building is directly on the well traveled Route 52 corridor. Busy plaza with a child care center, new bakery, an active food truck, and other various businesses. 3 well cared for buildings in total in this plaza. Several smaller spaces ideal for retail or offices are available as well in the other two buildings (see separate MLS listings forthcoming). Good foot traffic in the plaza overall since residential tenants are on the second floor... **PUBLIC REMARKS**

Agent Only Remarks

6/14 Accepted Offer and Leases out. Note: Tenant Agent commission is 1/2 of 1 month lease. Tenant only pays for Utilities/Heat. NO NNN FEES!!!

Show Instr:

Access for Show: Key At Listing Broker

Directions: Traveling on Route 52 going north this Plaza is on the left side shortly after Carmel Pizza.

Appt Ph:	845-225-2020	Appt Ph 2:	DOM:	58
Owner:	Mtk Finney Realty Inc	Mod/Excl:	Org Price:	
LA:	(17504) Angela J. Briante	LA Ph:	List Dt:	04/29/2022
LA Email:	abriante@brianterealtygroup.com		Agr Type:	ERS
LO:	(BRIANT) Briante Realty Group, LLC	LO Ph:	Neg Thru:	Listing Agent
CLA:		CLA Ph:	CLA Email:	
CLO:		CLO Ph:	\$/SqFt:	
SA:	0	BRA:		
	BA: 50%			
SA:	(54543) Keri Kenny	Lse Price:	Lease Dt:	06/26/2022
SO:	(JPHIL03) J. Philip Real Estate LLC	List Price:	SP % LP:	

Prepared By: Brittany N. Alvarez

Date Printed: 07/26/2022

MULTIPLE BUILDING PROPERTY SUMMARY

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price \$1,700,000	Sale Date 05/19/2021
	MLS Sq Ft 1,100	Lot Sq Ft 179,467	Yr Built N/A	Type OFC BLDG	

OWNER INFORMATION

	Mlk Finney Realty Inc		10512
	96 High View Dr		6133
	Carmel, NY		No

LOCATION INFORMATION

	Kent		C
	Carmel		2200-033-048
	10512		X
	104.00		36079C0133E
	R005		03/04/2013

TAX INFORMATION

	2200-033-048-0001-006-000		81%
	372200		372200-033-048-0001-006-000-0000
	1		372200033048000100600000000
	6		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$1,050,000	\$883,986	\$883,986
Assessed Value - Land	\$200,000	\$167,771	\$167,771
Assessed Value - Improved	\$850,000	\$716,215	\$716,215
YOY Assessed Change (\$)	\$166,014	\$0	\$0
YOY Assessed Change (%)	18.78%	0%	0%
Market Value - Total	\$1,159,580	\$968,752	\$922,260
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$46,820		
2020	\$47,831	\$1,011	2.16%
2021	\$54,040	\$6,209	12.98%

CHARACTERISTICS

	Office Building		Individual
	Office Building		Individual
	32		Covered Porch
	4.12		2506
	179,467		320
	Tax: 19,325 MLS: 1,100		Office Building-464
	Good		

FEATURES

Feature Type	Size/Qty	Year Built
Concrete Walks	909	1989
Asphalt Paving	110,000	1982
Covered Upper Porch	2,506	1985
Open Upper Porch	320	1985
Concrete Walks	4,384	1985
Concrete Walks	2,800	1985
Covered Upper Porch	909	1989

Building Description	Building Size
E03	2,790
A07	2,790
E02	2,150
D08	1,245
A02	6,250
D08	1,000
Z29	2,100
E03	1,000

SELL SCORE

2022-07-24 07:48:56

LISTING INFORMATION

6180519

Active
90

17504-Angela J. Briante

BRIANTE REALTY GROUP, LLC

MLS Listing #	6180534	6180524	6180512	6158402	6130127
MLS Listing Date	05/23/2022	05/23/2022	04/29/2022	12/16/2021	07/12/2021
MLS Sale Date	06/10/2022	06/14/2022	06/26/2022		
MLS Listing Close Price	\$1,300	\$1,250	\$2,000		
MLS Status	Rented	Rented	Rented	Expired	Expired

MLS Listing #	6130118	6130117	6129525
MLS Listing Date	07/12/2021	07/12/2021	07/12/2021
MLS Sale Date			
MLS Listing Close Price			
MLS Status	Expired	Expired	Expired

LAST MARKET SALE & SALES HISTORY

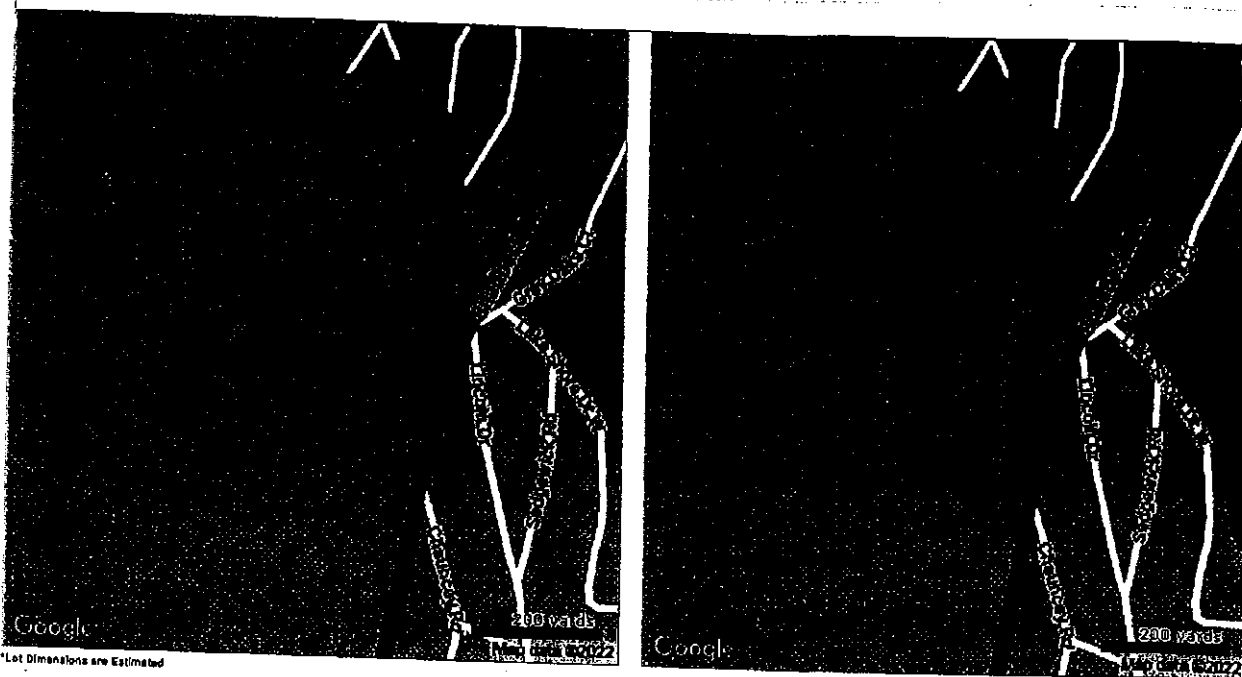
06/16/2021			Bargain & Sale Deed
05/19/2021			Mtk Finney Realty Inc
\$1,700,000			Frangel Realty LLC
2218-295			\$87.97

Recording Date	06/16/2021	02/18/1999	01/09/1986
Sale/Settlement Date	05/19/2021	01/01/1999	01/01/1986
Sale Price	\$1,700,000		
Nominal		Y	
Buyer Name	Mtk Finney Realty Inc	Frangel Realty	Frangel Realty Co
Seller Name	Frangel Realty LLC	Frangel Realty Co	
Document Number	2218-295	1459-307	879-313
Document Type	Bargain & Sale Deed	Grant Deed	Bargain & Sale Deed
			Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	06/16/2021
Mortgage Amount	\$1,275,000
Mortgage Lender	Putnam Cnty Nat'l Bk/Carmel
Mortgage Code	Conventional
Borrower Name	Mtk Finney Realty Inc
Mortgage Type	Resale

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 3

CHARACTERISTICS

Property Address	Office Building	Condition	Good
Lot Area	Office Building	Individual	
32		Individual	
4.12		Covered Porch	
179,467		2506	
5,580		320	

FEATURES

Feature Type	Size/Qty	Year Built
Concrete Walks	909	1889
Asphalt Paving	110,000	1982
Covered Upper Porch	2,506	1985
Open Upper Porch	320	1985
Concrete Walks	4,384	1985
Concrete Walks	2,800	1985
Covered Upper Porch	909	1989

Building Description	Building Size
E03	2,790
A07	2,790
E02	2,150
D08	1,245
A02	6,250
D08	1,000
Z29	2,100
E03	1,000

BUILDING 2 OF 3

CHARACTERISTICS

Property Address	Office Building	Lot Size	179,467
Lot Area	Office Building	Condition	12,500
32		Individual	
4.12		Individual	

BUILDING 3 OF 3

Property Details: Courtesy of BRITTANY ALVAREZ, OneKey MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 07/26/22

Page 3/4

CHARACTERISTICS

	Office Building	179,467
	Office Building	1,245
	32	Individual
	4.12	Individual



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

September 1, 2022

Phil Tolmach, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

and

William Walters, Building Inspector
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

RE: J Philip Realty Sign De Minimis Determination
529 Route 52 / Tax Map ID # 33.48-1-6
CPL Project # 16570.11

Dear Chairman Tolmach:

I have received an application and materials for a sign approval for a sign located at 529 Route 52, on property tax map identification number 33.48-1-6, which is located in the C (Commercial) zoning district in the Town of Kent. The facade length of the wall facing Route 52, the east side of a stand-alone building within the plaza, where J Philip Realty and the proposed wall sign would be located is approximately forty feet (40').

I have reviewed the following materials in the submitted sign plan approval application, in accordance with all pertinent regulations, requirements and standards of the Code of the Town of Kent, Chapter 77, Zoning, including the following:

- combined application and documents signed or dated August 7, 2022; and received August 19, 2022;
- originally submitted photographic image of the storefront where the proposed sign would be located, showing detailed specifications of the proposed wall sign, and dimensions of the proposed four foot by eight-foot (4' X 8') sign, or thirty-two square feet (32 SF), submitted by the Applicant, Brittany Pisco, Manager, apparently prepared by the applicant, received August 7, 2022;
- revised submitted photographic image of the storefront where the proposed sign would be located, showing detailed specifications of the proposed wall sign, and dimensions of the proposed three foot by six-foot (3' X 6') sign, or eighteen square feet (18 SF), submitted by the Applicant, Brittany Pisco, Manager, apparently prepared by the applicant, received September 1, 2022.




I also examined the site via Putnam County Parcel mapping, Google Earth Pro aerial photography and street views and the Town of Kent Zoning map, showing the location of the stand-alone building in the existing commercial plaza and noting the proposed location of the sign and required setback from the subject property's front lot line.

No lighting is proposed for the 18 SF wall sign, which is generally consistent with the design and placement of other wall signs for other occupancies in this commercial plaza. Based on the length of the occupancy's façade of 40 feet, where the proposed business and sign would be located, and zoning subsection 77-37, A (2), and the requirement that a wall sign "... shall not exceed one square foot for every two linear feet of the front building façade ...", yet not exceeding 20 SF per A. (5) (b), then the proposed wall sign would be allowed a maximum size of 20 square feet. Accordingly, the proposed 18 SF sign complies with the zoning requirements for signs.

As per the provisions of Zoning section 77-60, a site plan approval before the Town of Kent Planning Board would ordinarily be required for the proposed sign. However, as per section 77-60, D. Exemptions and Waivers for De Minimis Activities, subsection (2) De Minimis Waivers., it is my opinion that that this proposed sign is a de minimis construction activity for which site plan approval is not necessary. Under this zoning provision, I recommend that the Building Inspector issue a building permit.

Sincerely,
Elizabeth Axelson



Planner
CPL



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

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

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

Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

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

Subject: Site Plan - Revised Submittal

Date: November 30, 2021
9.6.2022

Project: Kent Self Storage of Putnam, Inc
TM #22-2-17, Rt 311
(Formerly Route 311 Plaza)

The following materials were reviewed:

- Revised Submittal
det'd
8.17.2022*
- Letter to Town of Kent Planning Board from Site Designs Consultants-Kent Self-Storage, dated November 11, 2021.
 - Letter from New York State Dept of Environmental Conservation-Acknowledgment of Notice of Intent-Kent Self-Storage dated October 20, 2020.
 - Putnam County Recoding Page-Viebrock dated August 12, 2002.
 - Quitclaim Deed-Viebrock dated June 21, 2002.
 - Stewart Title
 - NYS DOT Work Permit-Kent Self-Storage dated March 15, 2021.
 - Letter from Insite Engineering Surveying & Landscape Architecture, P.C.-Kent Self Storage-Sidewalk Easement dated February 9, 2021.
 - Putnam County Dept of Environmental Health Services-Construction Permit for Sewage Treatment System dated October 6, 2020.
 - Disclosure of Business Interest-Viebrock.
 - Survey of Property Kent Self Storage prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 16, 2020, scale 1" = 20'.
 - Drawing T-1 Title Sheet-Kent Self Storage, prepared by Site Design Consultants, dated January 2019, last revised October 2019.
 - Drawing-Title Sheet- Proposed Improvement Plan-Kent Self Storage prepared by Site Designs Consultants, dated January 2019 last revised November 2021.
 - Drawing V-1-Vicinity Plan and Topographic Map-Kent Self Storage, prepared by Site Design Consultants dated November 27, 2018, last revised November 10, 2021, scale 1" = 40'.
 - Drawing C-101- Site Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
 - Drawing C-102- Existing Conditions Plan & Slope Map-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
 - Drawing C-103- Grading & Utility Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
 - Drawing C-104- Septic Plan, Profile & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised July 21, 2020, scale 1" = 20'.

Revised Submittal dated 8.17.2022

Drawing C-105- Erosion & Sediment Control Plan & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" =20'.

- Drawing C-106- Landscape Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised October 16, 2018, scale 1" =20'.
- Drawing C-107- Site Lighting Plan, Photometrics & Specifications-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" =30'.
- Drawing C-301- Intersection Site Distance Plan & Road Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale As Noted.
- Drawing C-302- Storm Sewer Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale As Noted.
- Drawing C-303- Development Area Profiles-Kent Self Storage, prepared by Site Design Consultants, dated May 6, 2019, last revised November 10, 2021, scale As Noted.
- Drawing-Unmarked.
- Drawing C-501-Site Improvement Details- Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.
- Drawing C-502-Stormwater Management Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.
- Drawing C-503- Septic Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised July 21, 2021, scale N.T.S.
- Drawing C-504- Erosion & Sediment Control Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.

The project proposes construction of two self-storage buildings along with parking areas, water, wastewater, and stormwater treatment. Development of this lot was previously approved as Route 311 Plaza.

The following comments are provided for the Planning Board's consideration based on our March 13, 2019, July 3, 2019, September 12, 2019, and November 14, 2019, memoranda. Comments from those memoranda not included herein have been satisfactorily resolved. New or supplementary comments are shown in **bold**.

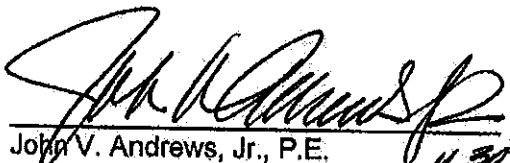
No comments Resolved

The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 1 acre of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001. **SPDES Permit coverage has been obtained. The Permit Identification No. is NYR11H310**

- Since same Resolved No comment*
2. We defer to the Planning Board's environmental consultant regarding wetland issues.
 3. We defer to the Planning Board's planning consultant regarding planning and zoning issues.
- Putnam County Health Department Approval has been issued, dated 10.06.2020.**

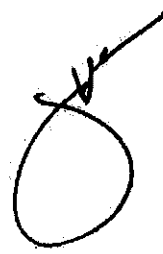
5. A NYSDOT Permit has been issued with a copy provided. The submitted permit has an expiration date of 11.15.2021. Proof/verification of a permit extension is required. *Permit extended - Now expires date 11.15.2022.*
6. Stormwater maintenance and access agreements with the Town will have to be prepared and approved by the Planning Board's attorney. *Remaining Bonded*
Added to the same samples
7. We recommend an erosion control bond estimate of \$34,414.00 and long-term stormwater management facilities bond estimate of \$48,740.00. Please see attached calculation sheet prepared by Julie Mangarillo, P.E., CPESC dated November 14, 2019, for additional details. We recommend these bond amounts be accepted by the Planning Board and recommended to the Town Board for approval. The form and content of the bond or security must be acceptable to the Planning Board Attorney.
8. We were not previously involved with this matter. We note the offer of an easement for future sidewalk development. Appropriate legal instruments covering the future acceptance and use of this easement, including a written metes and bounds description suitable for use in a deed, shall be prepared and submitted. The final instrument(s) must be acceptable in form and content to the Planning Board Attorney. *Reduced erosion P/O*

SAME


John V. Andrews, Jr., P.E. *11.30.2021*

cc: Planning Board via email
Bill Walters via email
19-261-250

Bruce Barber via email
Liz Axelson via email



« Reply all ▾  Delete  Junk Block ...

Kent Self Storage - TM# 22.-2-17, Town of Kent

jandrews@rsaengrs.com

To: jbattistoni@vandewaterlaw.com

Cc: Planning Kent; barberbruce@yahoo.com; eaxelson@cplteam.com

Thu 9/1/2022 1:31 PM



2021-11-30 Kent Self Storag...

131 KB

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

Jeff –

We reach out to you concerning the above-described matter. As you may recall, the sidewalk easement matter has been resolved. There remain a couple of other matters that require your attention. We attach a copy of our last review memo on this matter dated November 30, 2021. We call your attention to Items 6 & 7 of that memo. Can you kindly provide drafts of acceptable instruments in both cases, even if they are just samples? We can provide them to the Applicant's attorney to get the process started. This matter is on the Workshop agenda this evening but will be on the formal agenda next week.

Thanks ! – Enjoy the Holiday weekend.

john

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



Reply



Reply all



Forward



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

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8331
E-Mail Address: jandrews@rsaengrs.com

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

Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Site Plan - Revised Submittal

Date: November 30, 2021

Project: Kent Self Storage of Putnam, Inc
TM # 22-2-17, Rt 311
(Formerly Route 311 Plaza)

The following materials were reviewed:

- Letter to Town of Kent Planning Board from Site Designs Consultants-Kent Self-Storage, dated November 11, 2021.
- Letter from New York State Dept of Environmental Conservation-Acknowledgment of Notice of Intent-Kent Self-Storage dated October 20, 2020.
- Putnam County Recoding Page-Viebrock dated August 12, 2002.
- Quitclaim Deed-Viebrock dated June 21, 2002.
- Stewart Title
- NYSDOT Work Permit-Kent Self-Storage dated March 15, 2021.
- Letter from Insite Engineering Surveying & Landscape Architecture, P.C.-Kent Self Storage-Sidewalk Easement dated February 9, 2021.
- Putnam County Dept of Environmental Health Services-Construction Permit for Sewage Treatment System dated October 8, 2020.
- Disclosure of Business Interest-Viebrock.
- Survey of Property-Kent Self Storage prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 16, 2020, scale 1" = 20'.
- Drawing T-1 Title Sheet-Kent Self Storage, prepared by Site Design Consultants, dated January 2019, last revised October 2019.
- Drawing-Title Sheet- Proposed Improvement Plan-Kent Self Storage prepared by Site Designs Consultants, dated January 2019 last revised November 2021.
- Drawing V-1-Vicinity Plan and Topographic Map-Kent Self Storage, prepared by Site Design Consultants dated November 27, 2018, last revised November 10, 2021, scale 1" = 40'.
- Drawing C-101- Site Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
- Drawing C-102- Existing Conditions Plan & Slope Map-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
- Drawing C-103- Grading & Utility Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
- Drawing C-104- Septic Plan, Profile & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.

Consultants, dated November 27, 2018, last revised July 21, 2020, scale 1" = 20'.

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Kent Self Storage – Revised Submittal
TM # 22.-2-17
November 30, 2021
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- Drawing C-105- Erosion & Sediment Control Plan & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 20'.
- Drawing C-106- Landscape Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised October 16, 2019, scale 1" = 20'.
- Drawing C-107- Site Lighting Plan, Photometrics & Specifications-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale 1" = 30'.
- Drawing C-301- Intersection Site Distance Plan & Road Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale As Noted.
- Drawing C-302- Storm Sewer Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale As Noted.
- Drawing C-303- Development Area Profiles-Kent Self Storage, prepared by Site Design Consultants, dated May 6, 2019, last revised November 10, 2021, scale As Noted.
- Drawing-Unmarked.
- Drawing C-501-Site Improvement Details- Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.
- Drawing C-502-Stormwater Management Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.
- Drawing C-503- Septic Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised July 21, 2021, scale N.T.S.
- Drawing C-504- Erosion & Sediment Control Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised November 10, 2021, scale N.T.S.

The project proposes construction of two self-storage buildings along with parking areas, water, wastewater, and stormwater treatment. Development of this lot was previously approved as Route 311 Plaza.

The following comments are provided for the Planning Board's consideration based on our March 13, 2019, July 3, 2019, September 12, 2019, and November 14, 2019, memoranda. Comments from those memoranda not included herein have been satisfactorily resolved. New or supplementary comments are shown in bold.

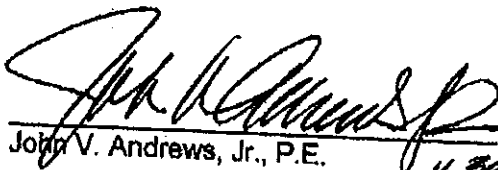
1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 1 acre of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity. **GP-0-20-001. SPDES Permit coverage has been obtained.**

The Permit Identification No. is NYR11H310

2. We defer to the Planning Board's environmental consultant regarding wetland issues.
3. We defer to the Planning Board's planning consultant regarding planning and zoning issues.

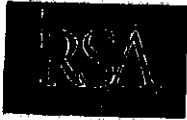
Memorandum
Kent Self Storage - Revised Submittal
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5. A NYSDOT Permit has been issued with a copy provided. The submitted permit has an expiration date of 11.15.2021. Proof/verification of a permit extension is required.
6. Stormwater maintenance and access agreements with the Town will have to be prepared and approved by the Planning Board's attorney.
7. We recommend an erosion control bond estimate of \$34,414.00 and long-term stormwater management facilities bond estimate of \$48,740.00. Please see attached calculation sheet prepared by Julie Mangarillo, P.E., CPESC dated November 14, 2019, for additional details. We recommend these bond amounts be accepted by the Planning Board and recommended to the Town Board for approval. The form and content of the bond or security must be acceptable to the Planning Board Attorney.
8. We were not previously involved with this matter. We note the offer of an easement for future sidewalk development. Appropriate legal instruments covering the future acceptance and use of this easement, including a written metes and bounds description suitable for use in a deed, shall be prepared and submitted. The final instrument(s) must be acceptable in form and content to the Planning Board Attorney.


John V. Andrews, Jr., P.E. *11.30.2021*

cc: Planning Board via email
Bill Walters via email
19-261-250

Bruce Barber via email
Liz Axelson via email



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& ANDREWS**
Consulting Engineers, P.C.

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8336
E-Mail Address: info@rsaengrs.com

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

To: Planning Board Town of Kent
From: Julie S. Mangarillo, P.E., CPESC
Date: November 14, 2019

Attn: Philip Tolmach, Chairman
Subject: Erosion Control & Stormwater Bond Amounts
Project: Kent Self Storage, Route 311
Tax Map: 22-2-17

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Temp. sediment trap	3	EA	\$ 5,000.00	\$ 15,000.00
Inlet protection	13	EA	\$ 500.00	\$ 6,500.00
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500.00
Erosion blanket	140	SY	\$ 2.00	\$ 280.00
Soil stockpiles	2	EA	\$ 500.00	\$ 1,000.00
Seed and mulch	10,000	SF	\$ 0.06	\$ 600.00
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Silt Fence	2,446	LF	\$ 4.00	\$ 9,784.00
			TOTAL:	\$ 34,414.00

The long term stormwater management facilities bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Infiltration Practice	2	EA	\$ 8,000.00	\$ 16,000.00
Grass swale	360	LF	\$ 4.50	\$ 1,620.00
End sections w/ riprap pads	2	EA	\$ 500.00	\$ 1,000.00
15" dia drainage pipe	906	LF	\$ 20.00	\$ 18,120.00
Catchbasins/drain inlets	12	EA	\$ 1,000.00	\$ 12,000.00
			TOTAL:	\$ 48,740.00

EC Bond: \$ 34,414.00
SW Bond: \$ 48,740.00
Total Bond: \$ 83,154.00

9.6.2022
JVA.



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To: Planning Board Town of Kent
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The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL CC
Temp. sediment trap	3	EA	\$ 5,000.00	\$ 15,000
Inlet protection	13	EA	\$ 500.00	\$ 6,500
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500
Erosion blanket	140	SY	\$ 2.00	\$ 280
Soil stockpiles	2	EA	\$ 500.00	\$ 1,000
Seed and mulch	10,000	SF	\$ 0.08	\$ 800
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750
Silt Fence	2,446	LF	\$ 4.00	\$ 9,784
			TOTAL:	\$ 34,414

The long term stormwater management facilities bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL CC
Infiltration Practice	2	EA	\$ 8,000.00	\$ 16,000
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End sections w/ riprap pads	2	EA	\$ 500.00	\$ 1,000
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Catchbasins/drain inlets	12	EA	\$ 1,000.00	\$ 12,000
			TOTAL:	\$ 48,740

EC Bond: \$ 34,414
SW Bond: \$ 48,740
Total Bond: \$ 83,154



PRE RECORDING COVER PAGE

Michael C. Bartolotti, Putnam Co Clerk
40 Gleneida Avenue, Room 100
Carmel, New York 10512

Supporting Documents:
(DEED)

TP-584 Combined Real Estate Transfer Tax Return
RP-5217 Real Property Transfer Report (ORIGINAL/NO COPIES)
IT-2663 Non-Resident Income Tax Return (PAYABLE TO NYS INCOME TAX) (USE ONLY
WHEN APPLICABLE)
ALL PAYMENTS OVER \$1000 A CERTIFIED CHECK/MONEY ORDER/GUARANTEE LETTER

InboxID: 72654
Submitted Date: 04/25/2022 01:41 PM
Submitted By: RICK COWLE
18 FAIR STREET
CARMEL, NEW YORK 10512
CASEY@RCOWLELAW.COM

Document Count: 1

Document 1:	EASEMENT
Party1:	VIEBROCK RICHARD
Party2:	TOWN OF KENT
Recording Fee:	\$85.50
Transfer Tax:	\$0.00
Document Total:	\$85.50

Recording Total:	\$85.50
Tax Total:	\$0.00
PROCESSING FEE:	\$1.00
Grand Total:	\$86.50

10' WIDE SIDEWALK EASEMENT IN FAVOR OF TOWN OF KENT

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RICHARD VIEBROCK (hereinafter, collectively, the "GRANTOR"), having an address of 164 Route 311, Carmel, New York 10512 hereby grants and conveys to TOWN OF KENT (hereinafter, collectively, the "GRANTEE"), having an address of 25 Sybil's Crossing, Kent Lakes, New York 10512, its successors and assigns, a perpetual, non-exclusive right of way and easement ("EASEMENT"), upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("PROPERTY"), also on a survey annexed hereto and made a part of this agreement which was prepared October 16, 2020 by Insite Engineering, Surveying & Landscape Architecture, P.C. attached as Exhibit "B", hereto and incorporated herein by reference ("SURVEY").

1. THE EASEMENT granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide **only a sidewalk** for public use. The Sidewalk Easement permits the GRANTEE to build, construct, inspect, reconstruct or remove curbs, sidewalk, and related landscaping within the Easement Area (the "Improvements") by the GRANTEE, its officers, employees, agents, servants, contractors, heirs, successors and assigns to use the Improvements for the express purpose of allowing members of the public to pass and re-pass over and upon the general Easement Area, but shall be limited to pedestrian public passage over and upon the Easement Area.
2. In the event that, during the construction or reconstruction or removal of the sidewalk, the GRANTEE disturbs areas of the property which adjoin the easement area, the GRANTEE shall reasonably restore such disturbed areas.
3. GRANTOR, its employees, contractors, agents, customers, successors and assigns shall not interfere with GRANTEE's work in designing, building, constructing, inspecting, and reconstructing curbs, sidewalk and related landscaping.
4. In the event that said sidewalk is constructed or reconstructed as described herein, GRANTOR, its successors and/or assigns shall be responsible for all day-to-day maintenance of the sidewalk and any curbs, specifically including, but not being limited to, maintaining a level surface, snow and ice removal, sweeping and keeping the sidewalk free from debris or obstructions. GRANTOR, its successors and/or assigns agrees to indemnify and to hold harmless GRANTEE, its successors and/or assigns for and from injury, loss, damage or any other liability arising from acts or omissions which constitute a failure or default in this maintenance obligation. This indemnity and hold harmless obligation shall "run with the land" and the successful party in litigation regarding this obligation shall be entitled to an award of reasonable attorney's fees and court costs and disbursements or other related expenses.
5. THIS EASEMENT shall be terminated at any time by an instrument executed for such purpose and signed by the parties. If the sidewalk is destroyed, this Easement only provides for reconstructing on same encroaching footprint as shown on said annexed survey.

6. THIS EASEMENT shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.

7. TOWN OF KENT, GRANTEE, AGREES to indemnify and to hold harmless RICHARD VIEBROCK, GRANTOR, its employees, contractors, agents, customers, successors and assigns from any damage to person or property caused by Town of Kent, its officers, employees, agents, servants or contractors, heirs, successors or assigns while utilizing this Easement.

8. GRANTEE, its officers, employees, agents, servants or contractors, heirs, successors or assigns, shall and does hereby indemnify, defend, and hold harmless the GRANTOR (GRANTOR, its employees, contractors, agents, customers, successors and assigns), from and against any and all loss, cost, liability, or expense (i) for damage to property on GRANTEE's property, or otherwise, and/or related to the above mentioned encroachments and (ii) their construction, reconstruction or removal. GRANTEE's (its officers, employees, agents, servants or contractors, heirs, successors or assigns) indemnity obligations under this Agreement "run with the land" and the indemnity herein shall be the obligation of GRANTEE, its officers, employees, agents, servants or contractors, heirs, successors or assigns. The successful party in a litigation regarding this Agreement shall be entitled to have its reasonable attorney's fees and expenses reimbursed.

9. GRANTEE, its officers, employees, agents, servants or contractors, heirs, successors or assigns shall have no liability to the GRANTOR for any disruption in access to the property during periods of construction, maintenance and repair of improvements contemplated hereby.

10. GOVERNING LAW- Each party agrees that it shall perform its obligations hereunder in accordance with all applicable laws, rules and regulations now or hereafter in effect. The laws of the State of New York shall govern this Agreement.

11. MODIFICATION- Any modification of this Agreement must be made in writing and must be executed by the parties hereto or their successors and/or assigns.

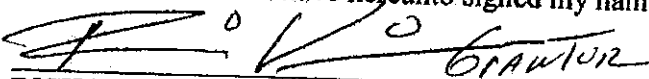
12. RECORDATION- This Agreement shall be recorded in the Putnam County Clerk's Office, Putnam County, New York and is intended to and shall run with the land. Furthermore, Applicant/Owner/GRANTOR shall pay the cost of recording of this Agreement.

13. ENTIRE AGREEMENT- This Agreement incorporates all the agreements, covenants, promises, and understandings between the parties concerning the subject matter hereof, and all such agreements, covenants, promises, and understandings have been merged into this Agreement. No prior agreement, covenant, promise, or understanding of the parties, verbal or otherwise, shall be valid or enforceable unless embodied in this Agreement.

14. FOLLOWING EXECUTION of this agreement, it shall be delivered to Richard Viebrock's Attorney, The Law Office of Rick S. Cowle, P.C., for the purpose of having it recorded. The cost of the recording shall be borne by the GRANTOR. However, each of the parties hereto shall pay his/her own counsel fees in connection with this agreement.

15. THIS EASEMENT shall be binding upon and inure to the benefit of the parties its officers, employees, agents, servants, contractors, heirs, successors, assigns, beneficiaries and personal representatives.

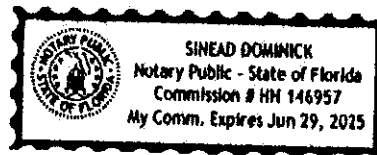
In Witness Whereof I have hereunto signed my name this 11th day of May, 2022.


RICHARD VIEBROCK, Grantor


STATE OF Florida) ss.:
COUNTY OF St Lucie)

On the 11th day of May, 2022 before me, the undersigned, personally appeared RICHARD VIEBROCK, 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 executed the instrument.


Notary Public

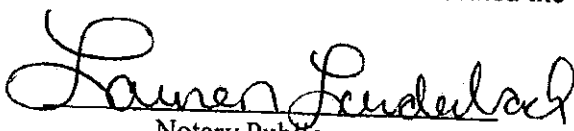


In Witness Whereof I have hereunto signed my name this 18 day of May, 2022.


Town of Kent Supervisor, Jaime McGlasson, Grantee

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

On the 18 day of May, in the year 2022 before me, the undersigned, 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 executed the instrument.


Notary Public

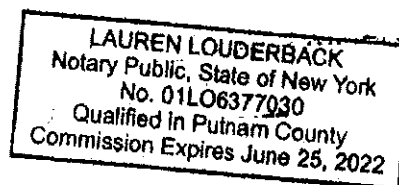


EXHIBIT "A"



20221.200

February 9, 2021

10' Wide Sidewalk Easement
Prepared for Kent Self Storage

All that certain piece or parcel of land lying and situate in the Town of Kent, County of Putnam, and State of New York, bounded and described as follows:

Beginning on the westerly line of Ludingtonville Court at a point dividing the premises of Richard Viebrook on the south and the lands now or formerly belonging to Harol & Joyce Schaeffer to the north,

thence along said westerly line of Ludingtonville Court and also along the northerly line of New York State Route 311, S29°34'51"W 236.88 feet and S54°35'00"W 244.16 feet to lands now or formerly belonging to Hudson Ventures, Inc.;

thence along said lands, N 06°15'00" W 11.45 feet to a point;

thence through the lands of Viebrook, N54°35'00"E 236.36 feet and N29°34'51"E 235.86 to the aforementioned lands of Schaefer;

thence along said lands, S53°37'14"E 10.07 feet to the point or place of Beginning.

EXHIBIT "B"

WILSON CONSULTING SYSTEMS, INC.

DEADLINE:
Dead date 2017 Aug 30
Expiration date 14 2017
Created date 21 Aug 2017
Owner Richard Williams

There is a growing awareness among the public that the environment is being damaged by the actions of individuals and organizations. This awareness has led to a demand for more responsible behavior from both individuals and organizations. One way to ensure that organizations are acting responsibly is through the use of environmental management systems (EMS). EMS are a set of procedures and processes that organizations use to manage their environmental impact. They typically include a policy statement, a set of objectives and targets, and a system of monitoring and reporting. EMS can help organizations to reduce their environmental impact, improve their efficiency, and enhance their reputation. They can also help organizations to comply with environmental regulations and standards. There are many different types of EMS, and they can be tailored to the needs of individual organizations. However, all EMS should be based on the same principles: transparency, accountability, and continuous improvement. By using EMS, organizations can ensure that they are acting responsibly and contributing to a sustainable future.



POINTE
ENGAGEMENTS, SURVEILLANCE &
INTELLIGENCE

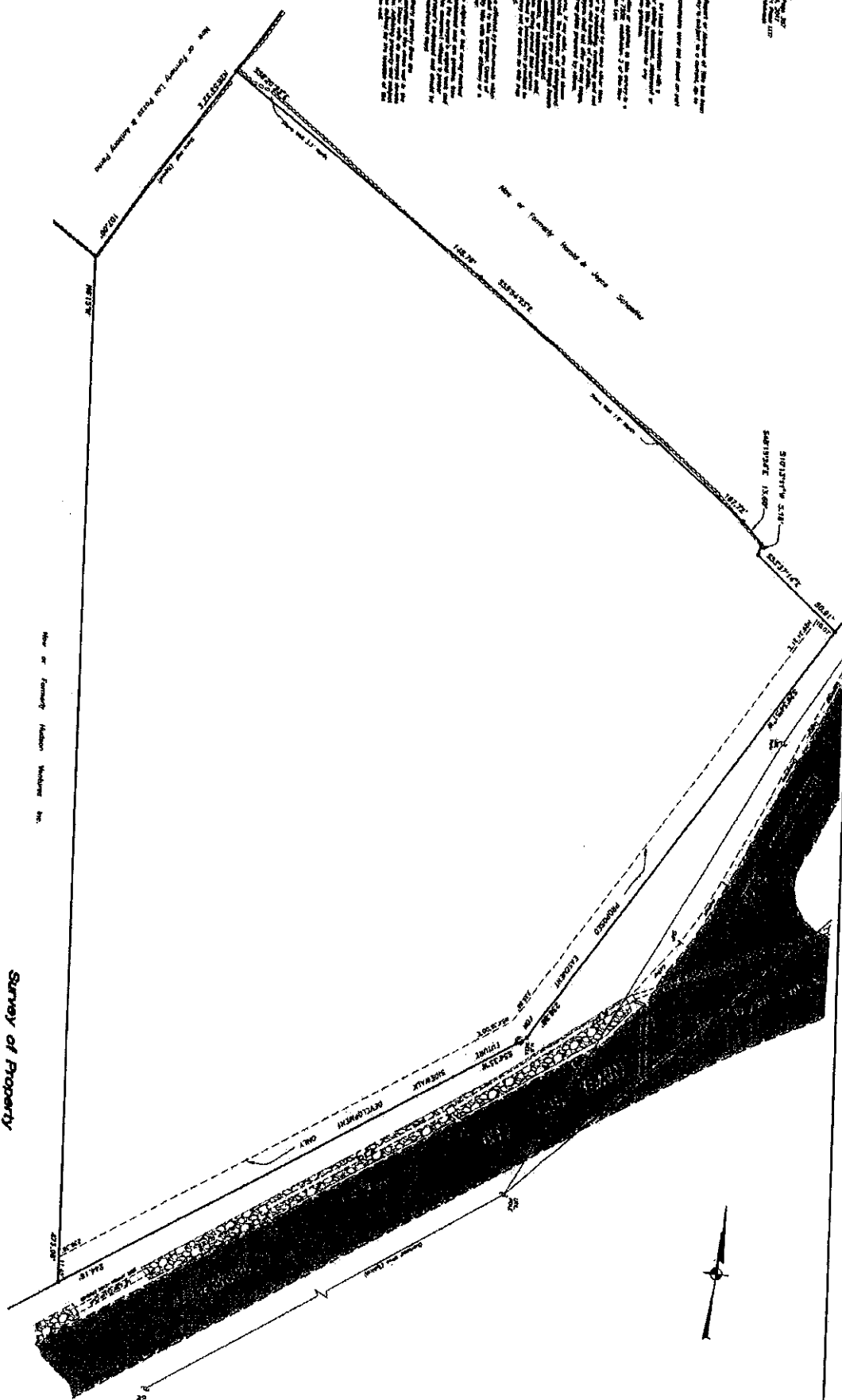
2 Month Pass-
\$100.00
1 Year Pass-
\$1,000.00
5 Year Pass-
\$5,000.00

 $\Delta W_{2A} = 2.705 \text{ Acre}$ 

now or formerly Hudson Working by

Approved for
Survey of Property
Kent Self Storage
situated in the
Town of Kent
Putnam County, New York
Book 7 - 127 Date October 26, 2000

Call 800 237-2664
Web: www.237-2664.com





Department of Taxation and Finance

TP-584 (9/19)

Recording office time stamp

**Combined Real Estate Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Grantor/Transferor	Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantor)	Social Security number (SSN)
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Viebrock, Richard Mailing address 164 Route 311 City Carmel State New York ZIP code 10512 Single member's name if grantor is a single member LLC (see instructions)	120-32-3160 SSN Employer Identification Number (EIN) Single member EIN or SSN
Grantee/Transferee	Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantee)	SSN
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input checked="" type="checkbox"/> Other	Town of Kent Mailing address 25 Sybil's Crossing City Kent Lakes State New York ZIP code 10512 Single member's name if grantee is a single member LLC (see instructions)	14-6002263 SSN EIN Single member EIN or SSN

Location and description of property conveyed

Tax map designation - Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
22.-2-17	372200	Route 311	Kent	Putnam

Type of property conveyed (mark an X in applicable box)

1 <input type="checkbox"/> One- to three-family house	6 <input type="checkbox"/> Apartment building	Date of conveyance month day year	Percentage of real property conveyed which is residential real property <u>0</u> % (see instructions)
2 <input type="checkbox"/> Residential cooperative	7 <input type="checkbox"/> Office building		
3 <input type="checkbox"/> Residential condominium	8 <input type="checkbox"/> Four-family dwelling		
4 <input checked="" type="checkbox"/> Vacant land	9 <input type="checkbox"/> Other _____		
5 <input type="checkbox"/> Commercial/industrial			

**Condition of conveyance
(mark an X in all that apply)**

a. <input type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input checked="" type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 3)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 \$ _____ Schedule B, Part 2 \$ _____		

Schedule B – Real estate transfer tax return (Tax Law Article 31)**Part 1 – Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) ☒ **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		1 00
2.		
3.		
4.		
5.		
6.		

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part 1, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a ☐
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☒
- e. Conveyance is given in connection with a tax sale e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**

This is to certify that: (mark an X in the appropriate box)

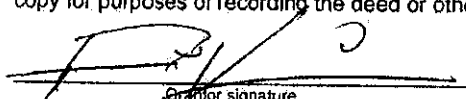
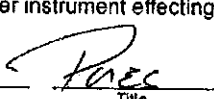
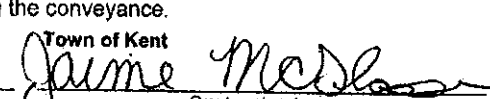
1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a. ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b. ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c. ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d. ☐ The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

 - e. ☐ Other (attach detailed explanation).
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a. ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b. ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature Richard Vlebrock	 _____ Title _____	<div style="text-align: center;">Town of Kent</div>  _____ Grantee signature Jaime McGlasson	_____ Supervisor Title _____
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.


If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature 	Print full name Richard Vlebroek	Date 5/11/22
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date _____ to _____ Date _____ (see instructions).
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date