

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: May 12, 2022
TO: Finance Dept.
CC: mrezz10@gmail.com
FROM: Vera Patterson
RE: T & M Rustic Homes Sign Approval
TM: 12.-1-55 – Kent Center

This is a new project, so please open an escrow account for this project. Attached is supporting documentation and the following checks:

Keybank Check #31610, dated 5/12/22 in the amount of \$500.00 - Escrow

Keybank Check #31611, dated 5/12/22 in the amount of \$150.00 - Sign Approval

Thanks very much.

RECEIPT DATE May 12, 2022 No. 426583

RECEIVED FROM J&M Rustic Homes \$450.00

one Hundred fifty and 00/100 DOLLARS

☐ FOR RENT ☒ FOR Sign approval TM; 12-1-55

ACCOUNT		<input type="radio"/> CASH	<u>31610</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>T. Rezza</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

RECEIPT DATE May 12, 2022 No. 426584

RECEIVED FROM J&M Rustic Homes \$500.00

Five Hundred and 00/100 DOLLARS

☐ FOR RENT ☒ FOR Rev. Fees TM; 12-1-55

ACCOUNT		<input type="radio"/> CASH	<u>31611</u>
PAYMENT		<input checked="" type="radio"/> CHECK	FROM <u>V. Patterson</u> TO <u>T. Rezza</u>
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY _____

3-11

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

THOMAS REZZA
113 MOONEY HILL ROAD
PATTERSON, NY 12563

PAY TO THE ORDER OF Town of Kent Planning Date 5/12/2022

One hundred fifty and 00/100 \$150.00 Dollars

KeyBank National Association
328 - Pawling Pawling, New York 12564
1-800-KBY2YOU Key.com

For J&M Rustic Home - sign permit
1100 Route 52, Ste 103 Carmel, NY
TM; 12-1-55

⑆021300077⑆ 00323282016092⑆ 31611

[Signature]

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

THOMAS REZZA
113 MOONEY HILL ROAD
PATTERSON, NY 12563

PAY TO THE ORDER OF Town of Kent Planning Date 5/12/2022

Five hundred and 00/100 \$500.00 Dollars

KeyBank National Association
328 - Pawling Pawling, New York 12564
1-800-KBY2YOU Key.com

Alan Rezza

[Signature]

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME:

ADDRESS:

T.M. Ruffic Home (Michelle Pezza)
100 Route 53, Suite 103, Covert, NY 10812

CONTACT TELEPHONE NUMBER:

914-731-4172

TM:

The following preliminary information must be included on the site plan. Please either 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:

Michelle Pezza
(Print or type name here)Michelle Pezza
(Signature)

Sign approval

President

(Print or type Title here)

5/6/22
(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 _____
Flashwater Wetland _____	Steep Slope & Erosion Ctrl _____
Change of Use _____	Sign Approval <input checked="" type="checkbox"/>

Name of Project: T-M Quantic Home
 Description of Proposed Activity: Sign on building for new business in plaza

Name of Applicant(s): Michelle Rezza mrezza10@gmail.com
 Address: 1100 Route 30 Suite 103 Carmel, NY 10512
 Telephone: 914-791-4178
 Name and Address of Record Owner(s): Michelle & Thomas Rezza
413 Monroe Hill Rd Patterson, NY 12563
 Tax Map Number of all parcels: 12-1-35

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 <input checked="" type="checkbox"/>	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:

Not Applicable

DISCLOSURE OF BUSINESS INTEREST

State of New York

ss:

County of Putnam

Michelle Rezza

being duly sworn, deposes and says:

1. Pursuant to §802 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employees, 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.)
Michelle Rezza, 413 Monroe, 111 Rd, Patterson NY 1286

100 Route 32, Ste 103, Carmel NY 1282

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.)

Store front sign

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.

Robin DiNapoli
 Notary Public

5/11/22

Michelle Rezza
 Owner

Robin DiNapoli
 Notary Public, State of New York
 Reg. No. 0101637279
 Qualified in Westchester County
 Commission Expires July 2, 2022

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

Date: New York

ss:

County of Putnam

Michelle Rozza

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 Changes / Site Plan / Conditional Use Permit / Changes 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 I/we resides at 113 Main Road, Putnam, NY 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 the conditions. I/we acknowledge that the grant of permission may only be revoked by the 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 non-compliance 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 designers, 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.

Michelle Rozza
Applicant/Agent

Michelle Rozza
Applicant/Agent

Robin DiNapoli 5/11/22

Notary Public
Robin DiNapoli
Notary Public, State of New York
Reg. No. 04D1897279
Qualified in Westchester County
Commission Expires July 2, 2022



STANDARDS FOR ISSUANCE OF A WETLANDS PERMIT IN THE TOWN OF KENT

- A. The below demonstrates that the proposed activity is in accordance with the provisions of Chapter 39-A entitled "Freshwater Wetlands"

The proposal is to have NYSEG install above ground utilities, electrical wire and poles to provide electricity to a proposed single family house from Nichols Street.

- B. The Town of Kent Planning Board is requested to consider approval of this project as follows:
- (1) The environmental impact of the project is minimal as only one pole will be installed by NYSEG with the 100 foot setback of the stream. The area of disturbance within 100 feet of the stream is 3,555 square feet.
 - (2) The alternative to this project is installing the electrical service to the house in an existing Right of Way from Horsepound Road which will not impact any wetland or stream setbacks. As the Board knows the easement shown on the filed subdivision map included rights of ingress and egress but not utilities. We are presently pursuing with NYCDEP and NYSDEC legal departments to correct this oversight.
 - (3) No irreversible or irretrievable commitments of resources will be involved in the proposed activity.
 - (4) Failure to install the proposed electrical service from Nichols Street or the modification of the easement to include utilities will cause the property to be unbuildable despite approval of the subdivision by the Town of Kent as reflected on the filed map.
 - (5) The proposed electrical service is suitable for construction in the area proposed.
 - (6) The proposed project will not have an adverse affect on the stream or 100 foot buffer
 - (7) There is no other alternative to this project except that identified in item 2 above.
 - (8) Mitigation measures will include use of silt fence during installation of the electrical service and seeding and mulching any disturbed areas around the poles or within the area of disturbance caused by the equipment installing the poles.
 - (9) The wetland will not be degraded.
- C. The Town of Kent Planning Board is requested to find based upon the plans and documents that:
- (1) The proposed regulated activity is consistent with Chapter 39-A
 - (2) The proposed regulated activity is consistent with the land use regulations
 - (3) The proposed regulated activity is compatible with the public health and welfare.
 - (4) There are no practical alternatives to the proposed activity except as present above.
 - (5) The proposed regulated activity minimizes any possible degradation of the wetland or wetland adjacent areas nor does it impair the function of the wetland.
 - (6) The proposed activities are in compliance with the NYS Freshwater Wetlands Regulations as set forth in 6 NYCRR 665.7 € and (g).
- D. It is requested that this matter be approved for Administrative Review by the Town Engineer as set forth in Section 39A-7 of the Town Code.
- E. No agency is in the process of acquiring the wetlands on this property.

DESCRIPTION OF THE PROPOSED ACTIVITY IMPACTING THE 100 FOOT SETBACK TO A STREAM

The proposal is to have NYSEG install above ground utilities, electrical wire and poles to provide electricity to a proposed single family house from Nichols Street. The poles will be installed with a small

track piece of equipment with an auger. The holes will be augered to a depth of 6 feet. Silt fencing will be provided around each pole and any area disturbed will be seeded and mulched. Only one pole will be installed within the 100 foot setback from the stream and the total disturbance within the 100 foot stream setback is 3,555 square feet.



Cornerstone Associates

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

September 7, 2022

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: White/Vernon Application
Horsepound Road
Section 33 Block 1 Lot 58.2

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

1. Comment response memo executed by John Karell; Jr. dated 08/14/22.
2. Report entitled; "Stormwater Pollution Prevention Plan prepared by John Karell, Jr, dated 08/15/22 (rev).
3. Plans entitled; "Site Plan for Madeline White and Tristan Vernon" prepared by John Karell, Jr. PE dated 08/18/22 (rev), 6 sheets: S-1, S-2, S-3, D-1, P-1, EC-1.

A: Summary of Application:

Application is to construct a five bedroom. single-family residence, well and septic system, overhead utility, and a driveway on a 39.850+/- acre parcel. The subject property is located in the R-80 zoning district.

.B: Planning Board Permits Required:

Steep slope/erosion and sediment control permit
Wetland permit-based upon review of the survey provided by the applicant, and the proposed installation of the utility line from Nichols Road, there is disturbance within 100' of an indicated watercourse. A wetland permit is required. If the applicant refutes that a wetland permit is required, once the adjusted limits of disturbance line is submitted a site inspection will be conducted to verify.

C: Zoning:

The bulk zoning table requires review. The Town Building Inspector should be consulted to determine the status of this lot as there is limited road frontage on Horsepound Road and Nichols Street. It is also unclear if this development would be considered a flag lot under current zoning.

It is reported that the access is shared with another property. Information regarding access easements and maintenance of the access driveway should be provided.

Consultation with the Town Building Inspector regarding authorization to install overhead utility lines (not underground) is required.

The applicant has not submitted written conformation from NYSEG regarding the installation of the proposed utility lines.

D: SEQRA:

The applicant has provided a short-form Environmental Assessment form. The proposed action is a Type II action. The applicant should provide a revised EAF reflective of the current action.

E: Environmental Review:

Wetlands:

See comments above regarding wetlands.

Trees:

The applicant has requested a waiver of tree survey requirements. Inspection revealed that there were very few trees within the originally proposed limits of disturbance. The applicant is requested to provide an amended limits of disturbance reflective of the proposed utility installation from Nichols Road. Protected trees to be removed in this area should be indicated. .

Soils, Steep Slopes and Rock Outcrop:

The applicant has indicated that rock blasting and/or hammering is not anticipated.

Land Disturbance:

The applicant originally proposed to disturb 0.67 acres. This amount may be increased due to the proposed utility installation from Nichols Road. This office defers to the Planning Board Engineer regarding review of the erosion and sediment control plan and associated bonds.

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

Further comments will be provided based on the applicant's response to comments.

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

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'R' followed by a stylized flourish.

Bruce Barber, PWS
Town of Kent Environmental Planning Consultant



Memorandum

To:	Planning Board Town of Kent	Attn:	Philip Tolmach Chairman
From:	John V. Andrews, Jr., P.E.	Subject:	Erosion Control Plan -- Revised Submittal II
Date:	September 6, 2022	Project:	White-Vernon Residence TM # 33.-1-58.2

The following materials were reviewed:

- Drawing S-1 - Site Plan- Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E., dated October 26, 2021, last revised August 18, 2022, scale 1" = 30'.
- Drawing S-2 - Overall Site Plan- Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, last revised August 18, 2022, scale 1" = 100'.
- Drawing S-3 Alternative Driveway Plan- Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, last revised August 18, 2022, scale 1" = 30'.
- Drawing D-1 -- Details- Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, last revised August 18, 2022, scale - As Shown.
- Drawing P-1 -- Profiles- Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 26, 2021, last revised August 18, 2022, scale - As Shown.
- Drawing EC-1 -- Erosion Control & Steep Slope Details/Notes -Madeline White & Tristan Vernon, prepared by John Karell, Jr. P.E. dated October 27, 2021, last revised August 10, 2022, scale - As Shown.

The project proposes the construction of single-family residence including a driveway, individual well and onsite wastewater disposal system .

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our December 1, 2021 and April 11, 2022 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 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.
5. We defer to the Planning Board's environmental consultant regarding wetland issues **[Wetland Permit required for alternate utility route. Application to be submitted with any supporting documentation. Minor impacts anticipated.]**

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

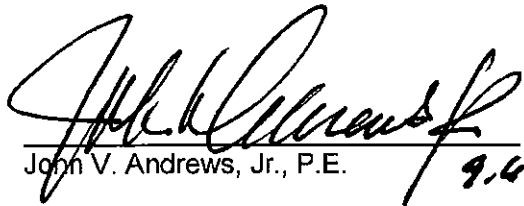
- a. §66-6.B.2.e – Provide “a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map.” (We note that the soil type is included within the Notes on Sheet D-1 but the origin of the information and the extent of the soil types on site is not provided.)*[Note added on Sheet S-1 concerning soils – Slope Table provided – Information provided is inconsistent and not clearly indicated. RESPONSE – [The slope information provided on our plan set is illegible- both the 0-15 & 15-25 ranges are shown the same. The slope mapping does not address the access drive.]*
- c. §66-6.B.2.g – Provide “a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:”
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.*[General schedule provided does not provide sufficient information (defined time frames) RESPONSE – The Construction Sequence submitted as part of the most recent submission is sufficient. We respectfully request that this sequence be incorporated into the SWPPP and specifically added as complete note on Sheet EC-1]***[Added to EC-1. We did not receive an updated SWPPP]**
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.**[An erosion control bond estimate was provided. Per Town Code Section 66.24 the bond is considered a performance guarantee covering all land development activities. Based on this most recent submittal, we have prepared a revised bond amount. The revised bond amount is \$6990.00. A copy is attached hereto. We recommend this bond amount of \$6990.00 be accepted by the Planning Board as the bond amount and recommended for approval to the Town Board.]**
- e. §66-6.B.2.i – Provide “Any special reports deemed necessary by the Planning Board Engineer to evaluate the application, including but not limited to detailed soils, geologic or hydrologic studies.”*[No such reports appear required at this time – It should be noted that no written SWPPP was provided. SWPPP provided as part of this most recent submittal. See comment above regrading modification]***[No updated SWPPP was included in this submittal. At the time of final signature by the Chairman a full written SWPPP modified as outlined herein shall be submitted.]**

11. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including: *[No written SWPPP provided. SWPPP provided as part of this most recent submittal. Considered resolved]*
- a. Part III.B.1.a – “Background information about the scope of the project, including the location, type and size of project;”
 - b. Part III.B.1.b – “A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s), floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the construction activity; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater discharge(s);”
 - c. Part III.B.1.c – “A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);”
 - d. Part III.B.1.d – “A construction phasing plan and sequence of operations describing the intended order of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;”
 - e. Part III.B.1.e – “A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;”
 - f. Part III.B.1.f – “A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization;”
 - g. Part III.B.1.h – “The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;”
 - h. Part III.B.1.i – “A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;” **(Note: On Plan set should be in written SWPPP as well)**
 - i. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant-source in the stormwater discharges;”

- j. Part III.B.1.I – “Identification of any elements of the design that are not in conformance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is equivalent to the technical standards.”
 - k. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001, particularly the sections regarding the maintenance of documentation on-site (Part II.D.2), provisions for modifying the SWPPP (Part III.A.4), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP.
 - l. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
 - m. Please note, per GP-0-20-001, a SWPPP must be prepared by qualified professional, including a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s).
 - n. Please note – With issuance of NYSDEC General Permit GP-0-15-002 and continuing in GP-0-20-001, per Part I.B.1.b ‘Soil Stabilization’ “In areas where soil disturbance activity has temporarily or permanently ceased...” and “...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the *application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased...*” (emphasis added). *[Add as note to plan set]* **[Note Added to EC-1 – Resolved]**
12. SWPPP – GP-0-20-001 Part 1.F.8 - Provide documentation that the project complies with the requirements for historic or archeological sensitive locations. **[SEAF indicates that the project is located in an are designated as sensitive for archeological sites. Further documentation is required]**
13. Provide a draft eNotice of Intent (eNOI) for review. **[Old style NOI provided – No exception taken Note: Updated NOI provided – It is not the currently required eNOI but we take no exception as previously noted. When submittal to the NYSDEC is appropriate an eNOI is required]**
14. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed. **[MS4 SWPPP Acceptance form provided. The form will be completed and signed when appropriate]**
15. Refer to the Drawings:
- a. Sheet S-1- The proposed driveway runs outside the access easement. Per Filed Map 2886, Parcel 2 appears to have no rights outside the indicated Access Easement. The Applicant must demonstrate the ability to construct the driveway as shown. **[Sketch provided which demonstrates that the driveway can be constructed within the existing access agreement]**

- b. The construction required to render the driveway usable is unclear. Does the driveway need to be improved from Horse Pound Road to the house site or just the limited section into the property? There are two (2) stabilized construction entrances indicated. Are both to be constructed for this project? The extent of work associated with this proposal should be clearly indicated on both the plan and profile. A note should be added regarding the removal and restoration of driveway when the construction entrance is no longer needed. A note should be added regarding removal of any sediment that is tracked onto the road. A note should be added covering the installation of the paved apron connecting to Horse Pound Road. **[The driveway needs to be reviewed and comply with Chapter 57, §57-26. The driveway is to be paved for a distance of 30 feet from the road intersection. Regardless of who owns the property it is a shared driveway and must meet all width requirements. The driveway is in excess of 500. Pull offs are required.]**
 - c. Per Filed Map 2886, the driveway appears to be a common driveway shared by this Parcel and the adjoining parcel. If one does not already exist, it would appear that a cross access and maintenance agreement suitable in form and content to the Planning Board Attorney should be prepared and filed in the office of the county Clerk as part of this action. **[The right of way is for ingress and egress only. A Cross Access and Maintenance easement between this property owner and the adjacent property owner, which address all construction and operation of the driveway, is still appropriate. The easement will need to be suitable in form and content to the Planning Board Attorney. Use of the easement for utility construction is no longer an issue. An alternate route solely under the ownership and control of the Applicant has been identified.]**
 - e. All time frames set forth in the notes should be checked for consistency with current standards and conditions of the General Stormwater Permit.
 - f. The Special Notes refer to a written SWPPP. No written SWPPP has been provided *[Same – No written SWPPP provided]* **[Written SWPPP previously provided – Resolved]**
 - g. Under the "Town of Kent Planning Board - Steep Slope and Erosion Control Notes," Note A should read 5000 SF not one (1) acre *[Note appears to have been omitted rather than corrected]* **[Resolved]**
 - h. Under the "Town of Kent Planning Board - Steep Slope and Erosion Control Notes," under C, replace "GP-02-01" with the current "GP-0-20-001." *[Note appears to have been omitted rather than corrected]* **[Resolved]**
 - i. The notes under Standards for Private and Common Driveways are at variance with Town Code Section 57-26 and should be revised accordingly *[Comment remains valid. Notes are still at variance with the applicable code section. RESPONSE - We printed out § 57-26 Driveway Access from the Town Code and attach it hereto. We leave it to the engineer to review the material and adjust the notes as appropriate.]* **[Resolved]**
16. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.

18. Provide a written response with future submittals stating how the comments have been addressed.
19. **The Public Hearing on this matter has been open and closed with no substantive comments. The only item that remains to be resolved is the easement agreement with the NYDEP. The issue of utilities has been addressed with an alternate route solely within property under the ownership and control of the Applicant. The Applicant clearly has the right of ingress and egress and has provided documentation that the driveway access can be fully constructed within the available easement. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.**



John V. Andrews, Jr., P.E. 9.6.2022

Attachment – Erosion Control Bond Amount

cc: Planning Board via email
Bill Walters via email
21-261-999-177

Bruce Barber via email
Liz Axelson via email

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 #14

Year 2022

Date: September 8, 2022
From: The Kent Planning Board
To: Finance
CC: mrezza10@gmail.com
Re: T & M Rustic Homes
1100 Rte. 52 – Suite 103
Kent, NY 10512
TM: 12.-1-55
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, which is \$250.00, 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.

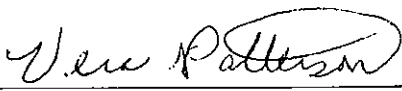
The motion was made by Dennis Lowes and seconded by Simon Carey. The roll call votes were as follows:

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

Re: T & M refund of escrow

Michelle Rezza <mrezza10@gmail.com>

Thu 8/11/2022 9:34 AM

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!

Oh ok, I just wanted to make sure we didn't miss it.

Thanks -

Michelle

On Thu, Aug 11, 2022 at 9:26 AM Planning Kent <planningkent@townofkentny.gov> wrote:

We haven't processed the Resolution yet to return your money. We're not having a meeting this month, but it will be done in September.

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: mrezza10@gmail.com <mrezza10@gmail.com>

Sent: Wednesday, August 10, 2022 6:31 PM

To: Planning Kent <planningkent@townofkentny.gov>

Subject: T & M

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!

Vera,

Hi there! I hope all is well! We still haven't gotten that check for the 250.00. Fo you know if it was mailed?

Michelle Rezza

Sent from my iPhone

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: July 25, 2022
TO: Finance Dept.
CC: mrezz10@gmail.com
FROM: Vera Patterson
RE: T& M Rustic Homes Sign Approval
TM: 12.-1-55 – Kent Center

Please process the attached invoice from the review account for the property noted above.

Attached is a copy of the summary for the review account.

Date	INVOICE #	VOUCHER NAME	AMOUNT	COMMENTS
07/19/22	Billing Period Ending 07/01/22	CPL Invoice 83792	\$ 250.00	See attached bill for breakdown \$ 250.00 Total Labor: \$ 250.00 Total Reimbursables: \$ 0.00 Total Amount Due: \$ 250.00

T & M Rustic Homes tm: 12.-1-55 (Sign approval)

05/12/22 Keybank ck 31611 Application	150.00		
05/12/22 Keybank ck 31610 Review Fee	500.00		500.00
07/25/22 CPL 83792		(250.00)	250.00

25 Sybil's Crossing
Kent Lakes, NY 10512

**Claimant's
Name And
Address**

**CPL
255 Woodcliff Dr.
Suite 200
Fairport, NY 14450**

Tax I.D. #

16-1283651

**PURCHASE
ORDER NO.**

DO NOT WRITE IN THIS BOX

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
7/19/2022		Invoice #83792 CPL# 16570.08 Kent-Planning Board 2022		\$250.00
		T & M Rustic Home Sign		
		(SEE INSTRUCTIONS ON REVERSE SIDE)	TOTAL	\$250.00

CLAIMANT'S CERTIFICATION

1, Timothy Moot PG \$250.00 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.

7/19/2022

DATE _____

SIGNATURE

(SPACE BELOW FOR MUNICIPAL USE)

Principal

TITLE

DEPARTMENT APPROVAL

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

7/26/22
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

July 19, 2022

Project No: 16570.08

Invoice No: 83792

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

Kent-Planning Board 2022 T & M Rustic Home Sign
Professional Services for the period ending July 1, 2022
Professional Personnel

	Hours	Rate	Amount	
Axelsson, Elizabeth 6/3/2022	.50	125.00	62.50	
6/2/22 Prep fr/Atnd Plang Bd mtg;				
Axelsson, Elizabeth 6/3/2022	.50	125.00	62.50	
6/2/22 Revw submit per cod/mapg resorce; prep revw note;				
Axelsson, Elizabeth 6/3/2022	.50	125.00	62.50	
6/3/22 Revw submit per cod/mapg resorce; cal/prep mesg to Ap Rep/Plaza				
Ownr/Bldg Dept w/Atchmt; coresp w/Plang Bd/Ap Reps;				
Axelsson, Elizabeth 6/10/2022	.50	125.00	62.50	
6/8/22 Revw submit materia/code/agency corespndnc; prep Deminimis let to				
Bldg Insp/Plang Bd; prep mesg w/Atchmts; coresp w/Plang Bd/Bldg Dept				
Reps;				
Totals	2.00		250.00	
Total Labor				250.00
Total this Invoice				\$250.00

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"



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

June 9, 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: T&M Rustic Home De Minimis Determination
1100 Route 52, Suite 103, Kent Center / Tax Map ID # 12.-1-55
CPL Project # 16570.08

Dear Chairman Tolmach:

We have received an application and materials for a sign approval for a sign located at 1100 Route 52, Suite 103, also known as the Kent Center, on property tax map identification number 12.-1-55, which is located in the C (Commercial) zoning district. The facade length of the plaza occupancy where T&M Rustic Home and the proposed wall sign would be located is twenty feet (20').

We have reviewed the following materials 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 sign or dated May 11, 2022; and received May 12, 2022;
- originally submitted detailed specifications of the proposed wall sign, dimensions and location on a photographic representation of the proposed eight foot by two-foot (8' X 2') sign, or sixteen square feet (16 SF), submitted by the Applicant, Michelle Rezza, apparently prepared by the sign creator, Extreme, screen shot 2022-04-28; and
- revised and resubmitted detailed specifications of the proposed wall sign, dimensions and location on a photographic representation of the proposed 5' X 2' sign, or 10 SF, submitted by the Applicant, Michelle Rezza, apparently prepared by the sign creator, Extreme, screen shot emailed on 6/3/22.

We also examined the site via Putnam County Parcel mapping, GoogleEarth 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 10 SF wall sign, which is consistent with the general design and placement of other wall signs for other occupancies in the Kent Center commercial plaza. Based on the length of the company's facade of 20 feet, where the proposed business and sign would be located, and zoning subsection 77-67, 2 (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 10 square feet. Following initial review of a larger sign, I emailed the Applicant about the need for a smaller sign for compliance, and a revised sign was then submitted. So, the proposed 10 SF revised sign complies with the pertinent zoning requirements.

Under the provisions of zoning section 77-69, a site plan approval before the town of Kent Planning Board would ordinarily be required for the proposed sign. However as per section 77-69, D. Exemptions and variances for certain activities, subsection (2) provides that, "It is my opinion that that this proposed sign is a de minimis construction activity for which a site plan approval is not necessary. Under this zoning provision, I recommend that the Building Inspector issue a building permit."

Sincerely,
Elizabeth Ayelson


Planner
CPL

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: May 12, 2022
TO: Finance Dept.
CC: mrezz10@gmail.com
FROM: Vera Patterson
RE: T& M Rustic Homes Sign Approval
TM: 12.-1-55 -- Kent Center

This is a new project, so please open an escrow account for this project. Attached is supporting documentation and the following checks:

Keybank Check #31610, dated 5/12/22 in the amount of \$500.00 - Escrow

Keybank Check #31611, dated 5/12/22 in the amount of \$150.00 - Sign Approval

Thanks very much.

RECEIPT		DATE <u>May 12, 2022</u>	No. <u>426583</u>
RECEIVED FROM <u>J&M Rustic Homes</u>		\$450.00	
<u>one Hundred fifty and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Sign Approval TM 12-1-55</u>		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	
ACCOUNT		FROM <u>V. Patterson</u>	TO <u>T. Rezza</u>
PAYMENT		BY _____	
BAL. DUE		3-11	

RECEIPT		DATE <u>May 12, 2022</u>	No. <u>426584</u>
RECEIVED FROM <u>J&M Rustic Homes</u>		\$500.00	
<u>Five Hundred and 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Rev. Fees TM 12-1-55</u>		<input type="radio"/> CASH <input checked="" type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	
ACCOUNT		FROM <u>V. Patterson</u>	TO <u>T. Rezza</u>
PAYMENT		BY _____	
BAL. DUE		3-11	

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

THOMAS REZZA
413 MOONEY HILL ROAD
PATTERSON, NY 12563

PAY TO THE ORDER OF Town of Kent Planning Date 5/12/2022

One hundred fifty and 00/100 Dollars

KeyBank National Association
328 - Pawling Pawling, New York 12564
1-800-KEY2YOU Key.com

For J&M Rustic Home - sign permit
1100 Route 52, Ste 103 Carmel, NY
TM 12-1-55

31611

1021300077: 003232820160920 31611

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

THOMAS REZZA
413 MOONEY HILL ROAD
PATTERSON, NY 12563

PAY TO THE ORDER OF Town of Kent Planning Date 5/12/2022

Five hundred and 00/100 Dollars

KeyBank National Association
328 - Pawling Pawling, New York 12564
1-800-KEY2YOU Key.com

For sign review

31610

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME: T-M Rustic Home (Michelle Rezza)
 ADDRESS: 1100 Route 52, Suite 103, Carmel, NY 10812

CONTACT TELEPHONE NUMBER: 914-751-4172

TM: _____

The following preliminary information must be included on the site plan. Please either 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:

Michelle Rezza
 (Print or type name here)

Michelle Rezza
 (Signature)

Sign approval

President
 (Print or type Title here)

5/6/22
 (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: T + M Rustic Home

* Description of Proposed Activity: sign on building for new business in plaza

* Name of Applicant(s): email Michelle Rezza mrezz10@gmail.com

* Address: 1100 Route 52, Suite 103, Carmel, NY 10812

* Telephone: 914-751-4172

* Name and Address of Record Owner(s): Tenant Michelle + Thomas Rezza
413 Moneys Hill Rd Patterson, NY 12563

* Tax Map Number of all parcels: 12-1-55

A) For All Applications:

1) Total acreage involved in application: _____

2) Total contiguous acreage controlled by applicant/owner (1): _____

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

8) Zoning District: _____

I) 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.

~~NY~~
DISCLOSURE OF BUSINESS INTEREST

State of New York,

) ss:

County of Putnam,

Michelle Rezza 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.)

Michelle Rezza 413 Mooney Hill Rd Patterson NY 1286

Rustic Home 1100 Route 52, Ste. 103, Carmel NY 10512

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.)

Store front sign

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.

Michelle Rezza
Agent/Owner

Robin DiNapoli
Notary Public

Robin DiNapoli
Notary Public, State of New York
Reg. No. 01DI6377279
Qualified in Westchester County
Commission Expires July 2, 2022

5/11/22

Michelle Rezza
Agent/Owner

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER *A. applicant*

State of New York }

} ss:

County of Potnam }

Michelle Rezza being duly sworn, deposes and says:

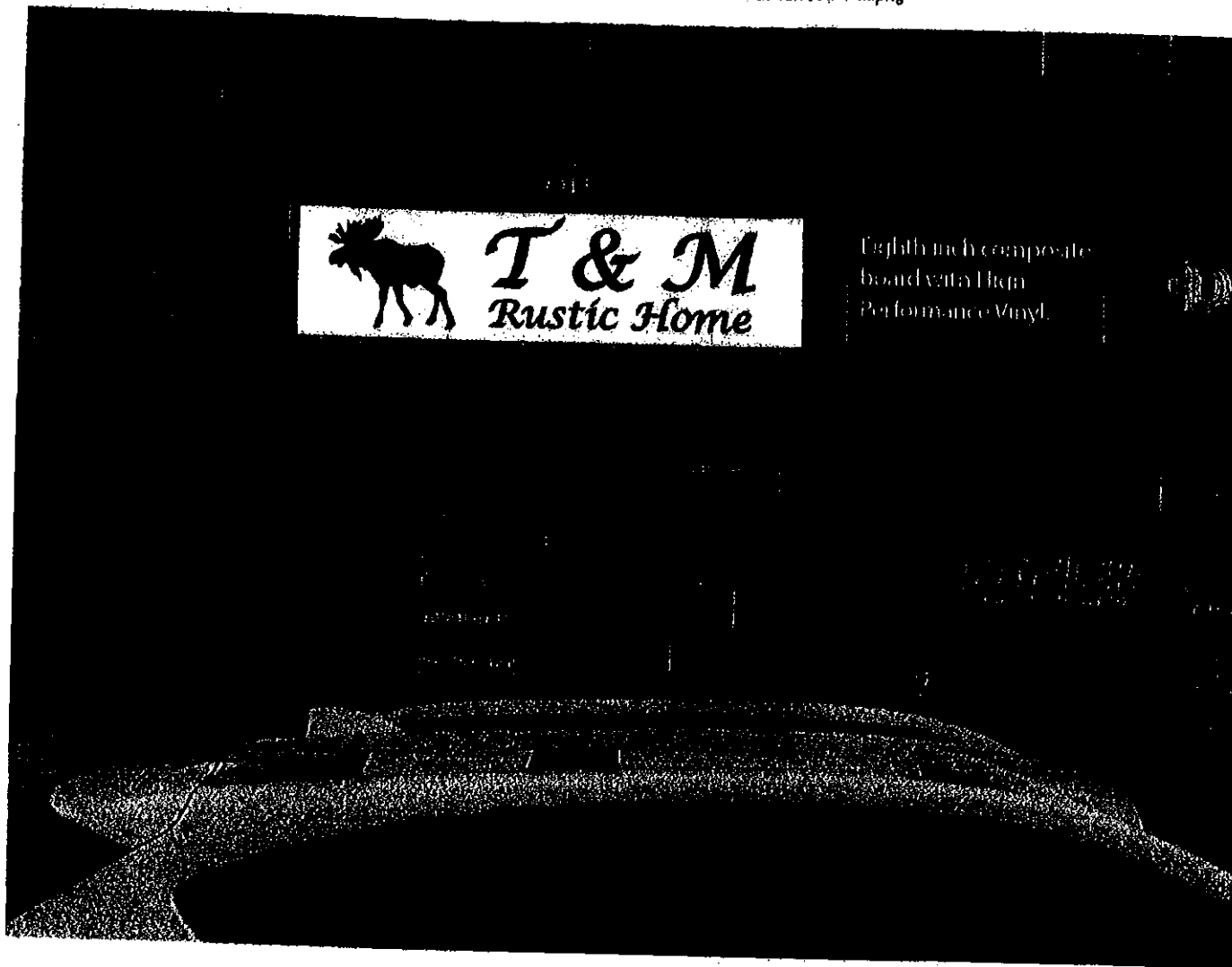
1. That I/we are the tenants named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 413 Money Hill Rd Patterson, NY 12503 in the County of Potnam 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.

Michelle Rezza
Applicant/Agent

Michelle Rezza
Applicant/Agent

Robin DiNapoli 5/11/22

Notary Public
Robin DiNapoli
Notary Public, State of New York
Reg. No. 01DI6377279
Qualified in Westchester County
Commission Expires July 2, 2022





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

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

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

Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

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

Date: September 1, 2022

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

The following materials were reviewed:

- Response to comments-Annunziata, Smalley's Corners Road from John Karell, Jr., P. E. dated July 25, 2022.
- Erosion Control Bond Estimate- Annunziata, Smalley's Corners Road from John Karell, Jr., P. E. dated June 29, 2021, revised August 16, 2022.
- Stormwater Pollution Prevention Plan- Annunziata, Smalley's Corners Road prepared by John Karell, Jr., P. E. dated August 10, 2020, last revised May 19, 2022.
- Putnam County Department of Health-Application to Construct a Water Well-Annunziata, Smalley's Corners Road, dated October 19, 2021.
- Putnam County Department of Health-Construction Permit for Sewage Treatment System-Annunziata, Smalley's Corners Road dated October 19, 2021.
- Drawing EC-1- Erosion Control & Steep Slope Details/Notes- VMS Pizza 1, LLC Smalley's Corner Road prepared by John Karell, Jr. P.E. dated August 25, 2020, last revised November 9, 2021, scale As Shown.
- Drawing S-1-SSTS Trench Plan- VMS Pizza 1, LLC Smalley's Corner Road, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised August 18, 2022, scale 1" =30'.
- Drawing S-2- Steep Slope & Existing Conditions Plan- VMS Pizza 1, LLC Smalley's Corner Road, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised August 18, 2022, scale 1" =30'.
- Drawing S-3- Fill Placement Plan- VMS Pizza 1, LLC Smalley's Corner Road, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised August 18, 2022, scale 1" =30'.
- Drawing S-4- Site & Erosion Control Plan- VMS Pizza 1, LLC Smalley's Corner Road, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised August 18, 2022, scale 1" =30'.
- Drawing D-1 -Detail/Driveway Profile- VMS Pizza 1, LLC Smalley's Corner Road, prepared by John Karell, Jr. P.E. dated January 7, 2006, last revised August 18, 2022, scale 1" =20'.

The project proposes construction of a single-family home, well, septic and driveway. The lot has pre-existing, non-conforming dimensions for minimum lot width and minimum road frontage. Information

provided indicates the lot has Putnam County Health Department approval for well and septic, but copies of current permits have not been provided.

The subject Erosion and Sediment Control Plan is not approved. Revised or supplementary comments are indicated in **bold**. The following comments are provided for the Planning Board's consideration from a memorandum by Julie Mangarillo, P.E., CPESC dated October 7, 2020 and our review memoranda dated August 9, 2021 and November 29, 2021:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.
2. Refer to Combined Application Form:
 - b. 2nd page (13) – Complete response to #9. Provide a copy of the current deed per item #14. Requesting tree survey waiver – Prior correspondence appears to suggest that one was going to be provided. The Town environmental consultant should weigh in on this request. *Engineer confirmed tree survey waiver request. We defer to the Town Environmental Consultant on this matter.* **[Tree survey provided with a tree removal plan. No exception taken.]**
 - c. 4th page (15) – Date of boundary and topo used for base map is noted as January 15, 1987. Provide updated survey and topography. This is particularly important for where the lot meets Smalley Corners Road, the noted "intermittent drainage ditch" and adjacent properties within a minimum of 50 feet of the property line. Also provide information on the other side of Smalley Corners Rd. Based on aerial photos, there do not appear to be any driveways in proximity on the other side of the road, but this is to be confirmed. Updated survey and topography provided. A note has been added concerning the "intermittent drainage ditch" and an easement related thereto. A complete copy of Filed Map 2248A explaining the matter should be provided. *A copy of the filed map has been provided. The map contains no information on the easement referenced on the prior survey. Clarification from the surveyor should be obtained but it appears that may not be possible as the surveyor is retired or semi-retired.* **[No additional information provided. No easement appears to exist. No easement appears necessary.]**
3. Provide the following information as required by Town Code Chapter 66-6.B.2: *The response letter indicates a Drawing identified as EC-1. No such drawing was provided for our review. This impacts Comment Items 4, 5 and 8 as well.* **[Sheet EC-1 incorporated in this most recent submittal. The comments contained herein are addressed by that sheet.**
 - c. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance, and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall."

- i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan. **[Estimate provided. We do not have a recommendation on the bond amount at this time as additional information is required.]**
 1. "Construction Method and Sequence" is provided on drawing EC-1. Provide timeframes for the individual steps.
 2. The information was provided in the form of a separate 81/2x11 paper. We would strongly recommend that this be added in the form of notes on the plans set. Additionally, a number of notes included on the prior submittal appear to have been eliminated and should be returned to the current plan set for clarity.
4. Provide a note on the drawing stating "Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s)." *Comment remains valid.* **[Note added – Resolved]**
5. Provide an erosion and sediment control only SWPPP in accordance with GP-0-20-001. Provide required information from Part III.B.1 including:
- b. Part III.B.1.a – "Background information about the scope of the project, including the location, type and size of project;"
 - i. Provide improved Vicinity Map to locate the property. Provide information on adjoining parcels, such as owner name, tax map number and/or street address. *Comment remains valid.* **[Resolved]**
 - c. Part III.B.1.h – "The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;"
 - ii. Provide details for stabilized construction entrance, stabilized soil stockpiles, concrete truck washout, riprap at outlet of footing & leader drain and for the "intermittent drainage ditch" crossing. Be sure to include these items in the "Erosion and Sediment Control Maintenance Schedule" on drawing EC-1. *Requested details have been provided The Erosion and Sediment Control Maintenance Schedule has been eliminated from the plan and should be restored.* **[Details provided – Locations for the facilities should be added to the Plan set. The locations are inconsistently shown throughout the various plans.]**
 - d. Part III.B.1.j – "A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;"
 - iii. Provide this information. *Comment remains valid.* **[Resolved]**

- e. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-20-001, particularly the sections regarding the maintenance of documentation on-site (Part II.D.2), provisions for modifying the SWPPP (Part III.A.4), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4). These requirements are to be referenced in the SWPPP or on the drawings. *Comment remains valid.* **[Resolved]**
 - f. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities. *Comment remains valid.* **[[noted in SWPPP - Add as plan note.]**
6. Provide a Notice of Intent (NOI) for review. **NOI provided as requested. Revisions are possible until a final SWPPP is accepted.**
7. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed. **Form provided as requested. Form will be completed and returned when the SWPPP is ready for acceptance.**
8. Refer to the Drawings: *The various notes were eliminated rather than updated. The notes should be added back to the plan set and corrected/adjusted as applicable* **[Comments have been generally resolved except as noted.]**
- b. On S-1 and EC-1: Under "Town of Kent Standards for Private and Common Driveways" update notes to match current standards in the Town Code, Chapter 57, Article II "Driveway Specifications".
 - c. Provide a driveway profile and cross-section details in conformance with Town Code Chapter 57. Profile provided. Does not match site grading plan. **See comments below.**
 - d. Indicate how runoff from the driveway will be handled before it reaches Smalley's Corners Road. *Comment remains valid.* **See comments below.**
 - e. Provide an as-built of the driveway, including centerline profile, prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c). Provide a note on the drawing.
 - f. Per letter from Richard Othmer, Jr, Highway Superintendent, dated April 1, 2019, to the Planning Board regarding final approvals, add a note to the drawing that reads, "The Owner will make modifications to the driveway as required by the Highway Superintendent." **[Add as note on the Plan set.]**
 - h. Provide additional information on the "intermittent drainage ditch" crossing. **See comments below.**
 - i. Drawing EC-1, "General Notes" #2 – The area of disturbance is not consistent with the area of disturbance labeled on drawing S-1.
 - j. The outlet for the footing and leader drain appears to be discharging at the steepest part of the parcel. Relocate outlet to avoid discharging in the steep area. **Comment remains valid.**
9. Retaining walls over 3 feet in height require a building permit per Town Code Chapter 27, §27-8.B(5). If a retaining wall is over 3 feet in height and proposed within a yard setback, a variance

may be needed from the ZBA. Consult with the Building Inspector. Comment remains valid. **[Our previous comment 'The Engineer may wish to revisit the grading plan. It appears that the proposed retaining walls may be eliminated through grading. If walls are still proposed the comment should appear in the form of a note on the plan set.' Remains valid. Our review of the plan and profile suggest that the walls can be eliminated.]**

11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
12. Provide a written response with future submittals stating how the comments have been addressed.

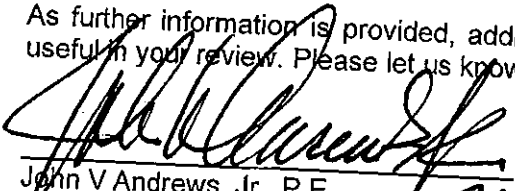
New Comments:

- b. As noted above the grading for the driveway does not match the profile. This creates several issues that need to be resolved to move forward. *The driveway profile has been adjusted per discussion in the field with Mr. Karell, the Highway Superintendent and me.*
 - a. The driveway profile includes a portion with a slope of 15%. A waiver from the Planning Board is required. Future submittals should include adequate justification for this waiver. The grading plan does not reflect this driveway slope. All driveway grades should be verified as meeting the requirements of Chapter 57. *The revised driveway includes a portion of 15% requiring a waiver from the Planning Board. We support the request of the Engineer justifying the waiver and recommend that the Planning Board consider granting the requested waiver.* **[Planning Board should adopt a Resolution, simple verbal granting the requested waiver.]**
 - b. The driveway does not include provisions for handling runoff at the road intersection. There is a suggested low point well back from the edge of pavement but without adequate drainage provisions this is nothing more than an area for ponding. The Engineer may want to consult the Town Highway Superintendent concerning this matter. *The grading for the driveway needs to be adjusted to reflect a swale, running from the low point to them shoulder of the existing road, allowing the low point to drain to the existing shoulder.* **[Grading does not reflect the swale, but a general location and note requiring the swale are provided.]**
 - c. Cross sections should be provided once the design of the driveway has been settled at the culvert crossing and at the first retaining wall. *A simple cross section has been provided. While it provides some information, it does not address the necessary grading at the culvert. The cross section should be re-drawn at the culvert and detail the end treatment, inverts, and grading through the culvert.* **[A cross-section at the culvert would facilitate the grading and possibly aid in eliminating the walls.]**
 - d. According to the limited information available there is an easement associated with the intermittent drainage ditch identified on the plans. Justification for the sizing of the proposed culvert should be provided. The driveway culvert should pass a reasonable design storm (10-year storm event minimum) without overtopping the driveway or creating off street flooding. *As requested, simple culvert sizing calculations were provided. Further explanation should be provided justifying the c value used in the calculation and explanation of the culvert slope of 3.5%. The plans suggest a slope of approximately 1%.* **[Response noted – We did not receive revised calculations. Plan**

set should be clearly labelled with pipe material, size, and slope. Inverts should be provided on the plan.]

- c. Per §66-6.F, the public hearing may be waived as this is a minor project for the construction of a new single-family dwelling. We defer to the pleasure of the Planning Board in that regard. The project is ready to schedule a public hearing if that is the Planning Boards determination.
- d. Upon the close of the public hearing, when conducted, provided there are no substantive issues raised, we recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.

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


John V Andrews, Jr., P.E.

9.6.2022

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

Re: Bernie's Hidden Treasure - please send an email requesting a refund of escrow

MG Margie Gastelu <gastelu99@gmail.com>

To: Planning Kent



Thu 8/18/2022 12:10 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!

Good afternoon,

Please refund my escrow.

Sincerely,

Margie Gastelu

On Thu, Aug 18, 2022, 11:45 AM Planning Kent <planningkent@townofkentny.gov> wrote:

I want to have your escrow refunded in September, so please just send an email asking for it back. I have one invoice in the amount of \$312.50 so you will get back \$187.50.

Thanks very much.

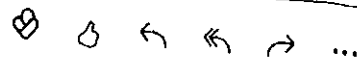
Vera Patterson
Town of Kent
Planning Board Secretary
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov
845-306-5612 (T)
845-306-5283 (F)

Reply | Forward

Bernie's Hidden Treasure - please send an email requesting a refund of escrow

PK Planning Kent

To: gastelu99@gmail.com



Thu 8/18/2022 11:45 AM

I want to have your escrow refunded in September, so please just send an email asking for it back. I have one invoice in the amount of \$312.50 so you will get back \$187.50.

Thanks very much.

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)

Reply | Forward

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

DO NOT WRITE IN THIS BOX		
DATE VOUCHER RECEIVED		
FUND - APPROPRIATION	AMOUNT	
TOTAL		
ABSTRACT NO.		
VENDOR'S REF. NO.		

VOUCHER NO.

[illegible]

CLAIMANT'S CERTIFICATION

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

8/10/2022

DATE _____

SIGNATURE

(SPACE BELOW FOR MUNICIPAL USE)

Principal

TITLE

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 _____

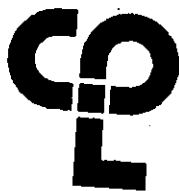
~~AUTHORIZED OFFICIAL~~

APPROVAL FOR PAYMENT

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

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

August 10, 2022
Project No: 16570.10
Invoice No: 84362

Kent T PB 2022 Bernie's Treasures Sign
Professional Services for the period ending July 29, 2022
Professional Personnel

	Hours	Rate	Amount
Axelsson, Elizabeth			
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;	1.50	125.00	187.50
Axelsson, Elizabeth			
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;	1.00	125.00	125.00
Totals			
Total Labor	2.50		312.50
			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 **

Date
06/30/22 Keybank Ck 102 - Sign Approval
06/30/22 Keybank ck 103 - Escrow
08/16/22 CPL 84362

Deposits	Fees	Balance
150.00		
500.00		500.00
	(312.50)	187.50

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 #12
Year 2022

Date: September 8, 2022
From: The Kent Planning Board
To: Finance
CC: Gastelu99@gmail.com
Re: **Bernie's Hidden Treasures**
531 Rte. 52 – Suite 4
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, 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



ARCHITECTURE
ENGINEERING
PLANNING
CP/Team.com

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: Bernie's Hidden Treasures Sign Permit Determination
531 Route 92, Suite 4 / Tax Map ID # 33.48-1-6
CPL Project # 16570.10

Dear Chairman Tolmach:

We have received an application and materials for a sign approval for a sign located at 531 Route 92, Suite 4, 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 Bernie's Hidden Treasures and the proposed wall sign would be located is twenty feet (20').

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 5, 2022;
- submitted detailed specifications of the proposed wall sign, and dimensions of the proposed five foot by one foot (5' x 1') sign, or five square feet (5-SF), submitted by the Applicant, Margie and Bernard Gastelu, apparently prepared by the applicant, received July 5, 2022; and
- photograph of the storefront where the proposed sign would be located, received July 5, 2022.

We also examined the site via Putnam County Parcel mapping, GoogleEarth 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 20 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



001

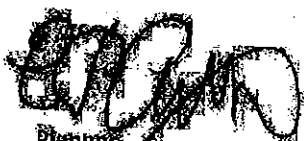
Permit's Hidden Treasures Sign De Minimis Determination
531 Route 32, Suite 4, Tarkenton, MN 55388-2400
Cell Project # 16870710

every two linear feet of the front building facade ...", then the proposed wall sign would be allowed a maximum size of 10 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 77-60.3, 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

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: Gastelu99@gmail.com
FROM: Vera Patterson
RE: Bernie's Hidden Treasure – TM: 33.48-1-6 Suite 4

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

1-800-Key2You/Keybank National Assn. Bank Check 102, dated 6/28/22 in the amount of \$150.00, which is for the application for the sign; and

1-800-Key2You/Keybank National Assn. Bank Check 102, dated 6/28/22 in the amount of \$500.00, which is for an escrow account

Thanks very much.

BERNIE'S HIDDEN TREASURE INC
531 ROUTE 62 APT 4
CARMEL, NY 10512-8073

103
29-7/213
328

6/28/22
Date

Pay to the
Order of

Down of Kent

five hundred dollars

\$ 500.00
Dollars



KeyBank National Association
1800KEY2YOU® Key.com®

For

Escrow

Margie Gastelu

⑆021300077⑆ 323281004057⑈ 0103

BERNIE'S HIDDEN TREASURE INC
531 ROUTE 62 APT 4
CARMEL, NY 10512-8073

102
29-7/213
328

6/28/22
Date

Pay to the
Order of

Down of KENT

One hundred twenty dollars

\$ 150.00
Dollars



KeyBank National Association
1800KEY2YOU® Key.com®

For

Permit

Margie Gastelu

⑆021300077⑆ 323281004057⑈ 0102

RECEIPT

DATE June 30, 2022 No. 426591

RECEIVED FROM

Bernie's Hidden Treasure

\$ 150.00

One Hundred fifty and 00/100

FOR RENT

FOR

Sign Approval TM 33.48-1-6 #4

DOLLARS

ACCOUNT	
PAYMENT	
BAL. DUE	

CASH

☒ CHECK

MONEY ORDER

CREDIT CARD

FROM

V. Patterson TO M. Gastelu

BY

3-11

RECEIPT

DATE June 30, 2022 No. 426592

RECEIVED FROM

Bernie's Hidden Treasure

\$ 500.00

Five Hundred and 00/100

FOR RENT

FOR

Escrow / Rev. Fee TM: 33.48-1-6 #4

DOLLARS

ACCOUNT	
PAYMENT	
BAL. DUE	

CASH

☒ CHECK

MONEY ORDER

CREDIT CARD

FROM

V. Patterson TO M. Gastelu

BY

3-11

TOWN OF KENT PLANNING BOARD

SITE PLAN CHECKLIST

APPLICANT NAME:

Bernie's Hidden Treasures

ADDRESS:

531 Rte 52 - Suite Kent, NY

email: gastelu99@gmail.com

CONTACT TELEPHONE NUMBER:

TM: 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:

~~Bernie's~~ Margie Gastelu, Bernard Gastelu

(Print or type name here)

(Print or type Title here)

(Signature)

(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 <u>X</u>

Name of Project: Bernie's Hidden Treasures

Description of Proposed Activity: hand bags, jewelry, silver, collectibles, glass watches, etc

Name of Applicant(s): Margie Gastel

Address: 531 ROUTE 52 Sweet 4

Telephone: 914-843-7190 + 914-8304782

Name and Address of Record Owner(s): _____

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

State of New York }

} ss:

County of Putnam }

Bernardo Gastelu being duly sworn, deposes and says:

1. That I/we are the Bernard GASTELU 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 1 Waugdale Village Court Waugdale in the County of Dutchess 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

Applicant/Agent

Lauren Louderback
Notary Public

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

DISCLOSURE OF BUSINESS INTEREST

State of New York)

) ss:

County of Putnam)

Bernard GASTEL 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.

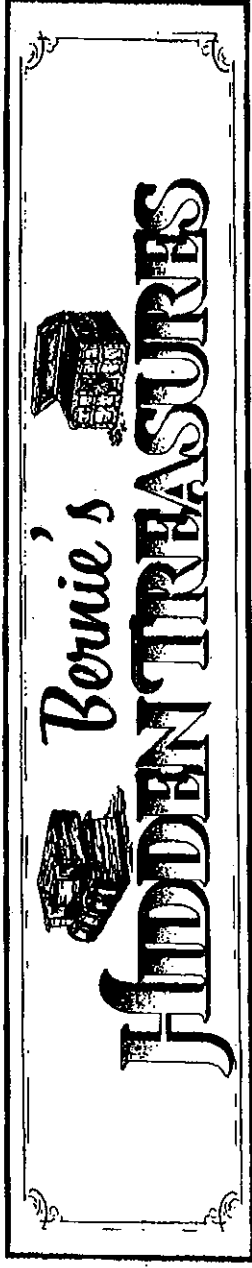
Lauren Louderback
Agent/Owner
Notary Public

Agent/Owner

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

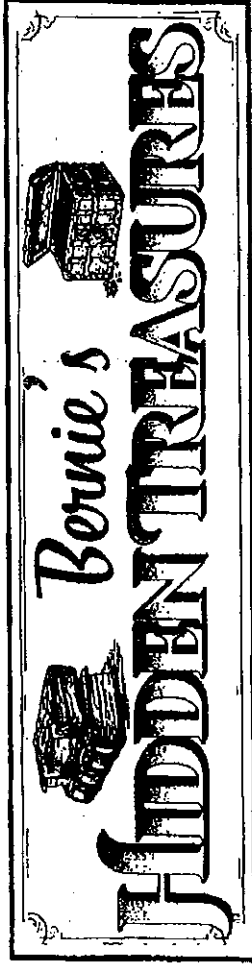
Sign Design / Plaza Signage

5'



1'

44.7"



1'

- 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 a red and gold gradient.
- Includes two black and gold images of a chest and a couple books.
- Wall mounted via screws
- Approximate Facade length 20'

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 21, 2022
TO: Finance Department
CC: Gastelu99@gmail.com
FROM: Vera Patterson
Re: Bernie's Hidden Treasure
TM: 33.48-1-6 Ste. 4

Please process the following invoices from the escrow account for the property noted above.. Attached is a copy of the review/escrow summary.

Date	INVOICE #	VOUCHER NAME	AMOUNT	COMMENTS
07/26/22	Billing Period Ending 07/01/22	CPL Invoice 84362	\$ 312.50	See attached bill for breakdown \$ 312.50 Total Labor: \$ 312.50 Total Reimbursables: \$ 0.00 Total Amount Due: \$ 312.50

Bernie's Hidden Treasure TM: 33.48-1-6 Suite 4

Date		Deposits	Fees	Balance
06/30/22	Keybank Ck 102 - Sign Approval	150.00		
06/30/22	Keybank ck 103 - Escrow	500.00		500.00
08/16/22	CPL 84362		(312.50)	187.50

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

DO NOT WRITE IN THIS BOX		
DATE VOUCHER RECEIVED		
FUND - APPROPRIATION	AMOUNT	
TOTAL		

VOUCHER NO. _____

ABSTRACT NO. _____

VENDOR'S REF. NO. _____

VENDOR'S REF. NO.					
DATES	QUANTITY	DESCRIPTION OF MATERIALS OR SERVICES	UNIT PRICE		AMOUNT
8/10/2022		Invoice #84362 CPL# 16570.10 Kent-Planning Board 2022			\$312.50
		Bernie's Treasure Sign			
(SEE INSTRUCTIONS ON REVERSE SIDE)			TOTAL		\$312.50
CLAIMANT'S CERTIFICATION:					

CLAIMANT'S CERTIFICATION

1. 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 _____


SIGNATURE

(SPACE BELOW FOR MUNICIPAL USE)

Principal

TITLE

DEPARTMENT APPROVAL

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

8/22/22
DATE

Phil Tolach

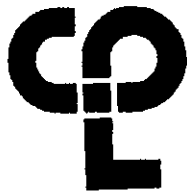
AUTHORIZED OFFICIAL.

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: 16570.10
Invoice No: 84362

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

Kent T PB 2022 Bernie's Treasures Sign
Professional Services for the period ending July 29, 2022
Professional Personnel

	Hours	Rate	Amount
Axelson, Elizabeth	1.50	125.00	187.50
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	1.00	125.00	125.00
7/6/22 Finish 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 corresp 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 | cptteam.com

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

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