July 11, 2019
Approved: August 8, 2019

Minutes
Town of Kent Planning Board Meeting
July 11, 2019
FINAL

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

In attendance were the following Planning Board members:

Phil Tolmach, Chairman
Simon Carey
Stephen Wilhelm
Dennis Lowes, Vice Chairman
Giancarlo Gattucci

Others in Attendance:

Liz Axelson, Planner
Bruce Barber, Environmental Consultant
Julie Mangarillo, Engineer Consultant
Bill Walters, Kent Building Inspector

Absent:

Nisim Sachakov
Charles Sisto

- **Approve Planning Board Minutes from June 13, 2019**

  Mr. Tolmach asked for a motion to approve the minutes from the June 13, 2019 meeting. The motion was made by Mr. Lowes and seconded by Mr. Wilhelm. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

  The motion carried.

- **Kent Development Timber Harvest, Peckslip Rd., Kent, NY; TM: 12.-1-38** 42

Mr. Barber's Comments (memo attached)

Mr. Barber said that this parcel consists of 48 acres and a Public Hearing was continued from the June meeting. The applicant plans on conducting a selective cutting on approximately 47 acres. There are Kent jurisdictional wetlands as well as DEC wetlands on or adjacent to the property. Mr. Barber said that it still needs to be ascertained if there is a need for DEC or Kent wetland permits. We are waiting for a determination from the NYS Fish and Wildlife Association to determine if this site is exempt from the prohibition of the cutting season because some of the property is above 900 feet and bats typically do not roost at that elevation. Mr. Barber aid that there are some outsanding items and recommended adjourning the Public Hearing to the August meeting.

Mr. Tolmach asked for a motion to adjourn the Public Hearing for this project to the August meeting. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Ms. Axelson's Comments

Ms. Axelson had no comments regarding this project.

Ms. Mangaillo's Comments

Ms. Mangarollo had no comments regarding this project.

- **NYCDEP Horsepound Ridge Forest Management Project, Horsepeound Rd., Kent, NY; TM: 33.-1-44, 45 & 33.6-1-71**

Mr. Daniel Lawrence, Forester for NYCDEP attended the meeting. This project involves approximately 80 acres to be logged off of Rhinebeck and Horsepound Roads. He spoke to Mr. Othmer, Kent Highway Superintendent, about the project and Mr. Othmer said to keep in touch with him when the project starts.

Barber's Comments (memo attached)

There was a Public Hearing scheduled for the July 11, 2019 meeting for this project. Mr. Barber inspected the site with Mr. Lawrence the end of May to confirm the wetland delineations and said there is no need for a wetland permit but an erosion control permit is required. There may not be any cutting from April through November. There was discussion about the trucks traveling down Barrett Hill rather than Horsepound Road because it is in the process of being paved. Some of the drainage improvements on site may help existing drainage problems on site. Mr. Barber stated that Mr. Lawrence had done an excellent job and his submittal was very impressive. Mr. Barber asked Mr. Tolmach to open the Public Hearing for this project.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that a letter of assurance of the cash bond was usually submitted on NYCDEP projects. Mr. Lawrence gave this document to Ms. Mangarillo at the meeting.

Mr.Tolmach asked for a motion to open the Public Hearing for this project. The motion was made by Mr. Gattucci and seconded by Mr. Lowes. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Robert Bradley, whose property is adjacent to this property (Craft Road) asked to speak. Mr. Bradley said that previously his property had been flooded when it was logged and a sluice was created and water runs down to his property. There is a spring on top and he used to clean it out to prevent overflowing in the basement of his house. He is also concerned about fire because of the equipment and the dry season. Mr. Bradley showed Mr. Barber and Mr. Lawrence a map showing where his property is and where the spring is located. Mr. Lawrence said that they will be working during the winter and didn't think there would be any issue with fire. Mr. Barber also said that there had been a lot of damage due to the tornado, which would be cleared up during the logging operation.

Mr. Tolmach asked for a motion to close the Public Hearing. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Tolmach asked for a motion to move this project to the administrative track. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

- **Route 52 Development/Kent Country Square, Rte. 52., Kent, NY; TM: 12.-1-52**

Mr. Tolmach asked for a motion to re-open the Scoping Session for this project.

Mr/ Peder Scott and Mr. Michael Caruso, attorney for the applicant) attended the meeting. Notes were taken of this portion of the meeting by Ms. Cynthia White, court stenographer. There will be a separate transcript for the minutes of this portion of the meeting.

Mr. Tolmach asked for a motion to re-open the Scoping Session for this project. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Tolmach asked for a motion to close the Scoping Session. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Tolmach asked for a motion to adopt the Resolution prepared by Ms. Axelson. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

- **Patterson Crossing, Route 311, Kent, NY; TM: 22.-2-48**

Ms. Mangarillo's Comments

Ms. Mangarillo advised the Planning Board that Stormwater and Bond Agreements had been prepared in 2015 and that since that time there have been some changes made to the phasing of the project. Language had to be revised, which were resubmitted to reflect the changes. These documents were reviewed by Ms. Mangarillo and Mr. Barber and distributed to the Planning Board for their approvals. Ms. Mangarillo recommended that, if the Board agreed, they should approve the revised document subject to the Planning Board Attorney's approval.

Mr. Tolmach asked for a motion to accept this approval and forward it to the Town Board. The motion was made by Mr. Carey and seconded by Mr. Wilhelm. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

- **Putnam Nursing & Rehabilitation Center, 404 Ludingtonville Rd., Kent, NY; TM: 12.-2-40 & 41**

Ms. Axelson's Comments

Ms. Axelson said that there were comments from North East Fire Suppression Associates (attached) and the Planning Board had received a letter from Ms. Rojas and Mrs. Conner, owners of the adjoining property with some concerns about encroachments and it was forwarded to the applicants' architects (attached). A new submittal is pending to address prior comments. The Town Board had made a decision regarding the zoning amendment..

- **Zucker Property, 12 Woodchuck Ct., Kent, NY; TM: 21.19-1-3**

Mr. John Karell represented the applicants. Mr. Karell mentioned that there had been a meeting with the Planning Board consultants, the applicants and himself at the Monthly Review meeting. The bond estimate had been revised and submitted a bond estimate and asked that this be placed on the administrative track. The DEC permit is pending.

Mr. Barber's Comments (memo attached)

This project involves construction of expansions on an existing residence and a garage. There is also a Kent Wetland Permit required because there is an encroachment into the wetland buffer. The applicant proposes to install stormwater infiltration structures to pickup new impervious structures and untreated stormwater. The soil testing and percolation test results were submitted. The Board of Health sent a letter in February requesting details about the height of the area above the garage and details pertaining to an outdoor shower and hot tub adjacent to the garage. Mr. Karell said he had sent that information to the Board of Health. Mr. Barber said that there are just a few outstanding items to be addressed and recommended that this project be moved to an administrative track. The architectural plans were reviewed by the Building inspector and it was confirmed hat the bedroom count is still two.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that most of her comments had been addressed. The only remaining item is the bond in the amount of $1,580.00 for the Erosion Control Bond and $1,000.00 for the Wetland Mitigation Bond, which would be in effect for three years for the infiltration that's being used to offset the disturbances within the wetland buffer. Ms. Mangarillo recommended that the bonds be approved by the Planning Board and forwarded to the Town Board.

Mr. Lowes asked Mr. Karell if there were any legalities pertaining to the access driveway coming across the ajoining property. Mr. Karell said a letter had been provided that there was no issue with this matter. Ms. Mangarillo said that a note had been placed on the drawings regarding this.

Mr. Tolmach asked for a motion to accept the Erosion Control Bond in the amount of $1,580.00 and forward them to the Town Board. The motion was made by Mr. Wilhelm and seconded by Mr. Gattucci. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Tolmach asked for a motion to accept the Wetland Mitigation Plan in the amount of $1,000.00. The motion was made by Mr. Carey and second by Mr. Wilhelm. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Tolmach asked for a motion to move this project to an administrative track. The motion was made by Mr. Carey and seconded by Mr. Lowes. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

- **Bourgeois Property 100 Lakeshore Dr., Kent, NY; TM: 33.58-1-9**

Mr. Dan Ciarci represented the applicant who had constructed a single family residence at 100 Lakeshore Drive without an erosion control permit. Mr. Bourgeois, the owner also attended the meeting. Previous comments had been responded to and Mr. Ciarcia felt that memos delivered at the meeting were minor and could be addressed quickly in order to move the project along.

Mr. Barber's Comments (memo attached)

Mr. Barber said that buffer of the lake and it was 120' away so no wetland permit was required. There was a catch basin on the street which collected some sediment, which had been corrected. Mr. Barber asked that the applicant contact the Highway Superintendent to see if the piping under the driveway which connected to the catch basin be inspected to see if he approved of it. There was a time when the site roof water went into the catch basin, but that has been corrected and the footing drains are only going into the catch basin and the roof water will not go into it.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said she was very pleased with the recent submittal and there are only a few remaining items which need to be addressed. Although this house has already been constructed and the grass is growing, Ms. Mangarillo said that a bond amount needed to be submitted and a Public Hearing needed to be scheduled. Usually this is done before the house is constructed and Ms. Mangarillo asked the Board how they wished to proceed. The Planning Board felt that a Public Hearing should be scheduled and a bond needed to be submitted.

Mr. Tolmach asked for a motion to schedule the Public Hearing in August. Mr. Wilhelm made the motion and it was seconded by Mr. Gattucci. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Mr. Ciarcia said that his client asked that the bond be waived and Ms. Mangarillo said that the bond is for two years so the request was denied.

- **VeGa Gymnastics, Rte 52. Kent , NY; TM: 33.18-1-13**

Mr. Barber verified that someone who was interested in purchasing this property asked that Mr. Barber conduct a wetland delineation. A fee of $500.00 was submitted, as is our usual procedure, to conduct the inspection. Mr. Barber charged $250.00 for the inspection and the client decided not to purchase the property and asked that the remaining $250.00 be refunded. Mr. Barber asked that the Planning Board ask the Town Board to do so.

Mr. Tolmach asked for a motion to refund the $250.00 to the client. The motion was made by Mr. Lowes and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

- **P & G Farm Corp., 29 Schrade Rd., Kent, NY; TM: 11.2-44-2**

Ms. Mangarillo's Comments

The Certificate of Occupancy has been issued to this applicant and Ms. Mangarillo recommended that the Erosion Control Bond in the amount of $5,100.00 be returned to them.

Mr. Tolmach asked for a motion to forward the recommendation to the town Board to return this Erosion Control Bond in the amount of $5,100.00. The motion was made by Mr. Carey and seconded by Mr. Gattucci. The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Permit Applications Review (Applicants attendance not required/Workshop Discussion:

• Kent Self Storage Rte. 311, Kent, NY TM: 22.-2-17	Site Plan/Erosion Control	Status Report

A new submittal is pending. A letter was delivered stating that the applicant would construct a sidewalk as directed.

• Dogward Bound 461 Richardsville Road, Kent, NY TM: 30.12-1-1	Erosion Control Plan/ Site Plan/Accept Bond	Status Report

The applicant has met all conditions of approval and we are waiting for the bond to be submitted.

• Gierer (Cargain) Property) 43 Marie Road, Kent, NY 10512 TM: 22.-1-42	Erosion Control Plan	Status Report

A resubmittal is pending.

• Boccia Property Beach Court, Kent, NY TM: 21.-1-16	Erosion Control Plan/ Wetland Permit Requesting Review Fees Refund	Status Report

Mr. Barber is going to send a note to Mr. & Mrs. Boccia stating that there needs to be some mitigation done on the property.

• Kelleher/Pidala Property 5 Westwood Dr.,Kent, NY TM: 19.12-1-21, 22, 23	Lot Line Adjustment Waiver Request	Status Report (Withdrawn)

There is some confusion as to whether or not the applicant wishes to proceed with this project. We need a letter requesting the project be withdrawn.

• Kent Materials NYS Rte. 52, Kent, NY TM: 12.-1-44	Request to Release Bond	Status Report

This project is still pending due to some outstanding issues.

• Fregosi Property Kentview Dr., Kent, NY TM: 10.20-1-69	Erosion Control Plan	Status Report

A final submittal is pending.

• Fregosi/Marinelli Property Miller Hill Road, Kent, NY TM: 10.-1-17	Erosion Control Plan	Status Report

Waiting for a re-submittal

• Realbuto 49 Tiger Trail, Kent, NY TM: 21.8-1-39	Erosion Control Plan/Bond	Status Report

A re-submittal of the bond estimate is pending.

• O'Mara Lhasa Ct., Kent, NY TM: 31.9-1-6	Erosion Control Plan Waiting for Bond	Status Report

We are waiting for the bond to be submitted and information from the Fire Department.

• Raneri Property Hillside Paper Rd., Kent,, NY TM: 44.24-1-3	Erosion Control Plan/ Soil Test	Status Report

There are outstanding details regarding a paper road and issues from the Planning Board Attorney. This project is also before the Zoning Board of Appeals.

• DiSanza Property 381 Ludingtonville Rd., Holmes, NY TM: 12.-3-63 & 64	Erosion Control Plan/ Wetland Permit	Status Report

A re-submittal is pending. Mr. Barber said that a violation pertaining to wood chips being installed in the wetland buffer. There is some confusion on the applicant's part as to how to proceed. Mr. Barber spoke to the Building Inspector as to how to resolve the matter.

• Rodriguez_Olson 104 Smalley Corners Rd., Kent, NY TM: 21.-1-10	Sub-Division	Status Report

Waiting for a re-submittal.

• Cabrera Property 126 Hortontown Road, Kent, NY TM: 19.-1-35	Erosion Control Plan	Status Report

Nothing new has been submitted.

• Von Rosenvinge Property 451 Pudding St., Kent, NY TM: 31.17-1-7	Erosion Control Plan for In-Ground Swimming Pool	Status Report

Ms. Mangarillo said she had been notified that the planting had been done and grass was done and she and Mr. Barber would be inspecting the property to close out this project.

Mr. Tolmach asked for a motion to close the meeting at 9:15 PM. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. . The roll call votes were as follows:

Phillip Tolmach, Chairman	Aye
Simon Carey	Aye
Giancarlo Gattucci	Aye
Dennis Lowes	Aye
Nisim Sachakov	Absent
Charles Sisto	Absent
Stephen Wilhelm	Aye

The motion carried.

Respectfully Submitted,

Vera Patterson

Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

JULY 2019

KENT PLANNING BOARD AGENDA

Workshop: July 04, 2019 (Thursday, 7:30 PM) (CANCELLED)

Meeting: July 11, 2019 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from June 2019

• Kent Development Timber Harvest Peckslip Rd., Kent, NY TM: 12.-1-38 & 42	Erosion Control Public Hearing (Continued)	Review
• NYCDEP Horsepound Ridge Forest Management Project Horsepound Rd., Kent, NY TM: 33.-1-44, 45 & 33.6-1-71	Erosion Control/Timber Harvest Public Hearing	Review
• Route 52 Development/P Scott/ Kent Country Square LLC Project Route 52, Kent, NY TM: 12.-1-52	SEQRA/ Continuation of Scoping Session	Review
• Patterson Crossing Route 311, Kent, NY TM: 22.-2-48	Conditions of Approval	Review
• Putnam Nursing & Rehabilitation Center Addition 404 Ludingtonville Road, Holmes, NY TM: 12.-3-40 & 41	Erosion Control/Site Plan/ Wetland Permit/Waiver of Referral from Kent Town Boards	Status Report
• Zucker Property 12 Woodchuck Ct., Kent, NY TM: 21.19-1-5	Erosion Control Plan/ Wetland Permit	Review
• Bourgeois Property 100 Lakeshore Dr., Kent, NY TM: 33.58-1-9	Erosion Control Plan	Review
• VeGa Gymnastics Rte 52, Kent, NY TM: 33.18-1-13	Wetland Delineation Request to refund review fee	Review
• P & G Farm Corp. 29 Schrade Rd., Kent, NY TM: 11.-2-44.2	Request to Release Erosion Control Bond	Review

Permit Applications Review (Applicants attendance not required/Workshop Discussion:

• Kent Self Storage Rte. 311, Kent, NY TM: 22.-2-17	Site Plan/Erosion Control	Status Report

• Dogward Bound 461 Richardsville Road, Kent, NY TM: 30.12-1-1	Erosion Control Plan/ Site Plan/Accept Bond	Status Report
• Gierer (Cargain) Property 43 Marie Road, Kent, NY 10512 TM: 22.-1-42	Erosion Control Plan	Status Report
• Boccia Property Beach Court, Kent, NY TM: 21.-1-16	Erosion Control Plan/ Wetland Permit Requesting Review Fees Refund	Status Report
• Kelleher/Pidala Property 5 Westwood Dr.,Kent, NY TM: 19.12-1-21, 22, 23	Lot Line Adjustment Waiver Request	Status Report (Withdrawn)
• Kent Materials NYS Rte. 52, Kent, NY TM: 12.-1-44	Request to Release Bond	Status Report
• Fregosi Property Kentview Dr., Kent, NY TM: 10.20-1-69	Erosion Control Plan	Status Report
• Fregosi/Marinelli Property Miller Hill Road, Kent, NY TM: 10.-1-17	Erosion Control Plan	Status Report
• Realbuto 49 Tiger Trail, Kent, NY TM: 21.8-1-39	Erosion Control Plan/Bond	Status Report
• O'Mara Lhasa Ct., Kent, NY TM: 31.9-1-6	Erosion Control Plan Waiting for Bond	Status Report
• Raneri Property Hillside Paper Rd., Kent,, NY TM: 44.24-1-3	Erosion Control Plan/ Soil Test	Status Report
• DiSanza Property 381 Ludingtonville Rd., Holmes, NY TM: 12.-3-63 & 64	Erosion Control Plan/ Wetland Permit	Status Report
• Rodriguez_Olson 104 Smalley Corners Rd., Kent, NY TM: 21.-1-10	Sub-Division	Status Report
• Cabrera Property 126 Hortontown Road, Kent, NY TM: 19.-1-35	Erosion Control Plan	Status Report

• Von Rosenvinge Property 451 Pudding St., Kent, NY TM: 31.17-1-7	Erosion Control Plan for In-Ground Swimming Pool	Status Report

Rev. 1 7/2/19

Cornerstone Associates

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Bourgeois Application
100 Lake Shore Drive East
Section33.58 Block 1 Lot 9

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

1. Comment response letter executed by Ciarcia Engineering dated 06/13/19, 5 pages.
2. Report and plans entitled; "Stormwater Pollution Prevention Plan" prepared by Ciarcia Engineering dated 05/20/19.
3. Plans entitled; Septic Replacement Plan" prepared by Ciarcia Engineering dated 06/17/19, 3 sheets.
4. Property Survey prepared by Baxter Land Surveying dated 10/31/17, 1 sheet.
5. Town of Kent Planning Board Combined Application dated 05/23/19.
6. Short-form EAF (Part I) executed by Daniel Ciarcia. PE dated 04/13/18.

Summary of Application:

Application is to reconstruct a single family, two bedroom residence and rebuild the existing septic system on a 0.23+/- acre parcel in an R-10 zoning district. The parcel is situated on the western side of Lake Shore Road

A: Environmental Review Comments:

Wetlands:

Lake Carmel is located across the street from the subject property and represents a New York State Department of Environmental Conservation (NYSDEC) and Town of Kent jurisdictional waterbody. The distance from the property to the lake edge is indicated to be approximately 120'as represented by the applicant's engineer. A wetland permit is not required.

Trees:
The applicant has indicated that one tree on the site had previously been cut down.

Land Disturbance:
The applicant has provided a stormwater pollution prevention plan which includes an erosion and sediment control plan. This office defers to the Town Engineer regarding review of these documents.

Other:

- The applicant has indicated that the proposed catch basin connection and pipe under the driveway was discussed with the Town Highway Superintendent. It is recommended that written approval be provided to the Planning Board.

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

Sincerely,

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

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

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

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

Memorandum

To:	Planning Board Town of Kent	Attn:	Phillip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control Plan
Date:	July 11, 2019	Project:	Bourgeois ECP 100 Lakeshore Dr E TM # 33.58-1-9

The following materials were reviewed:

- Cover letter prepared by Ciarcia Engineering, P.C., dated June 13, 2019
- Combined Application Form, signed 11/20/2018 including Agent of Owner affidavit, Certification of Professional Engineer, and Disclosure of Business Interest
- Deed
- Short Environmental Assessment Form (EAF), signed 4/13/2018
- Stormwater Pollution Prevention Plan (SWPPP) prepared by Ciarcia Engineering, P.C., dated May 20, 2019
    - With Notice of Intent and MS4 SWPPP Acceptance Form
- Drawings prepared by Ciarcia Engineering, P.C., including
    - Erosion Control Plan, revised 6/7/2019
    - Septic Replacement Plan, revised 6/7/2019
    - Septic Details, revised 1/28/2019
- Survey of Property Prepared for David Bourgeois & Lucille Bourgeois, prepared by Baxter Land Surveying P.C., dated October 31, 2017 and updated June 14, 2019

The project proposes construction of a single family home to replace a previous single family home. The project also includes repair/reconstruction of the septic system. Information provided indicates the lot has Putnam County Health Department approval for well and septic. The parcel is 10,000 SF (0.23 Acres) with R-10 zoning.

Construction/reconstruction of the house and septic system disturbed more than 5,000 SF of land without an erosion control permit. The lot is located across the street from Lake Carmel. Drawings show disturbance is more than 100 feet from Lake Carmel.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a memo dated January 9, 2019:

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-0-15-002. – **Acknowledged.**

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

   c. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"

      vi. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan. (This will be used as the basis for the erosion control bond.) – **Could not be located.**

7. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:

   j. 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;"

      i. Information regarding spills was included. Information regarding litter control and storage of construction chemicals could not be located.

   m. Please note – With issuance of new NYSDEC General Permit GP-0-15-002, 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). This is to be noted on the plans.

      i. Note could not be located on the plans.

12. 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. – **Acknowledged.**

13. We defer to the Planning Board's environmental consultant regarding wetland and Lake issues.

New Comments:

1. Provide permission from Highway Superintendent for connection of footing drain to catch basin upon receipt.
2. Provide a note on the Erosion Control Plan referencing the SWPPP.
3. Refer to the SWPPP

   a. Page 2 – Include the Hydrologic Soil Group (HSG) in the soil description.

   b. Page 2 – Construction began prior to February 2019.

c. Page 9 – regarding Notice of Termination, specify that a representative of the MS4 will conduct a stabilization inspection prior to signing off on the Notice of Termination.

4. Refer to the Notice of Intent (NOI):

a. Page 3, #4 – Areas provided imply the entire lot is impervious. Areas should be given another look.

b. Page 3, #7 – Provide a response.

c. Page 4, #10 – Select "yes", surface water body is a 303(d) segment per Appendix E of GP-0-15-002.

d. Page 4, #12 – Select "yes" for AA and AA-S classified watershed.

e. Page 7, #26 – Recommend including "seeding" as a vegetative measure.

f. Page 13, #40 – Provide a response.

g. Provide signatures for SWPPP Preparer and Owner/Operator.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
18-261-999-163
Bruce Barber via email
Liz Axelson via email

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Kent Development-Logging Application
Peckslip Road and North Horsepound Road
Section 12 Block 1 Lots 38 and 42
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Email correspondence from Robyn Niver of US Fish and Wildlife (New York Office) dated 06/18/19.
- Comment response memo prepared by Greene Lumber Co., undated and unsigned, 6 pages.

Summary of Application:

The subject property consist of a vacant 47.28 +/- acre parcel (lot 42) located on the southerly side of Peckslip Road in an R-40 zoning district and a vacant 3.26+/- acre parcel (lot 38) located on the southerly side of North Horsepound Road in an IOC zoning district. Lot 42 had obtained conditional subdivision approval from the Planning Board which has expired.

The applicant proposes to conduct a logging operation on both parcels. The total area to be logged is 47 acres (of the total area of 50.5 acres) and construction of the access road (from Peckslip Road) and landing area will disturb approximately 0.25 acres of the site. As a result, the applicant is requesting approval of an erosion and sediment control permit from the Planning Board.

Environmental Review:

Wetlands:

There are Town of Kent and NYSDEC jurisdictional wetlands/wetland buffer on both lots based on review of the conditionally approved subdivision plans. The above referenced maps do not accurately depict these areas and should be revised accordingly.

Based on review of the above referenced maps, it appears that the tree harvest will include wetland and wetland buffer areas. As a result, it is recommended the Planning Board require the applicant to contact NYSDEC to obtain additional information regarding wetland delineation and possible permitting requirements. Wetland and wetland buffer crossings should be identified and based on additional information, a Town of Kent wetland permit from the Planning Board may be required. A site inspection by this office has not been conducted.

Soils and Steep Slopes:

Soils consist predominately of Charlton-Chatfield and Hollis-Rock Outcrop. Approximately 50-60% of the proposed harvest area has slopes greater than 15%. The potential for erosion and sediment deposition is significant in these areas. The applicant has indicated that NYSDEC Best Forest Management practices will be used. This office defers to the Town Engineer for further review.

Trees:

The applicant proposes to log 47 of the 50.5 acres.

Threatened and Endangered Species:

The applicant has provided information from US Fish and Wildlife via email. The project area consists primarily of upland forest in which sections of the site area above 900 feet in elevation. Although trees which fit the criteria for suitable roosting habitat are present within the project area, Indiana bats are not known to exist in New York State at elevations above 900'. Therefore it is unlikely that this forest management project will have an effect on Indiana bats. This has been supported by the above referenced email from US Fish and Wildlife.

However, there are sections of the site which are part of this application that are located below 900' in elevation. As a result, additional information and written verification from the US Fish and Wildlife New York office is required in order to ensure that their tree cutting restrictions are followed. To avoid direct impacts to Indiana bats it is recommended that all work comply with the US Fish and Wildlife Indiana Bat Project Review Fact Sheet – New York Field Office (March 2018).

Other:

Applicant has provided information regarding truck sizes/weights, number of truck trips per day, the truck traffic route(s) and hours of operation (include noise control information) which should be incorporated into an updated forest management plan.

Applicant should provide baseline information regarding the pre-action condition of the roads, bridges, drainage structures and other town infrastructure that will be used as a result of the proposed action and indicate how damage and repairs will be addressed prior to the completion of work. The applicant has indicated that he discussed the application

details with the Town Highway Superintendent and a site inspection would be conducted but nothing in writing has been provided.

Please indicate if a buffer can be maintained between the subject and adjoining properties that will not be subject to cutting.

This office defers to the Town Engineer regarding review of the erosion and sediment control plan and proposed engineering issues.

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

Sincerely,

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

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

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

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

Memorandum

To:	Planning Board Town of Kent	**Attn:**	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	**Subject:**	Site Plan
Date:	July 3, 2019	**Project:**	Kent Self Storage of Putnam, Inc TM # 22.-2-17, Rt 311 (Formerly Route 311 Plaza)

The following materials were reviewed:

- Stormwater Management Plan-Kent Self Storage, prepared by Site Design Consultants, dated May 2019.
- Letter to Town of Kent Planning Board from Site Designs Consultants-Kent Self-Storage, dated May 15, 2019.
- Full Environmental Assessment Form-Kent Self Storage, dated January 22, 2019.
- U.S. Fish & Wildlife Final Ruling on Norther Long Eared Bat.
- Indiana Bat project Review Fact sheet.
- Drawing Page 1-Elevations-Kent Self Storage, prepared by Rayex Design, Planning, Construction, scale 1/8"=1'-0".
- Drawing Page 2-First Floor Plan-Kent Self Storage, prepared by Rayex Design, Planning, Construction, scale 1/8"=1'-0".
- Drawing Page 3-First Floor Plan-Kent Self Storage, prepared by Rayex Design, Planning, Construction, scale 1/8"=1'-0".
- Drawing T-1 Title Sheet-Kent Self Storage, prepared by Site Design Consultants, dated January 2019, last revised May 2019.
- Drawing V-1- Vicinity Plan & Topographic Map-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019 scale 1"=40'.
- Drawing C-101- Site Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale 1"=20'.
- Drawing C-102- Existing Conditions Plan & Slope Map-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale 1"=20'.
- Drawing C-103- Grading & Utility Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale 1"=20'.
- Drawing C-104- Septic Plan, Profile & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale 1"=20'.
- Drawing C-105- Erosion & Sediment Control Plan & Notes-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale 1"=20'.
- Drawing C-106- Landscape Plan-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, scale 1"=20'.

- Drawing C-107- Site Lighting Plan, Photmetrics & Specifications-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, scale 1"=30'.
- Drawing C-301- Intersection Site Distance Plan & Road Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale As Noted.
- Drawing C-302- Storm Sewer Profiles-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale As Noted.
- Drawing C-303- Development Area Profiles-Kent Self Storage, prepared by Site Design Consultants, dated May 6, 2019, last revised May 14, 2019, scale As Noted.
- Drawing C-401- Water System Plan & Elevation-Kent Self Storage, prepared by Site Design Consultants, dated January 16, 2012, scale 1-1/2"=1'.
- Drawing C-501-Site Improvement Details- Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale N.T.S.
- Drawing C-502-Stormwater Management Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2108, last revised May 14, 2019, scale N.T.S.
- Drawing C-503- Septic Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale N.T.S.
- Drawing C-504- Erosion & Sediment Control Details-Kent Self Storage, prepared by Site Design Consultants, dated November 27, 2018, last revised May 14, 2019, scale N.T.S.

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

The following comments are provided for the Planning Board's consideration:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 1 acre of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.
2. Provide an updated Combined Application Form, including a copy of the deed and Disclosure of Business Interest Form
5. 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)."
    a. **7/3/2019 – Note could not be located.**
6. Provide a full SWPPP in accordance with GP-0-15-002.
    a. Please note – With issuance of NYSDEC General Permit GP-0-15-002, 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). All notes are to updated.

i. **7/3/2019 – Notes reference seven (7) day restriction but must also consistently and explicitly reference "... must be initiated by the end of the next business day..." in both the Stormwater Management Plan and drawings.**

7. The proposed driveway (outside NYS DOT right-of-way) is expected to meet current driveway design requirements per Town Code Chapter 57. If those requirements cannot be met, request specific waivers with justification.
8. We defer to the Planning Board's environmental consultant regarding wetland issues.
9. We defer to the Planning Board's planning consultant regarding planning and zoning issues.

New Comments:

1. Provide the following information as required by Town Code Chapter 66-6.B.2:
   a. §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. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
2. Provide information/notes in the Stormwater Management Plan and the drawing stating the procedure for termination of coverage in an MS4 community (Part V.A.4).
3. 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.
4. Refer to the Stormwater Management Plan:
   a. Page 12, Section 6.4 (CPv) – Provide a regulatory reference for "It [CPv] is also not required if the discharge is to a pipe or hardened channel." As well as "For ths project, the CPv Volume is not required since the discharge is to a hardened channel not directly to a stream."
   b. Page 17, Section Waste Disposal – For concrete truck washout, refer to current standards in the revised "Blue Book" Standards and Specifications for Erosion and Sediment Control, including that the wash-out area be lined with plastic.
   c. Page 17, Section Stabilization – Specify that stabilization must *be initiated by the end of the next business day* per current GP-0-15-002.
   d. Page 21, Section Owner/Operator Certification Statement – update with current owner information.

e. Include requirements for project close-out and Notice of Termination in an MS4 community. Stabilization inspection will be conducted by Town representatives prior to MS4 sign-off of Notice of Termination.

5. Refer to the Drawings:

   a. Refer to Drawing C-103 – For retaining walls greater than 4 feet in height, provide structural calculations.

   b. Provide a driveway cross-section detail in conformance with Town Code Chapter 57.

   c. Refer to Drawing C-501 – Review and update notes to be consistent with current NYSDEC GP-0-15-002. Review and update language regarding stabilization: "*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...*"

   d. Drawing C-501 – Review and update "Contact person during and after construction".

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
19-261-250
Bruce Barber via email
Liz Axelson via email

ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

MEMORANDUM

TO:	Town of Kent Planning Board
CC:	Bill Walters Julie Mangarillo Bruce Barber
FROM:	Liz Axelson, AICP
DATE:	June 27, 2019
RE:	Kent Self Storage, Site and Erosion Control Plan, Route 311, Tax Parcels No. 22.-2-17 / CPL# 60248.00

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

Summary

1. The proposal involves site plan; erosion control; and steep slope permit approvals for the construction of a self-storage facility and other uses. The plan proposes two self-storage buildings with office (management) and retail spaces, as well as parking areas, drive, utilities, and electric and stormwater management systems an approximately 2.7-acre site in the IOC (Industrial Office Commercial) zoning district.
2. My review is limited to the Zoning comments below. I defer to the Planning Board's Consulting Engineer and Environmental Consultant review for all other aspects of the project.

SEQRA

3. We have no comments on the Full Environmental Assessment Form (Full EAF). I defer to the Environmental Consultant for review of Full EAF section D. and E. pertaining to other aspects of the project. However, plan revisions are needed to address community character.
4. The proposal appears to be an Unlisted Action under the SEQRA.

Zoning & Site Plan

5. Clarify all aspects of the proposed business by showing the floor areas for office and retail areas; and truck rental in the 2-story building.
6. Submit a rendering of the site as viewed from the street, including buildings and retaining walls.
7. Revise the landscaping plan to add evergreens along the site's frontage, interspersed between the red oak trees.
8. As per Chapter 77-25.5, the code requires sidewalks with a four-foot tree lawn be installed on every public street. The applicant does not believe that this is necessary in this location. However, the sidewalk and tree lawn should be provided as per discussion at the June 13, 2019 Planning Board meeting.
9. Extensive lengths of retaining walls are proposed (~310' and 200'+), which will likely be visible from the site's frontage. Revise the plans regarding retaining walls as follows:

a. The detail on sheet C-501 appears to depict a flat faced concrete wall. A more decorative wall must be provided.
b. Submit elevations of the walls; and a rendering or illustration of the site as viewed from the street.
c. Clarify the type of fence that will be on top of the wall and provide a detail.
d. We defer to the consulting engineer regarding the potential for failure of the walls close to adjoining properties.

10. Move the sidewalk ramp in front of the 2-story building to line up with the end of the crosswalk.
11. Clarify the trash enclosure area as there appears to be an exit from the rear building leading into that area.
12. Regarding the zoning lot and bulk requirements table presented on plan sheet C-101, address the following:
    a. The proposed 1-story storage building is a principle use; accordingly, there are no accessory structures on the site and that section should be deleted from the zoning schedule. Yet, the setback labels in the plan view should remain.
    b. Clarify the meaning of the 74.2' setback label north of the gravel parking lot.
13. Provide detailed calculations for impervious surface areas on the site plan, including building footprints; parking areas; driveways and turning areas; and sidewalks.
14. Provide a lighting plan complying with zoning section 77-44.3. A. through D., and the following items:
    a. As per Chapter 77-44.3. E.1 wall-mounted light fixtures shall not be mounted higher than 15 feet (15') above ground level; and free-standing fixtures within 50' of a residential property or district may not be higher than 15' and shall be full cutoff.
    b. Show the matching lighting symbols in the plan view.
    c. Show lighting location (pole- and wall-mounted), type, height, materials, color, whether full cut-off, etc. Dark bronze or textured dark bronze is the recommended finish.
    d. Refer to details.
    e. Provide a photometric plan with values extended to cover the entire site.
15. Regarding the architectural plans, address the following:
    a. Provide the floor layout, including individual storage areas; and elevations for the 1-story building.
    b. Provide the floor layout, including individual storage areas for the 2-story building.
    c. Label areas in square feet (SF) for all uses.
    d. Clarify whether the office space will have a counter or retail area.
    e. Clarify what appears to be a room or counters off of the lobby space on the first floor.
16. Regarding any proposed signs, address the following:
    a. While a free-standing sign is shown, clarify whether any wall sign is proposed.
    b. Refer to the supplementary sign regulations, Zoning, Article X generally; and specifically, the requirements in section 77-37., Signs in nonresidential districts.
    c. Revise the plans to include all aspects of proposed signs, their locations, design, dimensions, height, size (area), materials, colors, lighting, etc.
17. Provide a tabular summary of permitted and proposed sign areas per section 77-37 A. (2) and (3) requirements. Signage will be reviewed in detail later.
18. Revise the plans to address the required site plan information and standards in sections 77-60. F. and I., as follows:
    a. Depending on the size and type of retail area, it may be necessary to show a loading area.
    b. Label what appears to be the limit of disturbance line on the site plan sheet; and show the limit of disturbance on the landscaping plan sheet.
    c. Label the type and wheel base (WB) of the vehicle used to show truck pathways on sheet C-101.

Recommendation

19. The Planning Board should direct the applicant to:
    a. address the comments above; and
    b. provide additional information for a more complete application.
20. Since the application is not complete, no action is required by the Planning Board at this time.

If you have any questions please do not hesitate to contact me at 845-454-3411 ext. 21, or e-mail at eaxelson@CPLteam.com.

Materials Reviewed

- Response letter prepared by Joseph C. Riina, P.E., dated May 15, 2019; and
- Full Environmental Assessment Form, signed January 22, 2019; and
- U.S. Fish & Wildlife Final Ruling on the Northern Long-Eared Bat, not dated; and
- Indiana Bat Project Review Fact Sheet New York Field Office, dated March 2018; and
- Plans Prepared by Rayex Design Group, not dated; and
- Plans prepared by Joseph C. Riina, P.E., entitled Kent Self Storage of Putnam, Inc., dated November 27, 2018, revised May 14, 2019, except as noted below, including the following:
    - Title Sheet, dated January 2019, revised May 2019;
    - Vicinity Plan and Topographic Map;
    - Site Plan;
    - Existing Conditions and Slope Map;
    - Grading and Utility Plan;
    - Septic Plan, Profile and Notes;
    - Erosion and Sediment Control Plan and Notes;
    - Landscape Plan, dated November 27, 2018, no revision date;
    - Site Lighting Plan, Photometrics and Specification, dated November 27, 2018, no revision date;
    - Intersection Site Distance Plan and Road Profiles;
    - Storm Sewer Profiles;
    - Development Area Profiles;
    - Water System Plan and Elevation, dated January 16, 2012;
    - Site Improvement Details;
    - Stormwater Management Details;
    - Septic Details; and
    - Erosion and Sediment Control Details;

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 • John V. Andrews, Jr., P.E.

Memorandum

To:	Planning Board Town of Kent	**Attn:**	Phil Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	**Subject:**	Erosion Control Plan
Date:	July 11, 2019	**Project:**	NYCDEP Horsepound Ridge Forest Management TM # 33.-1-44, 33.-1-45, 33.6-1-7.1

The following materials were reviewed:

- NYCDEP Negative Declaration, dated June 4, 2019
- NYCDEP Horsepound Ridge Forest Management Project – Erosion Control Plan, prepared by NYCDEP, revised 6/13/2019, via email

The project proposes "...a salvage of a 24 acre area damaged by a microburst in May 2018, as well as a moderate-intensity silvicultural crown thinning of approximately 56 acres..." per NYCDEP Horsepound Ridge Forest Management Project #5098 Project Plan and Environmental Assessment." Total contiguous area controlled by NYCDEP is 143 acres +/-.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration dated June 12, 2019:

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 for the access road and landing area. However coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is not required as NYSDEC considers all silvicultural work exempt from the requirements GP-0-15-002.
2. Per conversation with Richard Othmer, Jr, Highway Superintendent, he is doing a major replacement, repair and repaving of Horsepound Rd this summer. He has requested logging trucks/equipment avoid the use of Horsepound Rd and use Barrett Hill to Route 52. The intersection of Barrett Hill with Route 52 is very steep. Extra precautions will be needed for larger trucks to turn onto Route 52. Extra precautions to be considered should include, but not limited to, having a flagger to control traffic as needed, providing caution signs on Route 52 to alert drivers and education or signage for the logging truck drivers to be aware of steep road. – **A note has been added to the "Erosion Control Plan" to consult with Richard Othmer, Jr.**

3. Provide notes that any sediment that is tracked onto public roads, Rhinebeck Rd and beyond, will be removed. -**Completed. A note has been added to "Erosion Control Plan".**
4. During the Planning Board Workshop, the applicant's representative indicated that some drainage diversion work will be done to reduce runoff flowing onto Rhinebeck Rd. Please provide an updated drawing with the approximate location and notes that the diversion is to remain in place after the timber harvest is complete.
5. An erosion control bond is required. For other projects by NYCDEP in Kent, the Town of Kent has accepted a letter of assurance from NYCDEP in lieu of a cash bond. This was done for the Seven Hills Lake Dam Repair. Please have NYCDEP provide a similar letter for the Planning Board to consider.
6. 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.
7. We defer to the Planning Board's environmental consultant regarding wetland issues.

New Comments:

1. Submit hard copies of revised Erosion Control Plan to the Planning Office.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
19-261-248
Bruce Barber via email
Liz Axelson via email

Cornerstone Associates

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: NYCDEP-Horsepound Ridge Forest Management Project
Horsepound Road
Section 33 Block 1 Lots 44 and 45
Section 33.6 Block 1 Lot 71
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Report entitled;" Horsepound Ridge Forest Management Project #5098 Project Plan and Environmental Assessment", 13 pages
- Report entitled; "NYCDEP Horsepound Ridge Forest Project Biological Assessment dated February 2019, 12 pages.
- Short-form EAF executed by Ira Stern of NYCDEP dated 12/20/18, 3 pages.
- Letter executed by Mark Page Jr., of NYCDEP dated 04/12/19, 2 pages.

A site inspection was conducted on May 20, 2019.

Summary of Application:

The subject application is a salvage of down trees in a 24 acre area which was damaged due to the action of the micro bursts experienced in the area in 2018 as well as a crown harvest and thinning of approximately 56 acres of the subject site.

The total area of disturbance is greater than 5,000 square feet and as a result, the applicant is requesting approval of an erosion and sediment control permit from the Planning Board.

Environmental Review:

Wetlands:

There are Town of Kent and NYSDEC jurisdictional wetlands/wetland buffer on the parcels, The applicant is proposing to cross two, narrow areas of intermittent

watercourses by spanning the areas with temporary crossing structures. There is no proposed disturbance to the wetlands and limited disturbance to jurisdictional buffers. The forest management plan should provide details of the proposed crossings. A Town of Kent wetland permit is not required for the proposed action.

Soils and Steep Slopes:

Soils consist predominately of Charlton-Chatfield and Hollis-Rock Outcrop. A substantial area of the site has slopes greater than 15% and there are large areas of exposed rock outcrop. The proposed areas of activity are limited to only small areas of the site in which slopes are greater than 15%. The applicant proposes to use NYSDEC Best Forest Management Planning for erosion and sediment control and also proposes to leave in place erosion measures which will reduce an existing flooding condition. Consultation with the Town Highway Superintendent is suggested.

Other:

The applicant should meet with the Town Highway Superintendent to discuss truck traffic routing as it has been indicated that there are plans to pave Horsepound Road.

Applicant should provide baseline information regarding the pre-action condition of the roads, bridges, drainage structures and other town infrastructure that will be used as a result of the proposed action and indicate how damage and repairs will be addressed prior to the completion of work. Referral to the town Highway Superintendent is recommended.

The location of the subject site should be corrected on the heading of the NYCDEP letter.

This office defers to the Town Engineer regarding review of the erosion and sediment control plan and proposed engineering issues.

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

Sincerely,

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

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

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

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

Memorandum

To:	Planning Board Town of Kent	**Attn:**	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	**Subject:**	Erosion Control– Permit close-out
Date:	May 30, 2019	**Project:**	P and G Farms, 29 Schrade Rd TM #11.-2-44.2

The following is offered for consideration by the Planning Board:

1. Stabilization Inspection:
A stabilization inspection was conducted for this project on December 19, 2018 with Bruce Barber and Jamie LoGiudice of Insite. Silt fence and other temporary erosion control measures had been removed.

The previously disturbed area is now considered fully stabilized in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002.

2. Notice of Termination (NOT):
Submitting the completed NOT (including completed MS4 sign-off on Page 2) to NYSDEC will close-out coverage under NYSDEC GP-0-15-002 and the Town of Kent Erosion Control Permit. Having the 'Qualified Professional' sign the Notice of Termination fulfills the requirement per Town of Kent Town Code, Chapter 66, §66-6.K(5) for a certification of completion of work.

A NYSDEC Notice of Termination (NOT) form was submitted by the applicant to the Town. The 'Qualified Professional' signed the NOT to fulfill the requirements of §66-6.K(5).

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

The site achieved final stabilization as of the December 19, 2018 inspection. The two-year waiting period began on 12/19/2018.

For other single-family home projects, the Planning Board has reduced the two year waiting period for bond return. If the Planning Board is considering a bond reduction, our recommendation is for the erosion control bond be held for at least one year to ensure the vegetation survives at least one winter.

4. Certificate of Occupancy
At the time of the stabilization inspection in December 2018, the single family house and separate art studio had not been granted certificates of occupancy. Typically, the CO's have been granted prior to Notice of Termination sign off request. Since that time, the certificates of occupancy have been granted. The Building Inspector confirmed the area of disturbance was still vegetated.

5. Permit Close-out
Based on the stabilization inspection in December 2018 and completion of the work since then, attached hereto is the fully executed Notice of Termination. As the vegetation (grass) survived the winter, we have no objection to the Planning Board reducing the two year waiting period for release of the $5,100 erosion control bond.

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

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters via email
Bruce Barber via email
17-261-999-152

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR 1 1 C 3 7 6

I. Owner or Operator Information

1. Owner/Operator Name: GALE EPSTEIN
2. Street Address: 11 RIVERSIDE DRIVE, 7FW
3. City/State/Zip: NEW YORK, NY 10023
4. Contact Person:
4a. Telephone:
4b: Contact Person E-Mail: GALE @ HANKY PANKY. COM

II. Project Site Information

5. Project/Site Name: P & G FARM CORP.
6. Street Address: 29 SCHRADE ROAD
7. City/Zip: KENT, 10512
8. County: PUTNAM

III. Reason for Termination

9a. ☐ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): 11/2018

9b. ☐ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR N/A
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. ☐ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? ☐ yes ☒ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? ☐ yes ☐ no (If no, explain on Page 2) N/A

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?
N/A

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? ☐ yes ☐ no N/A

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

☐ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

☐ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

☐ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

☐ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan. N/A

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? 0.1 (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? ☒ yes ☐ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

N/A

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name: John V. Hanrahan Jr.

Title/Position: Planning Board Consulting Engineer

Signature:

Date: 5.30.2019

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name: JOHN M. WATSON, PE

Title/Position: SR. V.P. / INSITE ENGINEERING

Signature: [signature] Date: 10/31/18

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:

Title/Position:

Signature: Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name: GALE EPSTEIN

Title/Position: PRESIDENT P&G FARM CORP

Signature: [signature] Date: 10/28/18

(NYS DEC Notice of Termination - January 2015)

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

January 14, 2019

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

RE: P&G Farm Corp.
29 Schrade Road
Town of Kent
Tax Map No. 11.-2-44.2

Dear Chairman Tolmach and Members of the Board:

Based on discussions at the January 10, 2019 Planning Board meeting, this letter is to confirm that the site work on the entire project has been completed, and there is no more site disturbance proposed as part of this project. Based on my discussions with the applicant, the building construction is almost complete and we will be coordinating with the Building Inspector for a final inspection for a Certificate of Occupancy in approximately two weeks.

Since the site work has been completed, this letter is to formerly request that the Planning Board's Engineer issue the MS4 signoff on the Notice of Termination (NOT), and forward it to our office, so we can file the NOT with the New York State Department of Environmental Conservation (NYSDEC).

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

Very truly yours,

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

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

JMW/svw/amk

Enclosures:

cc: Gale Epstein – via email

Insite File No. 15251.100

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

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 • John V. Andrews, Jr., P.E.

Memorandum

To:	Planning Board Town of Kent	**Attn:**	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	**Subject:**	Erosion Control– Permit close-out
Date:	January 9, 2019	**Project:**	P and G Farms, 29 Schrade Rd TM #11.-2-44.2

The following is offered for consideration by the Planning Board:

1. Stabilization Inspection:
A stabilization inspection was conducted for this project on December 19, 2018 with Bruce Barber and Jamie LoGiudice of Insite. Silt fence and other temporary erosion control measures had been removed.

The previously disturbed area is now considered fully stabilized in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002.

2. Notice of Termination (NOT):
Submitting the completed NOT (including completed MS4 sign-off on Page 2) to NYSDEC will close-out coverage under NYSDEC GP-0-15-002 and the Town of Kent Erosion Control Permit. Having the 'Qualified Professional' sign the Notice of Termination fulfills the requirement per Town of Kent Town Code, Chapter 66, §66-6.K(5) for a certification of completion of work.

A NYSDEC Notice of Termination (NOT) form was submitted by the applicant to the Town. The 'Qualified Professional' signed the NOT to fulfill the requirements of §66-6.K(5).

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

The site achieved final stabilization as of the December 19, 2018 inspection. The two-year waiting period began on 12/19/2018.

For other single-family home projects, the Planning Board has reduced the two year waiting period for bond return. If the Planning Board is considering a bond reduction, our recommendation is for the erosion control bond be held for at least one year to ensure the vegetation survives at least one winter.

4. Certificate of Occupancy
Per email discussion with the Building Inspector in December, the single family house and separate art studio have not been granted certificates of occupancy. Typically the CO's have been granted prior to Notice of Termination sign off request. It is our preference to wait to provide MS4 sign-off on the Notice of Termination until the Building Inspector has been contacted by the applicant/owner and can conduct a certificate of occupancy inspection. If the Building Inspector can determine that no additional soil disturbance will be required to complete any potential remaining conditions for certificate of occupancy, then we will issue the MS4 sign-off on the Notice of Termination.

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

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters via email
Bruce Barber via email
17-261-999-152

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

January 7, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: P & G Farm Corporation
29 Shrade Road
Section 11. Block 2 Lot 44.2

Please be advised that a site inspection was conducted on December 19, 2018. The purpose on the inspection was to verify that the site has been stabilized in accordance with the approved plans. The town engineer and the applicant's engineering consultant were present at the time of inspection.

Inspection revealed the site to be stable as per plans. This office does not have any additional comments relative to this application.

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

Sincerely,

Bruce Barber, Certified Ecologist
Town of Kent Environmental Consultant

From: Lana Cappelli
Sent: Thursday, April 27, 2017 2:08 PM
To: Planning Kent
Subject: FW: Planning board resolutions

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Resolution #174 – Accept Planning Board Recommendations
On a motion Councilman Chin
Seconded by Councilwoman McGlasson

WHEREAS, the Town Board is in receipt of requests from the Planning Board regarding the following properties:

Tax Map No. 12.-1-88 - Hartshorn
Tax Map No. 43.-2-42 - Vaughn
Tax Map No. 11.-2-44.2 - Pegg
Tax Map No. 33.73-1-39 - Wellington
Tax Map No. 22.-2-17 - Rte. 311
Tax Map No. 44.06-1-48 - Hall

Which requests are annexed hereto and incorporated herein by reference; and

WHEREAS, in each request, the Planning Board has made recommendations regarding posting and release of bonds, escrow, fees or letters of credit and has made certain recommendations to the Town Board; and

WHEREAS, the Town Board of the Town of Kent wishes to follow the recommendations of the Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Kent hereby accepts the recommendations of the Planning Board and that all actions recommended by the Planning Board on the attached request be taken.
Motion carried unanimously

Yolanda "Lana" Cappelli
Kent Town Clerk
25 Sybil's Crossing
Kent Lakes, NY 10512
845/225-2067 Telephone
845/306-5282 Fax
lcappelli@townofkentny.gov
www.townofkentny.gov

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

June 30, 2017

Mr. William Walters
Town of Kent Building Inspector
Kent Town Center
25 Sybil's Crossing
Kent Lakes, New York 10512

RE: P&G Farm Corp.
29 Schrade Road
Town of Kent
Tax Map # 11.-2-44.2

Dear Mr. Walters:

On June 30, 2017, our office personally inspected the installed silt fence at the subject property. This letter is to certify that the sediment and erosion control measures have been installed in general accordance with the approved sediment and erosion control plan for the subject project.

At this time, we request your acceptance of the erosion control and authorization to begin the site work associated with the approved site plan.

If you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

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

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

JMW/sw

Enclosure(s)

cc: Gale Epstein
Julie Mangarillo, P.E., Rhode, Soyka & Andrews
Town of Kent Planning Board

Insite File No. 15251.100

STATE OF NEW YORK
JOHN M. WATSON
No. 77950
LICENSED PROFESSIONAL ENGINEER

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

063017ww.doc

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 #5
2017

Date: March 28, 2017

From: The Kent Planning Board

To: The Kent Town Board
Maureen Fleming, Supervisor - w/Att.
Scott Chin
Paul Denbaum
Bill Huestis
Jaime McGlasson

CC: W. Walters, Building Inspector – w/Att.
L. Cappelli, Town Clerk – w/Att.
J. Ramos – w/Att.
Finance Dept. – w/Att

Re: Request to Accept an Erosion Control Performance Bond from:
Gale Epstein/P & G Farms
11 Riverside Drive – 7FW
New York, NY 10023 for Property located at:
29 Schrade Road
Kent, NY 10512
TM: 11.-2-44.2

Resolved: On March 9, 2017 the Town of Kent Planning Board recommended that an Erosion Control Bond in the amount of $5,100.00 and an inspection fee of $1,000.00 be approved and accepted by the Kent Town Board. The motion was made by Mr. Philip Tolmach and seconded by Mr. Gary Lam. The votes were as follows:

Michael McDermott, Chairman	-	Aye
Mr. Dennis Lowes, Vice Chairman	-	Absent
Mr. George Brunner	-	Aye
Mr. Gary Lam	-	Aye
Mr. Charles Sisto	-	Aye
Mr. Phillip Tolmach	-	Aye

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they pass a resolution decreeing that the above actions be taken.

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 March 9, 2017.

Dated: March 9, 2017

Vera Patterson

Vera Patterson
Planning Board Secretary

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: March 30, 2017

TO: Finance Department

CC:

FROM: Vera Patterson

RE P & G Farm Corporation/Gale Epstein
Erosion Control Bond – TM: 11.-2-44.2

Please find attached:

Chase for Business Bank Check 1069, dated March 29, 2017 - $5,100.00 for an Erosion Control Bond
Chase for Business Bank Check 1070, dated March 29, 2017 - $1,000.00 for Inspection fees

Also attached is backup material for this project. Please hold the bond until the Town Board accepts and passes their Resolution.

Thanks very much.

RECEIVED FROM P&G Farm - Gale Epstein $5,100.00

Fifty one and 00/xx DOLLARS

○ FOR RENT
⊗ FOR Erosion Control Bond - TM: 11.-2-44.2

ACCOUNT		
PAYMENT		
BAL. DUE		

○ CASH
⊗ CHECK
○ MONEY ORDER
○ CREDIT CARD

1069

FROM V. Patterson TO P&G Farm Gale Epstein

BY

RECEIPT DATE April 6, 2017 No. 952598

RECEIVED FROM P&G Farm - Gale Epstein $1,000.00

One Thousand and 00/xx DOLLARS

○ FOR RENT
⊗ FOR Inspection / Escrow - P&G Farm

ACCOUNT		
PAYMENT		
BAL. DUE		

○ CASH
⊗ CHECK
○ MONEY ORDER
○ CREDIT CARD

1070 TM: 11.-2-44.2

FROM V. Patterson TO P&G Farm - Gale Epstein

BY

P & G FARM CORP. - Gale Epstein 1069

DATE March 29, '17 1-2/210 318

PAY TO THE ORDER OF Town of Kent $ 5100.00

fifty one hundred and 00/100 DOLLARS

CHASE for BUSINESS
JPMorgan Chase Bank, N.A.
www.Chase.com

TM: 11.-2-44.2

FOR erosion - sediment control BOND

⑈001069⑈ ⑆021000021⑆ 811371702⑈

P & G FARM CORP. - Gale Epstein

DATE March 29, '17 1-2/210 318

PAY TO THE ORDER OF Town of Kent $ 1000.00

One thousand and 00/100 DOLLARS

CHASE for BUSINESS
JPMorgan Chase Bank, N.A.
www.Chase.com

FOR inspection fee - TM: 11.-2-44.2

⑈001070⑈ ⑆021000021⑆ 811371702⑈

PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL

Gale Epstein
11 Riverside Drive – 7FW
New York, NY 10023 for:
P & G Farm Corporation
29 Schrade Road
Kent, NY 10512
TM: 11.-2-44.2

Bond given by Gale Epstein of P & G Farm Corporation, 11 Riverside Drive – 7FW, New York, New York, 10023, whose property is located at 29 Schrade Road, Kent, NY 10512/Tax Map: 11.-2-44.2 ("Obligor") to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated March 29, 2017

KNOW ALL MEN BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of $5,100.00, along with an initial inspection fee deposit of $1,000.00 for the payment whereof to the Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, Obligor has obtained the approvals from the Obligee for land disturbance activity, as that term is defined in Town of Kent Town Code Chapter 66 (the "Code"), on certain real property located in the Town of Kent, in connection with which erosion and sedimentation controls ("Controls") are required; and the Erosion and Sediment Control Plan, Lot Line Adjustment documents, shall be required in accordance with the Code in effect as of the date of this Bond; and

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for the land development activity known as P & G Farm Corporation ("Project Plans") and the Erosion and Sediment Control Plan, prepared Insite Engineering, 3 Garrett Place, Carmel, New York 10512. All these plans were reviewed and approved on March 10, 2017 by the Obligee. A Resolution of Approval of land development activity in the nature of a Steep Slope and Erosion Control Permit and Site Plan approval of plans to construct a 2,000 square foot 2 bedroom dwelling and a 750 square foot art studio, with driveway, septic system and a well on a vacant lot in zoning district R-80. The proposed project 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-0-10-001.

WHEREAS, as condition to the issuance and approval of an Erosion Control Permit, the Code requires the owner or applicant, prior to construction, to provide the Obligee with a cash escrow, an irrevocable letter of credit or a certified check drawn upon a national or state bank or other cash equivalent, which guarantees satisfactory completion of the Erosion and Sediment Control Plan, which security shall remain in full force and effect until the Obligor is released from liability by the Town.

PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL

Gale Epstein
11 Riverside Drive – 7FW
New York, NY 10023 for:
P & G Farm Corporation
29 Schrade Road
Kent, NY 10512
TM: 11.-2-44.2

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of $ 5,100.00 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second in the amount of $1,000.00 as the final inspection fee, and delivered to:

The Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512

No funds may be withdrawn from the said escrow account until a resolution has been duly made by the **Town Board** of **The Town of Kent**, authorizing such surrender or cashing.

Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board** of **The Town of Kent**, the said escrow monies shall be returned to **GALE EPSTEIN, P & G FARM CORPORATION, 11 Riverside Drive – 7FW, New York, New York 10023.**

In the event the erosion control work allowed shall not have been duly completed by **GALE EPSTEIN, P & G FARM CORPORATION,** as per the conditions and specifications of the **Planning Board** of **The Town of Kent**, the **Town Board** shall have the right to withdraw the aforesaid escrow monies and complete the required work for **GALE EPSTEIN, P & G FARM CORPORATION**; with full use of said sums as the Town requires;

When the work shall have been fully completed as required by the conditions and specifications of the **Planning Board** either by **GALE EPSTEIN, P & G CORPORATION**; or by the **Town of Kent**, the aforesaid escrow monies or the balance of funds remaining after the work has been completed shall be returned or refunded to **GALE EPSTEIN, P & G CORPORATION**;

This bond may not be assigned or transferred without the prior written approval of the **Planning Board and Town Board** of **The Town of Kent.**

PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL

Gale Epstein
11 Riverside Drive – 7FW
New York, NY 10023 for:
P & G Farm Corporation
29 Schrade Road
Kent, NY 10512
TM: 11.-2-44.2

The applicant hereby expressly authorizes the **Town of Kent**, its agents, employees, engineer or planner to enter upon the Owner's/Applicant's property for the purpose of inspecting the erosion control system installed and the site work being performed in accordance with the approved plans, provided that the **Town of Kent** provides at least 24 hours notice to **GALE EPSTEIN, P & G CORPORATION**;.

Dated: 3/29/17, 2017

GALE EPSTEIN

By: _____
(signature)

(print/type signatory's name)
Gale Epstein

Owner/Obligees, Gale Epstein
(print/type signatory's title)

STATE OF New York)

) ss.:

COUNTY OF New York)

On the 29 day of March, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Gale EPSTEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

CECILE T BECK
Notary Public, State of New York
Registration #01BE6300395
Qualified In Queens County
Commission Expires March 31, 2018

NOTARY PUBLIC

Town of Kent Planning Board
Slope and Erosion Control Permit Approval

Matter of P & G Farm

Whereas, the Town of Kent Planning Board has received an application from P & G Farm Corp. for Steep Slope and Erosion Control Permit approvals to allow consruction of a single family dwelling and a detached art studio on a site located on 29 Schrade Road, tax parcel number 11.-2-44.2; and

Whereas, the Planning Board hereby waives a public hearing on the application; and

Whereas, the Planning Board has determined that the proposed project is a Type II Action for which no environmental review is required; and

Whereas, pursuant to §66-6(G) of the Town Code the Planning Board hereby finds that the proposed activity meets the standards for issuance of a Steep Slope and Erosion Control Permit, specifically:

1. The proposed activity is in accordance with the legislative findings listed in §66-2 of the Town Code; and

2. The proposed activity is in accordance with the principles and recommendations of the Town of Kent Master Plan; and

3. The proposed activity will not result in creep, sudden slope failure or additional erosion; and

4. The proposed activity will preserve and protect existing watercourses, floodplains and wetlands; and

5. The proposed activity will not adversely affect existing or proposed water supplies or sewage disposal systems; and

6. The proposed activity will stabilize all earth cut and fill slopes by vegetative or structural means; and

Therefore Be It Resolved, pursuant to Chapter §66-6 of the Town Code the Planning Board grants Steep Slope and Erosion Control Permit approval subject to final plan review and approval by the Planning Board's Professional Engineer; and

Be It Further Resolved, the approvals granted herein are expressly conditioned on development of the project in accordance with the plans and details as set forth on the project plans prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated January 10, 2017 and bearing a latest revision date of February 23, 2017, consisting of Drawings SL-1 and SP-1, entitled P & G Farm Corp."; and

Be It Further Resolved, that the approvals are expressly conditioned on the completion and/or adherence to the following:

1) *There shall be no kitchen facilities in the detached art studio building.*

2) *Address the comments of the Planning Board Professional Engineer as set forth in a memorandum dated March 8, 2017.*

3) *Address the comments of the Planning Board Environmental Consultant as set forth in a memorandum dated March 9, 2017.*

4) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans. The erosion control may be changed or modified by order of the Planning Board Engineer or the Town Building Inspector based on field conditions.*

5) *Pursuant to Chapter 48 of the Town of Kent Code construction activity within the Town of Kent shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM.*

6) *At the completion of construction the applicant shall provide a certification prepared and sealed by a New York State Licenses Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in substantial compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an "as built" survey of the completed development prepared and sealed by a New York State Licensed Land Surveyor.*

7) *Payment to the Town of Kent the following fees:*

   a) *Any unpaid or outstanding application fees.*

   b) *.Any review fees accrued by the Planning Board during the review of the application.*

   c) *Any inspection fee, in an amount to be established by the Planning Board, to cover the cost of construction and post-construction inspections by the Board's Professional Engineer, Wetland Consultant, and Planning Consultant.*

   d) *Provide an erosion control bond in an amount as determined by the Planning Board's Professional Engineer.*

8) *It is the responsibility of the applicant/project sponsor to submit to the Planning Board proof that each of the conditions of this Approval has been completed and that the response to comments have been completed and that the response to comments have been completed to the satisfaction of the Planning Board's Professional Engineer. The signature of the Planning Board Chairman, if required, shall be withheld pending receipt of a written memorandum from the Planning Board's Professional Engineer verifying that each of the conditions of this Approval has been completed. The proposed final drawings shall not be accepted by the Planning Board without submission of proof of completion.*

9) *This approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant prior to the date of expiration.*

Motion: Mr. Tolmach

Second: Mr. Lam

Michael McDermott, Chairman	Aye
Dennis Lowes, Vice Chair	Absent
George Brunner	Aye
Gary Lam	Aye
Charles Sisto	Aye
Phil Tolmach	Aye

Date: March 9, 2017

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.

Vera Patterson

Vera Patterson, Clerk
Town of Kent Planning Board

Reply all Delete Junk ment

Zoning Amendment, Special Permit/Site Plan, Town of Kent

Reply all |

Fri 7/12, 1:15 PM
Pla...

Inbox

Download all

Show all 2 attachments (919 KB)

PUTNAM COUNTY NOTICE

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

Hi again Vera – FYI, see below and attached.

Elizabeth (Liz) T. Axelson, AICP
Office: 845.454.3411 x21
ARCHITECTURE. ENGINEERING. PLANNING.
CPLteam.com

From: Elizabeth Axelson **Sent:** Friday, July 12, 2019 1:11 PM **To:** enb@dec.ny.gov **Subject:** RE: ENB SEQRA Notice Publication Form for Route 52 Development Zoning Amendment, Special Permit/Site Plan, Town of Kent

Hello – Attached please find the ENB SEQRA Notice Publication Form for Amended Positive Declaration; and Adopted Scope for Route 52 Development Zoning Amendment, Special Permit/Site Plan project in the Town of Kent, Putnam County.

Please advise whether you need any further information. Thank you!

Take care,
Liz Axelson

Elizabeth (Liz) T. Axelson, AICP
Office: 845.454.3411 x21
ARCHITECTURE. ENGINEERING. PLANNING.
CPLteam.com

Reply all Delete Junk SEQRA

Hello – Attached please find the ENB SEQRA Notice Publication Form for Route 52 Development Special Permit/Site Plan project in the Town of Kent, Putnam County.

Please advise whether you need any further information. Thank you!

Take care,
Liz Axelson

Elizabeth (Liz) T. Axelson, AICP
Office: 845.454.3411 x21
ARCHITECTURE. ENGINEERING. PLANNING.
CPLteam.com

The ENB SEQRA Notice Publication Form - *Please check all that apply*

Deadline: Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

- [ ] Negative Declaration - Type I
- [ ] Conditioned Negative Declaration
- [x] Positive Declaration, Amended 7/11/19
- [ ] Draft Scope
  - [ ] with Public Scoping Session (optional)
- [x] Final Scope

- [ ] Draft EIS
  - [ ] with Public Hearing
  - [ ] Generic
  - [ ] Supplemental
- [ ] Final EIS
  - [ ] Generic
- [ ] Supplemental

DEC Region # 3 County: Putnam Lead Agency: Town of Kent Planning Board

Project Title: Route 52 Development Zoning Amendment; Special Permit; Site Plan; and Erosion Control Plan

Brief Project Description: The action involves . . .

The Proposed Action, a SEQRA Type 1 Action, is the development of a 137.435-acre parcel located in the IOC (Industrial-Office- Commercial) zoning district that involves an approximately 54-acre excavated, graded area for mixe commercial uses, including 2 hotels; a conference center; an indoor recreation facility; a truck/rest stop building with retail and restaurants; and a motor vehicle repair and service station geared toward trucks (aka a truck stop) with fueling, tire shop and possibly other truck service and repair. The site is Putnam County tax parcel number 12.-1-52. A zoning amendment is proposed to allow increased building height. The project will require approvals as per Kent's Town Code for freshwater wetlands and stormwater and erosion control. Three (3) proposed driveways; and one (1) emergency access would provide access from Route 52 just east of Interstate 84 (I-84) exit 17. The site also has frontage on Interstate 84 (I-84). Scoping comments specifically related to the zoning amendment may be submitted.*

Project Location (include street address/municipality): NYS Route 52, near Ludingtonville Rd., T/o Kent

Contact Person: Vera Patterson, Secretary to the Town of Kent Planning Board

Address: 25 Sybil's Crossing City: Kent State: NY Zip: 10512

Phone: 845-225-7802 Fax: 845-306-5283 E-mail: planningkent@townofkentny.gov

~~For Conditioned Negative Declaration / Draft Scope / Draft EIS: Public Comment Period ends: ___ / ___ / ___~~ ***See Memo at Planning Board webpage: https://kentny.pt7.civic-cms.com/planning-board**

For Public Hearing or Scoping Session: Date: ____ / ____ / _____ Time: _____:_____ am/pm

Location:

A hard copy of the Draft Scope/Final Scope/DEIS/FEIS is available at the following locations:
Town of Kent Planning Board office, see contact person information.

The online version of the Draft Scope/Final Scope/DEIS/FEIS is available at the following publically accessible web site: Adopted Scope; memo to agencies about the Amended Positive Declaration; and scoping comments about the zoning amendment is at: https://kentny.pt7.civic-cms.com/planning-board

For Conditioned Negative Declaration: In summary, conditions include:
NOT applicable

The ENB SEQRA Notice Publication Form - *Please check all that apply*

Deadline: Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

- [ ] Negative Declaration - Type I
- [ ] Conditioned Negative Declaration
- [x] Positive Declaration, Amended 7/11/19
- [ ] Draft Scope
  - [ ] with Public Scoping Session (optional)
- [x] Final Scope
- [ ] Draft EIS
  - [ ] with Public Hearing
  - [ ] Generic
  - [ ] Supplemental
- [ ] Final EIS
  - [ ] Generic
- [ ] Supplemental

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Project Location (include street address/municipality): NYS Route 52, near Ludingtonville Rd., T/o Kent

Contact Person: Vera Patterson, Secretary to the Town of Kent Planning Board

Address: 25 Sybil's Crossing City: Kent State: NY Zip: 10512

Phone: 845-225-7802 Fax: 845-306-5283 E-mail: planningkent@townofkentny.gov

~~For Conditioned Negative Declaration / Draft Scope / Draft EIS: Public Comment Period ends: ___ / ___ / ___~~ ***See Memo at Planning Board webpage: https://kentny.pt7.civic-cms.com/planning-board**

For Public Hearing or Scoping Session: Date: ____ / ____ / _____ Time: _____:_____ am/pm

Location:

A hard copy of the Draft Scope/Final Scope/DEIS/FEIS is available at the following locations:
Town of Kent Planning Board office, see contact person information.

The online version of the Draft Scope/Final Scope/DEIS/FEIS is available at the following publically accessible web site: Adopted Scope; memo to agencies about the Amended Positive Declaration; and scoping comments about the zoning amendment is at: https://kentny.pt7.civic-cms.com/planning-board

For Conditioned Negative Declaration: In summary, conditions include:
NOT applicable

Northeast Fire Suppression Associates, LLC
157 School Street, PO Box 435, Keene NH 03431
1300 Route 22, PO Box 435, Brewster NY 10509
914-282-5081 fleming.nfsa@gmail.com

July 10, 2019

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

Re: Putnam Nursing and Rehabilitation Center
404 Ludingtonville Road
Holmes, NY 12531

Dear Sirs:

At your request I have reviewed the Site Plan Submission #2 for the above project, with revisions through 2/19/19. My review was focused on compliance with the 2015 edition of the International Fire Code, including Appendix D, as adopted by New York State in its 2017 Uniform Code Supplement.

The project consists of a 2-story addition to an existing 3-story facility, the latter of which has a height indicated on the drawings as "40 ft ±". Although the current zoning allows a maximum building height of 2-1/2 stories or 30 ft, it is assumed that the height of the existing facility is grandfathered. For purposes of applying code-mandated fire department access provisions, however, this analysis recognizes the existing building height. The gross building area of the completed facility is scheduled to be 79,706 sq ft.

Based on the project location, the Lake Carmel Fire Department will be the agency responsible for emergency response.

Building Code Issues

Although building code issues are outside the scope of this review, some commentary is appropriate since there are building code matters that require approval of the fire code official or fire chief. The existing facility is protected with an automatic fire sprinkler system, and the new addition will likewise be required to be protected with an automatic sprinkler system meeting the requirements of national installation standard NFPA 13 – *Installation of Sprinkler Systems*.

It should be noted that this will include a requirement for sprinkler protection of the parking area located beneath part of the building. Although NFPA 13 allows omission of sprinklers below porte-cocheres and similar situations involving only transient parking, this space does not qualify for such omission. It will be necessary to extend dry pendent sprinklers below the ceiling of the parking area, or protect the area with a separate dry pipe sprinkler system. Residential areas above the parking area cannot be protected with a standard dry pipe sprinkler system due to the time delay associated with water delivery to the fire.

Fire Department Connection

Under the terms of both the building code and the fire code (Section 912.4) immediate access to the fire department connection (FDC) that can be used to support the sprinkler system must be maintained at all times and without obstruction by fences, bushes, trees, walls, or any other fixed or movable object. The access to the FDC, and therefore location of the FDC, **must be approved by the fire chief.**

Fire Apparatus Access

Section D104.1 requires buildings exceeding 30 ft in height to have "at least two means of fire apparatus access for each structure. Section D104.2 requires "two separate and approved fire apparatus access roads" for facilities having a gross building area of more than 62,000 sq ft. An exception to D 104.2 allows a single approved fire apparatus access road for projects having a gross building area up to 124,000 sq ft when all buildings are equipped throughout with approved automatic sprinkler systems. As such, D104.1 applies for this project, but D104.2 does not, meaning that two separate access roads are not required provided that each structure can be accessed from two different directions. The proposed provision of access roads on both the north and south sides of the facility appears to satisfy this requirement.

Aerial Fire Apparatus Access Roads

Section D105 addresses aerial fire apparatus access, which is required where the vertical distance between the grade plane and the highest roof surface exceeds 30 ft. The section reads as follows:

> SECTION D105 - AERIAL FIRE APPARATUS ACCESS ROADS
> • DI05.1 - Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
> • D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
> • DI05.3 - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. **The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.**
> • DI05.4 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the **approval of the fire code official.**

The current site plan is **not in compliance** with these requirements. If acceptable to the fire code official, the access road on the south side of the facility can be modified to meet the requirements.

Construction of Access Roads

Section D102.1 requires that fire apparatus access roads must have an asphalt, concrete or other approved **(by the fire code official)** driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The current site plan is **not in compliance** with these requirements, since it indicates use of existing and new gravel access roads. Specifications for the proposed construction of all access roads showing conformance with the fire code requirements. should be submitted for the approval of the Planning Board's engineering consultant.

Turnarounds for Access Roads

Table D103.4 requires that dead-end access roads between 501 and 750 ft in length be at least 26 ft in width and be provided with a 120-ft hammerhead, 60-ft "Y" or 96-ft diameter cul-de-sac to allow for turnarounds. The current site plan shows a dead-end access road to the south that is approximately 600 ft in length and is **not in compliance** with these requirements.

The dead-end access road to the north is approximately 350 ft in length. For a length between 151 and 500 ft, Table D103.4 requires the same design of turnarounds, but with a minimum width of 20 ft. The current site plan is **not in compliance**.

Signage for Access Roads

"NO PARKING – FIRE LANE" signs must be provided in conformance with Section D103.6 **as required by the fire code official.**

Pleas let me know if you have any questions on the above.

Sincerely,

Russell P. Fleming, P.E.

c: W. Walters, Building Inspector
N. Cecere, Fire Inspector
T.J. Donohue, LCFD Chief

Putnam County
Department of Planning, Development, and Public Transportation

www.putnamcountyny.com

Sandra M. Fusco
Commissioner

2 Route 164, Suite 1
Patterson, NY 12563

Phone: (845) 878-3480
Fax: (845) 808-1948

SECTION 239 CASE REFERRAL

Case Received: 6-7-19 **Report Required:** 7-5-19 **Completed:** 6/21/19

Application Name: Zoning Amendment to the R-80 Zoning District **Referral #:** 19-PC-44

TOWN: Carmel: [ ] Philipstown: [ ] **VILLAGE:** Brewster: [ ]
Kent: [x] Putnam Valley: [ ] Cold Spring: [ ]
Patterson: [ ] Southeast: [ ] Nelsonville: [ ]

Referred by: PB: [ ] ZBA: [ ] Town Board: [x] Historic District Review Board: [ ]

Location of Project: Town of Kent

Present Zone: **Tax Map #:**

Type of action: Variance: [ ] Zoning Ordinance: [ ] Master Plan: [ ]
Subdivision: [ ] Special Use Permit: [ ] Subdivision Regulations: [ ]
Site Plan: [ ] Rezoning: [ ] Certificate of Appropriateness: [ ]
Zoning Amendment/Interpretation: [x]

DECISION BY COUNTY:

Approved as Submitted: [X] Modification: [ ] Disapproved: [ ]

Basis for Decision Other than Approval:

Reviewed by Barbara Barosa *(Signature)* Barbara Barosa, Senior Planner *(Title)*

rc 1-18/word

RECEIVED 2019 JUN 21 AM 11:

Reply all | Delete Junk |

Route 52 - Kent Country Square

Russ Fleming <fleming.nfsa@gmail.com>
Yesterday, 5:02 PM
Planning Kent

Reply all |

Inbox

Kent Country Square - J...
441 KB

Show all 1 attachments (441 KB) Download

PUTNAM COUNTY 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:

And in addition to my review comments on the Putnam Nursing Center, here are my comments on the revised Route 52 project.

On both of these review letters I've highlighted the need for approvals/sign-offs by the fire chief or "fire code official", which I think would be the fire inspector.

Again, I'd appreciate the same deal with the distribution of copies.

Thanks,

Russ

Northeast Fire Suppression Associates, LLC
157 School Street, PO Box 435, Keene NH 03431
1300 Route 22, PO Box 435, Brewster NY 10509
914-282-5081 fleming.nfsa@gmail.com

July 10, 2019

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

Re: Kent Country Square
52 U.S. Route 52
Kent Lakes, NY 10512

Dear Sirs:

At your request I have reviewed the revised site plan submission for the above project, sent to me by project architect P. W. Scott on 5/28/19. My review was focused on compliance with the 2015 edition of the International Fire Code, including Appendix D, as adopted by New York State in its 2017 Uniform Code Supplement.

The project consists of a number of individual buildings, including two hotels, a conference center, truck stop and water park, placed on an extremely large and irregular site. I had previously discussed the project with the Planning Board at a workshop earlier this year, and had also advised the project architect of my observations that the original site plan was non-compliant with regard to fire apparatus access roads. The proposed access arrangements have subsequently been revised.

Based on the project location, the Lake Carmel Fire Department will be the agency responsible for emergency response.

Fire Apparatus Access Roads

Section D104.1 requires buildings exceeding 30 ft in height to have "at least two means of fire apparatus access for each structure. Section D104.2 requires "two separate and approved fire apparatus access roads" for facilities having a gross building area of more than 62,000 sq ft. An exception to D 104.2 allows a single approved fire apparatus access road for projects having a gross building area up to 124,000 sq ft when all buildings are equipped throughout with approved automatic sprinkler systems. Although the buildings on this site will be required to be protected with automatic sprinkler systems in order to conform to the Building Code, the project exceeds the 124,000 sq ft threshold to allow the exception. As such, both D104.1 and D104.2 apply for this project, meaning that two separate access roads are required.

Section D104.3 includes a requirement for remoteness of the two access roads, calling for them to be placed a minimum distance apart of "not less than one half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."

The irregular shape of the property and the fact that much of it will not be used for the building complex makes it difficult to determine the minimum distance between access roads. Mr. Scott has proposed defining the "area to be served" as the distance from the edge of the parking lot at the

Radisson hotel in the northeast corner of the complex to the edge of the parking lot at the truck stop on the southwest corner of the complex, a distance of 1882 linear feet. Half of this distance would be 941 ft.

As originally proposed the centerline distance between access roads at the north and south ends of the site was 860 ft, which was inadequate. As such, the revised site plan includes an additional emergency access road about 90 ft to the north of the main entrance to the complex, providing a separation distance of approximately 950 ft between this emergency access road and the truck stop entrance to the south. The addition of an emergency access road from the truck stop plaza to the main building complex then satisfies the requirement for two remote fire apparatus access roads.

I consider this to be an acceptable means of meeting the code requirement.

Aerial Fire Apparatus Access Roads

Section D105 addresses aerial fire apparatus access, which is required where the vertical distance between the grade plane and the highest roof surface exceeds 30 ft. The section reads as follows:

> SECTION D105 - AERIAL FIRE APPARATUS ACCESS ROADS
> • DI05.1 - Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
> • D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
> • DI05.3 - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. **The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.**
> • DI05.4 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the **approval of the fire code official.**

As originally proposed, the site plan was not in compliance. P.W. Scott has indicated that revisions made to the site plan conform to these requirements by moving the parking away from the tall buildings, and with the width of access roads increased to 26 ft.

Construction of Access Roads

Section D103.2 limits the grade of fire apparatus access roads to 10 per cent unless otherwise approved by the fire chief. P.W. Scott has indicated grades do not exceed 9 percent.

Section D102.1 requires that fire apparatus access roads must have an asphalt, concrete or other approved **(by the fire code official)** driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. P.W. Scott has indicated the cover will be asphalt tailings over compacted item #4, considered pervious by NYCDEP for stormwater purposes. The

Planning Board's engineering consultant should be asked to review final specifications and confirm that this will be able to meet the required loading.

Fire Hydrants

Section 507.5.1 of the fire code states that on-site fire hydrants "**shall be provided where required by the fire code official.**" It is appropriate for a large building complex like this to have such features. Because the buildings are fully sprinklered, a distance of up to 600 ft to a hydrant from any building would be allowed as the basis of spacing.

P.W. Scott has indicated that onsite fire hydrants will be provided in accordance with NFPA 1142, supplied from tanks located at the elevated south end of the property. In addition, a dry hydrant will be located at the first pond along the main access road, with an available volume of 500,000 gallons at a depth of 6 ft.

Fire Department Connections

Under the terms of both the building code and the fire code (Section 912.4) immediate access to the fire department connections (FDC) that can be used to support the sprinkler systems must be maintained at all times and without obstruction by fences, bushes, trees, walls, or any other fixed or movable object. The accesses to the FDCs, and therefore locations of the FDCs, **must be approved by the fire chief.**

Signage for Access Roads

"NO PARKING – FIRE LANE" signs must be provided in conformance with Section D103.6 **as required by the fire code official.**

Pleas let me know if you have any questions on the above.

Sincerely,

Russell P. Fleming, P.E.

c: W. Walters, Building Inspector
N. Cecere, Fire Inspector
T.J. Donohue, LCFD Chief

Received
mo/date/year
JUL - 9 2019
Planning Department
Town of Kent

7/9/2019

To: The Town of Kent Planning Board,

I am writing with my concerns about my mothers (Barbara Conners) and my (Marga Rojas, In Trust) property at 430 Ludingtonville Rd. This property borders that of Putnam Nursing and Rehab center at 404 Ludingtonville Rd.

I have been under the assumption that my father Chuck Conners had taken care of the situation at hand years ago while serving on the Kent Zoning Board for 25 yrs; although I am unsure.

The situation of concern is the impending expansion of the Rehab Center encroaching on our property. I am giving public notice and would like to enter into the town records that the Rehab Ctr. does not have our permission to expand onto our property. As I stated however I am not get sure if father has not previously addressed this years ago when there was some expansion (out building years ago). Upon hearing of the Rehab Centers new expansion my Mother has requested I question this now.

So, once again I am giving our public notice and entering this into public record that Putnam Nursing and Rehab Center does not have

our permission to expand onto our property and hoping this brings clarity with any questions as to future building plans that may encroach said property at 430 Ludingtonville Rd.

Respectfully Submitted,

Marga Ann Rojas

Marga Ann Rojas
32 Willow Rd.
Carmel, N.Y. 10512
845-225-8937

Barbara Ann Conners
430 Ludingtonville Rd
(P.O. Box 1226
Carmel, N.Y.)
10512

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: VeGa Gymnastics
361 Route 52
Section 33.18 Block 1 Lot 18
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Letter executed by Krassimir Spassov dated May 20, 2019, 1 page.

Request for Remaining Escrow to be released:

On April 11, 2019, the above referenced party submitted $500.00 in escrow in order to pay the cost of a wetland delineation verification requested to be conducted by this office.

The wetland verification was completed on the above referenced property on April 11, 2019. The invoice amount for the verification was $250.00 and no further work has been requested. As a result, it is recommended that the Planning Board authorize the Town Board to release the remaining escrow funds in the amount of $250.00.

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

Sincerely,

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

May 20, 2019

Town of Kent Planning Board
Kent Town Hall
25 Sybil's Crossing
Kent, NY 10512

RE: Remaining Funds - Spassov
W/L Delineation. Rt. 52 TM: 33.18-1-13

To Whom It May Concern:

I am no longer pursuing any further due diligence in regard to 361 Rt 52 in Kent. I am writing to request that the remaining funds on the $500 check made out to the Town of Kent for Wetland Delineation Confirmation be returned.

Very truly yours,

Krassimir Spassov

Date: 6-4-2019

Krassimir Spassov
Vega Gymnastics
3 Day Road
Carmel Hamlet, NY
10512

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: April 15, 2019

From: The Kent Planning Board

To: The Finance Dept.

CC: athyberg@insite-eng.com

Re: VeGa Gymnastics – 361 Rte. 52, Kent, NY TM: 33.18-1-13

Please find attached JP Morgan Chase Bank Check 349 from Mr. Spossov, owner of VeGa Gymnastics, Inc. This is a new account for the above mentioned property. The check in the amount of $500.00 should be for review fees – Bruce Barber delineated wetlands.

TOWN OF KENT-PLANNING BOARD
25 SYBILS CROSSING
KENT LAKES, NY 10512
(845) 225-7802

3214

DATE 4/15/19

RECEIVED FROM VeGa Gymnastics

Five Hundred and 00/100 $ 500.00

FOR Fee - TM: 33.18-1-13 DOLLARS

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

☐ CASH
☑ CHECK
☐ M.O.

JPMorgan Chase 349

BY V. Patterson for K. Spossov

THANK YOU

VeGa GYMNASTICS,INC
3 Day Rd
Carmel,NY 10512
845/306-7530 - TM: 33.18-1-13

000349

1-2/210

PAY TO THE ORDER OF Town of Kent. DATE 4-11-2019

Five hundred ..... 00/100 $ 500.-

DOLLARS

JPMorgan Chase Bank,

MEMO

Krassimir Spassov

⑈000349⑈ ⑆021000021⑆ 696093520⑈

04/15/19 VeGa Gymnastics - TM: 33.18-1-13

Date		Deposits	Fees	Balance
04/15/19	Ck. 349 - Rev Fee/WL Delineation	500.00		500.00

REQUEST FOR WETLAND DELINEATION CONFIRMATION
PLANNING DEPARTMENT
TOWN OF KENT, NEW YORK

Date: MARCH 14, 2019

Property Address: 361 ROUTE 52, KENT, NY 10512

Property Tax Identification: 33.18 - 1 - 13

Property Size: 5.1 AC

Name of Wetland Consultant: JAMES BATES (ECOLOGICAL ANALYSIS, LLC)

Phone Number of Wetland Consultant :

Name of Design Professional: INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCH. PC

Phone Number of Design Professional: 845-225-9690

Name of Applicant: KRASSIMIR SPASSOV

Name of Owner: TOWN CENTER INC

(Note: If the applicant is not the owner, written and executed authorization to access the property must be provided to the Planning Board Secretary (845-225-7802 or planning@townofkentny.gov) prior to site inspection).

Request:

I request the Town of Kent confirm the wetland boundary delineation(s) completed by the applicant's wetland consultant at the above referenced site. I understand that the wetland confirmation will be conducted to verify only Town of Kent jurisdictional wetlands, watercourses and waterbodies as defined in Chapter 39A of the Town of Kent Town Code. I also understand that this confirmation does not constitute an application for any activity at the above referenced property. If an activity is proposed, then the appropriate application must be filed with the Town of Kent Planning Board Secretary and reviewed by the Town of Kent Planning Board.

I agree to the fee of $125.00 per hour which shall include document review, travel time, on-site inspection and verbal/written correspondence.

Signed:

Owner/Authorized Representative

Please attach a sketch map depicting the approximate location of the delineated wetlands.

Rev. Sept. 2018

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 10, 2019-

From: The Kent Planning Board

To: The Finance Dept.

CC: athyberg@insite-eng.com

Re: VeGa Gymnastics – 361 Rte. 52, Kent, NY TM: 33.18-1-13

Please process the attached invoices. Attached is a copy of the review account.

Date	INVOICE #	VOUCHER NAME	AMOUNT	COMMENTS
05/01/19	Billing Period: 04/01/18 – 04/30/18	Cornerstone Appraisal	$ 250.00	04/11/19- Site Inspection 2.00 Hr @$125/Hr. ($ 250.00) Invoice Total: $ 250.00

04/15/19 VeGa Gymnastics - TM: 33.18-1-13

Date		Deposits	Fees	Balance
04/15/19	Ck. 349 - Rev Fee/WL Delineation	500.00		500.00
05/07/19	Cornerstone - Apr 2019		(250.00)	250.00

TOWN OF KENT
531 ROUTE 52 OFFICE ONE
KENT LAKES, NEW YORK 10512

VOUCHER

VOUCHER NO. _____
Do not write in this box

FUND-APPROPRIATION	AMOUNT
Total	
Purchase Order #	

CLAIMANT'S NAME AND ADDRESS
Cornerstone Associates
1770 Central Street
Yorktown Heights, NY 10598

Ordered by : _____

Invoice Date	Invoice #	Description of Materials or Services	Amount
5/1/2019		**FOR PROFESSIONAL SERVICES RENDERED:** ENVIRONMENTAL CONSULTANT: 4/1/19-4/30/19 Insite Engineering :2.0 hrs @ $125.00/hr = $250.00 ve ga gymnastics	250.00

(Show any discounts that are allowed for prompt payment)
TAX EXEMPT No. 13-6007341

TOTAL 250.00

CLAIMANT'S CERTIFICATION

I, Bruce Barber, certify that the a above amount c $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

5/1/2019
Date

Signature

President
Title

(Space below for municipal use)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to to the municipality on the dates stated and the charges are: correct

6/2/2019
Date

Authorized Official

APPROVAL FOR PAYMENT

This claim is approved and ordered paid from appropriations indicated above.

CORNERSTONE ASSOCIATES
1770 CENTRAL STREET
YORKTOWN HEIGHTS, NEW YORK 10598

TOWN OF KENT

Period: 04/01/19-04/30/19

INVOICE DATE: 05/01/19

JOB	DATE	DESCRIPTION	HOURS	RATE	TOTAL
Insite Engineering Route 52	04/11/19	Site inspection	2	$125.00	$250.00
		TOTAL	2	TOTAL	$250.00

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 • John V. Andrews, Jr., P.E.

Memorandum

To:	Planning Board Town of Kent	**Attn:**	Philip Tolmach Chairman
From:	Julie S. Mangarillo, P.E., CPESC	**Subject:**	Erosion Control Plan Wetland Permit
Date:	July 11, 2019	**Project:**	Zucker ECP Woodchuck Ct TM # 21.19-1-5

The following materials were reviewed:

- Response Letter prepared by John Karell, Jr., P.E., dated June 19, 2019
- Stormwater Pollution Prevention Plan, prepared by John Karell, Jr., P.E., revised June 19, 2019
- Erosion Control Cost Estimate, prepared by John Karell, Jr., P.E., dated January 31, 2019, revised May 22, 2019, June 19, 2019
- Letter from Gipsy Trail Club, dated April 25, 2019
- Letter from Putnam County Department of Health, dated May 1, 2019
- Letter from Putnam County Department of Health, dated Feb 21, 2019
- Copy of Proposal for Sewage Disposal System Repair, dated 5/29/2005 with sketch
- Soil Percolation Test Data for stormwater, via email 7/10/2019
- Drawings prepared by John Karell, Jr., P.E. dated February 20, 2019, including,
    - S-1 Site and Erosion Control Plan, revised 6/19/2019
    - S-2 Slope Plan, revised 6/19/2019
    - EC-1 Erosion Control & Steep Slope Details/Notes, revised 6/19/2019
    - EXG1 Existing Conditions Plan, revised 4/12/2019
- Drawings prepared by Takatina, including:
    - A100 Proposed Plans, last revised 5/16/2019
    - A200 Proposed Elevations, last revised 5/16/2019
    - A001 Proposed Site Plan, last revised 4/1/2019 with Health Dept stamp 5/1/2019
    - A002 Existing and Proposed Plans, last revised 4/1/2019 with Health Dept stamp 5/1/2019

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

The project proposes construction of an addition and new garage for an existing single family home.

The following comments are provided for the Planning Board's consideration from a memo dated March 13, 2019:

1. The proposed project is within the NYCDEP East of Hudson watershed, however the current estimate for area of disturbance is less than the threshold of 5,000 SF. As long

as the area of disturbance remains less than 5,000 SF then coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is NOT required.

However, since steep slopes will be disturbed and a wetland buffer is expected to be disturbed, a Town of Kent Erosion & Sediment Control Permit is required.

7. A bond estimate of $520.00 was included with the submittal. We do not recommend this bond estimate be accepted for the bond amount and recommended for approval by the Town Board until additional discussion and analysis is completed.
    a. 6/12/2019 A revised bond estimate that includes the infiltration systems has been provided for $2,520.00. The bond estimate indicates 2000 SF of seed and mulch. Based on the areas provided on the drawing, this quantity is to be increased to 3000 SF. Additional wetland mitigation may also require bonding, which could be a separate bond or be added to the erosion control bond. We defer to Bruce Barber regarding potential bonding for wetland buffer disturbance mitigation. At this time, we do not recommend acceptance of the bond amount.
    b. 7/11/2019 - A revised bond estimate that includes the infiltration systems has been provided for $2,580.00. Based on discussion with Bruce Barber, we recommend the bond amount be split into 2 bonds, 1 for erosion control and the other for wetland mitigation. The infiltration practices serve as wetland mitigation for disturbance in the wetland buffer. We recommend the following to be accepted and recommended for approval by the Town Board:
        i. $1580 for the erosion control bond, and
        ii. $1000 for the wetland mitigation bond.
8. 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. – **acknowledged**.
10. We defer to the Planning Board's environmental consultant regarding wetland issues.

New Comments:

1. It is our understanding that an application has been submitted to NYSDEC for wetland permit.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
19-261-999-166
Bruce Barber via email
Liz Axelson via email

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

Zucker
12 Woodchuck Court
Kent (T)

EROSION CONTROL COST ESTIMATE

ITEM	QUANTITY	COST/UNIT	TOTAL
Silt Fence	100 LF	$ 4.00	$400.00
Seed and Mulch	3,000 sf	$0.06	180.00
Wetland Mitlgation			
Infiltrators	4	500.00	2,000.00
TOTAL			**$2580.00**

John Karell, Jr., P.E.
January 31, 2019, **revised May 22, 2019, June 19, 2019**

Recommend $ 1580 for erosion control bond, and
1000 for wetland mitigation bond

JKM 7/11/2019

Cornerstone Associates

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Zucker Application
12 Woodchuck Court
Section 21.19 Block 1 Lot 5

Please be advised I have reviewed the following documents submitted relative to the above referenced application:

- Comment response memo prepared by John Karell, Jr., PE dated June 19, 2019, 2 pages (unsigned).
- Report entitled; Stormwater Pollution Prevention Plan" prepared by John Karell, Jr., PE dated June 19, 2019 (rev.).
- Bond Estimate prepared by John Karell, JR, PE dated June 19, 2019 (rev.)...
- Letter from the Putnam County Department of Health (PCDOH) executed by Gene D. Reed dated February 21, 2019, 1 page.
- Approval for a Septic System Repair from the PCDOH dated 05/24/05.
- Plans entitled; "Jonathan Zucker" prepared by John Karell, Jr, PE dated 06/19/19, 4 sheets: S-1, S-2, EC-1, EXG-1.
- Architectural Plans prepared by Peter Weed, Architect, dated 03/21/19, 3 sheets: A100, A200, 001.
- Soil percolation test results dated 07/09/19 (via email).

Summary:

Application is to construct an addition, a garage with deck, outdoor tub and shower, and screened porch within an existing deck footprint to renovate an existing two bedroom 2,058 square foot single-family residence on a 1.0+/- acre parcel in an R-80 zoning district.

Total site disturbance is indicated as 4,924 square feet. Additions total 2,138 square feet.

Environmental Review:

Wetlands: The applicant has delineated wetlands located immediately adjacent to the subject parcel. The wetland buffer from the wetlands is reflected onto the subject property and there is

proposed disturbance in the wetland buffer in the amount of 1,617 square feet.

A site inspection was conducted and the delineation was found to be in in compliance with Chapter 39A of the Town of Kent Town Code. A Town of Kent wetland permit will be required from the Planning Board. The applicant is proposing the installation of stormwater infiltration structures which will capture runoff from the proposed as well as areas of presently untreated runoff.
A New York State Department of Environmental Conservation (NYSDEC) wetland permit is pending.

Trees: One tree is proposed to be cut.

Topography/Soils: Applicant has not provided a soils map. Approximately 658 square feet of the proposed disturbance is located in areas of slope greater than 15%. This office defers to the Town Engineer regarding the erosion and sediment control plan.

Threatened Species: Tree cutting in this area is restricted due to US Fish and Wildlife preservation directives for the Indiana and Long-eared bats. The applicant has provided a note indication compliance with tree cutting restrictions.

Review:

Plan sheet S-1: Connections of the proposed outdoor bathtub and shower to the house piping are shown. It is unclear if the PCDOH has approved these connections or the height of the space above the garage (see PCDOH letter dated 2/21/19).
Please show overflow and discharge connections for the hot tub to the infiltration structure.
Indicate electrical fixtures and connections within limits of disturbance.
Indicate if there shall be any net changes in the existing number of bedrooms (see PCDOH letter dated 2/21/19).

Architectural Plans: The actual proposed (including potential) bedroom count should be verified by the Town Building Inspector.

This office defers to the Planning Board Engineer regarding site and drainage design.

Sincerely,

Bruce Barber, PWS, Cert. Ecologist
Town of Kent Environmental Consultant

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

July 11, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: VeGa Gymnastics
361 Route 52
Section 33.18 Block 1 Lot 18
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Letter executed by Krassimir Spassov dated May 20, 2019, 1 page.

Request for Remaining Escrow to be released:

On April 11, 2019, the above referenced party submitted $500.00 in escrow in order to pay the cost of a wetland delineation verification requested to be conducted by this office.

The wetland verification was completed on the above referenced property on April 11, 2019. The invoice amount for the verification was $250.00 and no further work has been requested. As a result, it is recommended that the Planning Board authorize the Town Board to release the remaining escrow funds in the amount of $250.00.

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

Sincerely,

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

Stormwater

PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES

DESIGN DATA SHEET – SUBSURFACE SEWAGE TREATMENT SYSTEM

Owner: ZUCKER

Address: 12 Woodchuck CT

Located at (street): 12 WOODCHUCK CT

TM # 21.19-1-5

Municipality: KENT (T)

Watershed: West Branch

SOIL PERCOLATION TEST DATA

Date of Pre-soaking: 7/9/19 9AM

Witnessed by: KARELL

Date of Percolation Test: 7/9/19

	Hole No.	Hole depth (Inches)	Run No.	Time Start – Stop	Elapse Time (min.)	Depth to water from ground surface (inches) Start - Stop	Water level drop in inches	Percolation Rate min/inch
GRASS AREA	P1	36"	1	200 207	7	30 31	1	7
			2	208 215	7	1 1	1	7
			3	215 222	7		1	7
			4					
			5					
WOOD CHIP AREA @ SIDE DOOR	P2	36"	1	230 239	9	30 31	1	9
			2	240 249	9	1 1	1	9
			3	251 300	9		1	9
			4					
			5					
			1					
			2					
			3					
			4					
			5					
			1					
			2					
			3					
			4					
			5					

STATE OF NEW YORK
JOHN KARELL, JR.
No. 53277
LICENSED PROFESSIONAL ENGINEER

Notes:

1. Tests to be repeated at same depth until approximately equal percolation rates are obtained at each percolation test hole. (i.e., ≤ 1 min for 1-30 min/inch, ≤ 2 min for 31-60 min/inch). All data to be submitted for review.
2. Depth measurements to be made from top of hole.