

Minutes
Town of Kent Planning Board Meeting
May 9, 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	Dennis Lowes
Simon Carey	Charles Sisto
Giancarlo Gattucci	Stephen Wilhelm

Others in Attendance:

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

Absent:

Nisim Sachakov

• **Approve Planning Board Minutes from April 11, 2019**

Mr. Tolmach asked for a motion to approve the minutes from the April 11, 2019 meeting. The motion was made by Mr. Gattucci and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **REALBUTO PROPERTY, 49 TIGER TRAIL, KENT, NY; TM: 21.8-1-39**

This matter was a continuation of a Public Hearing for the property noted above.

Mr. John Karell represented the applicant and advised the Planning Board that the Board of Health said that the Mercury in the soil was not an issue and would not affect the septic system and the permit would not be revoked.

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

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Robin Hawks, of 30 Whangtown Road, read a letter from her landlord, Mr. George LanFranchi. The letter pertained to contaminated soil on the property noted above. In his letter, Mr. Lanfranchi said he didn't understand the Planning Board's deliberations and felt that the neighborhood was affected by the Mercury contamination. He felt that the soil should be removed as soon as possible.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said that she and Mr. Walters agreed that the existing use of this lot was a conforming use because it involves construction of a single-family residence in a residential district. Comments needed to be added to the plan.

Mr. Barber's Comments (memo attached)

Mr. Barber said that the application process began last year and the fill on the property was tested. The process of collection was inadequate the first time the test was done and did not meet state standards. A protocol was developed and the soil was retested under that protocol and he, Bill Walters, Julie Mangarillo, Mr. Karell and the owner of the property witnessed the testing and verified that the protocol was followed the second time it was tested there were 5 holes tested. Soil samples from the five holes were mixed and three soil samples were sent to a laboratory. The results stated that two out of 3 samples met the residential requirements according to DEC standards. One had a slightly elevated mercury concentration. The Board requested results from the NYS Department and Putnam county Health Departments. NY State sent a note that they had no issues and Putnam County responded the day of the meeting and stated that they also had no issues and did not require the soil to be removed and that they had no intention of removing or relocating the septic system. These were the answers the Planning Board were waiting for in order to determine whether or not the soil needed to be removed. Some of Mr. Barber's previous comments still needed to be addressed. The Planning Board secretary was advised to send the memos to Mr. Karell. Mr. Barber requested more formal documents from NYS and Putnam County Health Departments to substantiate their decisions. Mr. Barber said that a neighbor had submitted a second memo (dated April 23, 2019) with questions and Mr. Karell needed to see this memo in order to respond to them.

Mr. Karell stated the soil did not have any construction material and that the fill was purchased at Hickory Homes. Mr. Karell stated that the only mercury level above was considered insignificant by the Health Departments.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that a neighbor advised her that there was continuing erosion of the slope and she recommended that it be stabilized as soon as possible. Ms. Mangarillo agreed with Mr. Barber's suggestion that there should be formal letters from the state and county Health Departments regarding their decisions pertaining to this property. Responses to the public comments should be submitted in writing. Ms. Mangarillo requested an updated erosion control bond estimate for the June meeting.

Mr. John Christiansen, President of Kentwood Estates asked to speak. Mr. Christiansen said that he had kept all records and archives since its inception of the Kentwood Estates HOA in 1971. He said he was documenting the date of the meeting (May 9, 2019) and the comments made at that meeting regarding the mercury contamination in the event there was any properties affected in the future. .

Ms. Rosa Morales, 50 Tiger Trail, Kent, NY, lives across the street from this property addressed the Planning Board. Ms. Morales said that a memo from the HOA stated that there was mercury contamination in the soil on this property and asked where they got that information. Mr. Tolmach said he would also like to know the answer. Mr. Lento said that he got this information during a Planning Board meeting. Mr. Tolmach and Mr. Wilhelm stated that there were low levels of mercury in the soil on this property and it was tested and re-tested until the Planning Board and their consultants were comfortable with the results. Mr. Lento asked if additional fill would be brought onto the property and Mr. Karell said that additional fill would be brought in, but it would be clean. Ms. Morales said she would trust the Planning Board to handle this matter.

Ms. Mangarillo said that in her comments she asked for documentation that the additional fill met the requirements and that the amount of additional fill to be brought to the property be submitted in the next submission.

Ms. Axelson recommended, if there were no further comments from the public, that the Public Hearing be closed.

Mr. Tolmach asked if there were any further comments and there were none. He asked for a motion to close the Public Hearing. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Axelson advised the Planning Board that the applicant needed to submit the bond estimate and the Planning Board would need to approve it and forward it to the Town Board at a later date. Ms. Axelson, Mr. Barber and Ms. Mangarillo recommended that this project be moved to an administrative track.

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

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **BAILLARGEON PROPERTY, KENTVIEW DRIVE, KENT, NY; TM: 10.20-1-71**

Mr. Karell represented the applicants, Jennifer and Brian Baillargeon, who also attended the meeting.

Mr. Tolmach asked for a motion to open the Public Hearing 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	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Brian Pavletich, 90 Kentwood Drive, Kent, NY, asked to speak and said he spoke to Ms. Mangarillo a couple of weeks ago. Since that conversation the applicants put up the three rows of fencing and that there have not been any further drainage problems. He said he and the neighbors would really like the project to move forward. Mr. Pavletich said that the contractors had also contacted him to tell him if he had any problems to feel free to contact them.

Mr. Karell asked that this project be moved to an administrative track and that the erosion control bond of \$12,798.00 and Landscaping Plan of \$2,700.00 be approved.

Ms. Axelson recommended that the Public Hearing be closed if there were no further comments from the public.

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Mr. Tolmach asked if anyone else wished to be heard and there were no further comments from the public. Mr. Tolmach asked for a motion to close the Public Hearing. Mr. Carey made the motion and it was seconded by Mr. Lowes. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Axelson said she, Mr. Barber and Ms. Mangarillo recommended that this project be moved to an administrative track.

Mr. Barber advised the Board that a downhill neighbor may be exposed to potential erosion and he suggested that permanent vegetation and stormwater improvements be done by the applicant. A Landscaping bond estimate was submitted on May 9th in the amount of \$2,700.00 and was acceptable. The bond was to be held for 3 years from the date the Certificate of Occupancy is issued. After three years the property would be inspected, and if the property is stabilized, the applicant should send a letter to the Planning Board asking that it be returned.

Ms. Mangarillo said that the Erosion Control Bond in the amount of \$12,798.00 was acceptable and should be forwarded to the Town Board for their approval.

Mr. Tolmach asked for a motion to accept the bond estimates noted above, and that when they are submitted to the Planning Board, they should be forwarded to the Town Board for their approval. He also asked for a motion to move this project to an administrative track. The motion was made by Mr. Gattucci and seconded by Mr. Lowes. . The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **100 DEGREES WINDOW TINTING, 98 TOWNERS ROAD, KENT, NY; TM: 33.73-1-62**

The applicant did not attend the meeting.

Ms. Axelson said that everything submitted was in order for approval of a 24" x 36" sign to be placed on the façade of the building. Ms. Axelson recommended that, if the Board is in agreement, that they pass a motion approving the sign. Mr. Sisto had questions about whether or not the sign would fit between the top of the garage door and the window. Ms. Mangarillo added a condition that the sign not be illuminated and that there is no problem with it fitting in the location noted.

Mr. Tolmach asked for a motion to approve the sign. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **RODRIGUEZ PROPERTY, 104 SMALLEY CORNERS ROAD, KENT, NY; TM: 21.-1-10**

The applicant felt that they had not addressed previous comments and asked that this matter be held over until the June meeting in order for them to resolve the issues noted.

Ms. Axelson said that her memo of May 7, 2019 recommended no action until the next meeting.

Mr. Barber's Comments (memo attached)

Mr. Barber said that this application had been submitted previously, but the applicant had not progressed with the project until this time. This involves a proposed 4 lot sub-division of about 12.48 acres in an R-80 district with a house and garage on it. The applicant would like to keep this lot and then sub-divide the remaining lots. Wetlands have been flagged on the property and Mr. Barber will confirm them when the applicant contacts him to schedule an appointment.

• **KENT DEVELOPMENT TIMBER HARVEST, PECKSLIP ROAD, KENT, NY; TM: 12.-1-38 & 42**

Mr. Jordan Heller, of Quality Forestry Management, represented the owner of this property – Mr. Richard Esposito. This property was part of a proposed sub-division from several years ago which has not yet been developed. The project Quality Forestry Management is proposing to do is to conduct a timber harvest on 50 acres on Peckslip and Horsepound Road. The property boundaries are flagged. The landing area off of Peckslip Road is flat, there is an existing entrance which will need to be widened and a tracking pad will be put in. Some roads will have to be “roughed in”. Mostly Oak, Sugar Maple and Birch and sticks of Tulip will be removed. Approximately 10 trees per acre will be harvested. Mr. Heller said there are approximately 110 trees and that they will be reduced to about 70 when the harvest is completed. The property was harvested about 30 years ago. For the skid trails there are some steep slopes on the east side of the property and the trails will cut across rather than straight up and down. Mr. Heller will respond to memos at the June meeting.

Ms. Axelson’s Comments

At the workshop the Board thought that the sub-division permits were still in place, but since that time it was discovered that the approvals for the development lapsed in November of 2018 and that the lot layout or limit of disturbance line is no longer an issue. Ms. Axelson recommended that no action be taken at this meeting..

Mr. Barber’s Comments

Mr. Barber confirmed Ms. Axelson’s comment that the sub-division approvals have lapsed. The parcel size is about 50 acres in total and 47 acres will be logged. There are wetlands on the property that are jurisdictional to the Town of Kent and the DEC and this project should be referred to the DEC. Mr. Barber requested additional information regarding crossings or structures when a wetland permit would be required. If that’s not the case, the Planning Board would ask that applicant not cut in the wetlands and reduce the cutting in the wetland buffer as much as possible. There are two types of soils, Charleton and Hollis Rock outcrops on 65% of the site and 60% of the site has slopes greater than 15%; Mr. Barber and Ms. Mangarillo are concerned about the erosion control on the slopes and short and long-term stabilization. The density of cut discussed is important and should be included in the next submittal. Cutting restrictions were discussed and Mr. Heller received material from the U.S. Fish & Wildlife Federation, which he would forward to the Planning Board consultants. Mr. Barber suggested that truck traffic, weights of the equipment/trucks be considered and discussed with the Highway Superintendent. A buffer should be placed around the proper to protect adjoining properties. Mr. Wilhelm suggested that videos be done before and after the logging operation by the forestry company and submitted to the Planning Board and/or the Highway Superintendent.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that she is interested is where the cutting will be on the steepest slopes and asked that the details regarding measures of protection be detailed in the next submittal. The entrance on Peckslip Road should have a temporary stabilized construction entrance in accordance with NYS standards and specifications. Provisions should also be made for sweeping the roads if sediment is tracked onto the roads. The Highway Superintendent should also review this application. Ms. Mangarillo also requested additional information regarding truck traffic, weights, number of trucks, trips, documentation of the condition of the existing roads. Ms. Mangarillo asked for details pertaining to the hours of operation and stated they needed to be in accordance with the Town Code. A bond estimate of \$1,200 to \$2,400 needed to be discussed with the Highway Superintendent before it could be approved. Ms. Mangarillo recommended that a Public Hearing for this project be scheduled for the June 13, 2019.

Mr. Tolmach asked for a motion to set a Public Hearing for this project on June 13, 2019. The motion was made by Mr. Lowes and seconded by Mr. Gattucci.

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Ms. Axelson said that this project is an unlisted action and did not require the coordination of a review because only the DEC was involved. Ms. Axelson would prepare a short EAF and Resolution for the next meeting.

Mr. Heller asked if he could meet with the Highway Superintendent and authorization was given to allow him to contact the Highway Superintendent directly.

• **CARGAIN/GIERER PROPERTY, MARIE ROAD, KENT, NY; TM: 22.-1-42**

Mr. Harold Cargain, the applicant, attended the meeting, and is proposing to build a single-family home on Marie Roas.

Ms. Axelson's Comments

Ms. Axelson recommended setting a Public Hearing for June for this project.

Ms. Mangarillo's Comments (memo attached)

Because the deed submitted is in Harold and Jaimie Cargain's names all other paperwork should also be in their names. A couple of notes needs to be added regarding erosion and sediment control. Details need to be provided regarding temporary construction entrance stabilization, drywell maintenance/inspections, and recommended more lawn in the rear of the property. Mr. Othmer had no comments about the proposed construction. She agreed that the Public Hearing should be held in June.

Mr. Barber's Comments

Mr. Barber said that he would agree to granting a tree survey waiver. He recommended a buffer be installed between the applicant's property and the neighboring property. Mr. Barber concurred with the recommendations to schedule a Public Hearing in June.

Mr. Tolmach asked for a motion to grant a tree survey waiver for this project. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm.

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Mr. Tolmach asked for a motion to set a Public Hearing for this project on June 13, 2019. The motion was made by Mr. Carey and seconded by Mr. Lowes.

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nisim Sachakov	<u>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

- **ROUTE 52, DEVELOPMENT/PEDER SCOTT PROJECT, RTE. 52, KENT, NY;**
TM: 12.-1-52

Mr. Caruso represented the applicant.

Mr. Tolmach requested a site visit be scheduled for Saturday, May 18, 2019 with or without the applicants. Mr. Caruso said he would try to make that happen.

Mr. Caruso said that the Scoping Outline had been received and that all the work the consultants had done was greatly appreciated.

Mr. Wilhelm asked what materials would be brought to the Special Public Meeting to be held on May 23, 2019 at 7:30 PM. Mr. Caruso said all the owners, he, Peder Scott and Mr. Cleary would be at the meeting and that all updated plans and renderings prepared to date would be brought to the meeting.

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Ms. Axelson announced that there would be a Scoping Session open to the public scheduled May 23, 2019 at 7:30 PM at Town Hall. Comments would be accepted until 2:30 pm June 6, 2019 at the Planning Board Department. Revisions to the Outline would be done by Ms. Axelson and would reissue the scope the next week. The Board discussed having a stenographer at the Scoping Session and the Board and consultants still would like the applicant to make the necessary arrangements to do this.

Mr. Caruso said that, if the Board wanted a stenographer, he would have one attend.

- **PUTNAM NURSING/REHABILITATION CENTER, 404 LUDINGTONVILLE ROAD, KENT, NY; TM: 12.-3-40 & 41**

There was no one at the meeting representing the applicant.

Liz Axelson gave a brief update pertaining to this project. The applicants met with the Kent Town Board at their recent meeting to discuss amending the Town Code. The Tpwmm Board initiated the review of amending the existing R-80 district and a Public Hearing has been scheduled by the Town Board on Tuesday, May 21, 2019. She discussed the SEQRA review process with the Town Board counsel and stated that it has nothing to do with the Planning Board because it is a town sponsored zoning amendment which the Planning Board recommended and there is nothing else for them to do at this time in terms of procedure. We are waiting for another submittal and the results of the Town Board's decision.

Mr. Wilhelm said that the applicant had sent an email asking for comments. Ms. Mangarillo said that the memos would be done shortly because we were waiting for the Town Board to make their decision.

- **FREGOSI PROPERTY, KENTVIEW DRIVE, KENT, NY; TM: 10.20-1-69**

Mr. Joseph Fregosi, the owner of the above mentioned property, asked to speak.

A memo was sent earlier in the day regarding the driveway on the property, which was sent erroneously by the Planning Board secretary. There were concerns about the roadwater proceeding downhill, but there will be a berm in front of the driveway from the blacktop on the road to the driveway. Mr. Fregosi was not sure what to do. Ms. Mangarillo said that the email was sent to Mr. Othmer asking him to look at the driveway for his opinion. Mr. Othmer was out of town and would look at it next week.

• **FREGOSI/MARINELLI PROPERTY, MILLER HILL ROAD, KENT, NY; TM: 10.-1-17**

Mr. Joseph Fregosi and Mr. Mark Marinelli, the owners of this property asked to speak. Mr. Fregosi said that there were memos sent and a big concern was regarding some historic structures on the property that needed to be checked out. Mr. Fregosi said that Mr. Marinelli had looked into the history of the property and the structures were not part of the listing the Historical Society had. The foundation on the property was going to be filled in when the previous sub-division was proposed. Ms. Mangarillo said that anything 50 years or older needed to be investigated by the OPRHP. Mr. Marinelli said he did as much research as he could do. He contacted the Putnam History Museum and the Putnam County Historian's office and neither found anything and had gone back to 1870. The provided old maps, but nothing to verify anything historical on the property or what the structures were. He also contacted the previous owners who had not had any similar problems. Ms. Mangarillo said that New York State had to be contacted to verify what the structures were and whether or not there was historical value on anything on the site. Mr. Fregosi said the new house will not be near the structure in question. Ms. Axelson said the applicant may go onto the website under cultural resource information system to show the location and describe the project. He can upload jpeg files (pictures) and if more information is required they will make comments.

Permit Applications Review (Applicants' Attendance Not Required at Workshop/Discussion)

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

Nothing new to report.

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

The applicant is working through previous comments given.

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

The applicant is working toward final conditions of approval before signatures on this project.

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

The Planning Board is awaiting a response to the Planning Board Attorney's memo and additional escrow is needed..

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

Awaiting a new submittal and additional escrow

- P & G Farm Corp. Request to Release Erosion Control Bond Status Report
29 Schrade Rd., Kent, NY
TM: 11.-2-44.2

Awaiting Notice of Termination.

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- | | | |
|---|------------------------|---------------|
| • Patterson Crossing
Route 311, Kent, NY
TM: 22.-2-48 | Conditions of Approval | Status Report |
|---|------------------------|---------------|

Waiting for updated agreements to be submitted.

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

New information recently submitted and they are working through conditions of approval

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|--|---|---------------|
| • Zucker Property
12 Woodchuck Ct., Kent, NY
TM: 21.19-1-5 | Erosion Control Plan/
Wetland Permit | Status Report |
|--|---|---------------|

An email from DEC was received saying that the wetlands are ok,, but a new submittal is pending.

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

Waiting for new submittal in June.

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|---|-------------------|---------------|
| • Wagner Millworks
Longmountain Rd., Kent, NY
TM: 8.1-2 | Logging Operation | Status Report |
|---|-------------------|---------------|

This project is completed and can be taken off of the agenda.

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| • Bourgeois Property
100 Lakeshore Dr., Kent, NY
TM: 33.58-1-9 | Erosion Control Plan | Status Report |
|--|----------------------|---------------|

Awaiting a new submittal

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

Awaiting a new submittal

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| • Boccia Property
Beach Court, Kent, NY
TM: 21.-1-16 | Erosion Control Plan/
Wetland Permit | Status Report |
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The owners have decided not to proceed with this project and will be requesting their review funds be returned at the June meeting.

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

Awaiting an update on the planting plan.

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Mr. Tolmach asked for a motion to close the meeting at 9:00 PM. The motion was made by Mr Gattucci and seconded by Mr. Carey. The roll call votes were as follows:

Phillip Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Nissim Sachakov	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

MAY 2019
KENT PLANNING BOARD AGENDA

Workshop: May 02, 2019 (Thursday, 7:30 PM)

Meeting: May 09, 2019 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from April 2019
- Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 Erosion Control Plan/Bond
Public Hearing Continued Review
- Baillargeon Property
Kentview Dr., Kent, NY
TM: 10.20-1-71 Erosion Control Plan/
Wetland Permit Review
Public Hearing
- 100 Degrees Window Tinting
98 Towners Rd., Kent, NY
TM: 33.73-1-62 Signage Approval Review
- Rodriguez_Olson
104 Smalley Corners Rd., Kent, NY
TM: 21.-1-10 Sub-Division Review
- Kent Development Timber Harvest
Peckslip Rd., Kent, NY
TM: 12.-1-38 & 42 Erosion Control Review
- Gierer (Cargain) Property
43 Marie Road, Kent, NY 10512
TM: 22.-1-42 Erosion Control Plan Review
- Route 52 Development/
Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52 SEQRA Review
- Putnam Nursing &
Rehabilitation Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41 Erosion Control/Site Plan/
Wetland Permit Review

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

- | | | |
|--|---|---------------|
| • Kent Materials
NYS Rte. 52, Kent, NY
TM: 12.-1-44 | Request to Reduce 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 |
| • Kelleher/Pidala Property
5 Westwood Dr., Kent, NY
TM: 19.12-1-21, 22, 23 | Lot Line Adjustment | Status Report |
| • O'Mara
Lhasa Ct., Kent, NY
TM: 31.9-1-6 | Erosion Control Plan | 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 |
| • P & G Farm Corp.
29 Schrade Rd., Kent, NY
TM: 11.-2-44.2 | Request to Release Erosion Control Bond | Status Report |
| • Patterson Crossing
Route 311, Kent, NY
TM: 22.-2-48 | Conditions of Approval | Status Report |
| • Dogward Bound
461 Richardsville Road, Kent, NY
TM: 30.12-1-1 | Erosion Control Plan/
Public Hearing/
Site Plan/Accept Bond | Status Report |
| • Zucker Property
12 Woodchuck Ct., Kent, NY
TM: 21.19-1-5 | Erosion Control Plan/
Wetland Permit | Status Report |
| • Kent Self Storage
Rte. 311, Kent, NY
TM: 22.-2-17 | Site Plan/Erosion Control | Status Report |
| • Wagner Millworks
Longmountain Rd., Kent, NY
TM: 8.1-2 | Logging Operation | Status Report |

**Town of Kent Planning Board Minutes
May 9, 2019**

- | | | |
|---|---|---------------|
| • Bourgeois Property
100 Lakeshore Dr., Kent, NY
TM: 33.58-1-9 | Erosion Control Plan | Status Report |
| • Cabrera Property
126 Hortontown Road, Kent, NY
TM: 19.-1-35 | Erosion Control Plan | Status Report |
| • Boccia Property
Beach Court, Kent, NY
TM: 21.-1-16 | Erosion Control Plan/
Wetland Permit | 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 |



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: May 8, 2019

Project: Balllargeon ECP – Kentview Drive
TM # 10.20-1-71
Formerly Arell

The following materials were reviewed:

- Response letter prepared by John Karell, Jr., P.E., dated April 12, 2019
- Series of emails regarding temporary stabilization between 4/12 and 4/22/2019
- Drawings prepared by John Karell, Jr., P.E., including
 - S-1 Site Plan, revised 4/12/2019

The project proposes construction of a single family house, driveway, septic and well. Construction on this lot previously received approval in January 2018, which has since expired. The lot has been purchased by a new owner with different proposed house and driveway layout.

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 March 13, 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.
 - a. Coverage under GP-0-15-002 was granted by NYS DEC under the previous owner, Arell. An updated Notice of Intent (NOI) has been provided for the new owner, Balllargeon. After the new owner submits the new NOI to NYSDEC, then, the previous owner, Arell, will have to submit a Notice of Termination. Refer to GP-0-15-002 Part II, E.
2. Refer to the drawings:
 - a. On S-1 and S-2, refer to the notes above the title block in lower left corner. Add "trench drain" in addition to yard drains and level spreader as items that need to be inspected and cleaned.
 - i. 4/10/2019 On drawing S-2, "trench drain" has not been added the note.
 - ii. 5/8/2019 Drawing S-2 has not been re-submitted.
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. – Noted.

The following comments are provided for the Planning Board's consideration from a memo dated April 10, 2019:

3. A revised bond estimate of \$13,798.00 was prepared by Jack Karell, P.E., dated March 16, 2019. As a reminder, the approved bond amount for Arell, the previous owner, was \$12,890.00. We recommend \$13,798.00 be accepted for the bond amount and recommended for approval by the Town Board.
 - a. **5/8/2019 – The erosion control bond estimate prepared by Jack Karell, P.E., dated March 16, 2019 included \$1000 for front yard plantings. We recommend this be removed from the erosion control bond estimate and included as a separate landscaping bond. We defer on the estimate for the landscaping bond to the Planning Board's environmental consultant.**
 - b. **For the erosion control bond estimate, we recommend \$12,798.00 be accepted for the bond amount and recommended for approval by the Town Board.**

New Comments:

1. Temporary erosion control measures were installed along the downhill side of the property since last month's Planning Board meeting.
2. The Health Dept stamp on the previously submitted, reduced sized drawings was not legible. We checked the full size set at the Planning Board office, which did not have a Health Dept stamp. Provide Health Dept approval documents.


Julie S. Mangerillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
05-261-999-95

Bruce Barber via email
Liz Axelson via email



Cornerstone Associates

Environmental Planning Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

May 6, 2019

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

Re: Baillargeon Application

Kentview Drive

Section 10.20 Block 1 Lot 71

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

- Comment response letter executed by John Karell, Jr., PE dated April 12, 2019.
- Plans entitled; "Brian and Jennifer Baillargeon Residence" prepared by John Karell, Jr, PE dated April 12, 2019 (rev.), 1 sheet: S-1.

Summary:

Application is to construct a single-family residence with well, septic and driveway on a 0.9+/- acre parcel in an R-80 zoning district. The site was previously approved for construction of a single family home under the name of the former owner (Arell). Since that approval was granted it has been reported that trees were cut on the site. The applicant has indicated that erosion and sediment controls will be installed on the site in compliance with requirements indicated by their engineer. A site inspection will be conducted to confirm that the erosion controls have been installed and that the trees which were cut were all located within the approved limits of disturbance.

The current applicant is requesting approval with modification to the original location of the driveway and some drainage and planting modifications.

Review:

Plans: Sheet S-1: It is unclear why the PCDOH does not require a signed approval block on the site plan set. This office defers to the Town Engineer. Provide complete planting key which indicates the species of plant, container type (e.g. ball and burlap, bare root, etc.), size of plant and spacing.

Erosion Control: The planting bond estimate of \$1,000 is low. The applicant should provide a written estimate from a quality landscaping company for

review by the Planning Board. This should also be a separate bond and be held for a three year period following granting of the certificate of occupancy.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Barber', written in a cursive style.

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

May 6, 2019

To: Planning Board
From: Bruce Barber
Town of Kent Environmental Consultant
Re: **Baillargeon Application**
Kentview Drive
Section 10.20 Block 1 Lot 71

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

- Comment response letter executed by John Karell, Jr., PE dated April 12, 2019.
- Plans entitled; "Brian and Jennifer Baillargeon Residence" prepared by John Karell, Jr, PE dated April 12, 2019 (rev.), 1 sheet: S-1.

Summary:

Application is to construct a single-family residence with well, septic and driveway on a 0.9+/- acre parcel in an R-80 zoning district. The site was previously approved for construction of a single family home under the name of the former owner (Arell). Since that approval was granted it has been reported that trees were cut on the site. The applicant has indicated that erosion and sediment controls will be installed on the site in compliance with requirements indicated by their engineer. A site inspection will be conducted to confirm that the erosion controls have been installed and that the trees which were cut were all located within the approved limits of disturbance.

The current applicant is requesting approval with modification to the original location of the driveway and some drainage and planting modifications.

Review:

Plans: Sheet S-1:	It is unclear why the PCDOH does not require a signed approval block on the site plan set. This office defers to the Town Engineer. Provide complete planting key which indicates the species of plant, container type (e.g. ball and burlap, bare root, etc.), size of plant and spacing.
Erosion Control:	The planting bond estimate of \$1,000 is low. The applicant should provide a written estimate from a quality landscaping company for review by the Planning Board. This should also be a separate bond and be held for a three year period following granting of the certificate of occupancy.

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

Sincerely,

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



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: May 9, 2019

Project: Glerer/Cargain Marle Rd
TM # 22.-1-42

The following materials were reviewed:

- Transmittal letter prepared by Matthew A. Noviello, PE, LS, dated April 18, 2019
- Notice of Intent (NOI) signed 4/18/2019
- MS4 SWPPP Acceptance Form with Sections I and II completed
- Deed (missing Schedule A)
- Email from Highway Superintendent, dated April 26, 2019
- Letter from NYS DEC Division of Environmental Permits, Region 3, dated 3/15/2019
- Drawings prepared by Matthew A. Noviello, PE, LS, including:
 - o D 17-9 Glerer Site Plan, revised 4/18/2019

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

The project proposes construction of a single family home with driveway, well and septic. Information provided indicates the lot has Putnam County Health Department approval for well and septic, issued April 20, 2018

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 November 8, 2018:

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.
2. Refer to the Combined Application Form and affidavits:
 - b. 1st page – Select "Steep Slope & Erosion Ctrl" instead of "Site Plan."
 - c. 1st page indicates a home occupation. We defer to the Planning Board Planning Consultant regarding permitted uses for home occupation.
 - d. 2nd page, #14 – Provide a copy of the deed.

- i. Deed indicates property is owned by Harold and Jamie Cargain.
Provide updated applications and affidavits signed by Harold and/or Jamie Cargain.
- e. 5th page, Part D For Steep Slopes and Erosion Control – Provide required information. For #2 a, "Any disturbance involving one (1) or more acres of land" should read as "Any disturbance involving 5,000 SF or more of land". As more than 5,000 SF of land will be disturbed, provide the required information.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. *This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map.*"
 - i. **Provide date of soils info. Provide the date and source of steep slope data, presumably from a property survey.**
 - b. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
 - iv. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 1. **This does not have to be specific calendar dates. It can be length of time (# of weeks, # of months) and added to "Construction Phasing Plan" notes.**
 - v. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 1. **This is required for setting the erosion control bond amount.**
5. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B Including:
 - a. Part III.B.1.c – "A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);"
 - i. **HSG could not be located on the drawing.**
 - f. Part III.B.1.i – "A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated August 2005;"

9. Provide additional details and information on the proposed driveway in accordance with Town Code Chapter 57-26. Include a driveway profile with proposed slopes.
 - a. **Provide a cross-sectional detail of the driveway in conformance with Town Code Chapter 57-26.**
10. 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.
11. We defer to the Planning Board's environmental consultant regarding wetland issues.
12. We defer to the Planning Board's planning consultant regarding planning & zoning issues.

New Comments:

1. Refer to the drawing:
 - a. Provide a detail for the temporary stabilized construction entrance in accordance with New York Standards and Specifications for Erosion and Sediment Control, including maintenance during construction.
 - b. Provide notes for future homeowners regarding inspection and maintenance of drywells.
 - c. Under "Erosion Control/Slope Protection Notes"
 - i. #1 – Recommend adding a reference to "New York Standards and Specifications for Erosion and Sediment Control" as required by GP-0-15-002.
 - ii. #11 – In accordance with New York Standards and Specifications for Erosion and Sediment Control, the entrance to the construction site is to be a 'temporary stabilized construction entrance', not a 'construction entrance rumble strip.'
 - d. Under "Construction Phasing Plan" include installation of temporary erosion control measures (e.g. silt fence, temporary stabilized construction entrance). Include removal of temporary erosion control measures as well as restoration of area where an EC measure was removed. For example, fill in and seed trench where silt fence is removed.
2. The limits of disturbance area is relatively narrow in the center of the lot, between the house and the septic system. If the homeowners would like more lawn area, they could consider expanding the limits of disturbance in this area. We recommend the area of disturbance remain less than 1 acre, to remain below the NYSDEC threshold for post construction stormwater management. The current proposed area of disturbance is 0.6 acres, allowing for some additional lawn area while remaining below the 1.0 acre threshold.
 - a. If the area of disturbance is increased, revise the response in the NOI to be consistent.
3. Provide a note on the drawing stating there will be no tree removal outside the limits of disturbance.

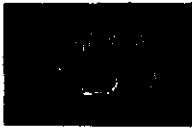
4. Provide a note on the drawing requiring a centerline profile of the driveway prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c).
5. Per letter from Richard Othmer, Jr, Highway Superintendent, dated April 1, 2019, to the Planning Board regarding final approvals, add a note to the drawing that reads, "The Owner will make modifications to the driveway as required by the Highway Superintendent."
6. Refer to the Notice of Intent (NOI)
 - a. Page 3, #4 – Provide "future impervious area within disturbed area"
 - b. Page 3, #5 – Provide a response.
 - c. Page 3, #7 – Provide a response.
 - d. Page 4, #11 – Select "yes" for project being located in the East of Hudson watershed.
 - e. Page 5, #15 and 16 – Select "yes" and "Town of Kent".
 - f. Page 5, #22 – Recommend selecting "No" for required post-construction stormwater management practice. While a drywell is proposed and is beneficial to the project, it is not required based on the thresholds of the NYSDEC GP-0-15-002 Permit as the area of disturbance is less than one acre.
 - g. Page 5 – Skip questions 23 and 27-39.
 - h. Page 14 – Deed indicates the property is owned by Harold and Jamie Cargain. NOI is to be signed by one of the property owners.
7. Provide written response with future submittals stating how the comments have been addressed.
8. We defer to the Planning Board's Environmental Consultant regarding landscaping.

Please let us know if we can be of additional assistance.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
18-261-999-162

Bruce Barber via email
Liz Axelson via email



Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Subdivision Plan

Date: May 9, 2019

Project: Rodriguez/Morales Subdivision
104 Smalley Corners Rd
TM # 21.-1-10

The following materials were reviewed:

- Combined Application for Pre-Application Review signed May 18, 2017
 - Including Owner's affidavit, Agent of owner's affidavit, Certification of Architect,
- Full Environmental Assessment Form (EAF), unsigned
- Drawing "Rodriguez Subdivision" prepared by Olson and Partners,
 - "Preliminary Plat" revised 3/15/2019

The project proposes subdivision of a 12 +/- acre lot into 4 single family lots. This is an initial submittal.

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 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. It is likely that there will be more than 1 acre of disturbance, therefore a full SWPPP with post construction stormwater management will be required.
 - a. Information requirements for the Kent erosion control permit are included in Chapter 66 of the Town Code.
 - b. If infiltration practices are proposed, soil testing will be required.
 - c. If greater than 2.0 acres will be disturbed, review and approval by NYC DEP will be required.
2. The shared driveway will need to conform to Town Code Chapter 57. Passing turn outs and a turn around for emergency vehicles will be required. Refer also to the State Fire Code.

Memorandum
Rodriguez Subdivision
TM # 21.-1-10
May 9, 2019
Page 2 of 2

3. Access easements regarding the shared driveway will need to be reviewed and approved by the Planning Board's attorney.
4. Health Department approval will be required.

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



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
17-261-240

Bruce Barber via email
Liz Axelson via email



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan – Timber
Harvest

Date: May 9, 2019

Project: Kent Development – Peckslip Rd
TM # 12.-1-38 & 42

The following materials were reviewed:

- Combined Application Form, signed 2/8/2019 including Owner's affidavit, Agent of Owner's affidavit, Disclosure of Business Interest
- Short Environmental Assessment Form, signed 3/25/2019
- Deeds
- Forest Management Plan, prepared by Greene Lumber Co LP for Quality Forestry Management
- Project Maps
- Access Road and Landing Grade
- Phase 1A Literature Review and Sensitivity Analysis and Phase 1B Archaeological Field Reconnaissance Survey, prepared by City/Scope: Cultural Resource Consultants, dated January 2007

The project proposes timber harvest of two parcels that had previously received subdivision conditional approval. It is our understanding those approvals have lapsed and the land owner is no longer pursuing the subdivision.

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

1. The proposed project requires a Town of Kent Erosion & Sediment Control Permit for the access drive and landing area but is not subject to coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.
2. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map."

- i. Show the generalized slope categories. Provide information on what additional measures will be taken for tree clearing on steep slopes, especially over 25%.
3. Provide temporary stabilized construction entrance at the entrance from Peckslip Road in accordance with New York Standards and Specifications for Erosion and Sediment Control. The entrance should be graded to slope down and away from the road to reduce runoff from reaching the road. Provide silt fence on the downhill edges of the landing area. Details for the construction entrance and silt fence are to be in accordance with New York Standards and Specifications for Erosion and Sediment Control.
4. Provide provisions for sweeping of the road if sediment is tracked onto the Town Road.
5. We recommend this application be circulated to the Kent Highway Superintendent for review and approval.
6. Provide additional information on anticipated number and size of trucks used to haul the logs.
7. Provide documentation of the existing conditions of Town roads, including any bridges or drainage crossings prior to the start of work.
8. Include in the report that the hours of operations limited to those permitted in Town of Kent noise ordinance.
9. A bond estimate of \$1,200 to \$2,400 was included in the forestry plan.
10. 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.
11. We defer to the Planning Board's environmental consultant regarding wetland issues.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
19-261-209-01

Bruce Barber via email
Liz Axelson via email



MEMORANDUM

TO: Town of Kent Planning Board
CC: Bill Walters
Julie Mangarillo
Bruce Barber
FROM: Liz Axelson, AICP 
DATE: May 7, 2019
RE: Rodriguez Subdivision; & Erosion Control Plan, 104 Smalley Corners Road; Tax Parcel No. 21.-1-10 / CPL# 14973.00_00013

I reviewed the materials listed at the end of this memorandum in accordance with the Code of the Town of Kent, Chapter 77, Zoning; and Chapter 66A Subdivision of Land; and online mapping resources. Based on my review I offer the following comments for the Board's consideration:

Summary

1. The proposal involves the subdivision of a 12.05-acre parcel to create four (4) lots for single-family development (see tax parcel listed above) in the R-80 (One Family Residence) zoning district. As such it is a major subdivision. An existing single-family dwelling, garage building, driveway and other existing site improvements are located on proposed Lot 4 with lots 1 to 3 proposed for new homes.
2. Wetlands and hydric soils along the site's frontage present challenges to the configuration of the lots and driveways, which result in lot width and frontage issues. Please refer to the zoning and subdivision comments below, which detail compliance issues; and recommended lot layout and access changes.
3. More information, clarification, updated applications and EAF, lot reconfiguration and a steep slope and erosion control application are needed to consider the proposal. A reduction in the number of lots may be necessary to address the comments herein. A subdivision of not more than 3 lots would be a minor subdivision. Accordingly, the application cannot be classified as either a major or minor subdivision; and is not complete.
4. Given the necessary reconfiguration of the lots, septic systems and driveways, the application is not ready for classification as major or minor; or to set a public hearing. Additional plan and plat data must be provided for a complete application.

SEQRA

5. Revise the submitted Full Environmental Assessment Form (Full EAF) Part 1 to address the following:
 - a. The submitted EAF was apparently created in 2017. Since EAF form was changed at the beginning of 2019; and fill out the new form, including a new EAF Mapper Summary Report.
 - b. Revise Section A., Description of Action to show 4 (or likely 3) proposed lots instead of 5 lots.
 - c. Revise Section B. to specify approvals from the Planning Board including subdivision, erosion control and possibly wetland permit; and the NYSDEC. Refer to and add narrative, if needed.
6. I defer to the Planning Board's Environmental Consultants about the responses to Full EAF Sections D. through G. Yet responses in these sections should reflect 4 (or likely 3) proposed lots instead of 5 lots.
7. The proposed action appears to be an Unlisted action as per the SEQRA regulations, Part 617, sections 617.4 and 617.5.

8. Reconfiguration of the lots will likely reduce impacts on the site's environmentally sensitive resources including wetlands. These and other plan revisions are needed for the Planning Board to issue a Declaration of Intent to be Lead Agency for this SEQR review at a later date.

Subdivision Application

9. I defer to the Planning Board's Engineering and Environmental Consultants about the specifics of the Erosion Control Permit; and Wetland Delineation. My comments pertain primarily to the subdivision plat.
10. Lots 1, 2, and 3 do not meet the R-80 Zoning District minimum requirements for lot width or highway frontage of two-hundred and fifty feet (250') as widths range from 170' to 195'. Reconfigure the proposed subdivision to provide lots meeting all lot and bulk requirements listed in zoning section 77-8, A. through F.; and H. As noted above, it is likely that the number of lots would be reduced to 3 to comply with the zoning requirements. Refer to Chapter 66A regarding major versus minor subdivision.
11. The lot configuration must also address the requirements in zoning sections 77-73, A. and C. that ten-thousand-square-foot (10,000 SF) rectangles must be shown on each lot, which do not contain any environmentally sensitive lands, structures, etc. The proposed septic system for each lot must be shown in 10,000 SF rectangles. Reconfigure the proposed shared and individual driveways as needed.
12. Relocate the proposed building on lot 3 outside of the one-hundred-foot (100') wetland controlled area, which may eliminate or minimize the need for wetland permitting.
13. Aerial imagery shows an existing building on the eastern side of the property, in the rear of proposed lots 2 and 3, which is not shown on the plans. Show the building, label its use and note whether it will remain or be removed.
14. Regarding the R-80 zoning requirements in 77-8, revise the Town of Kent Bulk Regulations Table to address the following:
 - a. Provide columns for the existing lot and each of the proposed lots;
 - b. Provide values corresponding to each requirement, for each lot; and
 - c. There is no minimum lot coverage requirement. Revise to read "maximum lot coverage".
15. Demonstrate that each resulting lot would be buildable as per zoning sections 77-8 H.; 77-34.3; and 77-73 A. and C.
16. Corresponding to the R-80 design standards in section 77-9, revise the plans to address the following:
 - a. Add notation that utilities shall be placed underground, if possible.
 - b. Demonstrate that driveways are designed to allow underground utilities.
 - c. Include existing and proposed tree lines by labeling or adding legend items.
 - d. Include a limit of disturbance line.
 - e. Note any stone walls that will be removed and add a notation that stone walls will be retained whenever practicable.
17. Provide narrative about the need for any rock removal indicating whether any blasting is anticipated. Add plan notation about rock removal including reference to Chapter 38, section 38-13.3.
18. While I defer to the Planning Board's Engineering Consultant about the standards for the construction of the shared driveway, it must include a pull-off for emergency purposes; and snow removal areas.
19. Provide narrative about how the maintenance of the shared driveway will be handled (driveway easement and maintenance agreement); and address the following:
 - a. Add plan notation referring the any such agreement.
 - b. Provide draft legal instrument for the shared driveway for review by the Planning Board Attorney.
20. Revise the subdivision application form as follows:
 - a. To reflect that there are only 4 (or likely 3) proposed lots;
 - b. Refer to Chapter 66A regarding major versus minor subdivision and check either of: Preliminary Subdivision or Final Subdivision;



- c. Indicate other approvals (steep slope/erosion control and possibly wetland);
 - d. Note any submittals to the Putnam County Health Department; or the NYS Department of Environmental Conservation on page 3, question 13;
 - e. Submit certification of title of ownership; and
 - f. Submit a request for wetland delineation.
21. Revise the submitted plan and provide a more detailed plan set to address the following items, listed in Chapter 66A, Subdivision of Land, sections 66A-19, A. and B.:
- a. Label the proposed width and surface of the shared driveway.
 - b. The entire property should be shown on the plans.
 - c. Provide a survey of the property.
 - d. Show the existing septic and well on Proposed Lot 4.
 - e. Provide a soils map.
 - f. Provide a grading plan.
 - g. Provide an erosion and sediment control plan; and stormwater pollution prevention plan (SWPPP).
 - h. Add preparer's names, signatures and certifications/seals to the next plat and plan submittal.
 - i. Show an access easement for the shared driveway with labeling or a legend item.
 - j. Add driveway profiles and cross sections.
 - k. Add school, fire or special districts to the property data table.
 - l. Include a location map with the scale of 1 inch = 400 feet.
 - m. Clarify existing and proposed wooded area lines.
 - n. Label any single trees having a diameter of 24 inches or more, including species.
 - o. Clearly show any existing or proposed culverts with pipe sizes, grades, direction of flow, etc.
 - p. Include tax identification numbers on the plans.
 - q. Metes and bounds will be needed later for easements and proposed lot lines.
 - r. Show proposed monuments.

Recommendation

- 22. The Planning Board should direct the applicant to:
 - a. reconfigure the lots as set forth in the comments above; and
 - b. provide a complete application.
- 23. More information is needed before the Planning Board issues a Declaration of Intent to be Lead Agency for this project's SEQRA review.
- 24. Since the application requires key changes and is not complete, it is not ready for a public hearing.

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.

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- Application for Pre-Application, signed May 18, 2017 with attached affidavits; certifications;
- Full EAF, unsigned, undated with an EAF Mapper Summary Report dated April 19, 2017; and
- Plan entitled Rodriguez Subdivision, prepared by Mark Olson, RA, Olson + Partners, dated March 15, 2019.



CHARLES P. MAY
AND ASSOCIATES PC.

Community Planning
Landscape Architecture
Project Management
Environmental Studies
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Zoning
Land Use
Site Planning
CADD Services
Grading and
Drainage Plans
Site Details
Utility Plan
Graphics
Permits
Approvals

April 18, 2019

Ms. Liz Axelson, AICP
Clark Patterson Lee
9 Elks Lane
Poughkeepsie, New York 12601

RE: Dogwardbound
461 Richardsville Road
Carmel, Putnam County, New York
Tax Map #30.12-1-1

Ms. Axelson:

In regard to your letter of February 4 2019 concerning the above
referenced project our response is in the identical order of your comments:

SUMMARY

1. No comment necessary.
2. No comment necessary.
3. No comment necessary.

SEQRA

4. No comment necessary

ZONING REQUIREMENTS

- 5 Revise the zoning table of lot and bulk requirements to the plat
corresponding to the R-80 District:

- a. Refer to Cover Sheet, Drawing CS-1, and Sheet 1 of 11 at the
Site Data Information provided.
- b. Refer to Drawing Site Layout and Materials Plan , Drawing SL-1,
Sheet 4 of 11 at the graphic scale.

April 18, 2019
Dogwardbound Project
Town of Kent, New York
Tax Map 30.12-1-1
Page 2

- c. Refer to Drawing Site Layout and Materials Plan, Drawing SL-1, Sheet 4 of 11.
6. There are no utilities proposed for the project pole barn. The existing septic and well are located on the Boundary and Topographic Plan and BS-1, Sheet 2 of 11.
7. No comment necessary.
8. Refer to Drawing Site Layout and Materials Plan, Drawing SL-1, Sheet 4 of 11 at the graphic scale location.
9. Refer to Drawing Boundary and Topographic Information, Drawing BS-1, Sheet 2 of 11, upper left hand corner of the drawing.
10. There are no apparent structures within 200 feet of the property.
11. Refer to Drawing Demolition Plan, DP-1, Sheet 3 of 11, which indicates the chain link fence detail.
12. Refer to Drawing Site Layout and Materials Plan, SL-1, Sheet 4 of 11 left hand corner of the drawing. The existing and previously approved sign is located.
13. The lighting is shown on Building Elevation, Drawing FE-1, Sheet 9 of 11. Two 75 watt lights located at the entrance door.
14. The site is a medium to heavy wooded site and the natural vegetation will not be disturbed. An existing tree line has been shown on Site Layout and Materials Plan, Drawing SL-1, Sheet 4 of 11 to remain undisturbed.
15. The Fire Department has visited the site and found the driveway proposed improvements to be in compliance with zoning code.



April 18, 2019
Dogward bound Project
Town of Kent, New York
Tax Map 30.12-1-1
Page 3

16. No comment necessary

17. We defer to the Planning Board's Professional Engineer regarding:

- a. No comment necessary
- b. No comment necessary.

18. No comment necessary

19. No comment necessary.

Sincerely,

CHARLES P. MAY AND ASSOCIATES P. C.



Charles P. May RLA
President/CEO

CPM: jm





CHARLES P. MAY
AND ASSOCIATES PC.

April 18, 2019

Mr. Bruce Barber
Cornerstone Associates
1770 Central Street
Yorktown Heights, NY 10598

RE: Dogwardbound Application
461 Richardsville Road
Section 30.12 Block 1 Lot 1
Town of Kent, New York

Community Planning
Landscape Architecture
Project Management
Environmental Studies
Environmental Engineering
Traffic Analysis

1073 Main Street, Suite 203
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367 Windsor Highway, Suite 168
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charlespmayassoc@aol.com

Zoning
Land Use
Site Planning
CADD Services
Grading and
Drainage Plans
Site Details
Utility Plan
Graphics
Permits
Approvals

Dear Mr. Barber:

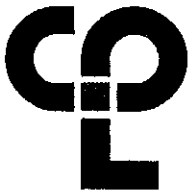
In regard to your letter of March 14, 2019 concerning the above referenced project our response is in the identical order of your comments:

1. No wetland permit will be required in accordance with the site visit performed by Mr. Bruce Barber.
2. Refer to Drawing Site Layout and Materials Plan. SL-1, Sheet 4 of 11.

Sincerely,


CHARLES P. MAY & ASSOCIATES PC

Charles P. May RLA
President/CEO



ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

MEMORANDUM

TO: Town of Kent Planning Board
CC: Bill Walters
Julie Mangarillo
Bruce Barber
FROM: Liz Axelson, AICP 
DATE: May 7, 2019
RE: Rodriguez Subdivision; & Erosion Control Plan, 104 Smalley Corners Road; Tax Parcel No. 21.-1-10 / CPL# 14973.00_00013

I reviewed the materials listed at the end of this memorandum in accordance with the Code of the Town of Kent, Chapter 77, Zoning; and Chapter 66A Subdivision of Land; and online mapping resources. Based on my review I offer the following comments for the Board's consideration:

Summary

1. The proposal involves the subdivision of a 12.05-acre parcel to create four (4) lots for single-family development (see tax parcel listed above) in the R-80 (One Family Residence) zoning district. As such it is a major subdivision. An existing single-family dwelling, garage building, driveway and other existing site improvements are located on proposed Lot 4 with lots 1 to 3 proposed for new homes.
2. Wetlands and hydric soils along the site's frontage present challenges to the configuration of the lots and driveways, which result in lot width and frontage issues. Please refer to the zoning and subdivision comments below, which detail compliance issues; and recommended lot layout and access changes.
3. More information, clarification, updated applications and EAF, lot reconfiguration and a steep slope and erosion control application are needed to consider the proposal. A reduction in the number of lots may be necessary to address the comments herein. A subdivision of not more than 3 lots would be a minor subdivision. Accordingly, the application cannot be classified as either a major or minor subdivision; and is not complete.
4. Given the necessary reconfiguration of the lots, septic systems and driveways, the application is not ready for classification as major or minor; or to set a public hearing. Additional plan and plat data must be provided for a complete application.

SEQRA

5. Revise the submitted Full Environmental Assessment Form (Full EAF) Part 1 to address the following:
 - a. The submitted EAF was apparently created in 2017. Since EAF form was changed at the beginning of 2019; and fill out the new form, including a new EAF Mapper Summary Report.
 - b. Revise Section A., Description of Action to show 4 (or likely 3) proposed lots instead of 5 lots.
 - c. Revise Section B. to specify approvals from the Planning Board including subdivision, erosion control and possibly wetland permit; and the NYSDEC. Refer to and add narrative, if needed.
6. I defer to the Planning Board's Environmental Consultants about the responses to Full EAF Sections D. through G. Yet responses in these sections should reflect 4 (or likely 3) proposed lots instead of 5 lots.
7. The proposed action appears to be an Unlisted action as per the SEQRA regulations, Part 617, sections 617.4 and 617.5.

8. Reconfiguration of the lots will likely reduce impacts on the site's environmentally sensitive resources including wetlands. These and other plan revisions are needed for the Planning Board to issue a Declaration of Intent to be Lead Agency for this SEQR review at a later date.

Subdivision Application

9. I defer to the Planning Board's Engineering and Environmental Consultants about the specifics of the Erosion Control Permit; and Wetland Delineation. My comments pertain primarily to the subdivision plat.
10. Lots 1, 2, and 3 do not meet the R-80 Zoning District minimum requirements for lot width or highway frontage of two-hundred and fifty feet (250') as widths range from 170' to 195'. Reconfigure the proposed subdivision to provide lots meeting all lot and bulk requirements listed in zoning section 77-8, A. through F.; and H. As noted above, it is likely that the number of lots would be reduced to 3 to comply with the zoning requirements. Refer to Chapter 66A regarding major versus minor subdivision.
11. The lot configuration must also address the requirements in zoning sections 77-73, A. and C. that ten-thousand-square-foot (10,000 SF) rectangles must be shown on each lot, which do not contain any environmentally sensitive lands, structures, etc. The proposed septic system for each lot must be shown in 10,000 SF rectangles. Reconfigure the proposed shared and individual driveways as needed.
12. Relocate the proposed building on lot 3 outside of the one-hundred-foot (100') wetland controlled area, which may eliminate or minimize the need for wetland permitting.
13. Aerial imagery shows an existing building on the eastern side of the property, in the rear of proposed lots 2 and 3, which is not shown on the plans. Show the building, label its use and note whether it will remain or be removed.
14. Regarding the R-80 zoning requirements in 77-8, revise the Town of Kent Bulk Regulations Table to address the following:
 - a. Provide columns for the existing lot and each of the proposed lots;
 - b. Provide values corresponding to each requirement, for each lot; and
 - c. There is no minimum lot coverage requirement. Revise to read "maximum lot coverage".
15. Demonstrate that each resulting lot would be buildable as per zoning sections 77-8 H.; 77-34.3; and 77-73 A. and C.
16. Corresponding to the R-80 design standards in section 77-9, revise the plans to address the following:
 - a. Add notation that utilities shall be placed underground, if possible.
 - b. Demonstrate that driveways are designed to allow underground utilities.
 - c. Include existing and proposed tree lines by labeling or adding legend items.
 - d. Include a limit of disturbance line.
 - e. Note any stone walls that will be removed and add a notation that stone walls will be retained whenever practicable.
17. Provide narrative about the need for any rock removal indicating whether any blasting is anticipated. Add plan notation about rock removal including reference to Chapter 38, section 38-13.3.
18. While I defer to the Planning Board's Engineering Consultant about the standards for the construction of the shared driveway, it must include a pull-off for emergency purposes; and snow removal areas.
19. Provide narrative about how the maintenance of the shared driveway will be handled (driveway easement and maintenance agreement); and address the following:
 - a. Add plan notation referring the any such agreement.
 - b. Provide draft legal instrument for the shared driveway for review by the Planning Board Attorney.
20. Revise the subdivision application form as follows:
 - a. To reflect that there are only 4 (or likely 3) proposed lots;
 - b. Refer to Chapter 66A regarding major versus minor subdivision and check either of: Preliminary Subdivision or Final Subdivision;



- c. Indicate other approvals (steep slope/erosion control and possibly wetland);
 - d. Note any submittals to the Putnam County Health Department; or the NYS Department of Environmental Conservation on page 3, question 13;
 - e. Submit certification of title of ownership; and
 - f. Submit a request for wetland delineation.
21. Revise the submitted plan and provide a more detailed plan set to address the following items, listed in Chapter 66A, Subdivision of Land, sections 66A-19, A. and B.:
- a. Label the proposed width and surface of the shared driveway.
 - b. The entire property should be shown on the plans.
 - c. Provide a survey of the property.
 - d. Show the existing septic and well on Proposed Lot 4.
 - e. Provide a soils map.
 - f. Provide a grading plan.
 - g. Provide an erosion and sediment control plan; and stormwater pollution prevention plan (SWPPP).
 - h. Add preparer's names, signatures and certifications/seals to the next plat and plan submittal.
 - i. Show an access easement for the shared driveway with labeling or a legend item.
 - j. Add driveway profiles and cross sections.
 - k. Add school, fire or special districts to the property data table.
 - l. Include a location map with the scale of 1 inch = 400 feet.
 - m. Clarify existing and proposed wooded area lines.
 - n. Label any single trees having a diameter of 24 inches or more, including species.
 - o. Clearly show any existing or proposed culverts with pipe sizes, grades, direction of flow, etc.
 - p. Include tax identification numbers on the plans.
 - q. Metes and bounds will be needed later for easements and proposed lot lines.
 - r. Show proposed monuments.

Recommendation

22. The Planning Board should direct the applicant to:
- a. reconfigure the lots as set forth in the comments above; and
 - b. provide a complete application.
23. More information is needed before the Planning Board issues a Declaration of Intent to be Lead Agency for this project's SEQRA review.
24. Since the application requires key changes and is not complete, it is not ready for a public hearing.

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.

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- Application for Pre-Application, signed May 18, 2017 with attached affidavits; certifications;
- Full EAF, unsigned, undated with an EAF Mapper Summary Report dated April 19, 2017; and
- Plan entitled Rodriguez Subdivision, prepared by Mark Olson, RA, Olson + Partners, dated March 15, 2019.



Cornerstone Associates

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

May 6, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**
404 Luddingtonville Road
Section 12 Block 3 Lots 40, 41

Dear Chairman Tolmach and Members of the Planning Board:

I have reviewed the following pertinent documents relative to the above referenced project:

1. Letter executed by David Schollosser dated 02/28/19, 5 pages..
2. Town of Kent Planning Board Combined Application dated 02/13/19 (rev.).
3. Background Architectural Narrative prepared by Schopfer Architects dated 02/28/19 (rev.).
4. Wetland Functions and Values Assessment report executed by David Griggs of ERS Consultants, Inc. dated 12/14/18, 3 pages with 12 pages of attachments.
5. Geotechnical Investigation Report prepared by Kevin L. Patton, PE dated 12/3/18.
6. FEMA FIRM map.
7. Long-form EAF (Part I) dated 02/28/19 (rev.) executed by David Schlosser.
8. Plans entitled; "Renovations and Additions Putnam Nursing and Rehabilitation Center" prepared by Schopfer Architects dated 02/28/19 (rev.) 1 sheet: T1.0.
9. Plans entitled; "Renovations and Additions Putnam Nursing and Rehabilitation Center" prepared by Schopfer Architects dated 02/19/19 (rev.) 8 sheets: L1.0, L1.1, L1.2, L1.3, L1.4, L1.5, E-1, E-2.
10. Property Survey prepared by Link Land Surveyors dated 02/13/19 (rev.), 1 sheet.
11. Stormwater Pollution Prevention Plan prepared by Lehman & Getz, P.C. dated 02/19/19 (rev.).

1: Summary of Application:

This is an application to expand the existing Putnam Nursing and Rehabilitation Center by constructing a two-story addition, new employee parking and making improvements to the existing building and parking facilities.

2: Environmental Review:

A: Wetlands:

There is proposed encroachment into the Town of Kent and NYSDEC jurisdictional wetland buffer. A total of 0.34+/- acres (14,676+/- square feet) of wetland buffer will be impacted. The applicant has provided a mitigation plan in the form of a planted pond edge and stormwater treatment improvements. The functional analysis report indicates

that there shall not be any negative post-construction changes to the wetland values as a result of the proposed mitigation.

This office defers to the town engineer regarding review of stormwater discharge requirements to the wetland and watercourses (including Ct(s) stream requirements).

B: Trees:

Tree survey provided. Applicant should indicate if there will be any tree replanting mitigation measures. Tree cutting is limited to the time period between November 1 and April 1 of the following year.

C: Threatened and Endangered Species:

Provided NYSDEC report dated 02/10/17. No threatened or endangered species indicated. .

D: Rock Outcroppings:

None indicated.

3. Plan Review:

Sheet L1.0: Provide detailed planting plan including planting key and maintenance schedule for indicated buffer mitigation area, all stormwater structures and grass filter strip (e.g native grasses, etc.).. Provide cost to plant (labor and materials) for bonding purposes. Indicate if deer fencing will be installed around all plantings as well as safety fencing at stormwater basin.

Sheet L1.1: Indicates snow storage very close to the wetland boundary. How will salt, sand and deicer chemicals be prevented from introduction directly into the wetlands?

Sheet L1.2: Provide a dewatering plan and discharge locations to be used in event that groundwater is encountered during construction. If footing drains are to be utilized indicate daylight locations.

4: EAF Review:

This office has reviewed the applicant's responses on the long-form EAF starting from Section D2. Project Operations to the end of the document. This office defers to the Town Planner regarding review of the remaining sections of the document.

Page 8: Question D.2.p.ii: Provide response.

Page 9: Question D.2.t: Provide information regarding medical waste generation.

Page 11: Question E.2.d: Please confirm response.

5: Additional Review:

The EAF indicates that approximately 2,800 cubic yards of material are to be removed from the site over the 5 month anticipated construction period. Applicant should indicate how many truck trips per day are anticipated and provide a truck route for trucks leaving

the site. The Planning Board may refer the application to the town Highway Superintendent to determine if an evaluation of the road, bridge and culvert conditions is required.

As part of the wetland mitigation, the stormwater pollution prevention plan should quantify and evaluate (simple method where applicable) pre and post-construction pollutant loading (TP, TN, TSS, BOD as well as thermal impacts) to the wetlands and waterbodies and watercourses (NYSDEC Ct). Post-construction discharge should be less than pre-construction levels in order for the stormwater practices to be considered effective mitigation. As there is an anticipated increase of 0.52 acres of impervious cover, please also indicate if stormwater from all impervious surface (existing and proposed) will be treated.

Provide NYSDEC permit(s) as required.

This office defers to the Town Planner regarding planning and zoning issues and the Town Engineer regarding engineering issues.

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

Sincerely,

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

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



Cornerstone Associates

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

May 6, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Gierer/Cargain Application
46 Marie Drive
Section 22 Block 1 Lot 42
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- NYSDEC memo executed by Katherine Coffin of NYSDEC dated 03/15/19.
- Email from the Town of Kent Highway Superintendent dated 04/26/19. Part I Long-form EAF, unsigned and undated
- Plan entitled; "Gierer Site Plan" prepared by Matt Noviello, PE, LS, dated 04/18/19 (rev.), 1 sheet: D-17-9.

A: Summary of Application:

Application is to construct a two story, four bedroom, single-family residence with front porch, well, septic system and driveway on a 1.102+/- acre parcel in an R-40 zoning district on the western side of Marie Drive.

B: General Comments:

- Application materials should be signed and dated
- Short-form EAF should be submitted (signed and dated).

C: Plan Review:

- The applicant is requesting a waiver of the tree survey as the majority of the site is to be cleared in order to construct the proposed improvements. If a tree survey is granted by the Planning Board it is recommended that a plan note be added that there shall not be any vegetation removal outside the limits of disturbance and tree cutting shall occur only between November 1 and April 1 of the following year unless prior written authorization from NYSDEC and US Fish and Wildlife is obtained.

- Provide soil test results for proposed drywells.
- Indicate if any landscape screening will be installed or wooded areas maintained at adjoining property lines.

D: EAF Review:

Please submit current short-form EAF.

This office defers to the Town Planner regarding planning and zoning issues and the Town Engineer regarding engineering issues.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Barber', written in a cursive style.

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



Cornerstone Associates

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

May 6, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**
404 Luddingtonville Road
Section 12 Block 3 Lots 40, 41

Dear Chairman Tolmach and Members of the Planning Board:

I have reviewed the following pertinent documents relative to the above referenced project:

1. Letter executed by David Schollosser dated 02/28/19, 5 pages..
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10. Property Survey prepared by Link Land Surveyors dated 02/13/19 (rev.), 1 sheet.
11. Stormwater Pollution Prevention Plan prepared by Lehman & Getz, P.C. dated 02/19/19 (rev.).

1: Summary of Application:

This is an application to expand the existing Putnam Nursing and Rehabilitation Center by constructing a two-story addition, new employee parking and making improvements to the existing building and parking facilities.

2: Environmental Review:

A: Wetlands:

There is proposed encroachment into the Town of Kent and NYSDEC jurisdictional wetland buffer. A total of 0.34+/- acres (14,676+/- square feet) of wetland buffer will be impacted. The applicant has provided a mitigation plan in the form of a planted pond edge and stormwater treatment improvements. The functional analysis report indicates

that there shall not be any negative post-construction changes to the wetland values as a result of the proposed mitigation.

This office defers to the town engineer regarding review of stormwater discharge requirements to the wetland and watercourses (including Ct(s) stream requirements).

B: Trees:

Tree survey provided. Applicant should indicate if there will be any tree replanting mitigation measures. Tree cutting is limited to the time period between November 1 and April 1 of the following year.

C: Threatened and Endangered Species:

Provided NYSDEC report dated 02/10/17. No threatened or endangered species indicated. .

D: Rock Outcroppings:

None indicated.

3. Plan Review:

Sheet L1.0: Provide detailed planting plan including planting key and maintenance schedule for indicated buffer mitigation area, all stormwater structures and grass filter strip (e.g native grasses, etc.).. Provide cost to plant (labor and materials) for bonding purposes. Indicate if deer fencing will be installed around all plantings as well as safety fencing at stormwater basin.

Sheet L1.1: Indicates snow storage very close to the wetland boundary. How will salt, sand and deicer chemicals be prevented from introduction directly into the wetlands?

Sheet L1.2: Provide a dewatering plan and discharge locations to be used in event that groundwater is encountered during construction. If footing drains are to be utilized indicate daylight locations.

4: EAF Review:

This office has reviewed the applicant's responses on the long-form EAF starting from Section D2. Project Operations to the end of the document. This office defers to the Town Planner regarding review of the remaining sections of the document.

Page 8: Question D.2.p.ii: Provide response.

Page 9: Question D.2.t: Provide information regarding medical waste generation.

Page 11: Question E.2.d: Please confirm response.

5: Additional Review:

The EAF indicates that approximately 2,800 cubic yards of material are to be removed from the site over the 5 month anticipated construction period. Applicant should indicate how many truck trips per day are anticipated and provide a truck route for trucks leaving

the site. The Planning Board may refer the application to the town Highway Superintendent to determine if an evaluation of the road, bridge and culvert conditions is required.

As part of the wetland mitigation, the stormwater pollution prevention plan should quantify and evaluate (simple method where applicable) pre and post-construction pollutant loading (TP, TN, TSS, BOD as well as thermal impacts) to the wetlands and waterbodies and watercourses (NYSDEC Ct). Post-construction discharge should be less than pre-construction levels in order for the stormwater practices to be considered effective mitigation. As there is an anticipated increase of 0.52 acres of impervious cover, please also indicate if stormwater from all impervious surface (existing and proposed) will be treated.

Provide NYSDEC permit(s) as required.

This office defers to the Town Planner regarding planning and zoning issues and the Town Engineer regarding engineering issues.

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

Sincerely,

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

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



Cornerstone Associates

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

May 7, 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:

- Town of Kent Planning Board Combined Application executed by Michael Traulschold dated 02/06/19.
- Short-form EAF (Part I) executed by Michael Traulschold dated 03/25/19.
- Copy of Deed dated 08/17/04.
- Copy of Deed dated 11/29/06.
- Forest Management Report prepared by Jordan Heller (undated and unsigned).
- Map entitled; "Kent Development Associates Harvest-Project Map" prepared by Jordan Heller (undated and unsigned).
- Map entitled; "Kent Development Associates Harvest-Access Road and Landing Grade" prepared by Jordan Heller (undated and unsigned).

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 is recommended.

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 should demonstrate how erosion and sediment control measures will be installed to prevent sedimentation.

Trees:

The applicant proposes to log 47 of the 50.5 acres. The forest management report is incomplete as it does not provide details regarding the type of harvest (clear cutting, stem harvesting, whole length harvesting, etc.), if stumps will be left in place, how the trees will be transported (skid steer, etc.), location of stockpiles, the density of the harvest (how many trees will be cut), how the trees are marked in the field and how the site will be stabilized upon completion.

Threatened and Endangered Species:

None indicated by NYSDEC resources. The subject property is located in the US Fish and Wildlife Northeast Recovery Unit area regarding Indiana and Long-eared bat protection. The applicant must provide written authorization from US Fish and Wildlife for tree cutting activities outside of November 1 through April 1 of the following year.

Cultural Resources:

None as per indicated prior archeological study.

Other:

Applicant should identify truck sizes/weights, number of truck trips per day, the truck traffic route(s) and hours of operation (include noise control information).

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.

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

Applicant should provide written authorization from the property owner(s) to apply for applicable permits.

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,

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

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



Cornerstone Associates

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

May 6, 2019

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Realbuto Application
49 Tiger Trail East
Section 21.8 Block 1 Lot 39
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Email dated April 2, 2019 from Andy Tse, NYS Department of Health to the applicant's engineer, John Karell.
- Plan entitled; "Stephan Realbuto-49 Tiger Trail" prepared by John Karell, PE dated 11/1/18, 1 sheet: S-1.

Comments:

The following email was received in this office on April 11, 2019:

Hi John,

There is no issue with the impacted soil, with the mercury detection, at the Realbuto lot.

For the Raneri lot, the impacted soil, with the semi-volatile organic detections, can be used beneath the pavement or subsurface. The NYSDEC recommends that if there is any remaining impacted soil not being placed below pavement, that it should be properly disposed of offsite.

In addition to the above comments, the Putnam Co. DOH has no issues unless the impacted soils are in the approved on-site wastewater treatment system area. If this is the case, then the permit may be revoked. Joseph Paravati, of the PCDOH, will provide a follow-up to this.

Please let me know if you have any questions.

Andy

Plan Review:

Planting notes are not consistent (junipers placed 8' on center vs. 20' on center). Applicant should provide a planting key in a table format which indicates the species of tree/vegetation, size, method of planting (e.g. bare root, ball and burlap, container, etc.) and spacing and include specifications of the seed mix for steep slopes. Applicant should include a separate planting detail and a narrative regarding future required maintenance.

An estimate (labor and materials) should be provided for bonding purposes. A separate planting bond is suggested which shall have a term of three (3) years following the date of the issuance of the certificate of occupancy for the house. At the end of the tree year term, the town will inspect the planted material. Any dead or diseased vegetation must be replaced prior to release of the bond.

Review:

It is recommended that the Planning Board require a letter, on NYSDOH letterhead executed by Mr. Tse documenting the above information.

It is recommended that the Planning Board require a letter from the PCDOH, on PCDOH letterhead, documenting the acceptability of the impacted soils in the area of the approved on-site wastewater treatment system.

An email from a neighbor, Mr. Michael Lento, dated April 23, 2019 was received by this office. Mr. Lento appeared at the Planning Board workshop on May 2, 2019. It is recommended that the Planning Board require the applicant to respond to Mr. Lento's questions and assertions regarding the soil sampling at the subject property as well as the zoning questions he raised in his email.

This office will complete its review of this file upon receipt of required additional information.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Barber', written in a cursive style.

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



Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: May 8, 2019

Project: Baillargeon ECP – Kentview Drive
TM # 10.20-1-71
Formerly Arell

The following materials were reviewed:

- Response letter prepared by John Karell, Jr., P.E., dated April 12, 2019
- Series of emails regarding temporary stabilization between 4/12 and 4/22/2019
- Drawings prepared by John Karell, Jr., P.E., including
 - o S-1 Site Plan, revised 4/12/2019

The project proposes construction of a single family house, driveway, septic and well. Construction on this lot previously received approval in January 2018, which has since expired. The lot has been purchased by a new owner with different proposed house and driveway layout.

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 March 13, 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.
 - a. Coverage under GP-0-15-002 was granted by NYS DEC under the previous owner, Arell. An updated Notice of Intent (NOI) has been provided for the new owner, Baillargeon. After the new owner submits the new NOI to NYSDEC, then, the previous owner, Arell, will have to submit a Notice of Termination. Refer to GP-0-15-002 Part II, E.
2. Refer to the drawings:
 - e. On S-1 and S-2, refer to the notes above the title block in lower left corner. Add "trench drain" in addition to yard drains and level spreader as items that need to be inspected and cleaned.
 - i. 4/10/2019 On drawing S-2, "trench drain" has not been added the note.
 - ii. 5/8/2019 Drawing S-2 has not been re-submitted.
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. – Noted.

The following comments are provided for the Planning Board's consideration from a memo dated April 10, 2019:

3. A revised bond estimate of \$13,798.00 was prepared by Jack Karell, P.E., dated March 16, 2019. As a reminder, the approved bond amount for Arell, the previous owner, was \$12,890.00. We recommend \$13,798.00 be accepted for the bond amount and recommended for approval by the Town Board.
 - a. **5/8/2019 – The erosion control bond estimate prepared by Jack Karell, P.E., dated March 16, 2019 included \$1000 for front yard plantings. We recommend this be removed from the erosion control bond estimate and included as a separate landscaping bond. We defer on the estimate for the landscaping bond to the Planning Board's environmental consultant.**
 - b. **For the erosion control bond estimate, we recommend \$12,798.00 be accepted for the bond amount and recommended for approval by the Town Board.**

New Comments:

1. Temporary erosion control measures were installed along the downhill side of the property since last month's Planning Board meeting.
2. The Health Dept stamp on the previously submitted, reduced sized drawings was not legible. We checked the full size set at the Planning Board office, which did not have a Health Dept stamp. Provide Health Dept approval documents.


Julie S. Mangerillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
05-261-999-95

Bruce Barber via email
Liz Axelson via email



Memorandum

To: Planning Board
Town of Kent

Attn: Phil Tolmach
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: May 8, 2019

Project: Realbuto 49 Tiger Trail East
TM # 21.8-1-39

The following materials were reviewed:

- Soil Test results from November 29, 2018 soil samples
- Email from State Health Department, dated 4/2/2019, received 4/11/2019
- Drawings prepared by John Karell, Jr, P.E. dated December 13, 2017 including:
 - S-1 Site Plan & Erosion Control Plan, revised 11/1/2018

New or supplementary comments are shown in **bold**. Some earlier comments have been shortened and are designated by "...".

The project proposes re-construction of an existing single family house, which is in poor condition. The applicant proposes to demolish the house and build a larger house in its place. The applicant has also brought more than 100 cubic yards of fill and disturbed more than 5,000 SF without a permit. The project is subject to stop work order issued by the Building Department on November 21, 2018.

New Comments:

1. Email from State Health Department indicates "...no issue with the impacted soil, with the mercury detection, at the Realbuto lot." Provide a letter on State Health Department letterhead with this assertion. Also, provide a letter from Putnam County Health Department stating the septic system can be constructed in this fill soil.
2. Previously discussion with the applicant and applicant's engineer has included a proposed pool in the backyard. This is not shown on the current drawing. If a pool is proposed, include it on the next submittal.
3. Provide a detail for proposed riprap cutoff swale. Provide notes for future homeowners on long term inspection and maintenance of swale.
4. Provide responses to public comments that have been submitted either in writing or during the public hearing.
5. We defer to the Planning Board's Environmental Consultant regarding landscaping and tree planting.

The following comments are provided for the Planning Board's consideration from a memo dated November 16, 2017:

1. Existing driveway access to the house is over a 50 FT wide right-of-way or paper road....

a. Label the 50' road spur as owned by Town of Kent, and it is for "highway purposes only". Include reference to documents filed with County Clerk.

I. **10/1/2018 – The 50' right of way has been labeled. Provide a reference to document(s) filed with the Putnam County Clerk. One of the documents provided to us indicates Book 1467, Page 0124. However, this should be confirmed. Include this information on the survey of the property as well.**

4. On the Combined Application Form, #14 on page 3, provide a copy of the current deed.

a. 3/8/2018 - Response letter indicates a copy of the current deed has been provided. The current deed could not be located in the submitted documents. Please provide copy of current deed.

b. **10/1/2018 - Response letter again indicates a copy of the current deed has been provided. The current deed could not be located in the submitted documents. Please provide copy of current deed.**

13. Retaining walls...

a. 3/8/2018 - Revise detail provided to indicate walls over 4' in height (instead of 6') are to be engineered. (Note #1 below detail). Detail provided shows wall setting on "undisturbed material". Based on history of fill, revise detail to set wall on non-structural fill or require excavation to suitable undisturbed soil. Retaining wall will also likely require fence for fall protection. –

I. **10/1/2018 Detail has not been updated to take into account fill soils.**

b. Confirm need for fence with Building Inspector.

c. **5/8/2019 Confirm there is sufficient room between the face of the retaining wall and the property line for construction, and future maintenance and repair.**

16. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.

a. **This has been acknowledged.**

The following comments are provided for the Planning Board's consideration from a memo dated March 8, 2018:

1. Provide "Agent of Owner" affidavit and Certification of Professional Engineer for John Karell, Jr., P.E.

a. **The affidavit forms have been provided, however they have not been signed nor notarized.**

4. Is additional fill proposed to be brought in to re-grade slope? Or will fill that is already on-site be re-graded?
 - a. **Response letter indicates additional fill will be brought in. Provide documentation that additional fill meets the requirements of NYSDEC Unrestricted Use Residential Soil Cleanup Objectives.**
7. Refer to the Notice of Intent:
 - a. Page 3, #7 – Provide a response to phased project.
 - i. **Response letter indicates the NOI has been revised. A revised NOI has not been received by this office.**

The following comments are provided for the Planning Board's consideration from a memo dated October 5, 2018:

2. For the proposed septic system:
 - b. Show and label fencing to keep future construction traffic out of the area.
 - c. There is a narrow passage between the back of the house and the proposed septic system. Provide a construction sequence to complete work on the south side of the rear yard (grading, retaining walls, landscaping) before the laterals are installed to minimize the likelihood that the new septic system will be damaged by construction vehicles.
3. For the existing septic system:
 - a. There is a note "Existing SSDS area will be abandoned in place. The syst. has been covered with 3-5 FE of R.O.B. Fill" [sic]. It was our understanding the material brought in was miscellaneous fill with possible C&D instead of run of bank. Provide sieve analysis/gradation to prove ROB or revise the label to state miscellaneous fill.
4. Provide stabilized overflow for swale.
5. Provide a north arrow on the drawings.
6. §66-6.B.2.g [6] Update the erosion control bond estimate with the swale and erosion control matting on slopes 3:1 and steeper.


Julie S. Margarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email

Bruce Barber via email
17-261-999-154

LEGAL NOTICE # 3
2019
PUBLIC HEARING FOR
FOR THE BAILLARGEON PROPERTY
KENTVIEW DRIVE
KENT, NY 10512
TAX MAP: 10.20-1-71

NOTICE OF PUBLIC HEARING
THE PLANNING BOARD OF THE TOWN OF KENT, NEW YORK

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before **The Town of Kent Planning Board** on **Thursday, May 9, 2019 at 7:30 PM** regarding the property noted above, or as soon thereafter as the matter may come to be heard, located at:

KENT TOWN HALL
25 Sybil's Crossing
Kent Lakes, NY 10512

This Public Hearing pertains to an application for approval of Steep Slope and Erosion Control and Wetland permit approvals for the construction of a single family residence with well, septic and driveway on a 0.9+/-acre parcel in an R-80 zoning district. The site was previously approved for a single family home, but the previous owner sold the property.

At this hearing all persons appearing in favor or in opposition shall be heard.

Files on the subject may be inspected at the Planning Board office Mondays, Tuesdays and Thursdays from 9:00 - 4:00 PM prior to the meeting. The telephone number for the Kent Planning Board is: 845-225-7802.

Date: April 25, 2019

By order of:
Vera Patterson, Secretary for
The Town of Kent Planning Board
County of Putnam
State of New York
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

P. May 02, 2019 thru May 09, 2019
Kent Planning Board Public Hearing Notice #3 2019

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

Received
mo/date/year

APR 18 2019

Planning Department
Town of Kent

April 12, 2019

RESPONSE TO COMMENTS BAILLARGEON, KENTVIEW DRIVE, KENT (T)
TM # 10.20-1-71

JULIE MANGARILLO, P.E., APRIL 10, 2019

1. Tree # 2 has been shown to be removed.
2. Trench drain has been added to the note.
3. Notes required in 7 b and c have been provided on the plan.
4. Pipe sizes have been increased to 8 inch.

Cornerstone Associates, Bruce Barber dated April 11, 2019

1. The HD does not require an approval block on these plans. As previously stated Joe Paravati of the HD indicated that the original permit was still in force and the only approval necessary was the approval of the plans for the new house configuration. Previous submission provided a copy of the stamped house plan.
2. The planting key was located on sheet WC-1 which was provided in the last plan set. A copy of the planting key is below.

PLANTING LEGEND

TYPE	NUMBER	SIZE	SPACING
WHITE PINE	7	6-8 FT	20 FT
PACHYSANDRA	-	4-6 IN	6-12 IN
WILDFLOWER SEED	1 Lb/500 SF	-	-

3. We believe that the bond is appropriate. Julie's memo approves the bond amount which included an amount of \$1,000.00 for the planting along the north property line. If you are suggesting an alternative bond amount, please provide that value for our consideration.


John Karell, Jr., P.E.