



# Memorandum

<b>To:</b>	Planning Board Town of Kent	<b>Attn:</b>	Russ Fleming Chairman
<b>From:</b>	Julie S. Mangarillo, P.E., CPESC	<b>Subject:</b>	March Agenda Amended Site Plan
<b>Date:</b>	March 14, 2013	<b>Project:</b>	Rudovic Property TM # 44.5-1-75

The following material was reviewed:

1. Site Plan Checklist, dated 1/14/2013
2. Combined Application Form, dated 3/10/2011
  - a. Including affidavits pages 11, 12 and 13
3. Short Environmental Assessment Form (EAF), dated 1/14/2013
4. Drawing set "Amended Site Plan," prepared by Architectural Visions PLLC, dated 1/18/2013, including sheets S-1 and S-2.


The project proposes to construct a 14' x 21' garage and expansion of the asphalt driveway.

The following is offered for consideration by the Planning Board:

1. The proposed project is within the NYCDEP East of Hudson watershed. If more than 5,000 SF of land will be disturbed for the project, a Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-10-001. If more than 100 cubic yards of material will be excavated or filled, a Town of Kent Erosion & Sediment Control Permit is required.
  - a. If more than 5,000 SF of land is disturbed, provide information required for an erosion and sediment control plan under Town Code Chapter 66 'Steep Slope Protection and Stormwater Management'. In particular, provide the information required by §66-6B. Provide a SWPPP for erosion and sediment control in conformance with GP-0-10-001.
2. As listed on the Site Plan Checklist #13 and 15, provide a limits of disturbance line and total area of disturbance calculation in square feet.
3. Per §77-22.G "Minimum distance for accessory building or uses, including off-street parking and loading, to any property line shall not be less than 30 feet." The garage appears to be less than 30 feet from the property line. Provide a measurement. If less than 30 feet, a variance from the Zoning Board of Appeals will be required.

4. Refer to the 'Site Data Notes' on drawing S-1:
  - a. Indicate the zoning district.
  - b. Provide highway frontage measurement.
  - c. For lot coverage, correct the maximum allowed, which is 50% in the Commercial District.
  - d. Provide calculation of impervious surface coverage. The maximum allowed in the Commercial District is 75%.
  - e. For setbacks, the drawing indicates a variance was granted. Provide the date the variance was granted.
  - f. Include the garage setback distance.
  - g. For parking, confirm that the garage is to be used to provide one of the four required parking spaces.
5. Refer to the Combined Application Form:
  - a. A.14 – Provide a copy of the deed.
  - b. Provide Disclosure of Business Interest Form.
  - c. Provide Agricultural Data Statement.
6. We defer to Neil Wilson, AICP regarding change of use.

As further information is provided, additional comments may be offered.

  
Julie S. Mangarillo, P.E., CPESC

cc: Planning Board Secretary via email  
Julie Butler via email  
Bruce Barber via email  
Neil Wilson via email  
13-261-203