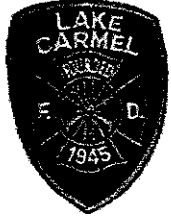


**Town of Kent**  
**Town Board Meeting**  
**July 19, 2022**

**Workshop/Meeting: 7:00 PM**

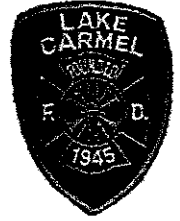
1. Pledge of Allegiance
2. Roll Call
3. Discussion and/or Vote on the following:
  - a. Director of recreation and parks introduction
  - b. Comcast Cable franchise agreement
  - c. Lake Carmel Fire Department new member appointment
  - d. Advertise for ZBA member
  - e. Town code violations
  - f. Holly Property stipulation acceptance
  - g. Pink Sugar Pastries escrow refund
  - h. Ryan's Park - electrical panels
4. Vouchers
5. Announcements
6. Public Comment



# Lake Carmel Fire Department

851 Route 52  
Carmel, NY 10512

Phone: (845) 225-3730 – Fax: (845)225-0460



*Chief*

*Justyn Lewis*

*1<sup>st</sup> Asst. Chief*

*Ken Launzinger*

*2<sup>nd</sup> Asst. Chief*

*Donald Lowndes*

*President*

*Jessica Ryan*

*Vice President*

*Eric Ment*

July 7, 2022

Dear Town Board,

This letter is to request the approval and appointment of Owen Fleischman to the active roles of the Lake Carmel Fire Department.

If you should have any questions or concerns, please do not hesitate to contact me at 914-393-4741. Thank you in advance for your time and diligence in appointing this new member to the roles of the Lake Carmel Fire Department.

Best Regards,

Kenneth Launzinger  
Assistant Chief of Department  
Lake Carmel Fire Department.



## CODE ENFORCEMENT

OF THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512  
845-306-5598

July 12, 2022.

**From:** Zoning Enforcement Officer, Town of Kent:  
**To:** Supervisor McGlasson, Town board members, Town of Kent:  
**Subject:** Violations requiring town corrective action:

Enclosed please find violations issued by town inspectors and bids for correction.  
Site owners have not responded to Notices of Violation with correction.


**Locations requiring correction:**  
278 Lakeshore Drive East  
11 Hawthorne Road.

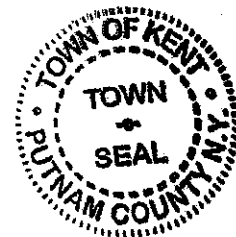
The following proposals have been submitted:

Jb Bennett Affordable Lawn Care: \$250.00 and \$125.00 respectively.  
WG Services LLG did not submit a bid:  
HQ Landscaping did not submit a bid.

Notices of Violation and bids are enclosed.

For your consideration and approval.

  
William Looney,  
Zoning Enforcement Officer,  
Town of Kent.



**BIDDING  
PROPOSALS**

**JAMES K. BENNETT  
J.B. AFFORDABLE LAWN CARE  
3 MOUNTAIN VIEW KNOLLS, APT A  
FISHKILL, N.Y. 12524**

**July 12, 2022**

**TO WILLIAM LOONEY, ZONING ENFORCEMENT OFFICER, TOWN OF  
KENT, PUTNAM COUNTY, NEW YORK.**

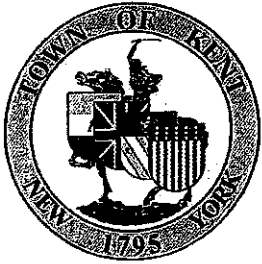
**PLEASE ACCEPT THE FOLLOWING PROPOSALS TO CORRECT THE  
OVERGROWTH OF GRASS AND OR BRUSH AT THE FOLLOWING  
LOCATIONS AT THE INDICATED RATES.**

<b>278 LAKESHORE DRIVE EAST</b>	<b>\$250.00</b>
<b>11 HAWTHORNE ROAD</b>	<b>\$125.99</b>

**THANK YOU FOR YOUR BUSINESS,**

**JAMES BENNETT**

**OWNER**



CODE ENFORCEMENT  
OF  
THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512  
845-306-5598  
KENTCODES@GMAIL.COM  
**ORDER TO REMEDY VIOLATION**

**Location:** 278 Lakeshore Dr E Kent, NY

**Map NO:** 33.26-1-46

**Date:** 6/16/2022

**TO:**

Susan Weber  
7877 KELLOGG ST.  
CLINTON, NY 13323

*Select Portfolios  
3217 Decker Lake Dr.  
West Valley City  
UT 84119*

**PLEASE TAKE NOTICE: THERE EXISTS A VIOLATION OF:**

**Town of Kent Municipal Code\Chapter 55a-Property Maintenance Code\Section 11 Subs B-1-B Nuisances**

**at premises hereinafter described in that:**

**GRASS/BRUSH: OWNER/AGENT HAS FAILED TO MAINTAIN SITE FREE OF EXCESS WEED/GRASS/BRUSH GROWTH.**

**OWNER/AGENT MUST NOTIFY THIS OFFICE WITHIN TEN DAYS OF A PROPOSAL TO REMEDY THE AFOREMENTIONED VIOLATION. IF THE REMEDY IS NOT FORTHCOMING THE TOWN OF KENT WILL CONTRACT WITH A VENDOR TO CORRECT THE VIOLATION AND THE FEE CHARGED WILL BE CHARGED TO THE HOME OWNER OR THE TAX ASSESSMENT LEVIED ON THE SITE IF NOT PAID.**

**YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and remedy the conditions above mentioned within ten days from this date. Failure to remedy the conditions aforesaid and to comply with the law may constitute an offense punishable by fine or imprisonment or both.**

*William Looney*  
WILLIAM LOONEY  
ZONING ENFORCEMENT OFFICER  
TOWN OF KENT







**Code Enforcement Officer for Vacant Buildings  
OF  
THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512  
845-306-5595**

## **ORDER TO REMEDY VIOLATION**

Altisource Asset Management Company.

**Tax Map #: 33.58-1-34**

**Date: September 30, 2021**

**Owner:** Theodore Ogden  
11 Hawthorne Rd  
Kent, NY

**Report # C-2021-0219**

### **Complaint:**

High grass and brush throughout the property. There is a hole in the roof near front door and multiple branches down in rear of property.

### **Inspections related to this complaint found the following:**

**High grass and brush throughout property. Property must be Registered with the Town of Kent via town website. Also roof has a hole in it and multiple branches down at rear of property.**

### **In violation of :**

**Town of Kent Municipal Code\Chapter 55B - Registrable Property\Chapter 55B-Registrable Property \Section 8A - Maintenance which states In addition to the conditions set forth in Chapter 55A of the Town Code regarding property maintenance, properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.**

**Failure to remedy the condition aforesaid and to comply with the applicable provisions of the law may constitute an offense punishable by fine or imprisonment or both.**

**If you have any further questions, please feel free to contact me at 845-225-3900.**

**Respectfully,**

**John Keher  
C.E.O. Vacant Buildings  
Town of Kent**





## CODE ENFORCEMENT

OF THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512  
845-306-5598

July 14, 2022.

**From:** Zoning Enforcement Officer, Town of Kent:  
**To:** Supervisor McGlasson, Town board members, Town of Kent:  
**Subject:** Violation requiring town corrective action:

Enclosed please find violation issued by the undersigned and bids for correction.  
Site owners have not responded to Notices of Violation with correction.


**Locations requiring correction:**  
**32 Cottage Road.**

**The following proposals have been submitted:**

**F.I. Adams Inc: \$800.00**  
**WG Services LLG did not submit a bid:**  
**HQ Landscaping did not submit a bid.**

Notice of Violation and bids are enclosed.

For your consideration and approval.

  
**William Looney,**  
**Zoning Enforcement Officer,**  
**Town of Kent.**



**610 ROUTE 292  
HOLMES, N.Y. 12531**

**JULY 14, 2022**

**F.I ADAMS INC.  
ESTIMATE  
FOR TOWN OF KENT**

**WILLIAM LOONEY ZONING ENFORCEMENT OFFICER**

**32 COTTAGE ROAD**

**DESCRIPTION:**

**REMOVE ALL DEBRIS BY FRONT OF HOUSE BY MAILBOX.   \$800.00**

**FRED ADAMS**

**OWNER**



**CODE ENFORCEMENT**  
**OF THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512**  
**845-306-5598**

**ACCUSATORY INSTRUMENT INFORMATION**  
**STATE OF NEW YORK; COUNTY OF PUTNAM**  
**JUSTICE COURT; TOWN OF KENT**  
**AGAINST**

**DEFENDANT**

**INFORMATION**

7/5/2022

Oscar Velascoyepes  
32 Cottage Rd  
Carmel, NY 10512

**William Looney, Zoning Enforcement Officer, residing at 25 Sybil's Crossing,  
Kent Lakes, N.Y. 10512.**

By this information makes written accusation as follows:

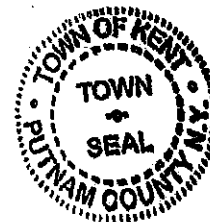
That DEFENDANT on 7/6/2022 at 32 Cottage Rd Tax Map# 33.51-1-15 in the TOWN OF KENT, COUNTY OF PUTNAM, NEW YORK, Did commit the offense of Town of Kent Municipal Code \Chapter 55a-Property Maintenance Code\Section 11 Subs B-1-A- Rubbish. In that, the defendant did, on the aforementioned date and place:  
**RUBBISH: DEFENDANT HAS FAILED TO MAINTAIN PROPERTY FREE OF RUBBISH/REFUSE AS DEFINED BY CODE AND DEPICTED IN ENCLOSED PHOTO.**

**THIS ACCUSATORY INSTRUMENT REPRESENTS A SECOND VIOLATION BY THE DEFENDANT AT THIS LOCATION.**

**THEREFORE, DEFENDANT IS HERBY DIRECTED TO APPEAR AT KENT JUSTICE COURT, 25 SYBIL'S CROSSING, KENT LAKES, NEW YORK ON AUGUST 3, AT 4 PM, YEAR 2022 .**

**FALSE STATEMENTS MADE IN THE FOREGOING INSTRUMENT ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW. ACCORDINGLY AND WITH NOTICE OF THE FOREGOING, I HEREBY AFFIRM THAT THE FOREGOING STATEMENTS OF FACTS ARE TRUE, UNDER PENALTY OF PERJURY THIS DAY OF 7/5/2022.**

  
**WILLIAM LOONEY**  
**ZONING ENFORCEMENT OFFICER**  
**TOWN OF KENT**





## Holly\_Winkler Ct. Final Stipulation TM: 33.16-1-8

Planning Kent <planningkent@townofkentny.gov>

Thu 7/14/2022 10:05 PM

To: Jaime McGlasson <jmcglasson@townofkentny.gov>

Cc: Alexa Brandihall <abrandihall@townofkentny.gov>; Lana Cappelli <lcappelli@townofkentny.gov>; Bob Bradley <rbradre@bestweb.net>; Doug Holly <hollyrealestate@aol.com>; Phil Tolmach <bestscapes1@hotmail.com>; jrbattistoni@vandewaterlaw.com <jrbattistoni@vandewaterlaw.com>; josterhoudt@vandewaterlaw.com <josterhoudt@vandewaterlaw.com>

Attached is the final Stipulation for the Winkler Court property, which was reviewed by Mr. Holly's attorney as well as the Planning Board's attorney. Mr. and Mrs. Holly also reviewed and approved this Stipulation, signed it and had it notarized. The Planning Board also reviewed it and at the meeting held tonight, July 14, 2022 passed a Resolution (also attached) approving it and recommending that it be forwarded to the Town Board for their approval and have the Supervisor sign it and return it to the Planning Board for Chairman's signature.

I have asked Mr. Bradley to deliver 3 more originals so that everyone has an original document. When I get them I will deliver them to Alexa to give to Jaime.

The Planning Board would appreciate it very much if this matter could be placed on the agenda for the next Town Board meeting.

Thanks very much.

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

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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

Resolution #11

Year 2022

**DATE:** July 14, 2022  
**TO:** Kent Town Board  
**CC:** A. Brandihall  
L. Cappelli  
B. Bradley  
D. Holly  
**FROM:** Vera Patterson/Kent Planning Board  
**RE:** Holly Property Stipulation Acceptance  
Winkler Farm Court  
Kent, NY 10512  
TM: 33.16-1-8

Resolved: On July 14, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to make a recommendation to the Kent Town Board to review the attached Stipulation and if they agree with the Planning Board's recommendation to accept the Stipulation and have the Supervisor sign it and return it to the Planning Board for the Chairman's signature.

Mr. Tolmach asked for a motion to accept the notarized Stipulation, forward it to the Town Board for their approval and have the Supervisor sign the Stipulation and return it to the Planning Board. The motion was made by Stephen Wilhelm and seconded by Simon Carey. The roll call votes were as follows:

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on July 14, 2022.

Dated: July 14, 2022

  
\_\_\_\_\_  
Vera Patterson  
Planning Board Secretary

**STIPULATION**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The Applicants, in order to obtain approval, must meet all requirements related to Board of Health Approval for water supply and septic systems, roadway access and sight distance, soil erosion and sediment control (including any required Stormwater Pollution Prevention Plan and related permits), recommendations from the Putnam County Department of Planning, requirements of jurisdictional fire and emergency departments or agencies, and requirements of any other agency or board having jurisdiction over the Application. The Applicants shall also comply with any conditions for approval related to utility easements, any common driveway easement and maintenance agreement required, and any performance bonds and related security required.
7. The parties covenant that they will each proceed with due diligence and in good faith to accomplish the objectives of this Stipulation.
8. Each party has had the opportunity to be represented by counsel of its own choosing in the negotiation and execution of this Stipulation and executes this Stipulation knowingly and voluntarily with due authority.

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

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

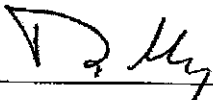
**IN WITNESS WHEREOF**, the parties have executed this Stipulation as of the date first above written.

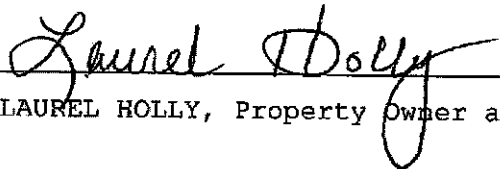
TOWN OF KENT

\_\_\_\_\_  
By: Jaime McGlasson, Supervisor

TOWN OF KENT PLANNING BOARD

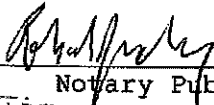
\_\_\_\_\_  
By: Phil Tolmach, Chairman

  
\_\_\_\_\_  
DOUGLAS HOLLY, Property Owner and Applicant

  
\_\_\_\_\_  
LAUREL HOLLY, Property Owner and Applicant


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

On 13 July, 2022 before me, the undersigned, a notary public in and for said state, personally appeared DOUGLAS HOLLY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
ROBERT J. BRADLEY  
Notary Public, State of New York  
Reg. No. 5014565  
Qualified in Putnam County  
Commission Expires July 6, 2023

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

On 13 July, 2022 before me, the undersigned, a notary public in and for said state, personally appeared LAUREL HOLLY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
ROBERT J. BRADLEY  
Notary Public, State of New York  
Reg. No. 5014565  
Qualified in Putnam County  
Commission Expires July 6, 2023



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

On \_\_\_\_\_, 2022 before me, the undersigned, a notary public in and for said state, personally appeared JAIME McGLASSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
 Notary Public

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

On \_\_\_\_\_, 2022 before me, the undersigned, a notary public in and for said state, personally appeared PHIL TOLMACH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
 Notary Public

## Pink Sugar Pastries Escrow refund

Planning Kent <planningkent@townofkentny.gov>

Thu 7/14/2022 10:23 PM

To: Jaime McGlasson <jmcglasson@townofkentny.gov>

Cc: Alexa Brandihall <abrandihall@townofkentny.gov>; Lana Cappelli <lcappelli@townofkentny.gov>; Accountant <accountant@townofkentny.gov>

 1 attachments (575 KB)

Pink Sugar Pastries Refund Resolution 10 2022.pdf;

Please find attached Resolution 10 asking the Town Board to approve the recommendation from the Planning Board to refund the \$250.00 remaining in the escrow account for Pink Sugar Pastries. The Planning Board passed it tonight and asked that this matter be placed on the next Town Board meeting agenda.

Thanks very much.

Vera Patterson

Town of Kent

Planning Board Secretary

25 Sybil's Crossing

Kent, NY 10512

planningkent@townofkentny.gov

845-306-5612 (T)

845-306-5283 (F)

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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

Resolution #10

Year 2022

Date: July 14, 2022  
From: The Kent Planning Board  
To: The Kent Town Board  
CC: A. Brandihall  
L. Cappelli  
Y. Kelly  
Re: Pink Sugar Pastries  
1100 Route 52  
Kent, NY 10512  
TM: 12.-1-55  
Escrow Refund

Resolved: On July 14, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to make a recommendation to the Kent Town Board to return the funds remaining in the escrow account, as requested by Ms. Perez, which is \$250.00.

Mr. Tolmach asked for a motion to return the escrow to:

Pink Sugar Pastries  
1100 Route 52  
Carmel, NY 10512  
Attn: Ms. Mirtha Perez

The motion was made by Stephen Wilhelm and seconded by Sabrina Cruz. The roll call votes were as follows:

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on July 14, 2022.

Dated: July 14, 2022

  
\_\_\_\_\_  
Vera Patterson  
Planning Board Secretary

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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
 Kent, NY 10512  
 Fax: 845-306-5283

# Memorandum

**DATE:** April 19, 2022  
**TO:** Finance Dept.  
**CC:** [pinksugarpastries@gmail.com](mailto:pinksugarpastries@gmail.com)  
**FROM:** Vera Patterson  
**RE:** Pink Sugar Pastries  
 TM: 12.-1-55

Please process the following invoices from the account noted above.

Date	INVOICE #	VOUCHER NAME	AMOUNT	COMMENTS
03/28/22	Billing Period Ending 03/11/22	CPL Invoice 81653	\$ 250.00	See attached bill for breakdown \$ 250.00 Total Labor: \$ 250.00 Total Reimbursables: \$ 0.00 Total Amount Due: \$ 250.00



### Invoice

March 28, 2022  
 Project No: 16570.00  
 Invoice No: 81858

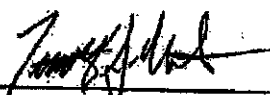
Town of Kent Planning Board  
 Vera Patterson, Secretary  
 25 Sybil's Crossing  
 Kent, NY 10512

On-call Town Board and Planning Board reviews, set-aside fee, this is for the Planning Board. Review of plans per Code; EAF, EISs including site plan, subdivision, zoning amendments, etc.

**Professional Services for the period ending March 11, 2022**

Phase 00000 Pink Sugar Sign Approval  
 Professional Personnel

	Hours	Rate	Amount
Axelsson, Elizabeth 3/11/2022	1.00	125.00	125.00
3/3/22 Revw submit per cod; Revw existing conditns w/Aplmnt; prep msg to PB Ch/ZBA Ch/Bldg insp;			
Axelsson, Elizabeth 3/11/2022	1.00	125.00	125.00
3/7/22 Revw submit per cod; Revw existing conditns w/Bldg inspect/rev Bl emt/photos; prep msg to Plang Bd/B/ZB Ch; fwd msg to Aplmnt/Landlrd;			
<b>Totals</b>	<b>2.00</b>		<b>250.00</b>
<b>Total Labor</b>			<b>250.00</b>
<b>Total this Phase</b>			<b>\$250.00</b>
<b>Total this Invoice</b>			<b>\$250.00</b>

  
 Timothy Moot, PG

26 IBM Road | Poughkeepsie, NY 12601 | 845.454.3411 | [cplteam.com](http://cplteam.com)

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

“ PLEASE REFERENCE INVOICE NUMBER ON PAYMENT ”

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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

Resolution #8

Year 2022

Date: April 21, 2022  
From: The Kent Planning Board  
To: Mirtha Perez  
C/O Pink Sugar Pastries  
1100 Route 52  
Carmel, NY 10512

CC:

Re: Pink Sugar Pastries  
1100 Route 52  
Kent, NY 10512  
TM: 12.-1-55  
Approval of Signs

Resolved: On March 10, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to approve the signs as submitted.

Mr. Tolmach asked for a motion to approve the signs, as recommended by Liz Axelson, the Planner for the Town of Kent.

The motion was made by Mr. Lowes and seconded by Mr. Gattucci. The roll call votes were as follows:

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on March 10, 2022.

Dated: April 21, 2022

  
\_\_\_\_\_  
Vera Patterson  
Planning Board Secretary

TOWN OF KENT PLANNING BOARD  
SITE PLAN CHECKLIST

APPLICANT NAME: Pink Sugar Pastries  
ADDRESS: 1100 Rte. 62  
Carmel, NY 10512  
CONTACT TELEPHONE NUMBER: 917-623-0190  
TM: 12-1-55

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

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

Check list completed by: Sign Approval

_____	_____
(Print or type name here)	(Print or type Title here)
_____	_____
(Signature)	(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF KENT, NEW YORK

Town of Kent Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- Sketch Plan (subdivision) \_\_\_\_\_
- Final Subdivision \_\_\_\_\_
- Site Plan \_\_\_\_\_
- Freshwater Wetland \_\_\_\_\_
- Change of Use \_\_\_\_\_
- Preliminary Subdivision \_\_\_\_\_
- Lot Line Change \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_
- Steep Slope & Erosion Ctrl \_\_\_\_\_

Sign approval

Name of Project: \_\_\_\_\_

Description of Proposed Activity: Proposed Installation of  
Sign over door of store

Name of Applicant(s): Mirtha Pere

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name and Address of Record Owner(s): \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

A) For All Applications:

- 1) Total acreage involved in application: \_\_\_\_\_
- 2) Total contiguous acreage controlled by applicant/owner (1): \_\_\_\_\_
- 3) Total number of existing structures: \_\_\_\_\_
- 4) Type of existing structures: \_\_\_\_\_
- 5) Total square footage of all new construction: \_\_\_\_\_
- 6) Estimated value of new construction or addition: \_\_\_\_\_

7) Type of construction or activity proposed: (Check all that apply)

- New Construction: Residential \_\_\_\_\_ Commercial X Institutional \_\_\_\_\_
- Expansion: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_
- Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: \_\_\_\_\_

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



9) Does applicant intend to request any information waivers?

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Name and Address of Professional Engineer: \_\_\_\_\_  
N/A

Telephone: \_\_\_\_\_

Name and Address of Licensed Land Surveyor: \_\_\_\_\_  
N/A

Telephone: \_\_\_\_\_

Name and Address of Attorney: \_\_\_\_\_  
N/A

Telephone: \_\_\_\_\_  
N/A

Name and Address of Wetland Consultant: \_\_\_\_\_  
N/A

Telephone: \_\_\_\_\_

Mirtha

DISCLOSURE OF BUSINESS INTEREST

State of New York )

) ss:

County of Putnam )

Mirtha Perez

being duly sworn, deposes and says:

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

Mirtha Perez 162 White Pond Rd Stormville NY 10582

Pink Sugar Pastries 1100 Rt 52 Carmel NY 10512

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

Store Front Sign

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

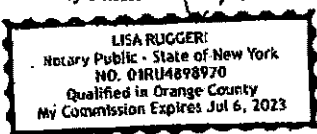
Mirtha Perez

Agent/Owner

Lisa Ruggeri  
Notary Public

Mirtha Perez

Agent/Owner



Mirtha

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York )

County of Putnam ) ss:

Mirtha Perez being duly sworn, deposes and says:

1. That I/we are the Mirtha Perez named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 162 White Pond Rd in the County of Dutchess and the State of New York. Pink Sugar Pastries: 1100 Rt 52 Carmel NY 10512
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Mirtha Perez  
Applicant/Agent

Mirtha Perez  
Applicant/Agent

Lisa Ruggeri  
Notary Public



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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

---

# Memorandum

**DATE:** February 24, 2022  
**TO:** Finance Department  
**CC:** [pinksugarpastries@gmail.com](mailto:pinksugarpastries@gmail.com)  
**FROM:** Vera Patterson  
**RE:** Pink Sugar Pastries  
1100 Route 52 – Ste 100  
Kent, NY 10512  
TM: 12.-1-55

This is a new project for a sign approval/site plan. Please find the following checks and supporting documentation:

[REDACTED]

Please open a new account for this project.

Thanks very much.

TOWN OF KENT PLANNING BOARD  
SITE PLAN CHECKLIST

APPLICANT NAME: Pink Sugar Pastries

ADDRESS: 1100 Rte. 62  
Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 917-623-0180

TM: 12-1-55

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

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

Check list completed by: Sign Approval

\_\_\_\_\_  
(Print or type name here)

\_\_\_\_\_  
(Print or type Title here)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF KENT, NEW YORK

Town of Kent Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- Sketch Plan (subdivision) \_\_\_\_\_
- Final Subdivision \_\_\_\_\_
- Site Plan \_\_\_\_\_
- Freshwater Wetland \_\_\_\_\_
- Change of Use \_\_\_\_\_
- Preliminary Subdivision \_\_\_\_\_
- Lot Line Change \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_
- Steep Slope & Erosion Ctrl \_\_\_\_\_

Sign approval

Name of Project: \_\_\_\_\_

Description of Proposed Activity: Proposed Installation of  
Sign over door of store

Name of Applicant(s): Mirtha Perez

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name and Address of Record Owner(s): \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

A) For All Applications:

- 1) Total acreage involved in application: \_\_\_\_\_
- 2) Total contiguous acreage controlled by applicant/owner (1): \_\_\_\_\_
- 3) Total number of existing structures: \_\_\_\_\_
- 4) Type of existing structures: \_\_\_\_\_
- 5) Total square footage of all new construction: \_\_\_\_\_
- 6) Estimated value of new construction or addition: \_\_\_\_\_

7) Type of construction or activity proposed: (Check all that apply)

- New Construction: Residential \_\_\_\_\_ Commercial X Institutional \_\_\_\_\_
- Expansion: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_
- Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: \_\_\_\_\_

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

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

email: [planningkent@townofkentny.gov](mailto:planningkent@townofkentny.gov)  
Kent, NY 10512  
Fax: 845-306-5283

Resolution #8  
Year 2022

Date: April 21, 2022  
From: The Kent Planning Board  
To: Mirtha Perez  
C/O Pink Sugar Pastries  
1100 Route 52  
Carmel, NY 10512

CC:

Re: Pink Sugar Pastries  
1100 Route 52  
Kent, NY 10512  
TM: 12.-1-55  
Approval of Signs

Resolved: On March 10, 2022 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to approve the signs as submitted.

Mr. Tolmach asked for a motion to approve the signs, as recommended by Liz Axelson, the Planner for the Town of Kent.

The motion was made by Mr. Lowes and seconded by Mr. Gattucci. The roll call votes were as follows:

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on March 10, 2022.

Dated: April 21, 2022

  
\_\_\_\_\_  
Vera Patterson  
Planning Board Secretary

TOWN OF KENT PLANNING BOARD  
SITE PLAN CHECKLIST

APPLICANT NAME: Pink Sugar Pastries

ADDRESS: 1100 Rte. 62  
Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 917-623-0180

TM: 12-1-55

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

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

Check list completed by:

Sign Approval

\_\_\_\_\_  
(Print or type name here)

\_\_\_\_\_  
(Print or type Title here)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOWN OF KENT, NEW YORK



Town of Kent Planning Board  
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- Sketch Plan (subdivision) \_\_\_\_\_
- Final Subdivision \_\_\_\_\_
- Site Plan \_\_\_\_\_
- Freshwater Wetland \_\_\_\_\_
- Change of Use \_\_\_\_\_
- Preliminary Subdivision \_\_\_\_\_
- Lot Line Change \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_
- Steep Slope & Erosion Ctrl \_\_\_\_\_

*Sign approval*

Name of Project: \_\_\_\_\_  
Description of Proposed Activity: Proposed Installation of  
sign over door of store

Name of Applicant(s): Mirtha Perez

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Name and Address of Record Owner(s): \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

A) For All Applications:

- 1) Total acreage involved in application: \_\_\_\_\_
- 2) Total contiguous acreage controlled by applicant/owner (1): \_\_\_\_\_
- 3) Total number of existing structures: \_\_\_\_\_
- 4) Type of existing structures: \_\_\_\_\_
- 5) Total square footage of all new construction: \_\_\_\_\_
- 6) Estimated value of new construction or addition: \_\_\_\_\_

7) Type of construction or activity proposed: (Check all that apply)

- New Construction: Residential \_\_\_\_\_ Commercial X Institutional \_\_\_\_\_
- Expansion: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_
- Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: \_\_\_\_\_

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

9) Does applicant intend to request any information waivers?

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Name and Address of Professional Engineer: \_\_\_\_\_

N/A

Telephone: \_\_\_\_\_

Name and Address of Licensed Land Surveyor: \_\_\_\_\_

N/A

Telephone: \_\_\_\_\_

Name and Address of Attorney: \_\_\_\_\_

N/A

Telephone: \_\_\_\_\_

N/A

Name and Address of Wetland Consultant: \_\_\_\_\_

N/A

Telephone: \_\_\_\_\_

Mirtha

DISCLOSURE OF BUSINESS INTEREST

State of New York )

) ss:

County of Putnam )

Mirtha Perez

being duly sworn, deposes and says:

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

Mirtha Perez 162 white Pond RD Stormville NY 10582

Pink Sugar Pastries 1100 Rt 52 Carmel NY 10512

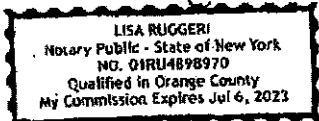
- 2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

Store Front Sign

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

Mirtha Perez  
 Agent/Owner  
Lisa Riggeri  
 Notary Public

Mirtha Perez  
 Agent/Owner



Mirtha

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }

County of Putnam } ss:

Mirtha Perez being duly sworn, deposes and says:

1. That I/we are the Mirtha Perez named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 162 white Pond RD in the County of Dutchess and the State of New York. Pink Sugar Pastries: 1100 Rt 52 Carmel NY 10512
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Mirtha Perez  
Applicant/Agent

Mirtha Perez  
Applicant/Agent

Lisa Ruggeri  
Notary Public



## Quotes for Electrical panels (Ryan's Park Field 1 and 3)

James Hoffman <jhoffman@townofkentny.gov>

Fri 7/15/2022 9:38 AM

To: Alexa Brandihall <abrandihall@townofkentny.gov>

Cc: Jaime McGlasson <jmcglasson@townofkentny.gov>

Good morning,

Attached I have provided the quotes for the electrical panels for Field 1 and Field 3 at Ryan's park.

1. Allstate V3.0, Inc. quoted us at \$19,800
2. Zold Electric quoted us at \$25,233.18
3. Taconic Electric never returned our calls.

Sincerely,

**JAMES HOFFMAN**

Director of Recreation & Parks

Town of Kent

Recreation & Parks

25 Sybil's Crossing

Kent Lakes, NY 10512

P: 845-531-2100

F: 845-306-5284

[Jhoffman@townofkentny.gov](mailto:jhoffman@townofkentny.gov)

[www.townofkentny.gov](http://www.townofkentny.gov)





# Zold Electric Inc

226 Tibet Drive | Carmel Hamlet, New York 10512  
 845-306-7529 | office@zoldelectric.com | www.ZoldElectricinc.com

**RECIPIENT:**

**Town of Kent Parks & Recs**

25 Sybil's Crossing  
 Kent Lakes, NY 10512

**Estimate #686**

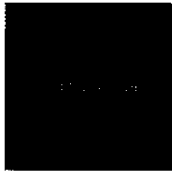
Sent on Jul 14, 2022

**Total \$25,233.18**

**SERVICE ADDRESS:**

43 Park Road  
 Edward Ryan Memorial Park  
 Carmel Hamlet, New York 10512

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Total Labor cost	*description of job*	\$12,825.00*
	**installation of enclosure box with wireway/trough for contactor line/load wiring for both electrical rooms. wireway will include control wiring for time clock digital control with programmable options. One digital timeclock will control field one from corresponding electrical closet and another digital time clock will control field two from its corresponding electrical closet. Procedure of timeclock operation will be printed for schedule. Panel load center and contactor enclosure will be labeled with new schedules as well.	
	*installation of following Field lighting control system for field 1 -Contactor system for 70Amp 2P single phase circuit qty.2 -Contactor system for 40Amp 2P single phase circuit qty.2 -Contactor system for 20Amp 2P single phase circuit qty.2 **all contactor systems will be controlled via digital watt-stopper time clock system for field 1	
	*installation of following Field lighting control system for field 2 -Contactor system for 125Amp 2P single phase circuit qty.2 -Contactor system for 70Amp 2P single phase circuit qty.2 -Contactor system for 60Amp 2P single phase circuit qty.4 -Contactor system for 50Amp 2P single phase circuit qty.2 **all contactor systems will be controlled via digital watt-stopper time clock system for field 2	



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PRODUCT / SERVICE	DESCRIPTION	TOTAL
Materials	6"x6"x6' trough with elbows qty.4 48"x24"x8" enclosures qty.2 2" EMT conduit qty.40' 2" EMT TA's qty.8 2" EMT fitt. qty.12 2" MIBG qty.8 THHN conductors qty. variable AWG ==200FT Polaris bugs qty. 32 variable size  -Contactor system for 70Amp 2P single phase circuit qty.2 -Contactor system for 40Amp 2P single phase circuit qty.2 -Contactor system for 20Amp 2P single phase circuit qty.2 -Contactor system for 125Amp 2P single phase circuit qty.2 -Contactor system for 70Amp 2P single phase circuit qty.2 -Contactor system for 60Amp 2P single phase circuit qty.4 -Contactor system for 50Amp 2P single phase circuit qty.2  Watt stopper lighting control panel with timeclock programmable capabilities qty.2	\$11,783.18*
Putnam County Permit/Inspection	-Filing of Putnam County electrical permit -filing/scheduling of electrical underwriter inspection for certificate of compliance	\$625.00*
		Not included
additional labor/material	-additional cost for optional cellular control system of field lights	\$23,800.00*
Disclaimer	Zold Electric Inc. is NOT responsible for existing wiring conditions in buildings/ existing code violations/ building permit fees/electrical fixtures supplied by owner/ repairs to interior and exterior furnished walls due to electrical work and repairs due to unforeseen conditions. Electrical Projects WITHOUT engineered electrical drawings stamped by the Authority Having Jurisdiction (AHJ) or any type of blueprint/schematic with engineered seals, Zold Electric Inc will NOT be held responsible for additional work due to incomplete drawings and will be wired to current NEC code cycle as a minimum standard. All additional work will be considered a Change Order/Extra work order. All deposits are non-refundable.	
Disclaimer for Suppliers	-Due to global resources, workforce limitations, price escalations and raw commodities volatility this quote is valid for 30 days or the next price increase whichever occurs first.  -Supplier shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.	

**A deposit of \$5,046.64 will be required to begin.**



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\* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

<b>Subtotal</b>	<b>\$25,233.18</b>
<b>NY-Putnam (8.375%)</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$25,233.18</b>

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





# Allstate V3.0, Inc.

11 Tango Lane  
Carmel, NY 10512  
Put Lic#22014 West Lic#1676

## Estimate

Date	Estimate #
7/12/2022	398

Name / Address
Town of Kent Recreation and Parks 25 Sybil's Crossing Kent Lakes, NY 10512

		Project
Description	Qty	Total
Contract price for work as agreed		19,800.00
SCOPE:  Two separate lighting control systems for two separate playing fields located at Ryan's Field, Kent NY  Field A- (UPPER) contains Eight Field Lighting Towers of varying loads up to 125Amps  Field B-(LOWER) Contains Four Field Lighting Towers of varying loads up to 70 Amps		
<b>Total</b>		

Phone #
845-628-3800



# Allstate V3.0, Inc.

11 Tango Lane  
 Carmel, NY 10512  
 Put Lic#22014 West Lic#1676

## Estimate

Date	Estimate #
7/12/2022	398

Name / Address
Town of Kent Recreation and Parks 25 Sybil's Crossing Kent Lakes, NY 10512

		Project
Description	Qty	Total
<p>Although both fields contain different numbers of lighting towers, the switching equipment shall vary only in quantity, not type. Both fields will be switched in the same manner.                      Control components shall be identical.</p> <p><b>TOWN OF KENT REQUIREMENTS:</b></p> <ol style="list-style-type: none"> <li>1. Safely turn lighting at each ball field on/off via public access switching (currently breakers used as switches)</li> <li>2. Automatically turn lighting off at a pre-set time every night regardless of use/Including complete lock-out after a certain time.</li> <li>3. Have access to scheduling of programs for lighting daily/weekly etc.</li> <li>4. Delay each tower by a pre-described amount of time to reduce In-rush loading</li> </ol> <p>Switching of lighting towers involves two main components:</p> <p>The electronic control(s) for the lighting (I.E Astronomical timer, public access switching, delays modules, sensors etc.)                      These items control the length of time and manner in which the lighting loads are used.</p> <p>The second component involves non-public access to the following:</p> <p>The line/load relays, contactors, breakers, delay modules and gutterways</p> <p><b>ALLSTATE PROPOSES THE FOLLOWING TO ADDRESS THE SCOPE OF WORK:</b></p>		
		<b>Total</b>

Phone #
845-628-3800

# Allstate V3.0, Inc.

11 Tango Lane  
 Carmel, NY 10512  
 Put Lic#22014 West Lic#1676

## Estimate

Date	Estimate #
7/12/2022	398

<b>Name / Address</b>
Town of Kent Recreation and Parks 25 Sybil's Crossing Kent Lakes, NY 10512

		Project
Description	Qty	Total
Allstate will provide digital astronomical timing clock with programmability and additional features listed above.  Allstate will provide lighting contactors( 1 for each tower of lights) to be switched in a cascading delay.  Allstate will provide gutterways where necessary.  Allstate will provide lockable line/load contactor equipment box for non-public access equipment.  Allstate will provide additional tech support where necessary to train personnel on the proper use of this equipment.  Allstate will provide all necessary permits and inspections  No Tax		0.00
<b>Total</b>		\$19,800.00

<b>Phone #</b>
845-628-3800