

Town of Kent
Town Board Meeting
November 8, 2023

Public Hearing

Soil Removal and Excavation

2023 Budget

Workshop/Meeting

1. Pledge of Allegiance
2. Roll Call
3. Discussion and/or Vote on the following:
 - a. Recreation- advertise for part time employee
 - b. Accept donation of land
 - c. Highway- transfer trailer
 - d. Planning Board-return fees, return bond
 - e. Lake Carmel- tree removal
4. Vouchers
5. Announcement
6. Public Comment

DRAFT: ~~October 10,~~
~~2023~~ July 6, 2023

Town of Kent ~~Soil Removal and E~~Excavation
~~and Mining~~
Chapter 63

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A. Purpose and Intent.

The purpose and intent of this chapter, its supplementary land development requirements and standards are as follows:

1. To ensure that excavation will be conducted in a manner that will protect residential and local business areas and other land uses, and the value of land from potential adverse impacts.
2. To limit the amount of excavation to the minimum required for site preparation, preserving, insofar as possible, the topographical beauty of the community, including the character of the existing landscape, its knolls, hills, and ridgelines and other aspects of the Town's natural environment.
3. To limit the amount of material that may be removed from a site and establish clear standards and requirements for the planned phasing of areas of excavation to avoid the creation of a disturbed, barren area of land that is not consistent with the Town's natural environment and rural, residential character.
4. To prevent the adverse effects of disturbed land, such as stormwater, erosion and sedimentation, and pollution from affecting the community's watershed, watercourses, waterbodies and wetlands, and other natural resources.

B. Definitions

AGRICULTURAL ACTIVITY

The activity of an active farm including grazing and watering livestock, irrigating crops, harvesting crops, using land for growing agricultural products, and cutting timber for sale, but shall not include the operation of a dude ranch or similar operation, or the construction of new structures associated with agricultural activities.

CLEARING

Any activity that removes the vegetative surface cover.

CONCEPTUAL EXCAVATION ~~AND PHASED DEVELOPMENT PLAN~~

A drawing, or set of drawings, with general information sufficient to adequately describe the existing conditions of the site and the proposed excavation and development. This information shall include data on existing land characteristics (slopes, wetlands, rocky areas, etc.), available utilities, and the proposed general layout, timing, and phasing of development, including buildings, parking, driveways, pedestrian ways, generalized landscaped areas and other improvements, and general limits of disturbance.

DISTURBANCE

All land preparation activities involving the movement, placement, removal, transfer or shifting of soil, rock and/or vegetation, including but not limited to, clearing, draining, filling, grading, regrading or the building of structures or the placement of improvements on land, including the construction of individual sidewalks, paths, roads, or driveways. The condition of land disturbance shall be deemed to continue until the area of disturbance is returned to its original state or to a state complying with a permit for such disturbance granted in accordance with this chapter.

DETRIMENTAL:

Any action which is harmful or damaging.

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EXCAVATION

The disturbance or removal of material including soil, rock and/or minerals from land for the purposes of site preparation for land development and construction projects, regardless of whether those materials are retained on the site or removed from the site.

EXCAVATION AND PHASED DEVELOPMENT PLAN

A drawing, or set of drawings, with detailed information as set forth herein, to fully demonstrate the existing conditions of the site and the proposed excavation and phased development. The information and plans shall include data on existing land characteristics (topography, wetlands, rock outcroppings and ledge areas, etc.), available utilities, and the proposed general layout, timing, and phasing of development, including buildings, parking, driveways, pedestrian ways, generalized landscaped areas and other improvements, limits of disturbance, and corresponding grading, drainage, erosion and sedimentation control and other measures to be demonstrated on phased development plans.

MINERAL

All naturally formed, usually inorganic, solid material located on or below the surface of the earth. For the purposes of this chapter, peat and topsoil shall be considered minerals.

MINING

The extraction of soils, rock (overburden) and minerals from the earth, and the removal of such materials from the site through sale or exchange or for commercial, industrial, or municipal use. ~~Mining shall not include the creation of water bodies or excavations in aid of agriculture.~~ Activities associated with the processing of such materials, if permitted, must comply with the conditions of any permit granted in accordance with this chapter.

PROCESSING:

Any mechanical manipulation of material including crushing, screening, blending, washing, and any procedure which changes the size of the particles or the particle size distribution or gradation from in-situ characteristics. Processing also includes any

mechanical and/or thermal combining or blending of materials from one or more sources in order to manufacture a product with certain specification requirements.

Processing shall not mean simply excavating and loading earth material directly into a transport vehicle.

RESTORATION

The act of bringing back to a former condition and function.

TOPSOIL

Topsoil shall consist of friable surface soil reasonably free of grass, weeds, sticks, stones, or other foreign materials.

C. Applicability

1. Mining as defined under this code is prohibited in the Town of Kent.
2. The amount of material to be removed from the subject site shall not exceed 1,000 tons or ~~72550~~ cubic yards, whichever is less, during twelve (12) successive calendar months.
3. Excavation as defined under this code shall be permitted in accordance with the following:
 2. Any individual or entity proposing to excavate a total, collective area of 80,000 square feet or more of the surface area of a site which will result in a change in the average existing, natural grade (topography) of 4 (four) feet or more in any area defined by a rectangle of 10,000 square feet, minimum dimension of 100 feet per side and involving the displacement of 1,500 cubic yards or more of material within the Town of Kent shall prepare an application as delineated herein below for an excavation permit.
5. Excavation is permitted under the following conditions:
 - a. A special use permit for excavation has been issued by the Town Board according to the procedures outlined below.
 - b. The approved plan shall be for the phased development of the site for uses which are principal permitted uses or permitted special uses in the underlying zoning district.
 - c. For excavation projects, the approval specifically includes a phased implementation plan which balances phases of excavation and phases of land development so as to avoid excavation of the entire site prior to establishment of the approved use. The phasing plan shall be backed by a performance bond.
 - d. The excavated material shall be the minimum necessary to construct the project, and the material that is removed from the property shall only be in excess of that which can be reused or redistributed on the site provided that this amount is specified in the building permit for such improvement and is less than 1,000 tons or ~~72550~~ cubic yards, whichever is lower, within 12 successive calendar months.
 - e. The Town Board at its discretion may permit onsite processing of excavated materials subject to such additional conditions as they deem necessary provided that all processed materials are used on site in the proposed phased development and that no processed materials are removed from the property.
 - ~~f.~~ Any regrading, removal or excavation shall be completed within one year of the date of issuance of said permit.

~~6.~~ The excavation permit shall be void if construction is not started within one year of the date of Town Board approval and completed within two years of the date of ~~f~~.

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such approval. Prior to its expiration, the excavation permit approval may be renewed by written request of the applicant for up to two additional ninety-day periods.

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D. Exemptions

Excavation in the following cases is not subject to the limitations of this section, and no special use permit approval from the Town Board is required:

1. Land disturbance operations in which topsoil is removed from one part of the property and deposited on another part of the same property, provided that it is replaced with a cover of earth in which the vegetable matter may take root and grow and is seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
2. Excavation within the limits of the right-of-way of any Town, county, or state highway for the sole purpose of building roads and slopes incidental thereto which lie within the area of a subdivision approved by the Planning Board of the Town of Kent are on file in the County Clerk's office in Putnam County, New York.
3. Excavation in connection with agricultural activity, including farm ponds and soil conservation measures, provided that such improvement conforms to the following standards and conditions:
 - a. Final slopes shall be finished at a grade no greater than the natural angle of repose, except where supported by a retaining wall or foundation.
 - b. Any lakes or ponds that are created shall have a sufficient depth and inflow of water to prevent eutrophication and to prevent their becoming stagnant in dry periods.
 - c. Topsoil may be disturbed and relocated in connection with any permitted excavation but shall be replaced with earth in which vegetable matter may take root and grow and shall be seeded with grass, permanent pasture mixture or other fast-growing vegetation, repeatedly as necessary until the growth is established.
 - d. In the event that the construction of improvements for which preparatory excavation is performed does not commence within six months of the commencement of such excavation, the permittee shall be required to immediately begin reclamation operations to restore the land to a condition that will minimize erosion and any unsightly conditions.

4. Excavation required to construct single-family home foundations and basements.

4.5. Excavation required to maintain waterbodies and watercourses.

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E. Application Procedure.

The application procedure for approval of a special use permit for excavation shall involve a three-stage process:

1. The applicant shall submit an application supported by a conceptual excavation and phased development plan to the Planning Board. The Planning Board shall review the plan and determine if excavation and land disturbance thresholds under this code will be met or exceeded requiring referral to the Town Board. The Town Board shall receive the referral from the Planning Board and evaluate the plan relative to the conformity of

the proposal with the Town Comprehensive Plan and this chapter. The Town Board shall:

- a. provide feedback to the Applicant regarding additional information that must be submitted as part of the conceptual excavation and phased development plan for reconsideration by the Town Board; or
 - b. upon acceptance of the conceptual excavation and phased development plan, the Town Board may direct the applicant to submit a full and complete excavation and phased development plan application as set forth herein; or
 - c. deny the conceptual excavation and phased development plan.
2. Upon direction of the Town Board, the applicant shall submit a full and complete excavation and phased development plan application to the Town Board, which shall be referred to the Planning Board for a detailed review and report. The Planning Board shall serve as Lead Agency and conduct the New York State Environmental Quality Review Act (SEQRA) review unless otherwise superseded by another involved agency. The Planning Board shall as part of the SEQRA review conduct a public hearing on the matter. Upon the conclusion of the SEQRA review, the Planning Board will issue a determination of environmental significance, and all associated approvals and permits. The Planning Board shall refer the entire application package back to the Town Board.
 3. Upon receipt of the entire application package from the Planning Board, the Town Board shall accept the SEQRA determination of the Planning Board and review all comments and recommendations provided by the Planning Board. ~~consider the comments of the Planning Board and their SEQRA determination.~~ Within 62 days of receipt of the application from the Planning Board, the Town Board shall give due notice and may hold a public hearing on the special use permit for excavation.

F. Town Board Action.

✦ Within 30 days of the close of the public hearing, the Town Board shall act either to approve, approve with conditions or disapprove the special use permit for excavation.

1. With respect to the excavation permit and phasing, the Town Board shall make the following findings:
 - a. That the location, character and scope of the excavation activity, and the access and any temporary buildings, structures, facilities, or processing equipment, will reasonably safeguard the character of the neighborhood and surrounding property values, will not hinder, or discourage the appropriate development and use of adjacent property and, when completed, will conform to the appropriate and orderly development of the Town and neighborhood.
 - b. That the lot on which the excavation activity is to be conducted is of sufficient size and adequate dimension to permit the excavation activity in a manner that will not be detrimental to the neighborhood or adjacent property.
 - c. That reasonable provision will be made for screening the excavation activity including processing from view from adjacent streets and property, and that buffer transition areas will be provided to protect adjacent properties.
 - d. That the streets serving the proposed excavation activity are adequate to carry

prospective traffic, that provision will be made for entering and leaving the lot in

such a manner that no undue hazard to traffic or undue traffic congestion is created and that adequate off-street parking and loading facilities will be provided for conduct of the excavation activity.

- e. That the proposed excavation activity when completed, will not result in creation of soil erosion, sedimentation or fertility problems or drainage, sewerage or groundwater problems, or pollution which would impair the reasonable reuse and development of the lot and/or be detrimental to the neighborhood or adjacent property and that the excavation and phased development plan is consistent with the Town of Kent Comprehensive Plan.
 - f. That the proposed excavation activity, any buildings, structures, facilities or processing equipment and hours of operation will make provision for control of dust and lighting and otherwise will not be detrimental to the public health, safety and general welfare of the neighborhood and the community.
2. Such conditions and safeguards shall be attached to the special permit as the Town Board deems necessary and appropriate to assure continual conformance to all applicable standards and requirements.

H. Regulatory Compliance

Each application for a special use permit shall be in compliance with all pertinent regulations, including:

1. All applicable provisions of the Code of the Town of Kent, including but not limited to regulations for flood damage prevention, freshwater wetlands, tree removal, steep slope protection and stormwater management, subdivision of land, watercourses, soil hydrology, environmentally sensitive lands, zoning, and any other pertinent provisions.
2. New York City Department of Environmental Protection (NYCDEP), New York State Department of Environmental Conservation (NYSDEC) and all other applicable regulations.

I. Application Requirements

Each application for a special use permit shall be accompanied by the following:

1. A proposed site plan showing the size and location of the lot, the location of all buildings and proposed facilities, including access drives and parking areas, and all streets within 200 feet of the lot. The site plan shall use as a base map a recent, accurate boundary and topographic survey of the property depicting all existing improvements and grades prepared by a New York State licensed land surveyor. The plan shall depict all proposed site alterations and improvements and shall be prepared by a professional engineer, a landscape architect, or an architect licensed by the State of New York and shall include the following information:
 - a. A location map, at a convenient scale, showing the applicant's entire property and all boundaries, easements, and streets within 500 feet thereof.
 - b. Show existing improvements, utilities, wells, and septic systems.

- c. The location and limits of the area of disturbance on the lot to be subject to the excavation activity and any lines delimiting areas not to be disturbed.
- d. Existing topography and proposed grade elevations at a contour interval of not more than two feet, unless waived by the Town Board, with existing topography to be shown on the subject parcel and within 200 feet of the area to be subject to the excavation operation, drawn to a scale of not less than 100 feet equals one inch.
- e. Show existing and proposed drainage within the limits of disturbance and within a distance of 200 feet outside of the limits of disturbance.
- f. Show existing wetlands, watercourses, and waterbodies and associated buffers delineated in compliance with pertinent provisions of the Code of the Town of Kent, including Chapter 39A, within the limits of disturbance and within a distance of 200 feet outside of the limits of disturbance.
- g. Show proposed truck and equipment access to the lot, including roadway and access improvements proposed.
- h. Show the location of wooded areas, existing buildings and structures and the location of any proposed buildings and structures within the limits of disturbance and within a distance of 200 feet outside of the limits of disturbance.
- i. Any proposed temporary or permanent screening of the excavation operation, such as by berms, fences, and landscaping.
- j. The location, size, use and architectural design of all existing buildings and structures.
- k. The location of all property lines and structures within 200 feet of the property boundary.
- l. Existing soil types, wetlands, and watercourses, one-hundred-year floodplains, bedrock outcrops, slopes in excess of 10%, and the location of trees with a diameter of six inches (6") or greater as measured 4.5' from the ground level (Direct Breast Height, or dbh).
- m. The location and capacity or number of all existing and proposed roads, driveways, parking and loading areas, including access and egress drives.
- n. The location of outdoor storage areas.
- o. The location of fire access roads and fire protection features.
- p. The location, description, and design of all existing and proposed site improvements, including building footprints, pavement, walkways, curbs, ~~sing~~, drains, culverts, retaining walls, fences, parks, open spaces, and recreation areas.
- q. The location, design and description of water supply and sewage disposal facilities.
- r. The location, design, and description of stormwater management facilities, including proposed grading plan.
- s. The location, height, and species of landscape plantings on a landscape plan.
- t. The character and location of all power distribution and transmission lines.
- u. The location and description of all subsurface site improvements and facilities.
- v. The location of any processing equipment and stockpiles.

- w. The extent and amount of cut and fill for all disturbed areas, including before-and-after profiles of typical development areas, building footprints, walkways, parking lots, driveways, and roads.
 - x. The total amount of cut and fill in cubic yards.
 - y. The average existing grade and the average proposed grade and depth of excavation.
 - z. Adequate provisions for the handling of stormwater runoff, including retention/detention, piping, or channeling to existing or proposed drainage systems during and after construction.
 - aa. Proposed phasing of development.
 - bb. A rock removal or blasting plan as determined to be required.
 - cc. If blasting is found to be required, a baseline potability and pollutant study and monitoring plan during and post-construction of surrounding wells. Test parameters and the location of the wells to be tested will be determined.
 - dd. Restoration or reclamation plan as determined to be required.
 - ee. A signature block for Town Board endorsement of approval.
 - ff. The name and address of the owner of the property proposed for development, along with the signature of said owner.
 - gg. The name and address of the applicant, if different, along with the signature of said applicant.
 - hh. At the request of the Town or Planning Board, any other pertinent information or materials determined to be necessary to assist in the review and evaluation of the proposed special use permit for excavation and provide for the proper enforcement of this chapter.
2. A Full Environmental Assessment Form (Full EAF) together with any supporting documents or other material intended to expand or clarify information contained in the Full EAF intended to assist the Town in the review of this project.
 3. A complete copy of all application materials submitted to the NYSDEC pursuant to Article 23, Title 27 of the Environmental Conservation Law, if applicable.
 4. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Town of Kent Town Code Chapter 66. The SWPPP shall meet the performance and design criteria and standards in Chapter 66, Article IV. The approved special use permit shall be consistent with the provisions of Chapter 66.
 5. A narrative addressing the following and such additional information deemed appropriate by the Town Board:
 - a. An evaluation of the proposed excavation activity relative to surrounding land uses, including an evaluation of potential environmental impacts, including but not limited to noise, dust, and visual impacts on surrounding land uses.
 - b. The duration of the operation through to site restoration, proposed hours and days of operation and the program for staging the site preparation, excavation and restoration in time and geographic sections.
 - c. The program of measures to be undertaken for control of noise, dust, soil erosion and sedimentation, water pollution, and the mitigation of visual impacts,

including outdoor illumination, and elements of a reclamation plan for the area of the lot to be subject to the excavation activity.

- d. An estimate of the number of vehicles expected to enter and exit the lot on a daily basis and at peak hours, and description of any roadway capacity and safety improvement proposed on the streets giving access to the lot.
- e. Description of the nature and capacity of any processing equipment proposed to be established on the lot.

J. Waiver of Requirements and Standards

1. Where the ~~Town Board and/or~~ Planning Board finds that certain application requirements, data and information, set forth in section I, above, and standards as set forth in section K, below, are not required or are unnecessary to review the application for a special use permit and the potential effects of proposed excavation, it may waive specific requirements or standards upon written request of the applicant; provided that such waiver will not have the effect of nullifying the intent and purpose of this chapter or any chapter of the Town Code, or the State Environmental Quality Review Act.
- ~~2. Where the Board finds that, due to the special circumstances of a particular application, the provision of certain required improvements or adherence to a certain specific standard is not required to further the interest of the public health, safety and general welfare, or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the site of the special use permit, it may waive such requirements or standards, subject to appropriate conditions as deemed appropriate by the Town Board and/or Planning Board. The Board shall state on the record the reasons supporting any waiver that may be granted.~~
- 3.2. In granting waiver(s), the Planning Board may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

K. Performance Standards

The excavation activities shall conform to the following standards and conditions:

1. There shall not be any vegetation removal, clearing of the land or alteration of the site without first obtaining a special use permit for excavation from the Town Board.
2. There shall not be any vegetation removal, clearing of the land or hydrological alteration of any Town of Kent jurisdictional wetland, watercourse, and/or waterbodies and associated buffers without first obtaining a special use permit for excavation from the Town Board.
3. All excavation activities shall conform to the information, report, maps, plans and conditions approved by the Planning Board and Town Board.
4. The lot will be excavated and graded within the limits shown on the approved plans and in conformity with the proposed contour plan as approved.
5. The measures for noise, visual, soil erosion and sediment control will be installed, maintained, and completed in accordance with all approvals and permits.
6. The slopes will not exceed one foot of rise for two feet of horizontal distance or such lesser slope that the Planning Board may specify as necessary for the public health and

safety, soil stability or for the reasonable use of the property after completion of the operation.

7. There will be no excavation, processing or grading or removal within 50 feet of any property or street line, or a greater or lesser distance if approved by the Town Board.
8. There shall be no sharp declivities, pits or depressions, and proper drainage will be provided to avoid stagnant water, soil erosion and water pollution during and upon completion of operations.
9. The permittee shall maintain and repair all streets and roads affected by the conduct of the excavation operations and by the transport of any and all materials to and from the site and within the site; and such work shall be completed within the time provided for in the permit.
10. The lot will be cleared of all debris within the period for which the excavation permit is granted.
11. Except in the location of wetlands and watercourses and exposed ledge rock, the topsoil for a depth of twelve inches will be set aside and retained on the lot and will be respread over the excavated or graded area as the work progresses, that an approved ground cover will be planted and grown to an erosion-resistant condition upon the completion of the excavation or removal in accordance with the approved contour lines and that such work be completed within the period for which the local excavation permit is granted.
12. If required by the Town Board, the area to be excavated or a portion thereof shall be enclosed within a fence of such type, height, and location as the Board approves.
13. A schedule shall be established setting forth the following:
 - a. Limitations on the day of the week and the hours of the day during which any work, including or rock chipping, drilling, processing, or hammering, or blasting may be performed on the lot, in compliance with Town of Kent noise regulations.
 - b. The place and manner of disposal on the lot of excavated material.
 - c. Requirements as to the control of dust, noise, and lighting.
14. The applicant shall submit weekly reports, prepared by and bearing the seal of an engineer, showing the status and progress of the excavation activity to the Town Building Inspector.

L. Performance Bond and Insurance

1. Performance bond

In order to ensure the full and faithful completion of all construction activities related to compliance with all conditions set forth by the Town in its issuance of special use permit for excavation, the owner or applicant shall provide, as a condition of approval, a performance bond, supported by sufficient security in the form of cash bond, surety bond, a cash escrow account, irrevocable letter of credit or certified check drawn upon a national or state bank or other cash equivalent, which guarantees satisfactory completion of the project and names the Town as the beneficiary. The security shall be in an amount to be determined based on submission of final design plans. The amount of the performance bond shall be based on the submittal of a detailed cost estimate, which shall be reviewed by the Town Engineer, who shall report said recommendations to the Town Board.

- a. The bond shall be conditioned that any affected land shall be restored in conformity with the approved excavation permit and plans and the standards set forth by this section.
 - b. In the event of default in compliance with the excavation permit and plans or the terms of this section, the letter of credit or surety bond shall be forfeited to the Town.
 - c. The Town shall return to the operator any bonded amount that is not needed to cover the expenses of restoration, administration and any other expenses reasonably incurred by the Town as a result of the applicant's failure to comply with the terms of the excavation permit and plans of this section.
 - d. The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance or such other certification that the work covered under the permit and/or any phased development plan associated therewith and all improvements have been constructed and completed in accordance with all plans, specifications and approvals.
 - e. In the event of a proposed transfer of an excavation permit and plans, the Town Board shall require the filing of a certificate from the surety company issuing the bond then in effect, continuing the same bond as to the new permit holder or certifying that a new bond has been issued. In the absence of such certificate, no transfer of a permit will be allowed.
 - f. The required bond amount pursuant to this subsection shall be reviewed on a yearly basis to assure that a fair and reasonable bond is available to the Town should any default in performance of the requirements of the permit or this section occur.
 - g. At its discretion, the Town may accept cash or certified check, negotiable bonds of the United States government, United States Treasury notes, United States Treasury certificates of indebtedness, United States Treasury bills, bonds or notes of the State of New York, bonds of any political subdivision in the agency or of other New York State agencies or authorities, or bonds of public corporations of the State of New York, and irrevocable bank letter of credit, a certificate of deposit, or other forms of financial security acceptable to the Town. Acceptable substitutes, if furnished, shall be kept on deposit with the Town Clerk for the duration of the bond period. Any cash received pursuant to this section shall be maintained in an interest-bearing account, which interest shall accumulate during the life of the account and shall be refunded to the depositor when the cash is refunded.
2. Insurance
- After approval of the application and before issuance of any permit, the applicant shall present to the Town certificates of insurance evidencing liability insurance coverage. The minimum acceptable liability coverage for any permitted excavation and phased development plan shall be \$2,000,000. The liability coverage shall be maintained throughout the period of permit activity. The certificates of insurance shall provide for a thirty-day minimum notice period to the Town before cancellation of coverage.

M. Enforcement; penalties for offenses.

1. Notice of violation. When the Town determines that excavation and/or land disturbance is not being carried out in accordance with the requirements of this chapter, it may issue a written notice of violation to the landowner. The notice of violation shall contain:
 - a. The name and address of the landowner, developer, or applicant.
 - b. The address, when available, or a description of the building, structure, or land upon which the violation is occurring.
 - c. A statement specifying the nature of the violation.
 - d. A description of the remedial measures necessary to bring the land development activity into compliance with this chapter and a time schedule for the completion of such remedial action.
 - e. A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed by the Town.
 - f. A statement that the determination of violation may be appealed to Town Board by filing a written notice of appeal within 15 days of service of notice of violation.
2. Stop-work orders. The Town may issue a stop-work order for violations of this chapter. Persons receiving a stop-work order shall be required to halt all excavation and/or land disturbance, except those activities that directly remedy the violations leading to the stop-work order. The stop-work order shall be in effect until the Town confirms that the excavation and/or land disturbance is in compliance and the violation has been satisfactorily addressed. Failure to address a stop-work order in a timely manner may result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this chapter.
3. Violations. Any excavation and/or land disturbance that is commenced or is conducted contrary to this chapter may be restrained by injunction or otherwise abated in a manner provided by law.
4. Indemnification of Town. If the NYSDEC shall serve a notice of violation upon the Town, bring an administrative complaint against the Town, and/or commence a civil suit against the Town due to a violation of State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4) GP-02-02, as may be amended from time to time, and such notice of violation, administrative complaint, or civil suit is a result of, due to, a consequence of, or the outcome of the actions of a person who has violated the provisions of this chapter, then said person shall indemnify the Town for any and all fines, damages or penalties imposed by the NYSDEC upon the Town.
5. Penalties. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this chapter shall be guilty of a violation punishable by a fine as indicated in the most recent schedule adopted by the Town Board., or imprisonment for a period not to exceed six months, or both.
6. Withholding of certificate of occupancy. If any excavation and/or land disturbance conducted in violation of this chapter, the Town may prevent the occupancy of said building or land.

7. Restoration of lands. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the Town may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

N. Term of Special Use Permit termination, expiration, and revocation

1. Special use permits may terminate with any change of use, expansion of use, failure to abide by the conditions of the special use permit or misrepresentation on an application.
2. A special use permit approval shall be void if construction is not started within one year of the date of Town Board approval and completed within two years of the date of such approval. Prior to its expiration, the special use permit approval may be renewed by written request of the applicant for up to two additional ninety-day periods.
3. Other special use permits granted for a particular operation shall terminate at the completion of the operation or upon expiration of the permit. Such limitation shall be specified as a condition of the special use permit.
4. No less than 30 days prior to the expiration of a special use permit, the applicant or permit holder shall make application to the Town Board for a renewal. Where the applicant is in full compliance with the previously approved conditions, including the requirements and standards in this chapter, the permit shall be renewed. Where the Code Enforcement Officer finds that the applicant is not in compliance with those decisions, the application shall be referred to the Town Board for review.
5. Upon notice of violation issued by the Code Enforcement Officer, the holder of a special use permit may remedy the violation within a period of 30 days, request a hearing before the Town Board or forfeit the special use permit which shall be revoked and become null and void.

O. Appeals

Any person or persons jointly or severally aggrieved by any decision of the Town Board may apply to the Supreme Court of the State of New York for relief through a proceeding under Article 78 of the Civil Practice Law and Rules of the State of New York. Such proceedings shall be governed by the specific provisions of Article 78 except that the action must be initiated as therein provided within thirty calendar days after the filing of the Board's decision with the Office of the Town Clerk.

If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this chapter shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this chapter.

**Agreement
Between
COUNTY OF PUTNAM
and
TOWN OF KENT**

THIS AGREEMENT, made the _____ day of _____, 2023 by and between the COUNTY OF PUTNAM, a municipal corporation of the State of New York, having an office and place of business at 40 Gleneida Avenue, Carmel, New York 10512, (hereinafter referred to as the “County”) and the TOWN OF KENT, a municipal corporation of the State of New York, having an office and place of business at 25 Sybil's Crossing, Kent Lakes, NY 10512 (hereinafter referred to as the “Town”).

WHEREAS, the County is the owner of a 2000 International trailer, bearing VIN #: 1JKDLA409YA000208; and

WHEREAS, the Trailer is surplus personal property which is no longer required for County purposes; and

WHEREAS, the Town has indicated that it can utilize the trailer for official municipal purposes and that it is desirous of acquiring title and ownership of same; and

WHEREAS, the County has allowed the Town to possess and use the trailer since approximately 2014, and the Town continues to make the trailer available for County use if necessary; and

WHEREAS, the Town has maintained and renovated the trailer, including recent improvements such as structural welding, sand blasting and painting, installing an OSHA ramp safety system, installing new tires, and installing new lights; and

WHEREAS, the value of such improvements totals more than \$17,000.00; and

WHEREAS, the County is desirous of transferring title and ownership of the trailer to the Town for official municipal purposes, upon the terms and conditions herein contained;

NOW, THEREFORE, in consideration of the terms and conditions herein contained, the parties agree as follows:

1. The County shall transfer title and ownership of the trailer to the Town, and the parties will herewith complete and execute any/all documentation required by the N.Y.S. Department of Motor Vehicles to effectuate same. The Town, at its sole cost and expense, shall obtain insurance coverage for the Trailer.

2. The Trailer shall be transferred to the Town, and the Town shall accept same, in an “as is” and “where-is” condition, with no guarantees or representations made, either express or implied.
3. The Town shall only utilize the Trailer for official municipal purposes.
4. The Town shall not sell, destroy, or otherwise dispose of the Trailer without first offering the County, in writing, the option to accept title and ownership of same back without additional consideration. The County shall have sixty (60) days from the date of such written notice within which to either exercise or reject said option. If the County does not respond to the Town, in writing, within such period, the County shall be deemed to have rejected such option.
5. The Town covenants and agrees to fully and forever release and discharge the County and any and all its officers, agents, servants, representatives or employees from any and all claims, demands, rights of action or causes of action, present or future, whether same be known or unknown, anticipated or unanticipated, resulting from any cause whatsoever arising out of the transfer of the title and ownership of the Trailer pursuant to this Agreement.
6. The Town covenants and agrees to forever refrain from instituting, prosecuting, or maintaining any action, suit or proceeding, at law or otherwise, and from pressing, collecting, or otherwise proceeding against the County or any officer, agent, servant, representative, or employee of the County upon any claims, controversies, actions, causes of action, obligations, or liabilities of any nature whatsoever, whether or not presently known, which the undersigned ever had, now has, or hereafter can, shall, or may have or allege, based upon any negligence of whatsoever nature, ordinary or gross, whether or not presently known with respect to or arising out of or in connection with any personal injury, including death, or property damage arising out of the transfer of the title and ownership of the Trailer pursuant to this Agreement.
7. The Town covenants and agrees to defend, indemnify and save harmless the County and any and all its officers, agents, servants, representatives or employees from any and all claims, demands, rights of action or causes of action, present or future, whether same be known or unknown, anticipated or unanticipated, resulting from any cause whatsoever arising out of the transfer of the title and ownership of the Trailer pursuant to this Agreement.
8. The failure of the County to insist, in any one or more instances, upon strict performance of any term or condition herein contained shall not be deemed a waiver or relinquishment for the future of such term or condition, but the same shall remain in full force and effect. No waiver by the County of any provision hereof shall be implied.
9. All notices of any nature referred to in this Agreement shall be in writing and hand delivered or sent by registered or certified mail postage pre-paid, to the respective

addresses set forth below or to such other addresses as the respective parties hereto may designate in writing:

To the County: COUNTY ATTORNEY
48 Gleneida Avenue
Carmel, New York 10512

To the Town: TOWN OF KENT
25 Sybil's Crossing
Kent Lakes, New York 10512
Attention: Town Supervisor

All notices shall be effective on the date of mailing.

10. This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It will not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.
11. This Agreement will be construed and enforced in accordance with the laws of the State of New York. Any and all disputes and/or legal actions or proceedings arising out of this Agreement shall be venued in Putnam County, New York.
12. This Agreement may be executed in two (2) counterpart originals, each of which will constitute an original and all of which, when taken together, shall constitute one Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement in Carmel, New York, on the date hereinabove set forth.

READ & APPROVED:

THE COUNTY OF PUTNAM:

_____ Date: _____
C. Compton Spain
Putnam County Attorney

_____ Date: _____
Kevin Byrne
Putnam County Executive

_____ Date: _____
Mat C. Bruno, Sr.
Putnam County Risk Manager

_____ Date: _____
Michael Lewis
Commissioner of Finance

_____ Date: _____
John Tulley
Director of Purchasing

TOWN OF KENT:

_____ Date: _____
Jaime McGlasson
Town Supervisor

ACKNOWLEDGMENT OF PUTNAM COUNTY:

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

On this ___ day of _____, 20__ before me personally came **KEVIN BYRNE** to me known, who being by me duly sworn, did depose and say that he is the County Executive of Putnam County, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; and the same was affixed to said instrument under authority of the Putnam County Charter and that he signed his name thereto under the same authority.

Notary Public

ACKNOWLEDGMENT OF TOWN OF KENT:

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

On this ___ day of _____, 2023 before me personally came Jaime McGlasson, to me known, who being by me duly sworn, did depose and say that she is the Supervisor of the Town of Kent and who executed the foregoing instrument and acknowledged to me that she executed the same.

Notary Public

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-306-5712

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

Resolution # 16
Year 2023

Date: September 21, 2023
From: The Kent Planning Board
To: The Kent Town Board:
Jaime McGlasson, Supervisor - w/Att
Shaun Boyd
Anne Campbell
Jorme Tompuri
CC: W. Walters, Building Inspector - w/Att Claudia Dworazak
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.
Re: **Accepting an Erosion Control Bond and Inspection Fee for
Raneri Property
TM: 44.24-1-3 and 33.18-1-28**

Resolved: On April 13, 2023 Kent Planning Board reviewed material pertaining to the recommendation noted above (attached) and agreed that it was appropriate to forward it to the Town Board for their action.

Mr. German asked for a motion to accept the Resolution prepared by Mr. Andrews as written, which includes the bonds, and to approve the Erosion Control Surety bond in the amount of \$22,000.00, a Wetlands & Plantings Performance Bond in the amount of \$2,000.00 and \$1,000.00 for Final Inspection Fees and to forward it to the Kent Town Board to accept.

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

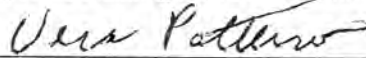
Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Aye</u>
Jacky Beshar	<u>Absent</u>
Sabrina Cruz	<u>Absent</u>
Kathy Doherty, Alternate Member	<u>Aye</u>
Thomas Faraone	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Richard Morini	<u>Aye</u>

The motion carried.

Mr. Raneri submitted the two bonds as noted above on September 21, 2023.

The Planning Board respectfully asks that, if the Town Board is in agreement, they approve these recommendations.

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 April 13, 2023.



Vera Patterson

Dated September 22, 2023

Western Surety Company

SITE IMPROVEMENT Performance Bond

Bond # 72550302

KNOW ALL PERSONS BY THESE PRESENTS: That we Jerry Rapari

Principal, and WESTERN SURETY COMPANY, a corporation authorized to do surety business in the State of New York as Surety, are held and firmly bound unto Town of Kent

as Oblige, in the sum of Twenty Two Thousand and 00/100 Dollars (\$ 22,000.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Oblige, guaranteeing only that the Principal will complete site improvements as per estimate prepared by:

_____ attached to and made a part hereof at certain land known as Soil Erosion and Sediment Control, Town of Kent

_____ all of which improvements shall be completed on or before the date set forth in the agreement or any extension thereof, and the Principal provides this bond as security for such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the terms of said agreement relating to the site improvements only and perform all such work as set forth in the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and effect.

No party other than the Oblige shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for any reason whatsoever.

SIGNED, SEALED AND DATED THIS 1st DAY OF May 2013

PRINCIPAL:

Jerry Rapari

By: J. Rapari

SURETY:

WESTERN SURETY COMPANY

By: _____
MATTHEW E FEEHAN, Attorney-in-Fact



Western Surety Company

SITE IMPROVEMENT Performance Bond

Bond # 72550302

KNOW ALL PERSONS BY THESE PRESENTS: That we Jerry Raneri

Principal, and WESTERN SURETY COMPANY, a corporation authorized to do surety business in the State of New York as Surety, are held and firmly bound unto Town of Kent

as Obligee, in the sum of Twenty Two Thousand and 00/100 Dollars (\$ 22,000.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Obligee, guaranteeing only that the Principal will complete site improvements as per estimate prepared by: _____

_____ attached to and made a part hereof at certain land known as Soil Erosion and Sediment Control Town of Kent

_____ all of which improvements shall be completed on or before the date set forth in the agreement or any extension thereof, and the Principal provides this bond as security for such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the terms of said agreement relating to the site improvements only and perform all such work as set forth in the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for any reason whatsoever.

SIGNED, SEALED AND DATED THIS 1st DAY OF May, 2023

PRINCIPAL:

Jerry Raneri

By: _____

SURETY:

WESTERN SURETY COMPANY

By: Matthew E Feehan

MATTHEW E FEEHAN, Attorney-in-Fact

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72550302

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint MATTHEW E. FEEHAN

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Jerry Raneri

Obligee: Town of Kent

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

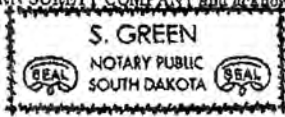
If Bond No. 72550302 is not issued on or before midnight of May 1st, 2024, all authority conferred in this Power of Attorney shall expire and terminate.

In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kastem, and its corporate seal to be affixed this 1st day of May, 2023.



WESTERN SURETY COMPANY
Jay Holtz
Jay Holtz, Assistant Vice President

On 1st day of May in the year 2023, before me, a notary public, personally appeared Larry Kastem, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



S. Green
Notary Public - South Dakota

My Commission Expires February 12, 2027

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 1st day of May, 2023.

WESTERN SURETY COMPANY
Jay Holtz
Jay Holtz, Assistant Vice President

To validate bond authenticity, go to www.onasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Form F9700-4-2023

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 72550302

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its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Jerry Raneri

Obligee: Town of Kent

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimila."

If Bond No. 72550302 is not issued on or before midnight of May 1st, 2024, all authority conferred in this Power of Attorney shall expire and terminate.

In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 1st day of May, 2023.

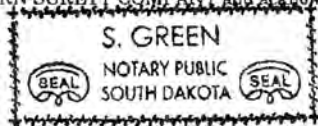


WESTERN SURETY COMPANY

Jay Holtz

Jay Holtz, Assistant Vice President

On this 1st day of May, in the year 2023, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



S. Green

Notary Public - South Dakota

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In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 1st day of May, 2023.

WESTERN SURETY COMPANY

Jay Holtz

Jay Holtz, Assistant Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

PERFORMANCE BOND FOR EROSION AND SEDIMENTATION CONTROL

Bond given by JERRY RANERI, residing at 16 Nelson Court, Carmel, New York 10512 ("Obligor") to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated August 30, 2023.

KNOW ALL PEOPLE BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the initial sum of \$22,000.00 for the payment whereof to Obligee the said Obligor binds himself, his successors and assigns.

WHEREAS, Obligor has obtained one or more approvals from the Obligee for a land development activity, as that term is defined in Town of Kent Town Code Chapter 66 (the "Code"), on certain real property located in the Town of Kent, in connection with which sedimentation and erosion controls (the "Controls") are required; and

WHEREAS, on April 13, 2023 the Kent Planning Board adopted a resolution of conditional approval of land development activity for development of a ± 9.2 acre site located at Hillside Road in the Town of Kent, County of Putnam and State of New York, for construction of a single family home covering tax parcels 44.24-1-3, 33.18-1-28 and _____; and

WHEREAS, in conjunction with such approvals, the Obligor submitted plans and specifications ("Project Plans") for the land development activity, and in furtherance of the approvals of the Planning Board, as follows:

The facility shall be constructed in accordance with the plans and specifications prepared by John Karell, Jr., P. E., dated and bearing latest revision dates as follows:

- Stormwater Pollution Prevention Plan-Raneri Hillside Road dated May 31, 2021, last revised April 1, 2023.
- Drawing S-1 - Site & Erosion Control Plan- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023 scale 1"=30'.
- Drawing S-2 – Steep Slope Plan- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=30'.
- Drawing S-3- Existing Conditions - Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=30'.
- Drawing S-4 – Driveway Entrance- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=20'.

- Drawing S-5 - Profiles- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=20'.
- Drawing D-1 – Health Department Details- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=30'.
- Drawing D-2 – Erosion Control Details- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1"=30'.
- Drawing D-3 – Erosion control & Steep Slope Notes- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated March 10, 2018, last revised March 30, 2023.

WHEREAS, the amount of this bond is based upon a recommendation by the Planning Board Consulting Engineer to the Town dated March 28, 2023, which was accepted by verbal resolution of the Planning Board on April 13, 2023; and

WHEREAS, as a condition to the issuance of approval of a land development activity, the Obligor, prior to construction, provides the Obligees with a cash bond, surety bond, a cash escrow account, irrevocable letter of credit or certified check drawn upon a national or state bank or other cash equivalent of \$22,000.00 which guarantees satisfactory completion of the Controls, which security shall remain in full force and effect until the Obligor is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance or such other certification that the work permitted by the steep slope and erosion control permit has been constructed and completed in accordance with the approved permit and all plans and specifications forming the basis of the approved permit.

NOW, THEREFORE, the condition of this performance obligation is such that, if the Obligor shall well and truly construct the aforesaid Controls of land development activity in the Town of Kent in accordance with the Project Plans approved by the Town of Kent, and if said improvements are deemed complete by the Town of Kent, and if Obligor is released from liability by the Obligees, then this obligation shall be null and void; otherwise, the obligation shall remain in full force and effect.

The Obligor shall at all times provide the Obligees with such security as the Obligees shall deem sufficient. In furtherance of this covenant, the Obligor has obtained and hereby delivers to the Town of Kent the following security for faithful performance of this obligation: cash bond, surety bond, a cash escrow account, irrevocable letter of credit or certified check drawn upon a national or state bank or other cash equivalent in the sum of \$22,000.00.

In the event the Controls are not constructed and completed according to the the steep slope and erosion control permit and the approved Project Plans , the Obligee shall have the right to apply the aforesaid security and complete the work with full use of said sums as the Obligee requires, or in the alternative at its exclusive option, Obligee shall have the right to use the security to restore and render stable and environmentally sound the Project site.

The Obligor agrees to execute and/or endorse and deliver to the Town any documents required for the Town to call upon the security.

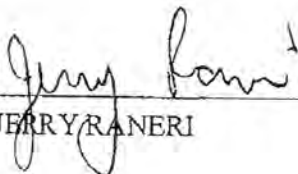
The Obligee and its agents, employees, engineers, consultants and/or planners are hereby expressly authorized to enter upon the property for the purpose of inspecting the Controls and the site work being performed in accordance with the approved Project Plans and to complete the work in the event the Obligee fails to do so, or to restore the project site. This right of the Obligee shall run with the land.

In the event that Obligor interferes with the Obligee's exercise of its rights under this instrument, the Obligee shall be entitled to recover of Obligor the Obligee's attorney's fees, other consultant costs, and expenses resulting from or arising out of Obligor's interference. This right of the Obligee shall run with the land.

The obligations of Obligor in this performance bond may not be assigned or assumed by a third party without the prior written approval of the Town Board of the Town of Kent.

The security shall remain in full force and effect until the Obligor is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance or such other certification that the work permitted by the steep slope and erosion control permit has been constructed and completed in accordance with the approved permit and all plans and specifications forming the basis of the approved permit.

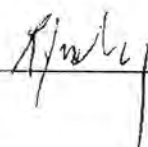
Dated: 14 August 30, 2023



JERRY RANERI

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

On the 14 day of August, 2023, before me, the undersigned, a notary public in and for said state, personally appeared JERRY RANERI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



ROBERT J. BRADLEY
Notary Public, State of New York
Reg. No. 5016415
Qualified in Putnam County
Commission Expires July 6, 2024

CONSTRUCTED WETLANDS AND PLANTINGS PERFORMANCE BOND

Bond given by **JERRY RANERI**, residing at 16 Nelson Court, Carmel, NY 10512 ("Obligor") to the **TOWN OF KENT**, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated August 30, 2023.

KNOW ALL PEOPLE BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of \$2,000.00 for the payment whereof to Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, on April 13, 2023, the Kent Planning Board adopted a resolution of conditional approval of land development activity for development of a ± 9.2 acre site located at Hillside Road in the Town of Kent, County of Putnam and State of New York, for construction of a single family home covering tax parcels 44.24-1-3, 33.18-1-28 and _____; and

WHEREAS, said approval contains a requirement for a 30' x 30' constructed wetland on said property with related plantings; and

WHEREAS, under Section 39A-7 of the Kent Town Code, Obligor has obtained or will obtain a permit for this regulated activity within in controlled area ("Permit") from the Town of Kent Planning Board; and

WHEREAS, a condition of that Permit is that Obligee provide this bond in the sum of \$2,000.00; and

WHEREAS, to obtain the Permit, Obligor submitted to the Obligee certain project plans and specifications for the project known as follows: plans and specifications prepared by John Karell, Jr., P. E., dated and bearing latest revision dates as follows:

- Stormwater Pollution Prevention Plan-Raneri Hillside Road dated May 31, 2021, last revised April 1, 2023.
 - Drawing S-1 - Site & Erosion Control Plan- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023 scale 1" =30'.
 - Drawing S-2 – Steep Slope Plan- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1" =30'.
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-

- Drawing S-5 - Profiles- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April 18, 2023, scale 1" =20'.
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- Drawing D-2 – Erosion Control Details- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated December 28, 2017, last revised April, 2023, scale 1" =30'.
- Drawing D-3 – Erosion control & Steep Slope Notes- Raneri Hillside Road, prepared by John Karell, Jr. P.E. dated March 10, 2018, last revised March 30, 2023.;

NOW, THEREFORE, the condition of this performance obligation is such that, if the Obligor shall well and truly install the "constructed wetland" and buffer disturbance mitigation plantings identified in the Project Plans no later than the date of issuance of a Certificate of Occupancy for the Project and to the satisfaction of the Town, and further if at the end of three (3) years after completion of plantings, as that date is determined by the Town, at least 85% of the planted species survive and remain vital, then this obligation shall be null and void; otherwise, the obligation shall remain in full force and effect.

The Obligor shall at all times provide the Obligee with either a cash deposit, a cash bond, a surety bond or a letter of credit. In furtherance of this obligation, the Obligor has obtained and hereby delivers to the Obligee the following security for faithful performance of this obligation:

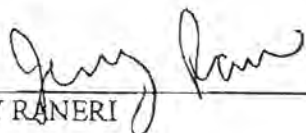
Cash deposit in the sum of \$2,000.00.

Obligor shall directly deposit the separate inspection fee with the appropriate Town officer.

In the event that the installation of the constructed wetland and the plantings are not timely completed by Obligor consistent with the approved Project Plans and the Permit, or in the event that less than 85% of the plantings survive as of the expiration of the aforesaid three (3) year period, Obligee shall have the right to draw upon the aforesaid security in full or to the extent necessary to remedy the Obligor's default(s).

This Performance Bond may not be assigned or transferred without the prior written approval of the Town Board of the Town of Kent.

Dated: Aug 14, 2023



JERRY RANERI

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

On the 14, day of August, 2023, before me, the undersigned, a notary public in and for said state, personally appeared JERRY RANERI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

ROBERT J. BRADLEY
Notary Public, State of New York
Lic. No. 503
Qualified in Putnam County
Commission Expires July 6, 2027

Town of Kent Planning Board
25 Sybil's Crossing
Tel: 845-306-5712

email: planningkent@townofkentny.gov
Kent, NY 10512
Fax: 845-306-5283

Memorandum

:Resolution # 12
Year 2023

Date: October 25, 2023
From: The Kent Planning Board
To: The Kent Town Board:
Jaime McGlasson, Supervisor - w/Att
Shaun Boyd
Anne Campbell
Jorne Tompuri
CC: W. Walters, Building Inspector - w/Att Claudia Dworazak
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.
Re: **Recommendation to Return Application fee and Escrow to Ms. Lynn Bruno**
TM: 33.59-1-68 & 69
Application withdrawn

Resolved: On September 21, 2023 the Kent Planning Board reviewed material pertaining to the recommendation noted above (attached) and agreed that it was appropriate to forward it to the Town Board for their action.

The material pertaining to this matter was forwarded to the Planning Board Attorney for his recommendations as to how to proceed with this project. It was determined that a lot-line revision was not necessary. Therefore, the application fee of \$250.00 should be returned to Ms. Bruno. Also, an escrow account was set up in the amount of \$750.00. After invoices were processed the remaining funds in the escrow account should also be returned to Ms. Bruno. At this time there is \$417.25 remaining, which should be sent to:

Ms. Lynn Bruno
101 Washington Ave.
Apt. 304
Pleasantville, NY 10570

Mr. German asked for a motion to accept this Resolution and to forward the documents to the Kent Town Board to take action.


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

Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Aye</u>
Jacky Beshar	<u>Aye</u>
Sabrina Cruz	<u>Absent</u>
Thomas Faraone	<u>Absent</u>
Giancarlo Gattucci	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they approve the recommendations noted above.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on September 21, 2023.



Vera Patterson
Planning Board Secretary

Dated: October 25, 2023

[Kent NY] Refund Check (Sent by Lynn Bruno , mustangdreams21@yahoo.com)

Contact form at Kent NY <cmsmailer@civicplus.com>

Thu 7/27/2023 10:08 AM

To:Planning Kent <planningkent@townofkentny.gov>

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

Hello planning,

Lynn Bruno (mustangdreams21@yahoo.com) has sent you a message via your contact form (<https://www.townofkentny.gov/users/planning/contact>) at Kent NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofkentny.gov/user/221/edit>.

Message:

Hi Vera, I Hope You are feeling better. As per our conversation the other night, sending you my new address to send my Refund Check . Ms. Lynn Bruno , 101 Washington Ave. Apt. 304 , Pleasantville, NY 10570 My E-Mail Address is : mustangdreams21@yahoo.com And my Cell # 845-891-0008. Thank You for your help . Sincerely , Lynn Bruno. July 27,2023

From: jandrews@rsaengrs.com
Sent: Thursday, July 13, 2023 10:23 AM
To: 'Hugo German'; 'Planning Kent'
Cc: 'Bruce Barber'; 'Building Inspector'; 'Carl | Albano Agency'; splawsky@townofkentny.gov
Subject: Bruno - Lot Line Realignment, Town of Kent

To all

Concerning the Bruno Lot Line Realignment - We have reviewed this matter. We spoke with the Town Assessor, Seth Plawsky. Yesterday we received a copy of the deed from the Town, fully executed, effectively transferring the parcel to the new owner. There is no longer a need for a lot line realignment. The parcels can now all be merged into one, with a new deed describing the merged parcel filed. The Assessor was going to review this matter with the Supervisor to ensure that the merger would be a condition of the sale of the parcel to the new owner by the Town. There may be some miscellaneous paperwork involved, but no need to involve the Planning Board or continue the current process. The lot line realignment complicates an already complex action.

We respectfully request that the Planning Board take no action on this matter. We ask that the Board simply place the application on hold pending a satisfactory resolution to the merger matter, at which time the action can be stopped with no further Planning Board involvement.

We trust the comments contained herein are satisfactory for your purposes. If we can be of additional assistance, please advise.

John

John V. Andrews, Jr., P.E.
ROHDE, SOYKA & ANDREWS
Consulting Engineers, P.C.
40 Garden Street
Poughkeepsie, NY 12601
845-452-7515

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being more particularly bounded and described as follows:

BEGINNING on the easterly side of Towners Road where the easterly side of Towners Road intersects with the northerly side of Mamaroneck Road;

THENCE RUNNING easterly along the northerly boundary of Mamaroneck Road South $75^{\circ} 06' 20''$ East a distance of 100.36 feet;

THENCE along the easterly boundary of the parcel being described South $19^{\circ} 43' 00''$ West a distance of 40.14 feet to the southerly side of Mamaroneck Road;

THENCE RUNNING in a westerly direction along the northerly side of Mamaroneck Road North $75^{\circ} 06' 20''$ West 100.36 feet to the easterly side of Towners Road;

THENCE along the easterly side of Towners road and across Mamaroneck Road North $19^{\circ} 43' 00''$ East a distance of 40.14 feet to the POINT AND PLACE OF BEGINNING.

TOWN OF KENT PLANNING BOARD
SITE PLAN CHECKLIST

July

APPLICANT NAME: Lynn Bruno
ADDRESS: 251 Towners Rd
Carmel NY 10512

CONTACT TELEPHONE NUMBER: 845-891-0008
TM: 33.59-1.68119

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. 1" = 30' Identify scale used
3. Name of all adjacent roads and driveway location 251 Towners Rd.
4. N/A Sight distances if new curb cut is requested
5. N/A 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 See survey
7. N/A 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:

CARL ALBANO
(Print or type name here)

Realtor - Rep
(Print or type Title here)

[Signature]
(Signature)

6/13/23
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

Town of Kent Planning Board
 Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- | | | | |
|---------------------------|-------|----------------------------|-------------------------------------|
| Sketch Plan (subdivision) | _____ | Preliminary Subdivision | _____ |
| Final Subdivision | _____ | Lot Line Change | <input checked="" type="checkbox"/> |
| Site Plan | _____ | Conditional Use Permit | _____ |
| Freshwater Wetland | _____ | Steep Slope & Erosion Ctrl | _____ |
| Change of Use | _____ | Sign Approval | _____ |

Name of Project: _____

Description of Proposed Activity: Town to convey one lot located between lands owned by Lynn Bruno

Name of Applicant(s):

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: 30407.10 SQ FT
- 2) Total contiguous acreage controlled by applicant/owner (1): 26392.7 SQ FT
- 3) Total number of existing structures: 2
- 4) Type of existing structures: Residential one family
- 5) Total square footage of all new construction: N/A
- 6) Estimated value of new construction or addition: N/A
- 7) Type of construction or activity proposed: (Check all that apply) N/A

New Construction: Residential	_____	Commercial	_____	Institutional	_____
Expansion: Residential	_____	Commercial	_____	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	_____
- 8) Zoning District: _____

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

9) Does applicant intend to request any information waivers?

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

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

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

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

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

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

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

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

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

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

Name and Address of Professional Engineer:

Utility Easements Liber 159
Pg 308

Telephone:

Name and Address of Licensed Land Surveyor:

Spinelli Surveying
650 Halstead Ave
Mamaroneck N.Y.
10543

Telephone:

Name and Address of Attorney:

Telephone:

Name and Address of Wetland Consultant:

Telephone:

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: 13 owned by Bruno, 1 lot being
- 2) What is the size of the smallest lot proposed? 100 X 40 + transferred by
- 3) What is the size of the largest lot proposed? town
- 4) Number of private driveways proposed: existing
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

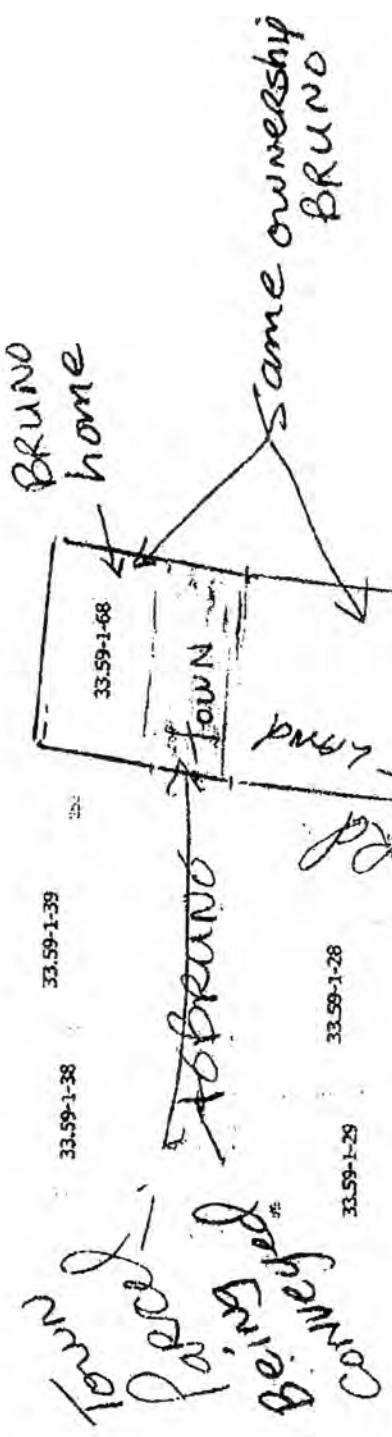
- 4) Proposed activity is located in:
 - a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [_____]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

33.59-1-41

33.59-1-67

33.59

33.59-1-66



Town Parcel -
being sold
by Bruno

BRUNO

Same ownership
BRUNO

TOWNERS Rd

BRUNO
home

33.59-1-39

33.59-1-38

33.59-1-28

33.59-1-29

33.59-1-26

33.59-1-68

TOWN

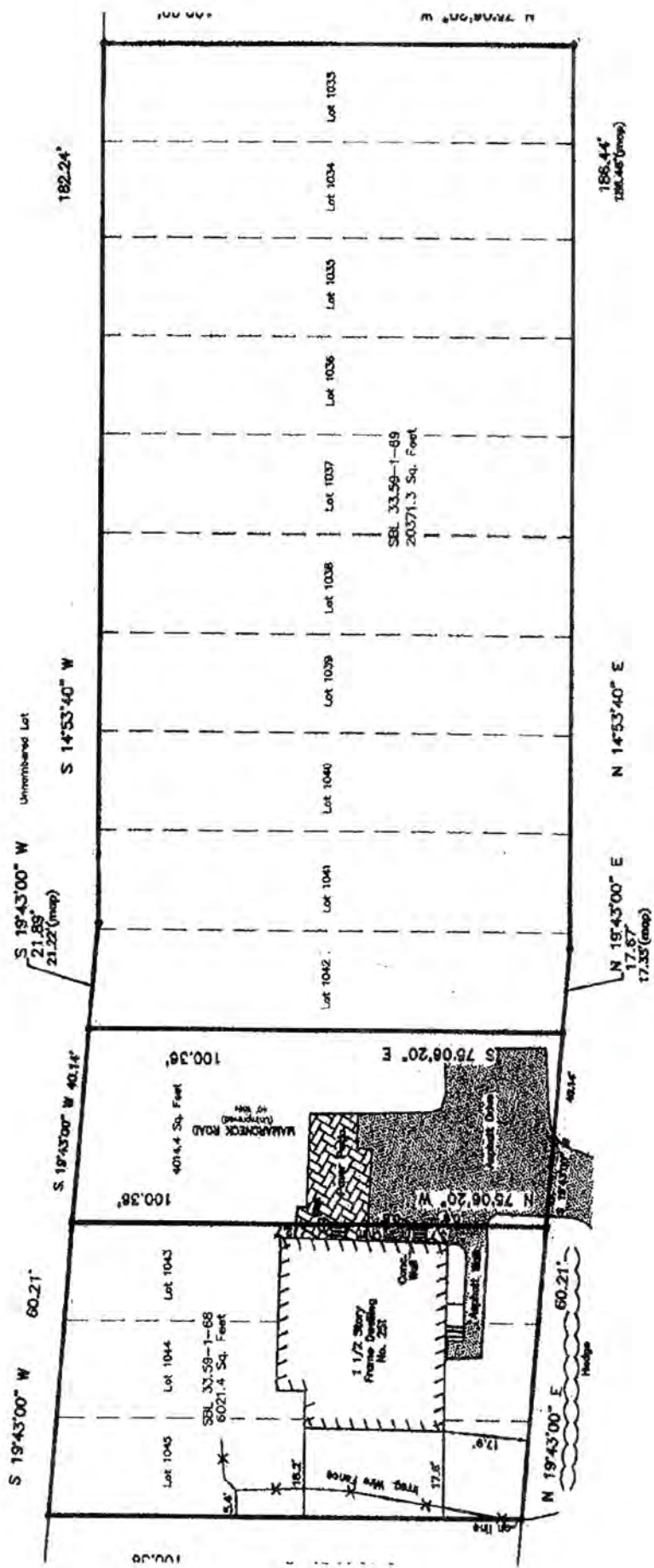
VACANT LAND

33.59-1-69

33.59-1-16

33.59-1-70

2.25



TOWNERS ROAD

DUT
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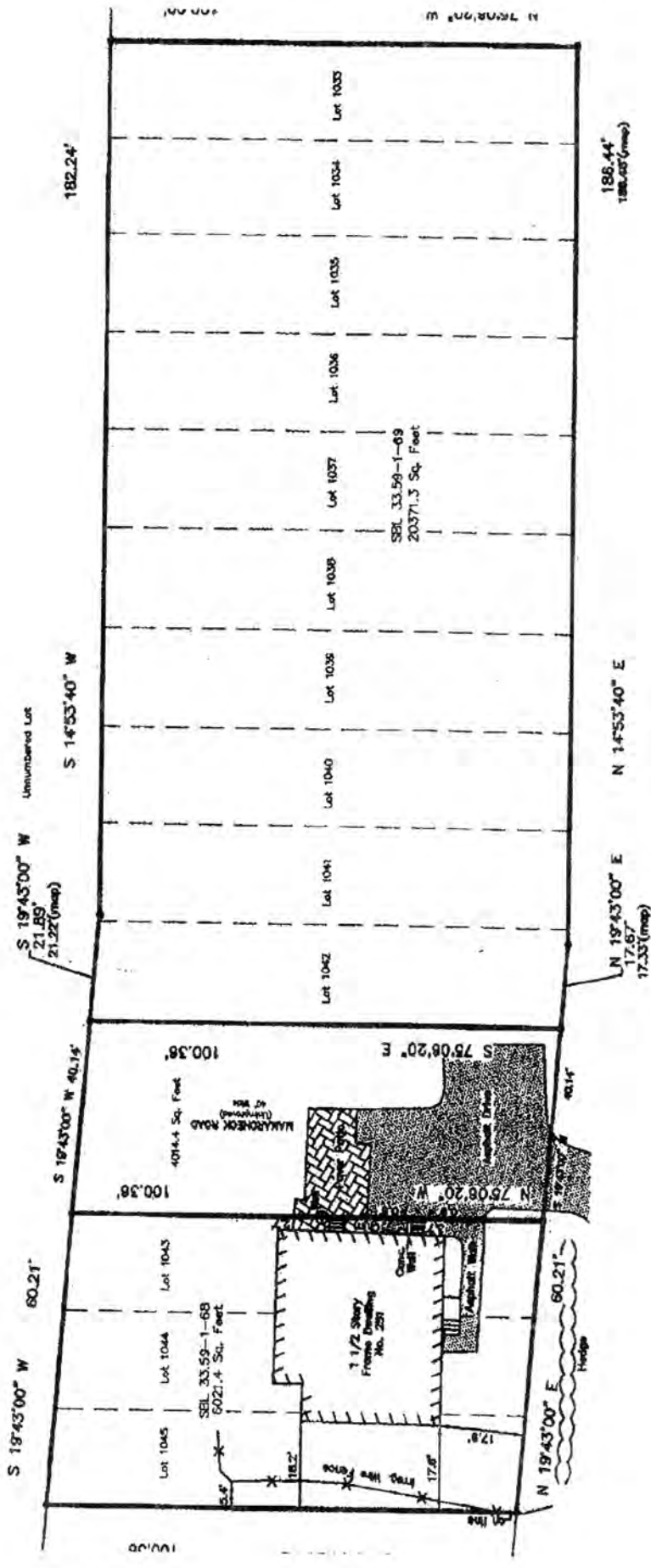
[Signature]
 Richard J. Spinelli, L.S. NYS LIC. 50975

-Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S.

Dimensions of all Properties to be combined.

251 Towners Rd Carmel NY 10512

1. **Town property** to be conveyed Front and rear 40.14' , sides 100.36 '
2. Existing **Bruno home** parcel front and rear 60.21' , sides 100.36'
3. **Bruno** 10 lots , vacant land , front 186.44' , rear 182.24' sides . 100.36' & 100'



TOWNERS ROAD

[Handwritten Signature]

Richard J. Spinelli, L.S. NYS Lic. 50975

Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S.

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Town of Kent Planning Board
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan (subdivision)	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Change	<input checked="" type="checkbox"/>
Site Plan	_____	Conditional Use Permit	_____
Freshwater Wetland	_____	Steep Slope & Erosion Ctrl	_____
Change of Use	_____	Sign Approval	_____

Name of Project: _____

Description of Proposed Activity: Town to convey one lot located between lands owned by Lynn Bruno

Name of Applicant(s): Lynn Bruno
 Address: 251 Towners Rd Carmel NY 12052
 Telephone: 845 891-0008

Name and Address of Record Owner(s): same shd be 59

Tax Map Number of all parcels: 33, 59-1-68 Home
33, 59-1-69 VACANT 10 Lots

A) For All Applications:

- 1) Total acreage involved in application: 30407.10 SQ Ft
- 2) Total contiguous acreage controlled by applicant/owner (1): 26392.7 SQ Ft
- 3) Total number of existing structures: 1
- 4) Type of existing structures: Residential one family
- 5) Total square footage of all new construction: N/A
- 6) Estimated value of new construction or addition: N/A
- 7) Type of construction or activity proposed: (Check all that apply) N/A

New Construction: Residential	_____	Commercial	_____	Institutional	_____
Expansion: Residential	_____	Commercial	_____	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	_____

8) Zoning District: _____

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

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

County of Putnam }

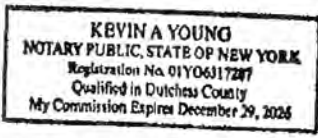
Lynn Bruno being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application 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 I/we hereby authorize _____, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
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.
4. 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.
5. 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.
6. 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 have examined this affidavit and that it is true and correct.

Lynn Bruno

Applicant/Owner Applicant/Owner

[Signature]
Notary Public



AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }

} ss:

County of Pulnam }

Carl Albano

being duly sworn, deposes and says:

1. That I/we are the agent 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 Albano Ridge Caramel in the County of Pulnam and the State of New York.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and our contractors shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from noncompliance with the approved application. I/we acknowledge that approval of the site plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, and their authorized representatives and designees, to enter the property for the purposes of inspection for compliance with the approved application, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that approval of the application and the commencement of work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Carl Albano Applicant/Agent

[Signature] Applicant/Agent

Kelly Puccio
Notary Public

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Pulnam County
Commission Expires March 03, 2027

CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York)

) ss:

County of Westchester)

Richard J. Spinelli being duly sworn, deposes and says:

1. That I/we are the Surveying Company named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. 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 have examined this affidavit and that it is true and correct.

Richard J. Spinelli

Licensed Professional

Licensed Professional

Notary Public

NICHOLAS SANTORO
Notary Public, State of New York
No. 01SA6320388
Qualified in Westchester County
Commission Expires 3/2/2017

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Putnam }

Carl Albano being duly sworn, deposes and says:

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

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

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

Carl Albano
Agent/Owner
Kelly Puccio Agent/Owner
Notary Public

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Putnam County
Commission Expires March 03, 2027

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Rutland }

Lynn Bruno being duly sworn, deposes and says:

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

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

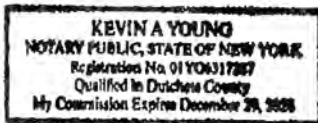
3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and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

Lynn Bruno

Agent/Owner

[Signature]
Notary Public

Agent/Owner



ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being more particularly bounded and described as follows:

BEGINNING on the easterly side of Towners Road where the easterly side of Towners Road intersects with the northerly side of Mamaroneck Road;

THENCE RUNNING easterly along the northerly boundary of Mamaroneck Road South $75^{\circ} 06' 20''$ East a distance of 100.36 feet;

THENCE along the easterly boundary of the parcel being described South $19^{\circ} 43' 00''$ West a distance of 40.14 feet to the southerly side of Mamaroneck Road;

THENCE RUNNING in a westerly direction along the northerly side of Mamaroneck Road North $75^{\circ} 06' 20''$ West 100.36 feet to the easterly side of Towners Road;

THENCE along the easterly side of Towners road and across Mamaroneck Road North $19^{\circ} 43' 00''$ East a distance of 40.14 feet to the POINT AND PLACE OF BEGINNING.

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the _____ day of _____, in the year 2023

BETWEEN TOWN OF KENT, a Municipal Corporation having offices at 25 Sybil's Crossing, Carmel, New York 10512

party of the first part, and Lynn Bruno, having an address of 251 Towners Road, Carmel, New York 10512
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

_____ TEN (\$10.00) _____ dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of
Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth
Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being
more particularly bounded and described in the Schedule "A" attached hereto and made a part hereof.

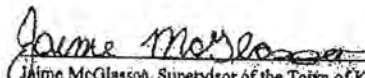
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Jaime McGlasson, Supervisor of the Town of Kent

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the 11 day of July in the year 2023, before me, the undersigned, personally appeared JAIME MCGLASSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

NANCY TAGLIATERRA
Notary Public, State of New York
NO. 021A6277817
Qualified in Dutchess County
Commission Expires April 21, 2028

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On this _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereto); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

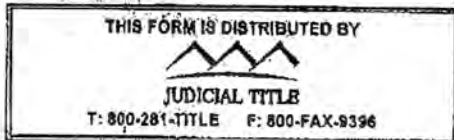
NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

TO

Title Company:

Title Number:



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

COUNTY: PUTNAM

TOWN/CITY: KENT

PROPERTY ADDRESS:

SECTION:

BLOCK:

LOT:

RETURN BY MAIL TO:



Town of Kent Planning Board
 25 Sybil's Crossing
 Tel: 845-306-5712

email: planningkent@townofkentny.gov
 Kent, NY 10512
 Fax: 845-306-5283

Memorandum

DATE: June 21, 2023
 TO: Accounting
 CC: carl@albanoinsurance.com
 FROM: Vera Patterson
 Re Bruno Property - TM: 33.59-1-68 & 69

Please process the following invoices from the General Account. Thanks very much.

Date	INVOICE #	VOUCHER NAMEdpj	AMOUNT	COMMENTS
08/01/23	Billing Period: 07/01/23- 07/31/23	Rohde, Soyka & Andrews Invoice 29657-3725	\$ 332.75	07/06/23 - Principal Engineer Reviewed email w/ J. Battistoni. 0.30 Hr. @\$170.00/ Hr. (\$ 51.00) 07/11/23 - Principal Engineer Reviewed submittal & prepared For mtg. 0.50 Hr.@70.00/ Hr. (\$ 85.00) 07/13/23 - Principal Engineer Research various telecalls; Email for the record 1.00 Hr.@170.00/ Hr. (\$ 170.00) 07/13/23 - Principal Engineer Plg. Bd. Mtg. & discussion 0.10 Hr. @\$170.00/ Hr. (\$ 17.00) 07/19/23- mileage: 15 mi @ 65 cents/mi= \$9.75 Invoice Total: \$ 332.75

Bruno Lot Line Revision TM: 33.59-1-68 & 69

Date		Deposits	Fees	Balance
6/22/2023	Ck 262	750.00		750.00
8/7/2023	Rohde-29657-3726		(332.75)	417.25

TOWN OF KENT
Planning Board
 25 Sybil's Crossing
 Kent Lakes, New York 10512

PURCHASE
 ORDER NO.

DO NOT WRITE IN THIS BOX

VOUCHER

CLAIMANT'S NAME AND ADDRESS
ROHDE, SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.
 40 Garden Street
 Poughkeepsie, NY 12601

DATE VOUCHER REC'D		VOUCHER NO.
FUND - APPROPRIATION	AMOUNT	
TOTAL		
ABSTRACT NO.		
VENDOR'S REF. NO.:		

Tax I.D. # _____

Date	Invoice #	Description of Materials or Services	Quantity	Unit Price	Amount
8/1/2023	PROJECT: Bruno Lot Line				
	INVOICE: 29657-3725				
	JOB NO.: 23-261-267				
	BILLING PERIOD July 1, 2023 to July 28, 2023				
	TOWN OF KENT REFERENCE NO.:				
Please see the attached invoice for Breakdown of Costs and Description of Services rendered.					
TOTAL					332 75

CLAIMANT'S CERTIFICATION

I, **John V. Andrews Jr., P.E.**, certify that the above account in the amount of \$ 332.75 true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

8/1/2023
 Date

John V. Andrews Jr.
 Signature

Vice-President
 Title

(Space Below for Municipal Use)

DEPARTMENT APPROVAL

THE ABOVE SERVICES OR MATERIALS WERE RENDERED OR FURNISHED TO THE MUNICIPALITY ON THE DATES STATED AND THE CHARGES ARE CORRECT.

8/10/23
 DATE

[Signature]
 AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

THIS CLAIM IS APPROVED AND ORDER PAID FROM THE APPROPRIATIONS INDICATED ABOVE.

DATE

AUDITING BOARD



Rohde, Soyka & Andrews
 Poughkeepsie, NY 12601
 Consulting Engineers, P.C.

INVOICE

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

Date 8/1/2023

Invoice # 29657-3788

Tax Map	
---------	--

Project 23-261-267 Bruno Lot Line

Invoice for Professional Services July 1, 2023 to July 28, 2023

Date	Employee Type	Description	Hours	Rate	Amount
7/6/2023	Principal Engineer	Review with email to JB	0.30	170.00	51.00
7/11/2023	Principal Engineer	Review submittal-prep for meeting	0.50	170.00	85.00
7/13/2023	Principal Engineer	Research various telecalls; email for record	1.00	170.00	170.00
7/13/2023	Principal Engineer	Planning Board Meeting-discussion	0.10	170.00	17.00
7/13/2023	Principal Engineer	Mileage	15.00	0.65	9.75

Submitted by:

John V. Andrews Jr., P.E.

Total	\$332.75
Overdue Balance	\$0.00
Total Present Balance Due	\$332.75

Jaime McGlasson

From: Planning Kent
Sent: Thursday, October 26, 2023 12:52 PM
To: Jaime McGlasson
Cc: Lana Cappelli; Claudia Dworaczyk; Accountant
Subject: Bruno Lot Line withdrawal
Attachments: Bruno Withdrawal of lot line rev Oct 2023.pdf

The applicant withdrew their request for a lot line revision because it was not necessary. The Planning Board voted unanimously to return the \$250.00 application fee and \$417.25 remaining in the escrow account. The Planning Board would appreciate it very much if the Town Board would put this on the next agenda, and if appropriate, approve the request.

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)

Jaime McGlasson

From: Planning Kent
Sent: Thursday, October 26, 2023 12:49 PM
To: Jaime McGlasson
Cc: Lana Cappelli; Claudia Dworaczyk; Accountant
Subject: Raneri Erosion Control Bond
Attachments: Raneri Erosion Control bond Oct 2023.pdf

Please find attached an Erosion Control bond for Mr. Raneri which the Planning Board would like the Town Board to accept.

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)

Memorandum

:Resolution # 12
Year 2023

Date: October 25, 2023
From: The Kent Planning Board
To: The Kent Town Board:
Jaime McGlasson, Supervisor - w/Att
Shaun Boyd
Anne Campbell
Jorme Tompuri
CC: W. Walters, Building Inspector - w/Att Claudia Dworazak
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.
Re: **Recommendation to Return Application fee and Escrow to Ms. Lynn Bruno**
TM: 33.59-1-68 & 69
Application withdrawn

Resolved: On September 21, 2023 the Kent Planning Board reviewed material pertaining to the recommendation noted above (attached) and agreed that it was appropriate to forward it to the Town Board for their action.

The material pertaining to this matter was forwarded to the Planning Board Attorney for his recommendations as to how to proceed with this project. It was determined that a lot-line revision was not necessary. Therefore, the application fee of \$250.00 should be returned to Ms. Bruno. Also, an escrow account was set up in the amount of \$750.00. After invoices were processed the remaining funds in the escrow account should also be returned to Ms. Bruno. At this time there is \$417.25 remaining, which should be sent to:

Ms. Lynn Bruno
101 Washington Ave.
Apt. 304
Pleasantville, NY 10570

Mr. German asked for a motion to accept this Resolution and to forward the documents to the Kent Town Board to take action.

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

Hugo German, Chairman	<u>Aye</u>
Simon Carey, Vice Chairman	<u>Aye</u>
Jacky Beshar	<u>Aye</u>
Sabrina Cruz	<u>Absent</u>
Thomas Faraone	<u>Absent</u>
Giancarlo Gattucci	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they approve the recommendations noted above.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on September 21, 2023.



Vera Patterson
Planning Board Secretary

Dated: October 25, 2023

[Kent NY] Refund Check (Sent by Lynn Bruno , mustangdreams21@yahoo.com)

Contact form at Kent NY <cmsmailer@civicplus.com>

Thu 7/27/2023 10:08 AM

To:Planning Kent <planningkent@townofkentny.gov>

TOWN OF KENT NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER!

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

Hello planning,

Lynn Bruno (mustangdreams21@yahoo.com) has sent you a message via your contact form (<https://www.townofkentny.gov/users/planning/contact>) at Kent NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofkentny.gov/user/221/edit>.

Message:

Hi Vera, I Hope You are feeling better. As per our conversation the other night, sending you my new address to send my Refund Check . Ms. Lynn Bruno , 101 Washington Ave. Apt. 304 , Pleasantville, NY 10570 My E-Mail Address is : mustangdreams21@yahoo.com And my Cell # 845-891-0008. Thank You for your help . Sincerely , Lynn Bruno. July 27,2023

From: jandrews@rsaengrs.com
Sent: Thursday, July 13, 2023 10:23 AM
To: 'Hugo German'; 'Planning Kent'
Cc: 'Bruce Barber'; 'Building Inspector'; 'Carl | Albano Agency'; splawsky@townofkentny.gov
Subject: Bruno - Lot Line Realignment, Town of Kent

To all

Concerning the Bruno Lot Line Realignment - We have reviewed this matter. We spoke with the Town Assessor, Seth Plawsky. Yesterday we received a copy of the deed from the Town, fully executed, effectively transferring the parcel to the new owner. There is no longer a need for a lot line realignment. The parcels can now all be merged into one, with a new deed describing the merged parcel filed. The Assessor was going to review this matter with the Supervisor to ensure that the merger would be a condition of the sale of the parcel to the new owner by the Town. There may be some miscellaneous paperwork involved, but no need to involve the Planning Board or continue the current process. The lot line realignment complicates an already complex action.

We respectfully request that the Planning Board take no action on this matter. We ask that the Board simply place the application on hold pending a satisfactory resolution to the merger matter, at which time the action can be stopped with no further Planning Board involvement.

We trust the comments contained herein are satisfactory for your purposes. If we can be of additional assistance, please advise.

John

John V. Andrews, Jr., P.E.
ROHDE, SOYKA & ANDREWS
Consulting Engineers, P.C.
40 Garden Street
Poughkeepsie, NY 12601
845-452-7515

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being more particularly bounded and described as follows:

BEGINNING on the easterly side of Towners Road where the easterly side of Towners Road intersects with the northerly side of Mamaroneck Road;

THENCE RUNNING easterly along the northerly boundary of Mamaroneck Road South $75^{\circ} 06' 20''$ East a distance of 100.36 feet;

THENCE along the easterly boundary of the parcel being described South $19^{\circ} 43' 00''$ West a distance of 40.14 feet to the southerly side of Mamaroneck Road;

THENCE RUNNING in a westerly direction along the northerly side of Mamaroneck Road North $75^{\circ} 06' 20''$ West 100.36 feet to the easterly side of Towners Road;

THENCE along the easterly side of Towners road and across Mamaroneck Road North $19^{\circ} 43' 00''$ East a distance of 40.14 feet to the POINT AND PLACE OF BEGINNING.

TOWN OF KENT PLANNING BOARD
SITE PLAN CHECKLIST

July

APPLICANT NAME: Lynn Bruno

ADDRESS: 251 Towners Rd
Carmel NY 10512

CONTACT TELEPHONE NUMBER: 845-891-0008

TM: 33,59-1-68119

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. 1/2" 30' Identify scale used
- 3. Name of all adjacent roads and driveway location 251 Towners Rd.
- 4. N/A Sight distances if new curb cut is requested
- 5. N/A 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 See survey
- 7. N/A 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:

CARL ALBANO
(Print or type name here)

Realtor - Rep
(Print or type Title here)

[Signature]
(Signature)

6/13/23
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: _____ Reviewer: _____ Date: _____

Notes: _____

TOWN OF KENT, NEW YORK

Town of Kent Planning Board
 Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- | | | | |
|---------------------------|-------|----------------------------|-------------------------------------|
| Sketch Plan (subdivision) | _____ | Preliminary Subdivision | _____ |
| Final Subdivision | _____ | Lot Line Change | <input checked="" type="checkbox"/> |
| Site Plan | _____ | Conditional Use Permit | _____ |
| Freshwater Wetland | _____ | Steep Slope & Erosion Ctrl | _____ |
| Change of Use | _____ | Sign Approval | _____ |

Name of Project: _____

Description of Proposed Activity: Town to convey one lot located between lands owned by Lynn Bruno

Name of Applicant(s):

Lynn Bruno
 Address: 251 Towners Rd Carmel NY 10512

Telephone: 845 891-0008

Name and Address of Record Owner(s): same

Tax Map Number of all parcels: 33, 59-1-68 Home
33, 59-1-69 Vacant 10 Lots

A) For All Applications:

1) Total acreage involved in application: 30407.10 SQ Ft

2) Total contiguous acreage controlled by applicant/owner (1): 26392.7 SQ Ft

3) Total number of existing structures: 1

4) Type of existing structures: Residential one family

5) Total square footage of all new construction: N/A

6) Estimated value of new construction or addition: N/A

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

New Construction: Residential _____ Commercial N/A 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:

Utility Easements Liber 159
Pg 308

Telephone:

Name and Address of Licensed Land Surveyor:

Spinelli Surveying
650 Halstead Ave
Mamaroneck NY
10543

Telephone:

Name and Address of Attorney:

Telephone:

Name and Address of Wetland Consultant:

Telephone:

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: 13 owned by Bruno, 1 lot being transferred by town
- 2) What is the size of the smallest lot proposed? 100x40
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: existing
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

C) For Freshwater Wetland Permit Applications Only:

- 1) A map of the site, prepared using a recent boundary and topographic survey of the property showing conditions on the site as of the date of application, shall be submitted.
- 2) The survey map shall show the location of the all federal, state, and local jurisdictional wetland boundaries as delineated by the applicant's consultant, and the location of proposed disturbance to wetlands and wetland buffers. The survey map shall also show the location of all regulated water bodies on the site and within 200 feet of the boundary of the site.
- 3) What is the date of the boundary and topographic survey used as the base map for the application?

- 4) Proposed activity is located in:
 - a) Lake/pond [_____] Control area of lake/pond [_____]
 - b) Stream/River/Brook [_____] Control area of stream/river/brook [_____]
 - c) Wetland [_____] Control area of wetland [_____]
 - d) Not located in wetland/wetland buffer [_____]
- 5) Attach a description of the proposed activity in the controlled area including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.
- 6) Attach a statement of compliance with §39A-8 of the Town Code.

33.59-1-41

33.59-1-67

33.59

33.59-1-66

Total
Being
Conveyed
to

33.59-1-38

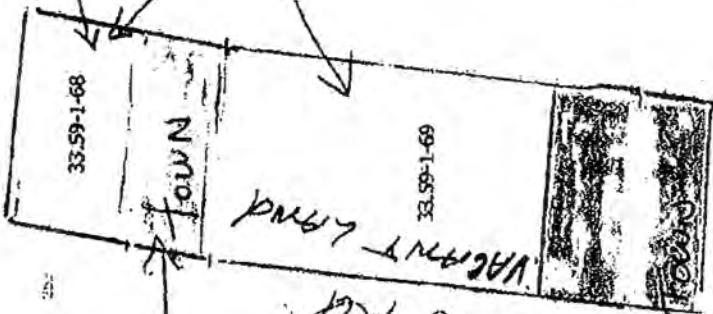
33.59-1-39

~~ABRUO~~

TOWNERS Rd
VACANT LAND

BRUNO
home

same ownership
BRUNO



33.59-1-28

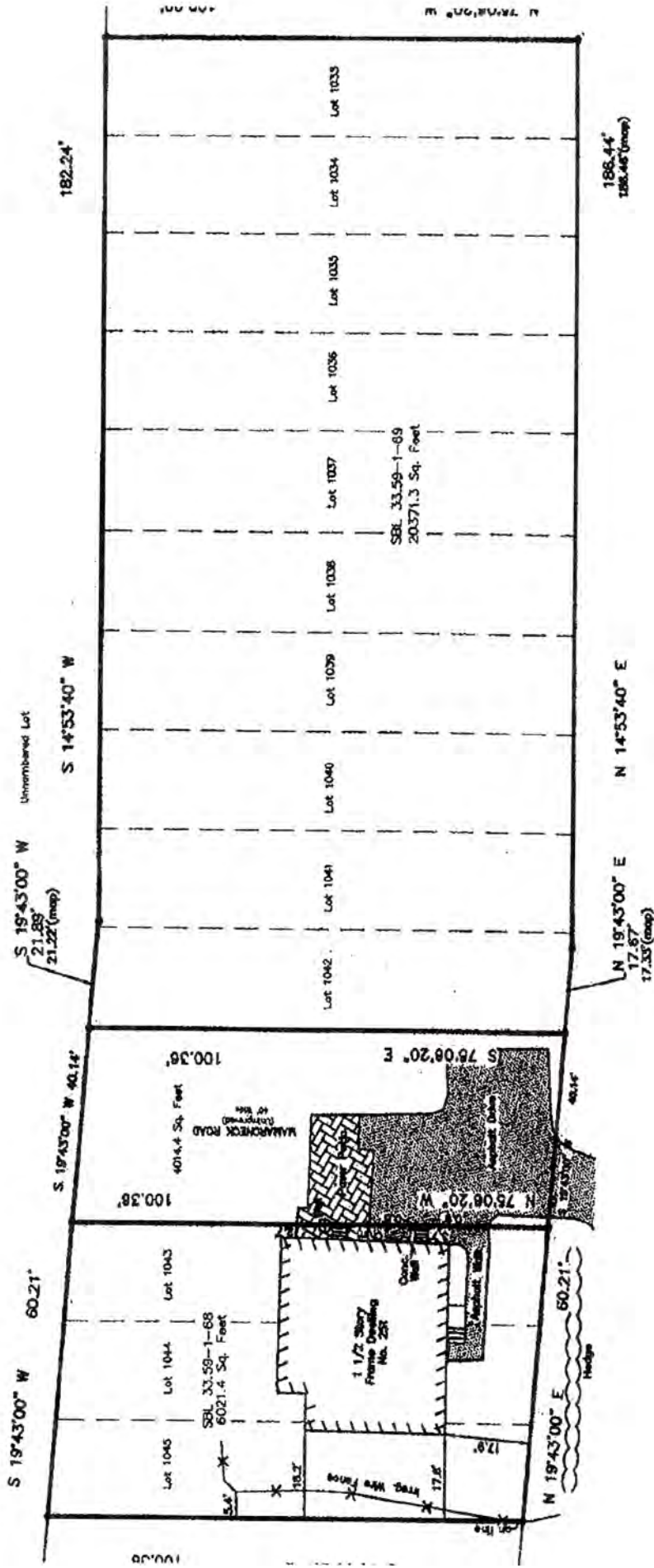
33.59-1-26

33.59-1-29

33.59-1-16

33.59-1-70

225



TOWNERS ROAD

DUT
 CT
 AS,
 Y.
 RENT

Richard J. Spshell, L.S. NYS Lic. 50975

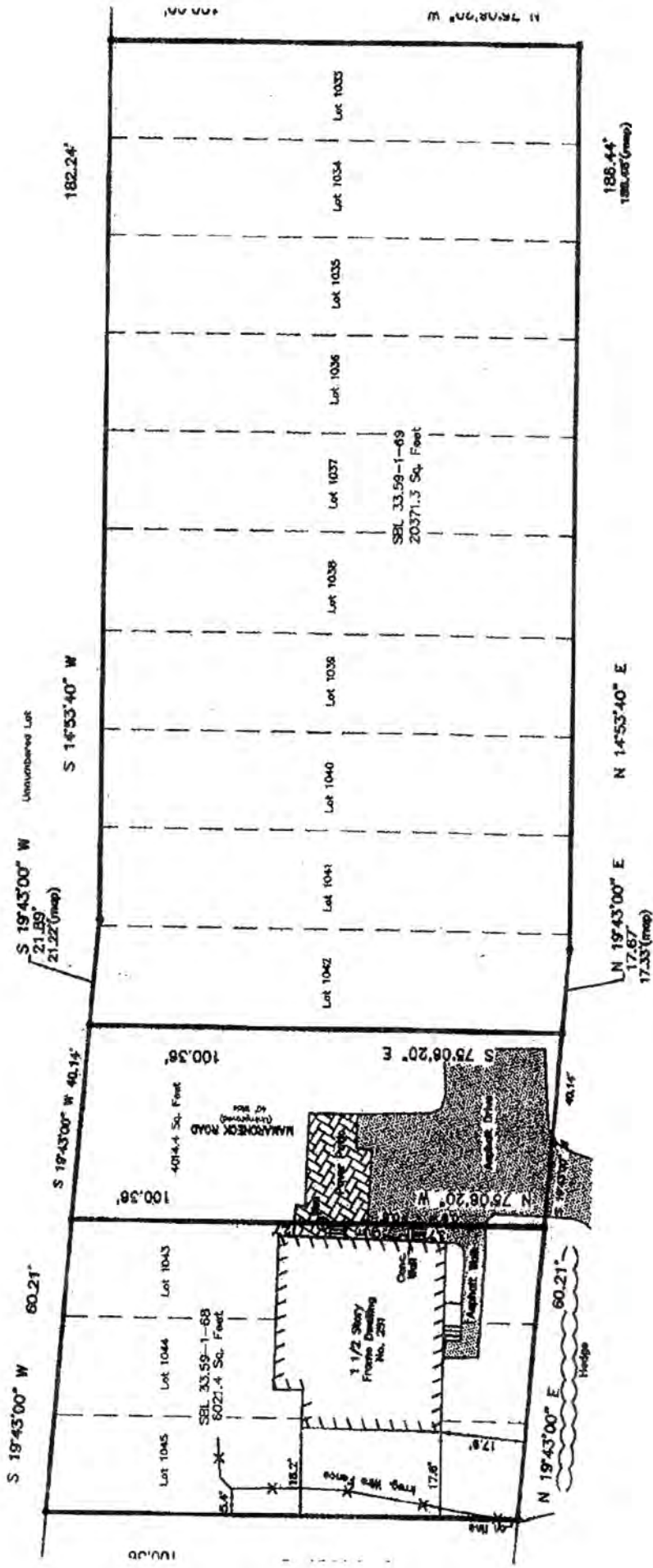
-Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S.

ED
 IND
 RM

Dimensions of all Properties to be combined.

251 Towners Rd Carmel NY 10512

1. **Town property** to be conveyed Front and rear 40.14' , sides 100.36'
2. Existing **Bruno home** parcel front and rear 60.21', sides 100.36'
3. **Bruno** 10 lots , vacant land ,front 186.44', rear 182.24'sides. 100.36' & 100'



TOWNERS ROAD

DUT
 ()
 ICT
 VS.
 Y
 Y.
 RENT
 ED
 JND
 IRM

Richard J. Spinelli L.S. NYS Lic. 50975

Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S.

Town of Kent Planning Board
 Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

- | | | | |
|---------------------------|-------|----------------------------|-------------------------------------|
| Sketch Plan (subdivision) | _____ | Preliminary Subdivision | _____ |
| Final Subdivision | _____ | Lot Line Change | <input checked="" type="checkbox"/> |
| Site Plan | _____ | Conditional Use Permit | _____ |
| Freshwater Wetland | _____ | Steep Slope & Erosion Ctrl | _____ |
| Change of Use | _____ | Sign Approval | _____ |

Name of Project: _____

Description of Proposed Activity: Town to convey one lot located between lands owned by Lynn Bruno

Name of Applicant(s):

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: 30407.10 SQ Ft
- 2) Total contiguous acreage controlled by applicant/owner (i): 26392.7 SQ Ft
- 3) Total number of existing structures: 1
- 4) Type of existing structures: Residential one family
- 5) Total square footage of all new construction: N/A
- 6) Estimated value of new construction or addition: N/A
- 7) Type of construction or activity proposed: (Check all that apply) N/A

- | | | | | | |
|-------------------------------|-------|----------------|-------|---------------|-------|
| New Construction: Residential | _____ | Commercial | _____ | Institutional | _____ |
| Expansion: Residential | _____ | Commercial | _____ | Institutional | _____ |
| Home Occupation: | _____ | Change in use: | _____ | Other: | _____ |

8) Zoning District: _____

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

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }

} ss:

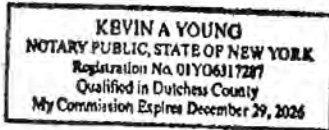
County of Putnam }

Lynn Bruno being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application 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 I/we hereby authorize _____, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
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.
4. 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.
5. 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.
6. 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 have examined this affidavit and that it is true and correct.

Lynn Bruno
Applicant/Owner Applicant/Owner

[Signature]
Notary Public



CERTIFICATION OF PROFESSIONAL ENGINEER/LICENSED LAND SURVEYOR/ARCHITECT

State of New York)

) ss:

County of Westchester)

Richard J. Spinelli being duly sworn, deposes and says:

1. That I/we are the Surveying Company named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Conditional Use Permit / Change in Use / Freshwater Wetland / Steep Slope and Erosion Control approval(s) and that I/we have been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. 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 have examined this affidavit and that it is true and correct.

Richard J. Spinelli
Licensed Professional

[Signature]
Licensed Professional

[Signature]
Notary Public

NICHOLAS SANTORO
 Notary Public, State of New York
 No. 01SA6320308
 Qualified in Westchester County
 Commission Expires 3/2/2017

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Pulnam }

Carl Albano being duly sworn, deposes and says:

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

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

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

Carl Albano

Agent/Owner,
Kelly Puccio
Notary Public

Agent/Owner

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Pulnam County
Commission Expires March 03, 2027

DISCLOSURE OF BUSINESS INTEREST

State of New York }

} ss:

County of Rutgers }

Lynn Bruno being duly sworn, deposes and says:

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

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

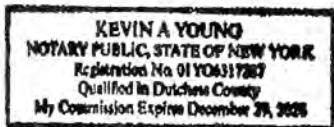
3. That he/she understands that the Town of Kent Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and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

Lynn Bruno

Agent/Owner

[Signature]
Notary Public

Agent/Owner



ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being more particularly bounded and described as follows:

BEGINNING on the easterly side of Towners Road where the easterly side of Towners Road intersects with the northerly side of Mamaroneck Road;

THENCE RUNNING easterly along the northerly boundary of Mamaroneck Road South $75^{\circ} 06' 20''$ East a distance of 100.36 feet;

THENCE along the easterly boundary of the parcel being described South $19^{\circ} 43' 00''$ West a distance of 40.14 feet to the southerly side of Mamaroneck Road;

THENCE RUNNING in a westerly direction along the northerly side of Mamaroneck Road North $75^{\circ} 06' 20''$ West 100.36 feet to the easterly side of Towners Road;

THENCE along the easterly side of Towners road and across Mamaroneck Road North $19^{\circ} 43' 00''$ East a distance of 40.14 feet to the POINT AND PLACE OF BEGINNING.

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the _____ day of _____, in the year 2023

BETWEEN TOWN OF KENT, a Municipal Corporation having offices at 25 Sybil's Crossing, Carmel, New York 10512

party of the first part, and Lynn Bruno, having an address of 251 Towners Road, Carmel, New York 10512
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

_____ TEN (\$10.00) _____ dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of
Kent, County of Putnam and State of New York, known as a portion of Mamaroneck Road as shown on map entitled, "Tenth
Map of Lake Carmel", filed in the Office of the Clerk of the County of Putnam on May 17, 1930 as Map No. 130-1 and being
more particularly bounded and described in the Schedule "A" attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Jaime McGlasson, Supervisor of the Town of Kent

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the 11 day of July in the year 2023, before me, the undersigned, personally appeared JAIME MCGLASSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

NANCY TAGLIAVERO
Notary Public, State of New York
No. 021A8277617
Qualified in Dutchess County
Commission Expires April 21, 2025

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On this _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgment was taken).

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

COUNTY: PUTNAM

TOWN/CITY: KENT

PROPERTY ADDRESS:

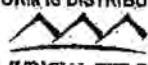
SECTION:

BLOCK:

LOT:

Title Company:

Title Number:

THIS FORM IS DISTRIBUTED BY

JUDICIAL TITLE
T: 800-281-TITLE F: 800-FAX-9396

RETURN BY MAIL TO:

Empty box for return address.

Town of Kent Planning Board
 25 Sybil's Crossing
 Tel: 845-306-5712

email: planningkent@townofkentny.gov
 Kent, NY 10512
 Fax: 845-306-5283

Memorandum

DATE: June 21, 2023
 TO: Accounting
 CC: carl@albanoinsurance.com
 FROM: Vera Patterson
 Re Bruno Property – TM: 33.59-1-68 & 69

Please process the following invoices from the General Account. Thanks very much.

Date	INVOICE #	VOUCHER NAME dpj	AMOUNT	COMMENTS
08/01/23	Billing Period: 07/01/23– 07/31/23	Rohde, Soyka & Andrews Invoice 29657-3725	\$ 332.75	07/06/23 - Principal Engineer Reviewed email w/ J. Battistoni. 0.30 Hr. @\$170.00/ Hr. (\$ 51.00) 07/11/23 - Principal Engineer Reviewed submittal & prepared For mtg. 0.50 Hr. @70.00/ Hr. (\$ 85.00) 07/13/23 - Principal Engineer Research various telecalls; Email for the record 1.00 Hr. @170.00/ Hr. (\$ 170.00) 07/13/23 - Principal Engineer Plg. Bd. Mtg. & discussion 0.10 Hr. @\$170.00/ Hr. (\$ 17.00) 07/19/23 - mileage: 15 mi @ 65 cents/mi= \$9.75 Invoice Total: \$ 332.75

Bruno Lot Line Revision TM: 33.59-1-66 & 69

Date		Deposits	Fees	Balance
6/22/2023	Ck 262	750.00		750.00
8/7/2023	Rohde-29657-3726		(332.75)	417.25

TOWN OF KENT
Planning Board
 25 Sybil's Crossing
 Kent Lakes, New York 10512

PURCHASE
 ORDER NO.

DO NOT WRITE IN THIS BOX

VOUCHER

CLAIMANT'S NAME AND ADDRESS: **ROHDE, SOYKA & ANDREWS CONSULTING ENGINEERS, P.C.**
 40 Garden Street
 Poughkeepsie, NY 12601

DATE VOUCHER REC'D		VOUCHER NO.
FUND - APPROPRIATION	AMOUNT	
TOTAL		
ABSTRACT NO.		
VENDOR'S REF. NO.:		

Tax I.D. # _____

Date	Invoice #	Description of Materials or Services	Quantity	Unit Price	Amount
8/1/2023	PROJECT: Bruno Lot Line				
	INVOICE: 29657-3725				
	JOB NO.: 23-261-267				
	BILLING PERIOD July 1, 2023 to July 28, 2023				
	TOWN OF KENT REFERENCE NO.:				
	Please see the attached invoice for Breakdown of Costs and Description of Services rendered.				
				TOTAL	332 75

CLAIMANT'S CERTIFICATION

I, **John V. Andrews Jr., P.E.**, certify that the above account in the amount of \$ 332.75 true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied, that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

8/1/2023

Date

[Handwritten Signature]

Signature

Vice-President

Title

(Space Below for Municipal Use)

DEPARTMENT APPROVAL

THE ABOVE SERVICES OR MATERIALS WERE RENDERED OR FURNISHED TO THE MUNICIPALITY ON THE DATES STATED AND THE CHARGES ARE CORRECT.

8/10/23

DATE

[Handwritten Signature]

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

THIS CLAIM IS APPROVED AND ORDER PAID FROM THE APPROPRIATIONS INDICATED ABOVE.

DATE

AUDITING BOARD



Rohde, Soyka & Andrews
 Poughkeepsie, NY 12601
 Consulting Engineers, P.C.

INVOICE

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

Date 8/1/2023

Invoice # 29657-3788

Tax Map	
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Project 23-261-267 Bruno Lot Line

Invoice for Professional Services July 1, 2023 to July 28, 2023

Date	Employee Type	Description	Hours	Rate	Amount
7/6/2023	Principal Engineer	Review with email to JB	0.30	170.00	51.00
7/11/2023	Principal Engineer	Review submittal-prep for meeting	0.50	170.00	85.00
7/13/2023	Principal Engineer	Research various telecalls; email for record	1.00	170.00	170.00
7/13/2023	Principal Engineer	Planning Board Meeting-discussion	0.10	170.00	17.00
7/13/2023	Principal Engineer	Mileage	15.00	0.65	9.75

Submitted by:

John V. Andrews Jr., P.E.

Total	\$332.75
Overdue Balance	\$0.00
Total Present Balance Due	\$332.75

Jimmy Trees Inc

RECIPIENT:

Lake Carmel Parks Department

Town of Kent Lake Carmel
25 Sybil's Crossing
KENT Lakes, NY 10512

Quote #1856

Sent on

Oct 24, 2023

Total

\$1,200.00

SERVICE ADDRESS:

325 Lakeshore Drive East
Carmel Hamlet, New York 10512

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Take down dead Ash tree opposite from 325 Lakeshore Dr E. and remove all debris.	1	\$1,200.00	\$1,200.00

Putnam County License# 50151

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

Total

\$1,200.00

Red Oak Tree Service

Estimate

93 Chief Nimham Circle

Carmel, NY 10512

845-275-4700

Bill TO: *Kent Lakes*
342 Lake Shore Dr East
Carmel, NY
(914)760-4404
Att Heidi lcpdclerk@townofkent.gov

<i>Purchase No.</i>	<i>Terms</i>	<i>Project</i>

Quantity	Description	Rate	Amount
	Take Down Large Ash Tree Located Across the Street from 342 Lake Shore Dr E.		1200.00
	Grind Ash Tree Stump		200.00
	All Wood Removed All Branches Chipped and Removed		
	Equipment Needed Green Machine Stump Grinder		
			1400.00



Larry Reynolds Tree Service Inc.

1

168 Tibaet Drive Carmel, NY 10512

Office (845) 225-7954 Cell (917) 295-3546 Fax (845) 228-5246

Email: larryreynoldstree2@gmail.com

PROPOSAL

KENT PARKS AND RECREATION

25 Sybil's Crossing

Kent Lakes, N.Y. 10512

C/O Frank Sabatini

Date	Description	Cost
11/2/23	<p data-bbox="354 848 943 884">LOCATION : 342 EAST LAKE SHORE</p> <p data-bbox="345 1142 980 1178">Complete removal 1 Large dead Ash Tree</p> <p data-bbox="318 1289 1036 1325">Take down, chip brush, remove wood and logs,</p> <p data-bbox="318 1402 594 1438">rake and clean up</p> <p data-bbox="310 1738 505 1774">TOTAL DUE:</p>	<p data-bbox="1154 1801 1279 1837">\$1,850.00</p>