

**Town of Kent**  
**Town Board Meeting**  
**January 18, 2022**

**Executive Session:** 6:15 p.m.

Discuss the medical, financial, credit, or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

**Workshop/Meeting:** 7:00 p.m.

1. Pledge of Allegiance
2. Roll Call
3. Discussion and/or Vote on the following:
  - a. Appoint Confidential Secretary
  - b. Appoint the Lake Carmel Chair Walter Recher and Vice-Chair Jeanne Garbarino
  - c. Recreation- Hire Recreation Assistant, accept grant for Heustis Park
  - d. Planning Board- Erosion Control Bond TM 31.-2-51, Erosion Control Bond TM 43.7-1-27
  - e. Highway- Reject bids for blacktop, Re-bid for blacktop, Football Signs
  - f. Assessor- Senior Exemptions
  - g. Re-appoint Travis Hunt to the Zoning Board
4. Announcements
5. Public Comment

## Jamie McGlasson

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**From:** Recreation  
**Sent:** Tuesday, January 11, 2022 2:12 PM  
**To:** Jamie McGlasson  
**Cc:** Christopher Ruthven; Anne Campbell; Jorma Tompuri  
**Subject:** Hiring of P/T Rec Assistant  
**Attachments:** Joe DiPierro Application.pdf

Hi Jaime,

As discussed I would like to add to the agenda for the Town Board Meeting on 1/18/21 the hiring of Joe DiPierro as a part time Recreation Assistant at a pay rate of \$15.00 per hour and an average of 24 hours per week. Joe has worked and volunteered for us for several years as a Program Aid and has shown himself to be hard working, reliable and great at interacting with the children and parents of our community. Having him as a weekly employee as a Recreation Assistant would be a huge plus for our department. His application is attached to this e-mail.

Thank you and please let me know if you have any questions!

Jared Kuczenski  
Director of Rec & Parks  
Town of Kent, NY 10512  
845-531-2100

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

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

Resolution #1  
Year 2022

Date: January 10, 2022  
From: The Kent Planning Board  
To: The Kent Town Board  
CC: L. Cappelli  
Y. Kelly  
Re: **Recommendation to Accept an Erosion Control Bond and Final Inspection Fee Pertaining to:  
The Maniatis Property - TM: 31.-2-51  
250 East Boyd's Lake Road  
Kent, NY 10512**

Please find attached supporting documentation for the bond noted above as well as the Bond Agreement along with the following check:

Bank of America Check #248, dated 12/16/21 and received 1/03/22 – in the amount of \$ 13,432.00 for an Erosion Control Bond for the property noted above.

Resolved: On December 9, 2021 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to accept an Erosion Control Bond in the amount of \$13,432.00 and an Inspection fee of \$1,000.00 and to forward them to the Town Board for their action.

Mr. Tolmach asked for a motion to move this project to an administrative track and to accept the above mentioned Erosion Control Bond in the amount of \$13,432.00 and inspection fee of \$1,000.00. The motion was made by Mr. Wilhelm and seconded by Mr. German. Following were the roll call votes:

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on December 9, 2021.

Dated: January 10, 2022

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



## Memorandum

**To:** Planning Board  
Town of Kent

**Attn:** Philip Tolmach  
Chairman

**From:** John V. Andrews, Jr., P.E.

**Subject:** Erosion Control Plan – 3<sup>rd</sup> Revised  
Submittal

**Date:** November 29, 2021

**Project:** Maniatis Residence  
TM # 31.-2-51

The following materials were reviewed:

- Letter to Town of Kent Planning Board-Maniatis Residence from Insite Engineering, Surveying & Landscape Architecture, P.C. dated November 16, 2021.
- Email from Town of Kent Building Inspector to Jamie LoGiudice-Maniatis-Erosion Control and Steep Slopes Permit dated October 22, 2021.
- Drawing VM-1-Vehicle Maneuvering Plan-Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated November 16, 2021, scale 1" = 40'.
- Drawing SL-1-Steep Slopes and Soils Map-Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised November 16, 2021, scale 1" = 30'.
- Drawing EC-1-Erosion and Sediment Control Plan-Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised November 16, 2021, scale 1" = 30'.
- Drawing D-1-Details and Noted -Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated August 19, 2021, last revised November 16, 2021, scale As Shown.
- Drawing DA-1-Pre-Constuction Drainage Area Map -Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 21, 2021, last revised November 16, 2021, scale As Noted.
- Drawing DA-2-Post-Constuction Drainage Area Map -Maniatis Residence prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated October 21, 2021, last revised November 16, 2021, scale As Noted.

The project involves the demolition of an existing 4-bedroom single family residential unit and a small office/studio and the construction of a new 6-bedroom single family residential unit in the same general location as the structures to be demolished. The project further includes the expansion and reuse of an existing onsite wastewater disposal system, and reuse of an existing well to supply the new dwelling unit. The project also includes the removal and relocation of a portion of the existing driveway to access the new attached garage. The project will require

Memorandum  
Maniatis Residence – 3<sup>rd</sup> Revised Submittal  
TM # 31.-2-51  
November 29, 2021  
Page 2 of 2

Putnam County Health Department approval for the expansion and reuse of the existing onsite wastewater treatment system.

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from the memos dated September 9, 2021, September 23, 2021 and November 2, 2021. Comments from those memoranda not included herein have been satisfactorily resolved. New or supplementary comments are shown in **Bold**.

1. Putnam County Health Department approval is required for the proposed modifications to the onsite wastewater disposal system to support the expanded dwelling.
2. We have prepared a revised bond amount. The revised bond amount is \$13,432.00. A copy is attached hereto. We recommend this bond amount of \$13,432.00 be accepted by the Planning Board as the bond amount and recommended for approval to the Town Board.
3. We previously received a draft Notice of Intent (NOI) and an MS4 Acceptance Form, partially completed. We take no exception to the material as submitted. The MS4 acceptance will be signed and returned when appropriate.
4. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
5. The public hearing has been opened and closed. Substantive comments raised by the public appear to have been satisfactorily addressed.
6. **So long as the Planning Board is satisfied that the public hearing concerns have been satisfactorily addressed, we recommend the project be referred to the consultants to be handled administratively.**
7. Provide a written response with future submittals stating how the comments have been addressed.
8. **New comments:**
  - a. The plan incorporates a gravel trench drain. The pipe is noted as perforated in the detail but not on the plan view. The limits of proposed perforated pipe and solid pipe should be shown and noted on the plan view.

  
John V. Andrews, Jr., P.E.

11.29.2021

Attachment

cc: Planning Board via email  
Bill Walters via email

Bruce Barber via email  
Liz Axelson via email



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

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

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

To: Planning Board Town of Kent  
From: John V. Andrews, Jr., P.E.  
Date: November 29, 2021

*JVA*  
*11.29.2021*

Attn: Phillip Tolmach, Chairman  
Subject: Erosion Control Bond Amount - REVISED  
Project: Maniatis Residence  
Tax Map: 31.-2-51

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Concrete truck washout pit	1	EA	\$ 500.00	\$ 500.00
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
End sections w/ riprap pads	1	EA	\$ 500.00	\$ 500.00
12" dia drainage pipe	140	LF	\$ 18.00	\$ 2,520.00
Roof drain pipe	45	LF	\$ 7.50	\$ 337.50
Catchbasins/drain inlets	2	EA	\$ 1,500.00	\$ 3,000.00
Seed and mulch	39,900	SF	\$ 0.06	\$ 2,394.00
Silt Fence	920	LF	\$ 4.00	\$ 3,680.00
			<b>TOTAL:</b>	<b>\$ 13,431.50</b>

Say: \$13,432.00



## Cornerstone Associates

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

December 9, 2021

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Maniatis Application**  
250 East Boyd's Road  
Section 31 Block 2 Lot 51

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

1. Comment response letter executed by John Watson of Insite Engineering dated 11/16/21, 5 pages.
2. Plans entitled; "Maniatis Residence" prepared by Insite Engineering dated 11/16/21 (rev.), 3 sheets: SL-1, EC-1, D-1.

**A: Summary of Application:**

Application is to demolish an existing 4-bedroom single-family home and office studio and construct a new single-family 6-bedroom single-family home in the same general location on a 11.186+/- acre parcel. The total proposed construction is 9,044 square feet. A portion of the driveway will be removed and realigned with the new attached garage. The existing well and septic system shall be utilized with an expansion to the existing septic system proposed due to the increased bedroom count. The subject property is located in the R-80 zoning district.

The total proposed land disturbance is 0.8 acres.

**.B: Planning Board Permits Required:**

Steep slope/erosion and sediment control permit

**C: Zoning:**

The Town Building Inspector has confirmed that zoning variances are not required for the proposed action.

**D: SEQRA:**

The applicant has provided a short-form Environmental Assessment form. The proposed action is a Type II action.

**E: Environmental Review:**

The applicant has provided responses to the previous review memos. This office has no further comments.

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

Sincerely,

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

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



**PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL**

**Rachel & Tom Maniatis  
2828 Broadway – Apt. 7E  
New York, NY 10025  
For Property located at:  
250 East Boyd’s Lake Road  
Kent, NY 10512  
TM: 31.-2-51**

Bond given by Rachel & Tom Maniatis, 2828 Broadway – Apt. 7E, New York, NY 10025 for property located at 250 East Boyd’s Lake Road, Kent, NY 10512/Tax Map: 31.-2-51 (“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 \_\_\_\_\_.

KNOW ALL MEN BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of \$13,432.00 cash or surety bond to be held for two years, along with an initial inspection fee deposit of \$1,000.00 for the payment whereof to the Obligee the said Obligor binds itself, its successors and assigns. A request for the Erosion Control Bond may be made after a year has passed. The property will be inspected at that time, and if deemed stable, the Planning Board may recommend that the \$13,432.00 Erosion Control Bond be returned at that time.

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

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for the land development activity known as the Maniatis Property (“Project Plans”) and the Erosion and Sediment Control Plan, prepared by Insite Engineering, Surveying & Landscape Architecture, 3 Garrett Place, Carmel, NY 1051 on August 19, 2021. All these plans were reviewed and approved on December 9, 2021, by the Obligee. A Resolution of Approval of land development activity in the nature of a Steep Slope and Erosion Control Permit of plans to demolish an existing dwelling and construct a new dwelling, attached garage and indoor pool in the same general location utilizing the existing septic which will be expanded upon due to the increase in the bedroom count, and the installation of a small portion of driveway. The total acreage involved in this application will be 11.18 acres and the total square footage of all new construction will be 9,044 square feet in an R-80 Zone. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.

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

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of \$13,432.00 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second in the amount of \$1,000.00 as the final inspection fee, and delivered to:

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

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

Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of The Town of Kent**, the said escrow monies shall be returned to **Rachel and Tom Maniatis, 2828 Broadway -- Apt. 7E, New York, NY 10025**.

In the event the erosion control work allowed shall not have been duly completed by **RACHEL AND TOM MANIATIS**, as per the conditions and specifications of the **Planning Board of The Town of Kent**, the **Town Board** shall have the right to withdraw the aforesaid escrow monies and complete the required work for **RACHEL AND TOM MANIATIS**; with full use of said sums as the Town requires;

When the work shall have been fully completed as required by the conditions and specifications of the **Planning Board** either by **RACHEL AND TOM MANIATIS**, or by the **Town of Kent**, the aforesaid escrow monies or the balance of funds remaining after the work has been completed shall be returned or refunded to **RACHEL AND TOM MANIATIS**;

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

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

Dated: December 23, 2021

RACHEL/TOM MANIATIS

By: 

(signature)

By: 

(signature)

RACHEL AND TOM MANIATIS

(print/type signatory's name)

Rachel and Tom Maniatis

Owner/Obligee, Rachel and Tom Maniatis


(print/type signatory's title)

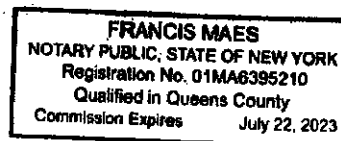
STATE OF New York )

) ss.:

COUNTY OF New York )

On the 23<sup>rd</sup> day of December, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Rachel & Tom Maniatis, 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



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

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

Resolution #16  
Year 2021

Date: December 20, 2021  
From: The Kent Planning Board  
To: The Kent Town Board  
CC: L. Cappelli  
Y. Kelly  
Re: **Recommendation to Accept an Erosion Control Bond and  
Final Inspection Fee and To Forward them to the Town Board Pertaining to:  
The Friedman-Crossman Property - TM: 42.7=1-27  
Erosion Control Bond – Resolution 16 CY 2021**

Please find attached supporting documentation for the bond noted above as well as the Bond Agreement along with the following checks:

JP Morgan Chase Bank Ck. 1173 – in the amount of \$ 1,000.00 for a final Inspection Fee  
JP Morgan Chase Bank Ck. 1174 – in the amount of \$28,700.00 for an Erosion Control Bond

Resolved: On November 18, 2021 the Kent Planning Board reviewed material pertaining to the recommendation noted above and agreed that it was appropriate to accept the bond and inspection and to forward them to the Town Board for their action.

Mr. Tolmach asked for a motion to accept the bond estimate of \$28,700.00 and inspection fee of \$1,000.00 and forward it to the Town Board when signed and returned to the Planning Board office. Mr. Wilhelm made the motion and it was seconded by Mr. German. Following were the roll call votes.

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

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on November 18, 2021.

Dated: December 20, 2021



Vera Patterson  
Planning Board Secretary

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

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

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# Memorandum

**DATE:** December 20, 2021  
**TO:** Finance Department  
**CC:** [kh@riverarchitects.com](mailto:kh@riverarchitects.com)  
**FROM:** Vera Patterson  
**Re:** Friedman-Crossman Property - TM: 42.7-1-27  
Erosion Control Bond – Resolution 15, 2021

Please find attached supporting documentation for the bond noted above as well as the Bond Agreement along with the following checks:

JP Morgan Chase Bank Ck. 1173 – in the amount of \$ 1,000.00 for a final Inspection Fee  
JP Morgan Chase Bank Ck. 1174 – in the amount of \$28,700 for an Erosion Control Bond

Please hold this material until the Town Board accepts the Bond Agreement at their next Board meeting.

**PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL**

**Angela Crossman  
5 China Circle Ct.  
Carmel, NY 10512  
TM: 42.7-1-27**

Bond given by Angela Crossman, 5 China Circle Ct., Carmel, NY 10512; Tax Map 42.7-1-27 ("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 Dec. 14 2021

KNOW ALL PEOPLE BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of \$28,700.00, along with an initial inspection fee deposit of \$1,000.00 for the payment whereof to the Obligee the said Obligor binds itself, its successors and assigns.

WHEREAS, Obligor has obtained the approvals from the Obligee for land 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 erosion and sedimentation controls ("Controls") are required and the Erosion and Sediment Control Plan documents shall be required in accordance with the Code in effect as of the date of this Bond; and

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for the construction of an addition to a single family residence and a detached garage known as the Friedman/Crossman Property ("Project Plans") and the Erosion and Sediment Control Plan, prepared by River Architects, 178 Main Street, Cold Spring, NY 10516 and D.C. Engineering P.C., 3 Memorial Ave., Pawling, NY 12564; and

WHEREAS, all these plans were reviewed on November 11, 2021 by the Obligee. A conditional approval of land development activity in the nature of a Steep Slope and Erosion Control Permit of plans to construct a single family residence and detached garage in an R-80 zoning district. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Steep Slope and Erosion Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001.

WHEREAS, the amount of this bond is based upon a recommendation by the Planning Board Consulting Engineer to the Planning Board dated November 11, 2021; and

WHEREAS, as condition to the issuance and approval of a Steep Slope and Erosion Control Permit, the Code requires the owner or applicant, prior to construction, to provide the Obligee with a cash escrow, an irrevocable letter of credit or a certified check drawn upon a national or state bank or other cash equivalent, which guarantees satisfactory completion of the Erosion and Sediment Control Plan, which security shall remain in full force and effect until the Obligor is released from liability by the Town, provided that such a period shall not be less than two years from the date of final acceptance or such other certification that the erosion and sedimentation controls have been completed in accordance with approved Project Plans; and

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of \$28,700.00 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second check in the amount of \$1,000.00 as the initial inspection fee to be held in escrow and used to fund inspections by the Town's consultants during construction and delivered to:

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

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

In the event the erosion control work approved shall not have been duly completed by **ANGELA CROSSMAN**, as per the conditions and specifications of the **Planning Board of The Town of Kent**, the **Town Board** shall have the right to withdraw the aforesaid escrow monies (\$28,700.00 performance guarantee and remaining money left in the inspection fee of \$1,000.00 or as replenished) and complete the required work for **ANGELA CROSSMAN**; with full use of said sums as the Town requires;

Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of The Town of Kent**, by **ANGELA CROSSMAN**, the aforesaid escrow monies (\$28,700.00 performance guarantee and remaining money left in the inspection fee of \$1,000.00) after the work has been completed shall be returned or refunded to **ANGELA CROSSMAN, 5 China Circle Ct., Carmel, NY 10512**, except for any portion of the \$28,700.00 used by the Town to perform the approved work or paid by the Town to have the approved work performed.

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

The applicant hereby expressly authorizes the **Town of Kent**, its agents, employees, engineers, consultants and/or planners to enter upon the Owner's/Applicant's property for the purpose of inspecting the erosion control system installed and the site work being performed in accordance with the approved plans, provided that the **Town of Kent** provides at least 24 hours notice to **ANGELA CROSSMAN**;

Dated: Dec. 14, 2021

ANGELA CROSSMAN

By Angela M Crossman  
(Signature)

(Print/Type signatory's name)

Angela Crossman

Owner/Obligee. Angela Crossman

(print/type signatory's title)

STATE OF New York )

) ss.:

COUNTY OF New York )

On the 14<sup>th</sup> day of December, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Angela M Crossman 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.

Bryce L Friedman  
NOTARY PUBLIC

Bryce L. Friedman  
Notary Public State of New York  
No. 02FR600937  
Qualified in New York County  
Commission Expires 2/6/2022





# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

From: John V. Andrews, Jr., P.E.

Subject: Erosion Control Plan - Revised  
Submittal IV

Date: November 17, 2021

Project: Friedman-Crossman  
TM # 42.7-1-27

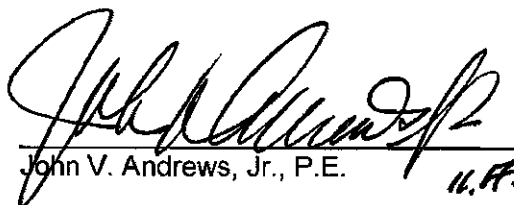
The following materials were reviewed:

- Transmittal Letter to John Andrews-Friedman-Crossman PB from River Architects dated November 9, 2021.
- Letter to Town of Kent Planning Board-Friedman-Crossman Application from River Architects dated November 8, 2021.
- Construction Estimate for Bond Calculation-Friedman-Crossman Residence prepared by Design Concepts Engineering, PC dated November 8, 2021.
- Putnam County-Proposal for Sewage Treatment System Repair-Friedman-Crossman dated October 28, 2021.
- Drawing-Unmarked
- Topography Survey-5 China Circle- prepared by Rowan Land Surveying, PLLC dated March 15, 2021, scale 1" =30'.
- Drawing Sheet- 1 - Erosion & Sediment Control Plan- Friedman Crossman Residence, prepared by D.C. Engineering, PC, dated June 10, 2021, last revised August 25, 2021, scale 1" =40'.
- Drawing Sheet- 2 - Erosion & Sediment Control Details- Friedman Crossman Residence, prepared by D.C. Engineering, PC, dated June 10, 2021, last revised November 8, 2021, scale as noted.
- Drawing Site-101 - Site Plan-Friedman Crossman prepared by River Architects, dated May 20, 2021, last revised November 8, 2021, scale as indicated.
- Drawing Site-102 -Enlarged Site Plan-Friedman Crossman prepared by River Architects, dated May 20, 2021, last revised November 8, 2021, scale 1" =10'-0".

The project proposes the demolition of the existing single-family dwelling with the construction of a new single-family dwelling on basically the same footprint and a new detached garage with office and full bath above. The proposal includes the protection and re-use of the existing well and onsite wastewater treatment system for the new dwelling and a new onsite wastewater treatment system for the detached garage. Putnam County Health Department approval is required for the new onsite wastewater treatment system. The total proposed land disturbance associated with the proposed action is 10,876 square feet (SF).

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration based on our July 8, 2021, July 15, 2021, August 12, 2021, and September 8, 2021, memoranda. Comments from those memoranda not included herein have been satisfactorily resolved. New or supplementary comments are shown in **bold**.

1. Putnam County Department of Health for the proposed modifications was granted on October 28, 2021.
2. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed. Previously provided. **Will be completed and signed following the close of the public hearing so long as all other matters are resolved.**
3. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
4. Provide a location and detail for a concrete washout station. **The response letter indicates that concrete washout will not be permitted on site. Notes to that effect have been added to the plan set. The notes are not clear. The notes should be in clear, plain language stating explicitly that concrete wash out will not be permitted on site.**
5. **An erosion control bond estimate was provided. Per Town Code Section 66.24 the bond is considered a performance guarantee covering all land development activities. Based on this most recent submittal, we have prepared a revised bond amount. The revised bond amount is \$28,700.00. A copy is attached hereto. Once the public hearing is closed and provided there are no substantive issues, we recommend this bond amount of \$28,700.00 be accepted by the Planning Board as the bond amount and recommended for approval to the Town Board.**
6. Upon the close of the public hearing, provided there are no substantive issues raised, we recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.

  
John V. Andrews, Jr., P.E. 11.17.2021

Attachment

cc: Planning Board via email  
Bill Walters via email  
21-261-999-173

Bruce Barber via email  
Liz Axelson via email



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

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

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

To: Planning Board Town of Kent  
From: John V. Andrews, Jr., P.E.  
Date: November 17, 2021

*Handwritten signature and date: 11.17.2021*

Attn: Phillip Tolmach, Chairman  
Subject: Erosion Control Bond Amount  
Project: Friedman-Crossman  
Tax Map: TM# 42.7-1-27

The erosion control bond is as follows.

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Soil stockpiles	3	EA	\$ 500.00	\$ 1,500.00
Underground stormwater storage	1	LS	\$ 6,000.00	\$ 6,000.00
Underground stormwater storage	1	LS	\$ 9,000.00	\$ 9,000.00
End sections w/ riprap pads	4	EA	\$ 500.00	\$ 2,000.00
Roof drain pipe	1,000	LF	\$ 7.50	\$ 7,500.00
Seed and mulch	3,600	SF	\$ 0.06	\$ 216.00
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Filtex Siltsoxx	225	LF	\$ 3.25	\$ 731.25
Silt Fence	250	LF	\$ 4.00	\$ 1,000.00
			<b>TOTAL:</b>	<b>\$ 28,697.25</b>

SAY \$ 28,700.00



## Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

From: John V. Andrews, Jr., P.E.

Subject: Erosion Control Plan -  
Completeness

Date: December 2, 2021

Project: Friedman-Crossman  
TM # 42.7-1-27

The following materials were reviewed:

- Email from Karl Hansen, AIA to John Andrews and the Town of Kent Planning Board dated November 24, 2021.
- Drawing Sheet- 1 of 2 - Erosion & Sediment Control Plan- Friedman Crossman Residence, prepared by D.C. Engineering, PC, dated June 10, 2021, last revised November 19, 2021, scale 1" =40'.
- Drawing Sheet- 2 of 2- Erosion & Sediment Control Details- Friedman Crossman Residence, prepared by D.C. Engineering, PC, dated June 10, 2021, last revised November 19, 2021, scale as noted.

The project proposes the demolition of the existing single-family dwelling with the construction of a new single-family dwelling on basically the same footprint and a new detached garage with office and full bath above. The proposal includes the protection and re-use of the existing well and onsite wastewater treatment system for the new dwelling and a new onsite wastewater treatment system for the detached garage. Putnam County Health Department approval is required for the new onsite wastewater treatment system. The total proposed land disturbance associated with the proposed action is 10,876 square feet (SF).

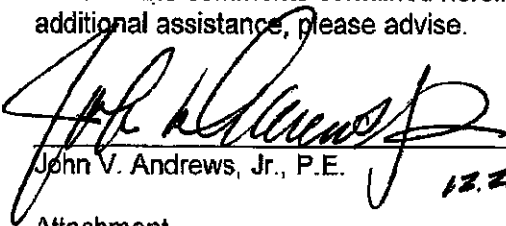
The subject Erosion and Sediment Control Plan is approved. The following comments are provided for the Planning Board's consideration :

1. Engineering comments have been satisfied.
2. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
3. If not already done, prior to the Planning Board Chairman's signature on plans, all Planning Board costs and fees including the erosion control bond, initial inspection fee deposit and all professional review fees incurred during the review and approval of the application must be paid in full.

Memorandum  
Friedman- Crossman ECP-Completeness  
TM # 42.7-1-27  
December 2, 2021  
Page 2 of 2

4. Vera Patterson, Planning Board Clerk should verify that there are sufficient copies of the final drawings in the Planning Office for the Chairman's signature.
5. The Town must have a fully executed bond agreement form and a check (or other form of acceptable surety). The Town Board must accept the bond agreement and the check at a regular meeting. Upon acceptance by the Town Board, the final plans may be signed.
6. Attached hereto is the signed MS4 SWPPP acceptance Form. Forward a copy of the NYSDEC letter of acknowledgment of the Notice of Intent upon its receipt.

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

  
John V. Andrews, Jr., P.E. 12.2.2021

Attachment

cc: Planning Board via email  
Bill Walters via email  
21-261-999-173

Bruce Barber via email  
Liz Axelson via email

## Jamie McGlasson

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**From:** Jamie McGlasson  
**Sent:** Wednesday, January 12, 2022 8:56 AM  
**To:** Jamie McGlasson  
**Subject:** Option to renew exemptions without application

Good morning:

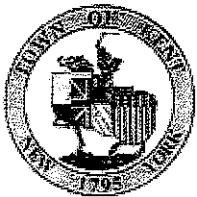
I am writing to make you aware of the fact that Governor Hochul recently issued Executive Order No. 11.1, which makes it possible for senior citizens and persons with disabilities to have their 2022 property tax exemptions (RPTL 467 and 459-c) renewed without filing renewal applications. While this is similar to last year's order, this order leaves the decision to adopt this up to local resolution. If you recall, the town board opted to do this last year only to see the Governor issue an order days later, making the waiver of the renewal requirement mandatory across the state. This year it is up to local discretion.

Renewal applications were sent out weeks ago and, while we have had a significant number of residents already submit their paperwork, there is a significant number of people who have yet to do so. Please let me know how you would like to proceed. Should you have any questions, do not hesitate to reach out.

In the interim, safe and happy holidays to all!

Yours truly,

Seth Plawsky, Assessor  
Town of Kent, NY  
25 Sybil's Crossing  
Kent Lakes, NY 10512  
Phone: (845)225-8020  
Fax: (845)306-5621  
[assessor@townofkentny.gov](mailto:assessor@townofkentny.gov)  
[www.townofkentny.gov](http://www.townofkentny.gov)



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Nancy Tagliafierro, Esq.

Hogan & Rossi  
3 Starr Ridge Road  
Brewster, New York 10509  
845-279-2986 (tel)  
845-278-6135 (fax)