

July 12, 2018
Approved: August 9, 2018

**Minutes
Town of Kent Planning Board Meeting
July 12, 2018
FINAL**

Following the Pledge of Allegiance, the meeting was called to order at 7:30 PM by Mr. Phil Tolmach, Chairman of the Town of Kent Planning Board.

In attendance were the following Planning Board members:

Phil Tolmach, Chairman
Simon Carey
Giancarlo Gattucci
Charles Sisto
Stephen Wilhelm

Absent:

Dennis Lowes

Others in Attendance:

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

• **Approve Planning Board Minutes from June 14, 2018**

Mr. Tolmach asked for a motion to approve the minutes for the June 14, 2018 meeting. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• **Murtaugh Property, 1144 Peekskill Hollow Rd, Kent, NY; TM: 42.-2-51**

Mr. Murtaugh attended the meeting and discussed this Public Hearing for his property. A revised drawing showing the blacktop and silt fence was submitted prior to the meeting. A mitigation plan was also sent to Brewster. Mr. Murtaugh discussed the septic area and that lot 1 was pre-existing and a 10,000 square foot area was shown. The configuration of the septic area on the second lot needed to be changed to be inside the 10,000 square foot designated. Mr. Murtaugh applied for a permit for the silt fence with the DEC.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said she had outlined waivers for Mr. Murtaugh pertaining to the rectangle in the code for a septic system and had sent emails to Mr. Murtaugh and his engineer. She believed it was possible to have the septic area be a different shape. There are still some things that need to be addressed; therefore she recommended that this Public Hearing be adjourned until the August 9, 2018 meeting. The 30 day circulation period has not expired yet, but will have by the August 9th meeting. A second submittal would be necessary for the August meeting.

Mr. Barber's Comments (memo attached)

Mr. Barber asked Mr. Murtaugh to describe his project, since this was a Public Hearing for his property. Mr. Murtaugh advised the audience that there was a small cottage and two outhouses on 17.5 acres. He was attempting to sub-divide the property and had put in a flag lot to construct a second house. The DEC wetlands were delineated and the DEC signed off on it.

Mr. Barber noted that there is intrusion in the driveway into the Kent wetland buffer and he suggested that a mitigation plan be done for this area. The plants should be certified to be viable for three years and it should be noted on the plans. The area should be naturalized and should be maintained twice a year. No trees would be cut, but that should also be noted on the plans.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that the project is not in the East of Hudson watershed so the requirements for the NOT does not apply. Landscape walls along the driveway have been added and a note needs to be added to the drawings that there should be a 16' clearing between the walls. Ms. Mangarillo recommended that the bond estimate of \$5,658.00 prepared by Badey & Watson should be accepted and after the next meeting be forwarded to the Kent Town Board for their approval. Ms. Mangarillo said that her third comment regarding a mitigation bond should be disregarded. Ms. Mangarillo said that the shape of the septic system should be a large mass and that it would e acceptable.

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

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

Town of Kent Planning Board Minutes
July 12, 2018

Mr. Tolmach asked for a motion to adjourn the Public Hearing to be continued on August 9, 2018. The motion was made by Mr. Carey and seconded by Mr. Wilhelm. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• **Fregosi Property, Kentview Dr., Kent, NY; TM: 10.20-1-69**

Mr. Fregosi attended the meeting, but Mr. Basharat was not at the meeting.

This was a Public Hearing for construction of a single family residence. Mr. Fregosi said that this property is very narrow and that by the time the septic, well and house are built most of the trees will have to be removed and he requested a tree waiver. Mr. Fregosi said that he would focus on comments provided to him by the consultants at this meeting and would return next month after he addressed them.

Mr. Barber's Comments (memo attached)

Mr. Barber said that the Public Hearing needed to be opened. A signature on the EAF is requested as well as a Bulk Zoning Table. Mr. Barber said that he needed to inspect the site prior to granting a tree survey waiver. He wants to make sure adjoining property is not impacted during construction.

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

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

There were no comments from the audience, so Mr. Tolmach asked for a motion to adjourn the Public Hearing until the August meeting. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

| | |
|---------------------------|--------------|
| Phillip Tolmach, Chairman | Aye _____ |
| Simon Carey | Aye _____ |
| Giancarlo Gattucci | Aye _____ |
| Dennis Lowes | Absent _____ |
| Charles Sisto | Aye _____ |
| Stephen Wilhelm | Aye _____ |

The motion carried.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo stated that the driveway needed to be made wider and that she had concerns about the construction of the catch basin. Mr. Fregosi said that the garage doors were moved to the front and additional drainage would be placed in that area which will flow into the catch basin. Ms. Mangarillo said that that information would need to be added to the drawing.

• Roncallo Property, Tibet Dr., Kent, NY; TM: 30.20-1-15

Mr. John Karell represented Mr. Roncallo, the owner of the property. This project had been approved several years ago (in 2001); however, due to ill health the owner never proceeded with construction on this project. The foundation and roughed in driveway, the well and boundaries for the septic system were done in 2010. The plan submitted at the meeting was the same as the one previously submitted with the exception of the driveway grade. The grade is less than 15% but greater than 10% (13.5 %) but it was also approved previously.

Mr. Barber's Comments (memo attached)

Mr. Barber said that he planned to inspect the site and that there was a possibility of additional disturbance on the property and he suggested that the may wish to speak to the applicant about whether or not a tree survey should be waived after his inspection. There are a lot of steep slopes and rock outcroppings on the property. Mr. Barber asked for an updated survey. A letter from the New York State National heritage was requested.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that she recommended that a waiver be granted for the driveway, since it was previously approved. Ms. Mangarillo suggested that additional information regarding the notes on the drawings pertaining to rock outcroppings should be added to the drawings. Ms. Mangarillo said that a meeting with the Highway Superintendent should be scheduled to review the plans.

Ms. Axelson's Comments

Ms. Axelson had no comments.

Mr. Karell said he would schedule a meeting with the Highway Superintendent and asked if he could have a waiver for the tree survey and one for an updated survey. Mr. Barber suggested that the Board should make that decision after he inspected the site and gave them his report.

• **Davis Property, 1155 Barrett Cir. W., Kent, NY; TM: 42.11-1-24**

Ms. Axelson's Comments (memo attached)

There was no one at the meeting to represent the applicant.

Ms. Axelson spoke and said that there are three lots owned by Mr. Davis, Mr. & Mrs. Pizzarelli and Mr. Malaski. There is a right of way which runs south of the two lots and there is another piece of land. A lot-line revision is requested and Mr. Wilhelm suggested that the lot line revision be made on the two lots north of the right of way. Ms. Axelson said that each would have to be 80,000 square feet (less than an acre). A revised submittal was requested.

• **Biben Property, 146 Knapp Rd., Kent, NY; TM: 10.-1-1 (memo attached)**

Ms. Mangarillo advised the Planning Board that Mr. & Mrs. Biben had begun a project about four years ago and that they had rolled over an erosion control bond to a smaller project on their property which was completed last fall. Ms. Mangarillo recommended that the erosion control bond of \$8,273.00 be forwarded to the Town Board to be released.

Mr. Tolmach asked for a motion to ask the Town Board to release this erosion control bond. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• **Kelly Property, Deer Hill Ct., Kent, NY; TM: 32.-1-62 (memo attached)**

Ms. Mangarillo said that Mr. Kelly had built a house on his property and that it was completed in the spring. Ms. Mangarillo had inspected the property and recommended that an erosion control bond in the amount of \$11,000.00 be returned to Mr. Kelly.

Mr. Tolmach asked for a motion to ask the Town Board to release this erosion control bond. The motion was made by Mr. Carey and seconded by Mr. Wilhelm. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• **O'Mara Property, Woodland Rd., Kent, NY; TM: 10.-1-3 (memo attached)**

Mr. O'Mara built a house on this property and that it was stabilized in December and was inspected in May. Ms. Mangarillo recommended that the two-year waiting period for returning bonds be waived and that an erosion control bond in the amount of \$6,765.00 be returned.

Mr. Tolmach asked for a motion to ask the Town Board to release this erosion control bond. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• Alou Construction, Dean Rd., Kent, NY; TM: 10.-2 & 10.-3

Ms. Mangarillo did not prepare a memo for this project, but would do so shortly.

Ms. Mangarillo said that the property was stabilized until the tornado occurred and this property as well as the SSEL had some damage. Therefore Ms. Mangarillo recommended that 50% of each bond be returned to allow the property to be re-stabilized. The bond for this property was \$7,764.50 and Ms. Mangarillo recommended that \$4,000.00 be returned.

Mr. Wilhelm questioned why the bonds would not be returned due to storm damage.

Mr. Scott Frey, the owner of this property, asked to be heard. Mr. Frey agreed with Ms. Mangarillo that there was some damage done by the owners of this property when they hired someone to clean up the trees which were knocked down by the tornado. Mr. Frey discussed repairing the property with the owner of the property and they did not want to do anything. Mr. Frey asked for permission to stabilize the property and the owners allowed him to do so. He placed mulch on the areas disturbed, re-seeded the areas disturbed and placed hay on it as well and presented pictures to Ms. Mangarillo. Mr. Frey also presented a letter from his distributor regarding the seed he had used.

Mr. Wilhelm stated that he did not understand why the bonds should not be returned to Mr. Frey for both properties since he had repaired the damage and no longer owned either property.

Ms. Mangarillo explained that there is a mechanism in the code which allows contractors to sell the bond to new owners of properties, but they don't usually do so. She also stated that the Notices of Termination needed to be submitted to the Planning Board and DEC. Mr. Wilhelm repeated his question as to why the bonds should not be returned. Ms. Mangarillo said that Mr. Frey should have had the properties inspected last fall and had not done so.

Mr. Tolmach polled the Planning Board to see who would like to have the bonds returned. They all felt that the bonds should be returned, but asked Mr. Frey if he would accept 90% of the bond back and he said that he would.

Mr. Wilhelm made a motion to return 90% (\$6,988.05) of this bond to Mr. Frey and to retain 10% of the bond and it was seconded by Mr. Gattucci. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

• **SSEL Corporation, Dean Rd., Kent, NY; TM: 10.-2 & 10.-2**

This bond was \$8,925.60 Ms. Mangarillo recommended that \$4,500.00 be returned.

Mr. Wilhelm made a motion to return 90% (\$8,033.04) of this bond to Mr. Frey and to retain 10% of the bond and it was seconded by Mr. Gattucci. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried

• **Rte 52 Development/Peder Scott Project, Rte. 52., Kent, NY; TM: 12.-1-52**

Mr. Caruso represented the applicant and advised the Planning Board that Mr. Scott was unable to attend the meeting and distributed a narrative summary of the site plan and phases to be done to the Planning Board. Mr. Caruso told the Planning Board that a meeting held at Town Hall earlier that week with the Planning Board Consultants, Maureen Fleming, Kent Supervisor and Bill Huestis, Deputy Supervisor had been very productive. The engineering issues were reviewed and a comprehensive submission will be presented to the Planning Board prior to the August meeting. The Erosion Control Plan for clearing of downed trees has been submitted to the Planning Board. The Board of Health may have completed perk testing. They hope to stabilize property along route 52 where the tornado disturbed the property.

Ms. Axelson's Comments

A memo prepared by Ms. Axelson dated June 13, 2018 was discussed at the meeting held at Town Hall. A question about building heights also was discussed and Ms. Axelson suggested that the applicant may ask for an amendment to the Zoning for the IOC to allow a special permit to allow increased height to 45 feet. Another option was to go to the ZBA for a height variance just for this project. The applicant's representatives will return with a table of reports to be submitted now and later. During the meeting it was understood that the removal of fallen trees had been undertaken and that it was to have been handled administratively. Ms. Axelson referred to a June 12th email (attached) she had prepared pertaining to removal of trees (the 3rd paragraph) and a narrative had been requested. Mr. Sisto asked for confirmation that the clearing of downed trees would be done in an orderly fashion. Ms. Axelson said that the consultants had observed that excavation had been done to clear the downed trees, but that there had been other vehicles on the property and that no seeding had been done.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that she recommended waiving the information requirements from Chapter 66. The application form needs to be submitted in its entirety. An estimated time frame for the testing work to be completed and limits of disturbance was requested by Ms. Mangarillo. There should be seeding done on the roads where the trees had been removed needed to be done. Fresh stones should be done near the entrance on Rte. 52. Ms. Mangarillo recommended that a Public Hearing for this part of the project (clearing of trees) be waived. A bond of \$1,000.00 to cover seeding for this portion of the project and an inspection fee of \$1,000.00 should also be submitted. Ms. Mangarillo recommended that this be handled administratively.

Mr. Tolmach asked for a motion to waive a Public Hearing for this portion of this project, forward a recommendation to the Town Board to approve an Erosion Control Bond of \$1,000.00 to cover seeding, an inspection fee of \$1,000.00 and that this portion of this project will be handled administratively by the consultants. The motion was made by Mr. Gattucci and seconded by Mr. Carey. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried

Mr. Tolmach mentioned to Mr. Caruso that people were concerned that this project was only going to be a mining operation. Mr. Caruso said that the applicant's goal is long-term ownership and that this site was researched for quite some time prior to purchasing the property. Mr. Caruso said that Phase 1 will be for the truck stop/country store along Route 52. Mr. Wilhelm suggested that the area of disturbance be limited to the truck stop area rather than impacting the entire site. Mr. Caruso said that the deepest cuts would be in the back of the property near Interstate 84. Mr. Caruso provided a memo to the Planning Board at this meeting (attached) which was a narrative requested by Mr. Barber.

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

| | | |
|---------------------------------------------------------------|-----------------------------------------|---------------|
| - Ryder Property 170 Waywanda Ct., Kent, NY TM: 41.-1-8 | Erosion Control Plan/ Wetland Permit | Status Report |
|---------------------------------------------------------------|-----------------------------------------|---------------|

Mr. Ryder is working through the conditions on his application

| | | |
|----------------------------------------------------------------------|-------------------------|---------------|
| - Ultimate Auto Detailing 94 Route 311, Kent, NY TM: 22.0-2-12 | Site Plan/Change of Use | Status Report |
|----------------------------------------------------------------------|-------------------------|---------------|

There were three "No Parking" signs were placed on the building. There was some confusion about the signs which were cleared up and all conditions have been met pertaining to this application. The drawings are ready to be signed.

- Major Property
16 Westleigh Ct., Kent, NY
TM: 44.05-1-63 Erosion Control/
Wetland Permit Status Report

This project is ready for Chairman's signature.

- Auto Craft
146 Hill and Dale Rd., Carmel, NY
TM: 44.7-1-31 Amended Site Plan Status Report

Nothing new has been submitted.

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

A site visit was conducted on this site and the applicant is addressing some outstanding items.

- Boccia Property
Beach Court, Kent, NY
TM: 21.-1-16 Erosion Control Plan/
Wetland Permit Status Report

An updated Notice of Intent was submitted. Waiting for the bond.

- Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 Erosion Control Plan Status Report

Nothing new has been submitted

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

Nothing new has been submitted

- Putnam Nursing &
Rehabilitation Center
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41 Erosion Control/ Status Report

Nothing new has been submitted

**Town of Kent Planning Board Minutes
July 12, 2018**

| | | |
|------------------------------------------------------------------------|-------------|---------------|
| - Rodriguez/Olson 104 Smalley Corner Road, Kent, NY TM: 21.-1-10 | Subdivision | Status Report |
|------------------------------------------------------------------------|-------------|---------------|

Nothing new has been submitted.

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

This project has been completed.

| | | |
|----------------------|--|---------------|
| - Patterson Crossing | | Status Report |
|----------------------|--|---------------|

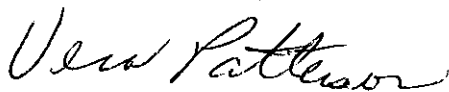
Supervisor Fleming asked that a meeting be scheduled with Mr. Camarda, the owner of the property proposed for Patterson Crossing. Ms. Axelson said that amended approvals had been granted on this project in November of 2017. There have not been any submittals since that time so and conditions have not been met. The approvals expire in July of 2020. Mx. Axelson, Mr. Barber and Ms. Mangarillo all agreed that it was not appropriate to have a meeting at this time. Mr. Tolmach suggested that Mr. Camarda may wish to attend a workshop if he really wants to meet with the Planning Board.

Mr. Tolmach asked for a motion to close the June meeting at 9:15. The motion was made by Mr. Gattucci and seconded by Mr. Carey. The roll call votes were as follows:

| | |
|---------------------------|---------------|
| Phillip Tolmach, Chairman | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Dennis Lowes | <u>Absent</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary
Respectfully Submitted,

cc: Planning Board Members
Building Inspector
Town Clerk

**Town of Kent Planning Board Minutes
July 12, 2018**

JULY 2018
KENT PLANNING BOARD AGENDA

Workshop: July 05, 2018 (Thursday, 7:30 PM) (Cancelled for July)

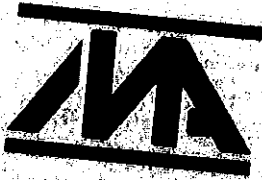
Meeting: July 12, 2018 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from June 2018
- John Murtaugh
1250 Peekskill Hollow Rd., NY
TM: 42.-2-51 Public Hearing/Erosion Control Plan/
Wetland Permit/Subdivisison/ Review
- Fregosi Property
Kentview Dr., Kent, NY
TM: 10.20-1-69 Public Hearing/Erosion Control Plan/ Review
- Roncallo Property
Tibet Dr., Kent, NY
TM: 30.20-1-15 Erosion Control Plan Review
- Robert Davis
1155 Barrett Circle W., Kent, NY
TM: 42.11-1-24 Lot Line Revision Review
- Biben Property
146 Knapp Rd., Kent, NY
TM: 10.-1-1 Request to Release Erosion Control Bond Review
- John Kelly
Deer Hill Ct., Kent, NY
TM: 32.-1-62 Request to Release Erosion Control Bond Review
- Patrick O'Mara
Woodland Rd., Kent, NY
TM: 10.-1.-3 Request to Release Erosion Control Bond Review
- Alou Construction
Dean Rd., Kent, NY
TM: 10.-2 & 10.-3 Request to Release Erosion Control Bond Review
- SSEL Corporation
Dean Rd., Kent, NY
TM: 10.-2 & 10.-2 Request to Release Erosion Control Bond Review
- Route 52 Development/
Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52 Erosion Control/Site Plan Review

**Town of Kent Planning Board Minutes
July 12, 2018**

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

- Ryder Property
170 Waywayanda Ct., Kent, NY
TM: 41.-1-8
Erosion Control Plan/
Wetland Permit
Status Report
- Ultimate Auto Detailing
94 Route 311, Kent, NY
TM: 22.0-2-12
Site Plan/Change of Use/
Sign Approval
Status Report
- Major Property
16 Westleigh Court, Kent, NY
TM: 44.05-1-63
Erosion Control/
Wetland Permit
Status Report
- Auto Craft
146 Hill and Dale Rd., Carmel, NY
TM: 44.7-1-31
Amended Site Plan
Status Report
- Raneri Property
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3
Erosion Control Plan
Status Report
- Boccia Property
Beach Court, Kent, NY
TM: 21.-1-16
Erosion Control Plan/
Wetland Permit
Status Report
- Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39
Erosion Control Plan
Status Report
- Dogward Bound
461 Richardsville Road, Kent, NY
TM: 30.12-1-1
Erosion Control/
Site Plan/Accept Bond
Status Report
- Putnam Nursing &
Rehabilitaiton Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41
Erosion Control/
Wetland Permit
Status Report
- Rodriguez/Olson
104 Smalley Corner Road, Kent, NY
TM: 21.-1-10
Subdivision
Status Report
- Von Rosenvinge Property
451 Pudding St., Kent, NY
TM: 31.17-1-7
Erosion Control Plan
for In-Ground Swimming Pool
Status Report



MORRIS ASSOCIATES

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MEMORANDUM

Date: July 9, 2018
To: Town of Kent Planning Board
From: Liz Axelson, AICP
RE: Murtagh Subdivision, Erosion Control Plan, & Wetland Permit, 1250 Peekskill Hollow Road, Tax Parcel No. 42-2-51 / MA# 218037.00

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

Summary

1. The proposal involves the subdivision of a 17.576-acre parcel to create two (2) lots for single-family development (see tax parcel listed above) in the R-80 (One Family Residence) zoning district. As such it is a minor subdivision. An existing single-family dwelling, 2 existing block buildings, driveways to all existing buildings and other site improvements would be located on proposed Lot 1.
2. The lots were reconfigured as recommended with respect to the wetlands and wetland soils along the site's frontage with the driveway for Lot 2 via an easement to Peekskill Hollow Road. The location of Lot 2's driveway within the Town Wetland Buffer will require a wetland permit. Please refer to the zoning and subdivision comments below, which detail the numerous application, and zoning compliance issues that remain to be addressed. Accordingly, the application is not complete.
3. Since application revisions, and final plat data must be provided for a complete application, the application is not ready for conclusion of SEQR review, and the public hearing should be continued.

SEQRA

4. On June 14, 2018 the Planning Board declared that the proposed action is an Unlisted action as per the SEQRA regulations; and issued a Declaration of Intent to be Lead Agency for this SEQR review. The SEQRA circulation packets were sent out on or about June 21, 2018, so comments from agencies may still be forthcoming.
5. A wetland application is required; and zoning compliance issues and subdivision requirements remain to be addressed. These application and plan revisions are needed so that the Planning Board may consider a SEQR determination at a later date.

Subdivision Application

6. I defer to the Planning Board's Engineering and Environmental Consultants about the specifics of the Erosion Control Permit, and Wetland Delineation. Accordingly, my comments pertain primarily to the subdivision plat.
7. Please provide a response letter with the next submittal.

8. While some zoning and subdivision comments were addressed, various items are presented on the several sheets that were submitted. Reference must be provided between each of the drawings that make up the plan set so that the set as a whole addresses code requirements.
9. As per prior comments, the proposed septic system for each lot must be shown in the relocated 10,000 SF rectangles. Address the requirements in zoning section 77-73, A. and C.
10. As per prior comments, revision of the rectangles required by zoning resulted in corresponding changes to the proposed lot lines and access to the lots. The proposed driveway for Lot 2 is now located outside of the Town Wetland area. Yet the Lot 2 driveway is within the Town Wetland Buffer, which will require a Town wetland permit. Amend the submitted application form accordingly.
11. As per prior comments, regarding the R-80 residential zoning requirements in 77-8, revise the plans so that the note in the lot and bulk table regarding the 17.7-foot (17.7') side yard to state that this is a pre-existing, noncomplying condition.
12. As per the comments above, corresponding to the R-80 design standards, revise the plans to add reference between the drawings in the set so that the notation about utilities being placed underground is part of the whole subdivision plan set.
13. As per prior comments, revise the plans to demonstrate compliance with the supplementary regulations for flag lots in zoning section 77-29, as follows:
 - a. Regarding zoning section 77-29, C.(1), delineate the required minimum lot area with adequate width and yard setbacks.
 - b. Add notation to address the prohibition of further subdivision of either proposed lot as per zoning section 77-29, C.(7).
14. As per prior comments, the following items listed in Chapter 66A, Subdivision of Land, sections 66A-19, A. and B., should be addressed before the subdivision is resubmitted (most items should be plan revisions):
 - a. Revise the final application form regarding:
 - i. the need for a wetland permit;
 - ii. any submittals to the Putnam County Health Department; or the NYS Department of Environmental Conservation;
 - iii. update the smallest lot size from 2 acres;
 - iv. revise to acknowledge the possible need for a common driveway;
 - v. update form section C) 1) to 6) about any freshwater wetland permitting; and
 - vi. update form section D) 1) to 2) about steep slopes.
 - b. Submit certification of title of ownership.
 - c. Clarify the proposed access easement with labeling or a legend item.
 - d. Metes and bounds must be provided for proposed easements and proposed lot lines.
 - e. Show proposed monuments.
 - f. Provide a legal instrument for driveway easement for Lot 2 over Lot 1 for review by the Planning Board Attorney.
 - g. Show the septic reserve area, which was shown on the previous plan set, on Proposed Lot 1.
 - h. I defer to the Planning Board's Environmental Consultant about the accuracy of locations of wetland boundaries and corresponding adjacent or buffer areas.
 - i. Clearly show any existing or proposed culverts with pipe sizes, grades, direction of flow, etc.
 - j. Label the proposed lot numbers on all sheets where the proposed lot line is shown.
15. Regarding subdivision requirements and standards, provide utility service assurances and show any necessary easements as per the regulations in section 66A-24, A. and B.

16. Given the site's terrain, there are no "convenient and suitable areas for parks..." to be set aside as per the subdivision regulations section 66A-25. Accordingly, a payment in lieu of recreation land should be required.
17. The proposed driveway on lot must comply with Code Chapter 57. Roads and Driveways. I note that plan notation and other plan elements appear to be included to address these requirements; and I defer to the Planning Board's Engineering Consultant about the driveway requirements.

Recommendation

18. The Planning Board should direct the applicant to:
 - a. address the comments above; and
 - b. provide a complete application.
19. The Planning Board should defer action to conclude this SEQR review pending submittal of needed information.
20. Since the application requires key changes and is not complete, the public hearing should be continued.

If you have any questions please do not hesitate to contact me at 845-454-3411 ext. 21, or e-mail at laxelson@morrisengineers.com.

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- Transmittal from Badey & Watson Surveying & Engineering, dated June 20, 2018;
- Letter responding to Town's Environmental Consultant's comments prepared by Jason Snyder, CPESC, Badey & Watson Surveying & Engineering, dated June 20, 2018;
- Letter responding to Town's Engineering Consultant's comments prepared by Jason Snyder, CPESC, Badey & Watson Surveying & Engineering, dated June 20, 2018;
- Plan entitled Wetlands Mitigation Plan prepared by John Delano, PE, Badey & Watson Surveying & Engineering, dated March 23, 2018, revised June 20, 2018;
- Plan entitled Preliminary Subdivision Plat Prepared For John Murtagh, prepared by John Delano, PE, Badey & Watson Surveying & Engineering, dated March 23, 2018, revised June 20, 2018;
- Plan entitled Erosion & Sediment Control Plan, prepared by Jennifer Reap, LS & John Delano, PE, Badey & Watson Surveying & Engineering, dated March 23, 2018, revised June 20, 2018; and
- Plan entitled Survey of Property Prepared For John Murtagh, prepared by Jennifer Reap, LS, Badey & Watson Surveying & Engineering, dated October 2, 2017, revised January 23, 2018 with NYSDEC Freshwater Wetland Boundary Validation signed January 30, 2018, expiration date January 30, 2023.

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

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

June 21, 2018

Putnam Valley Town Hall
265 Oscawana Lake Road
Putnam Valley, NY 10579
Attn: Town Clerk's Office

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

Dear Sir/Madam:

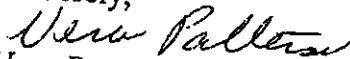
Attached are the following documents:

- A copy of the Short Environmental Assessment Form (EAF)
- Legal Notice #9
- Resolution of SEQRA Classification; Lead Agency Intent; Circulation ; and Referrals
- Letter from Badey & Watson, dated June 20, 2018
- Wetlands Mitigation Plan, received June 21, 2018
- Erosion & Sediment Control Plan, received June 21, 2018
- Preliminary Subdivision Plat, received June 21, 2018

This material is submitted for your review pursuant to GML 239 l, m, and n of the General Municipal law. We request a response before the next Planning Board meeting to be held on July 12, 2018.

Please call with any questions.

Sincerely,



Vera Patterson
Planning Board Secretary

For the Kent Planning Board

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

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

June 21, 2018

SEQRA Unit
Traffic Engineering & Safety Division
Region 8 NYS Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

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Please call with any questions.

Sincerely,



Vera Patterson
Planning Board Secretary

For the Kent Planning Board

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

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

June 21, 2018

NYS Department of Environmental Conservation
Region 3 Office
Division of Regulatory Affairs
21 South Putt Corners Road
New Paltz, NY 12561-1696

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

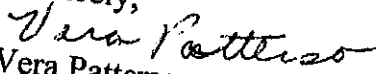
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Vera Patterson
Planning Board Secretary

For the Kent Planning Board

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

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

June 21, 2018

NYC Department of Environmental Protection
SEQRA Coordination Section
465 Columbus Avenue
Valhalla, NY 10595

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

Dear Sir/Madam:

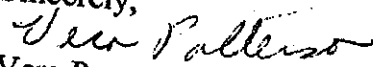
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Please call with any questions.

Sincerely,



Vera Patterson
Planning Board Secretary

For the Kent Planning Board

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

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

June 21, 2018

Putnam County Health Department
1 Geneva Road
Brewster, NY 10509

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

Dear Sir/Madam:

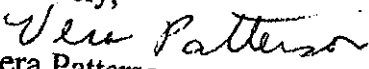
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Please call with any questions.

Sincerely,


Vera Patterson
Planning Board Secretary

For the Kent Planning Board

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

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

June 21, 2018

Putnam County Highways & Facilities
842 Fair Street
Carmel, NY 10512

Re: Murtaugh Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road
Carmel, NY 10512
TM: 42.-2-51

Dear Sir/Madam:

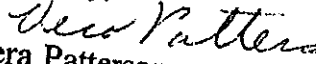
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Please call with any questions.

Sincerely,


Vera Patterson
Planning Board Secretary

For the Kent Planning Board

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
MURTACH - SUBDIVISION PLAN + EROSION CONTROL PERMIT

Project Location (describe, and attach a location map):
1144 PEEKSKILL HOLLOW ROAD (SEE MAP PROVIDED)

Brief Description of Proposed Action:
PROPOSED RESIDENTIAL BUILDING LOT AND CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE TO BE SERVED BY PRIVATE SEPTIC & WELL. CONSTRUCTION OF A NEW DRILLED WELL FOR THE EXISTING RESIDENCE CURRENTLY UNDER RENOVATION.

Name of Applicant or Sponsor:
JOHN MURTACH

Address:
1250 PEEKSKILL HOLLOW ROAD

Telephone: **(914) 438-1604**
 E-Mail: **jjmurt@optonline.net**

City/PO:
CARMEL

State: **NY** Zip Code: **10512**

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
 If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.
- | | | |
|-------------------------------------|--------------------------|-----|
| | NO | YES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?
 If Yes, list agency(s) name and permit or approval: **TOWN - SUBDIVISION & E.C. PERMIT**
- | | | |
|--------------------------|-------------------------------------|-----|
| | NO | YES |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

3.a. Total acreage of the site of the proposed action? 17.676 acres
 b. Total acreage to be physically disturbed? 0.615 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 17.676 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
- | | | | | |
|----------------------------------------------|--------------------------------------------------|-------------------------------------|-------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Urban | <input type="checkbox"/> Rural (non-agriculture) | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Residential (suburban) |
| <input checked="" type="checkbox"/> Forest | <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Aquatic | <input type="checkbox"/> Other (specify): _____ | |
| <input checked="" type="checkbox"/> Parkland | | | | |

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>PROPOSED PRIVATE WELL.</u> | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>PROPOSED ON-SITE SEPTIC.</u> | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>TOWN 1 STAGE REGULATED WETLANDS (06-37)</u> | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <u>T.B.D.</u> | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | |
| | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | | |

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>John P. DeMarco, P.E. (ELECT. FOR APP.)</u> | Date: <u>03/23/18</u> | |
| Signature: <u>[Handwritten Signature]</u> | | |

PRINT FORM

LEGAL NOTICE #9
PUBLIC HEARING FOR
FOR THE MURTAUGH PROPERTY
1144 PEEKSKILL HOLLOW ROAD
KENT, NY 10512
TAX MAP: 42.-2-51

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

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before The Town of Kent Planning Board on Thursday, July 12, 2018 at 7:30 PM or as soon thereafter as the matter may come to be heard, located at:

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

This Public Hearing pertains to an application for approval of Steep Slope and Erosion Control permit approval for construction of a second house on a 17.5 acre subdivision parcel in an R-80 zoning district at 1144 Peekskill Hollow Road, Kent, NY 10512; TM: 42.-2-51. The house will have 3 bedrooms and will be approximately 2,000 square feet in size.

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

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

Date: June 14, 2018

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

P. June 25, 2018 thru July 14, 2018
Kent Planning Board Public Hearing Notice #9 2018

ADOPTED JUNE 14, 2018

**Town of Kent Planning Board
Resolution of SEQRA Classification; Lead Agency Intent; Circulation; and
Referrals for:
Subdivision; Freshwater Wetland Permit; and
Steep Slope and Erosion Control Permit for
Murtaugh Subdivision
TM: 42.-2-51**

Whereas, the Town of Kent Planning Board has received an application from John Murtaugh for approval of a subdivision of a 17.576-acre parcel to create two (2) lots for single-family development in the R-80 (One Family Residence) zoning district located at 1144 Peekskill Hollow Road, Kent, Putnam County, New York (tax parcel identification number 42.-2-51); and

Whereas, the proposed action involves a minor subdivision of land with an existing single-family dwelling, 2 existing block buildings, driveways to all existing buildings and other site improvements, which would be located on proposed Lot 1; and a new Lot 2 for proposed single-family development, which is a principal permitted use in the R-80 zoning district; and

Whereas, the project is depicted on a subdivision plat and an erosion and sediment control plan, both prepared by Badey & Watson Surveying & Engineering, dated March 23, 2018; and a Short EAF, dated March 23, 2018 was submitted; and

Whereas, the proposal will also involve Freshwater Wetland Permit; and Steep Slopes and Erosion Control Permit approvals;

Whereas, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board is required to determine the classification of the proposed action; and

Whereas, pursuant to 6 NYCRR § 617.4 and 617.5, the proposed action is neither a Type I or a Type II action under SEQRA; and

Whereas, the Project is located within 500 feet of Peekskill Hollow Road, a Putnam County Highway; and

Whereas, pursuant to Section 239-1, m and n of the General Municipal Law, projects located within 500 feet of a state or county highway must be referred to the Putnam County Department of Planning, Development and Public Transportation for a report and recommendation thereon;

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as an Unlisted Action under SEQRA as per 6 NYCRR part 617, sections 617.4 and 617.5; and

Be It Further Resolved, that the Planning Board hereby declares its intent to serve as Lead Agency in a coordinated review of the Project and directs its secretary to circulate notice of its intent to all other involved and interested agencies; and

*Town of Kent Planning Board Resolution of
SEORA Classification; Lead Agency Intent; Circulation; and
Referrals for Subdivision; Wetland; and Erosion Control
for Murtaugh Subdivision
June 14, 2018*

Be It Further Resolved, that the Planning Board hereby directs its secretary to refer the application to the Putnam County Department of Planning, Development and Public Transportation pursuant to Section 239-l, m and n of the General Municipal Law.

| | |
|------------------------|---------------------------|
| Motion: | <u>Giancarlo Gattucci</u> |
| Second: | <u>Stephen Wilhelm</u> |
| Phil Tolmach, Chairman | <u>Aye</u> |
| Dennis Lowes | <u>Aye</u> |
| Charles Sisto | <u>Aye</u> |
| Stephen Wilhelm | <u>Aye</u> |
| Giancarlo Gattucci | <u>Aye</u> |
| Simon Carey | <u>Aye</u> |

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on May 10, 2018.

Vera Patterson
Vera Patterson, Clerk
Town of Kent Planning Board

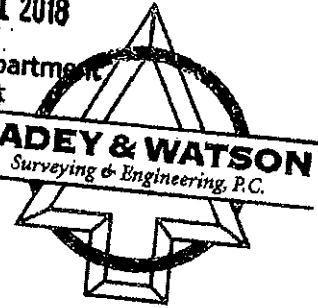
- *~*~*~*
- Involved and Interested Agencies
- New York State Department of Environmental Conservation
 - Putnam County Department of Planning, Development and Public Transportation
 - Putnam County Department of Health
 - Putnam County Department of Highways and Facilities
 - New York City Department of Environmental Protection
 - Town of Kent Building Department
 - Town of Putnam Valley Town Clerk's office

Received
mo/date/year

JUN 21 2018

Planning Department
Town of Kent

BADEY & WATSON
Surveying & Engineering, P.C.



June 20, 2018

Phil Tolmach, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

Re: Murtagh – Subdivision & Erosion Control Permit
1144 Peekskill Hollow Road, Carmel
(T) Kent, TM #42.-2-51

Dear Chairman Tolmach and Members of the Planning Board:

This office has received and reviewed comments from the Town's Engineering Consultant, dated 06/13/18, with regard to the captioned project. The Plans have been revised accordingly, please be advised of the following:

1. *Per Town Code Chapter 66-6-B.2.g[5] – Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.*

The Plan reviewed had this information, see table entitled "EROSION CONTROL PLAN TIMETABLE & SCHEDULE". In the past, this table has met the requirements of the sited code reference.

2. *Per NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002, provide the following:*

- a. *Part III.B.1.i – "A maintenance inspection...."*
- b. *Part III.B.1.j – "A description of the pollution...."*
- c. *Provide notes regarding the procedure...."*

Reference(s) to the State's General Construction Permit are not applicable to this project. The proposed construction activity does not disturb more than 1 acre of land, nor is the project in the East-of-Hudson NYC Watershed where the threshold would be 5,000 square feet of disturbance. Coverage under GP-0-15-002 is not required.

3. *Provide a Notice of Intent (NOI) for review.*

Preparation of a Notice of Intent is required for coverage under GP-0-15-002. This form is not applicable to this project.

www.Badey-Watson.com

4. Provide an MS4 SWPPP Acceptance Form with Section I, and II, completed.
Preparation of an MS4 SWPPP Acceptance Form is required for coverage under GP-0-15-002. This form is not applicable to this project.

5. A bond estimate of \$5,658.00 was included on the "Erosion & Sediment Control Plan" prepared by Badey & Watson. We have no objection to this amount. However, we recommend waiting until the Notice of Intent (NOI) can be reviewed prior to formally recommending this bond amount for approval.

As there is no NOI review associated with this project, we trust that the sited bond amount can be recommended for approval.

6. 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.

The applicant has been made aware of the inspection and payment requirements.

7. Peekskill Hollow Road is a County Road, therefore approval from the County Department of Highways & Facilities will be required for a new driveway. The applicant has obtained "conceptual approval" for the driveway in a letter dated April 12, 2018. The proposed driveway profile shows a 1.5% slope from the County Road. This does not appear to meet the standards for driveway from a County Road. Prior to final subdivision approval and issuance of erosion control, the minimum slope from a County road should be confirmed. Changes in grading may be required to accommodate the County requirements.

The Putnam County Department of Highways & Facilities has reviewed the proposed Plans, and has provided conceptual approval of the proposed driveway, pending Final Subdivision approval. The plans reviewed by the county highway department included the profile as described above. The approval is conceptual, as there is currently only one lot, and the County will not approve two entrances to one property.

It should be noted that the $\frac{1}{4}$ " per ft is neither a minimum or maximum driveway grade, but a standard crown pitch of the shoulder portion of a road. Typically, roads are crowned at $\frac{1}{4}$ " per ft (2%) over the travel way, $\frac{1}{2}$ " per ft (4%) on the paved shoulder, and $\frac{3}{4}$ " per ft (6%) on the soft shoulder. However, that is not how this particular section of road is graded.

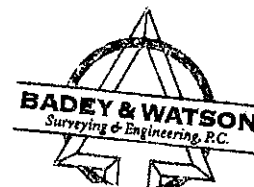
The existing road shoulder is graded away from the pavement at -1.5%, so the proposed driveway has been designed to match that shoulder grade. Grading the proposed driveway at -6% from the existing edge of pavement would create drainage and traffic hazards.

June 20, 2018

Town of Kent Planning Board

Page 2 of 3

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8. Per Town Code 57-26.A(3)(a) – Label or provide a note requiring the first 30 feet of the driveway to be paved. The hatching on the drawing seems to indicate it, but it should be called out as well.

A note has been added to the plan regarding the 30 feet of pavement.

9. Provide Health Department approvals when available.

Construction permits for a septic system and well for the new building lot have been filed with the Putnam County Department of Health. A permit to abandon the existing well and drill a new well for the existing residence have also been filed. Copies of the approved paperwork will be forwarded to the board upon receipt.

10. We defer to the Planning Board's environmental consultant regarding wetland issues. We trust that all comments from the Town's Environmental Consultant have been addressed at this time.

11. We defer to the Planning Board's planning consultant regarding subdivision and zoning issues. We trust that all comments from the Town's Planning Consultant have been addressed at this time.

We trust that all the comments from the Town's Engineering Consultant have been addressed at this time. Thank you in advance for your continued review and consideration of this project.

Yours truly,
BADEY & WATSON,
Surveying and Engineering, P.C.

by,
Jason R. Snyder, CPESC

Jrs

enclosures

cc: Alexis Hawley – Putnam County Department of Highways & Facilities (email)
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June 20, 2018

Town of Kent Planning Board

Page 3 of 3

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Cornerstone Associates

Environmental Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

July 12, 2018

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

Re: **Murtagh Application**

1144 Peekskill Hollow Road

Section 42 Block 2 Lot 51

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

- Comment response memo executed by Jason Snyder of Badey and Watson dated June 20, 2018, 2 pages.
- Property survey prepared by Badey and Watson dated January 23, 2018, 1 sheet.
- Plan entitled; "Preliminary Subdivision Plat prepared for John Murtagh" prepared by Badey and Watson dated March 23, 2018, 1 sheet.
- Plan entitled; Wetlands Mitigation Plan" prepared by Badey and Watson dated June 20, 2018 (rev.), 1 sheet.
- Plan entitled; "Erosion and Sediment Control Plan prepared for John Murtagh" prepared by Badey and Watson dated June 20, 2018 (rev.), 1 sheet.

Review Comments:

Plan note should include certification that mitigation plantings which are not viable after three years of the issuance of a certificate of occupancy shall be replaced in like kind.

Plants should be placed in a more naturalized manner rather than a row along the fence line. Note should be added to the plans indicating the plants shall be installed as per direction of the applicant's wetland consultant upon verification with the Town.

Plan note indicating "State -Regulated Wetland Notes" should be revised to indicate "Wetland Notes".

Plan note should be added which indicates that town wetland buffer shall be allowed to naturalize and shall be cut/mowed a maximum of once in the Spring and once in the Fall of any given growing season.

Although the applicant has indicated that trees are not proposed to be cut, please include plan note that any tree cutting shall only occur between November 1 and March 1 (of the following year).

With the exception of the proposed driveway crossing area, erosion controls should be installed along the edge of the Town wetland buffer. Anti-tracking pad and silt fencing details should be provided.

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

Sincerely,

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



Memorandum

To: Planning Board
Town of Kent

Attn: Phil Tolmach
Chairman

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

Subject: Subdivision

Date: July 12, 2018

Project: Murtagh Subdivision –
Peekskill Hollow Rd
TM # 42.-2-51

The following materials were reviewed:

- Letter prepared by Badey & Watson Surveying & Engineering, P.C, dated 6/20/2018 in response to engineer consultant comments.
- "Survey of Property Prepared for John Murtagh," prepared by Badey & Watson Surveying & Engineering, P.C., dated October 2, 2017, revised 1/23/2018
- "Preliminary Subdivision Plat Prepared for John Murtagh," prepared by Badey & Watson Surveying & Engineering, P.C., revised June 20, 2018
- "Erosion & Sediment Control Plan," prepared by Badey & Watson Surveying & Engineering, P.C., revised June 20, 2018
- "Wetlands Mitigation Plan," prepared by Badey & Watson Surveying & Engineering, P.C., revised June 20, 2018

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

The project proposes subdivision of an existing 17 +/- acre lot into two (2) lots. There is an existing house, driveway, septic and out buildings.

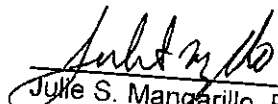
The following comments are provided for the Planning Board's consideration from a memo dated June 13, 2018:

2. Per NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002, provide the following:
 - a. **As brought to our attention by the project engineer, the project is not within the NYC DEP East of Hudson watershed, and therefore the requirements of GP-0-15-002 do not apply.**
6. 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. – **Acknowledged.**
7. Provide Health Department approvals when available. - **Acknowledged.**
8. We defer to the Planning Board's environmental consultant regarding wetland issues.

9. We defer to the Planning Board's planning consultant regarding subdivision and zoning issues.

New Comments:

1. For proposed landscape walls along driveway, provide an additional note that a minimum of 16' clear must be maintained between the walls per driveway code.
2. A bond estimate of \$5,658.00 is included on the "Erosion & Sediment Control Plan" prepared by Badey & Watson. We recommend this amount be accepted for the bond amount and recommended for approval by the Town Board.
3. We defer to the Planning Board's environmental consultant regarding the need for a bond for wetland mitigation.


Julie S. Mangerillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
Liz Axelson, AICP via email

Bruce Barber via email
18-261-245



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: July 12, 2018

Project: Fregosi – Kentview Drive
TM # 10.20-1-69

The following materials were reviewed:

- Short Environmental Assessment Form (EAF) dated 4/4/2018, not signed
- Letter from NYS DEC, Division of Environmental Permits, dated April 6, 2018
- Drawings prepared by Roy Fredriksen, PE
 - Stormwater Pollution Prevention Plan (Erosion & Sediment Control) revised 6/25/2018
 - House Plans, dated 2/2/2018

The project proposes construction of a single family house with individual well, septic and driveway. The parcel is a pre-existing, non-conforming lot for lot width. Information provided seems to indicate Putnam County Health Department approval for well and septic is in progress.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a memo dated May 10, 2018:

1. On Combined Application Form, select steep slope & erosion control permit instead of pre-application review.
 - a. **Revised Application Form not received.**
2. Provide completed Certification of Professional Engineer/Licensed Land Surveyor/Architect
 - a. **Not received.**
4. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map."

- i. **The soil group is provided. However, reference to slope categories or source and date of soil info could not be located.**
 - b. §66-6.B.2.g – Provide “a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 1. **Information could not be located.**
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan. – **Information could not be located.**
 - c. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
 - i. Include additional notes for home owner for long term maintenance and operation of the infiltrators and the infiltration trench. Provide field testing to prove sufficient distance from bedrock or water table.
 1. **Information could not be located.**
6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
 - b. Part III.B.1.i – “A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control;”
 - i. Include stabilized construction entrance in addition to silt fence. – **Information could not be located.**
 - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;” – **Information could not be located.**
 - d. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying the SWPPP (Part II.C.5), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4).
 - ii. Provide notes on the drawing regarding procedure for Notice of Termination, including definition of final stabilization, requirement of


inspection by Town and sign-off by Town (MS4) on Notice of Termination.
– **Notes could not be located.**

- e. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
7. Provide a Notice of Intent (NOI) for review. – **Not received.**
8. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
– **Not received.**
9. Refer to the Drawings:
 - c. Based on the experience of the adjacent homeowner, a catchbasin may be recommended at the inside corner of the driveway to prevent road runoff from flowing onto the driveway near the garage and creating an icing condition.
10. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.

New Comments:

1. Provide written response with future submittals stating how the comments have been addressed.
2. Per Town Code Chapter 57, §57-26.A(4)(b), "The minimum driveway width shall not be less than 16 feet with a travel-way width of not less than 12 feet and a shoulder width of not less than two feet on each side." – The driveway as shown is only 10' wide. Revise the drawing and detail to comply.
3. Per Town Code Chapter 57, §57-26.A(4), the minimum subbase thickness is 8 inches clean, run-of-bank gravel. Item 4 is also acceptable. The minimum top course is 4 inches Item 4 or processed gravel or 3 inches compacted asphalt. – Revise the driveway detail to comply.
4. Provide a centerline profile of the driveway prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c).
5. On the "Maintenance Schedule" table, just below the "Location Plan", there is text added beneath "silt fence" but it is not legible.
6. The "Runoff Calculations" conclude with "6" gravel on all sides". However, the cultec detail requires a minimum of 12" gravel base and 12" gravel on the sides. Make sure drawing notes and details specify this.
7. The cultec units appear to be infiltrating roof runoff, which is piped to the unit. Provide catch basins, yard drains or similar structures where a turn is required in the pipe run.
8. The previous submittal included a second drawing, very similar to the revised drawing but with some different notes. Some of those notes would be beneficial to transfer to the single drawing.
9. Provide Health Department approvals when available.

Memorandum
Fregosi ECP
TM # 10.20-1-69
July 12, 2018
Page 4 of 4


Julia S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
18-261-999-158

Bruce Barber via email
Liz Axelson via email



Cornerstone Associates

Environmental Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

July 12, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Fregosi Application
Kentview Drive
Section 10.20 Block 1 Lot 69
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Plans entitled; "Stormwater Pollution Prevention Plan" prepared by Roy Fredriksen, PE dated 06/24/18 (rev.), 1 sheet.
- Short-form EAF (Part I) dated 04/04/18 prepared by Joseph Fregosi (unsigned).
- Letter executed by Victoria Lawrence of NYSDEC dated 04/06/18.

A: Summary of Application:

Application is to construct a two story, four bedroom, single-family residence approximately 2,400+/- square feet in size on a 1.12+/- acre parcel in an R-40 zoning district on the southern side of Kentview Drive.

B: Review:

- EAF requires the applicant's signature..
- Applicant has not provided a bulk zoning table.
- A tree survey has not been provided.
- On-site soils, steep slope and rock outcropping information are not clear. It is unclear if the proposed disturbance will result in increased run off to the neighboring property.
- Review of the selection of Arborvitae trees proposed for screening is suggested as these trees are generally severely impacted by deer browse.

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

Sincerely,

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

LEGAL NOTICE #13
PUBLIC HEARING FOR
FOR THE FREGOSI PROPERTY
KENTVIEW DRIVE
KENT, NY 10512
TAX MAP: 10.20-1-69

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

NOTICE IS HEREBY GIVEN that a Public Hearing was held before **The Town of Kent Planning Board** on **Thursday, July 12, 2018** at **7:30 PM** regarding the property noted above. This Public Hearing was adjourned and held over to **Thursday, August 9, 2018** and is again being adjourned until **Thursday, September 13, 2018** or as soon thereafter as the matter may come to be heard, located at:

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

This Public Hearing pertains to an application for approval of Steep Slope and Erosion Control permit approval for a project for construction of a 2,400+ square foot two story, four bedroom single family residence on a 1.12+ acre subdivision parcel in a R-40 zoning district on the southern side of Kentview Drive, Kent, NY 10512, TM: 10.20-1-69.

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

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

Date: July 17, 2018

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

P. August 20, 2018 thru September 13, 2018
Kent Planning Board Public Hearing Notice #13 2018



Cornerstone Associates

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

July 12, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Roncallo Application
Tibet Drive
Section 30.20 Block 1 Lot 15
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Town of Kent Planning Combined Application Form dated 06/02/18.
- Plan entitled; "Paul Roncallo-Site Plan" prepared by John Karell, Jr., P.E. dated 03/28/18, 3 sheets: S-1, D-1, D-2..
- Architectural Sketch, (undated, not signed/sealed).
- Short-form EAF dated 05/15/18.

NOTE: The above materials were provided in PDF format. Review of hard copies is pending receipt.

A: Summary of Application:

Application is to construct a single-family residence, driveway and well/septic system on a 0.8+/- acre parcel.

B: Review:

- A site inspection will be conducted by this office to review on-site natural resources.
- Page 2 of the EAF was missing. See NOTE above.
- Review of the EAF indicates the potential presence on wetlands on or near the site.
- Applicant has not provided a property survey. Source of topographical information should be provided.
- A tree survey has not been provided.

- The site is substantially encumbered with steep slopes. Information regarding the on-site soils should be provided and the location of any rock outcroppings indicated.
- A report from NYS Natural Heritage should be provided. Review of the EAF reveals the potential presence of the Northern Long-Eared bat on or near the site.

The applicant shall provide annotated responses to the above comments. Upon receipt of the comments and completion of the site inspection, additional review will be conducted by this office.

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

Sincerely,

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

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



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: July 12, 2018

Project: Roncallo – Tibet Drive
TM # 30.20-1-15

The following materials were reviewed:

- Combined application Form, signed 6/2/2018, including
 - Agricultural data statement, site plan checklist, Owner's affidavit, Agent of Owner's affidavit, Disclosure of Business Interest, Certification of Professional Engineer
- Short Environmental Assessment Form (EAF) signed 5/15/2018 (Page 2 is missing)
- Drawings prepared by John Karell, Jr., PE, including:
 - S-1 Site Plan dated March 28, 2018
 - D-1 Steep Slope, Details and Notes dated March 28, 2018
 - D-2 Erosion Control & Steep Slope Notes dated June 10, 2018

This property received a Steep Slope and Erosion Control Permit in 2001 under the name "Cavallo". Construction on the project began and was suspended at some point. Currently there is a roughed-in driveway and a foundation. The approvals for the project have since expired. With the expiration of the prior approvals, a new application under the current code for Steep Slope and Erosion Control is being made.

The project is for a single family home with driveway, well and septic.

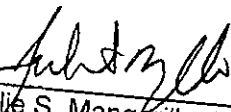
The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration:

1. The proposed project is not within the NYCDEP East of Hudson watershed and will disturb less than 1 acre of land. Coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is not required.
2. A Town of Kent Steep Slope & Erosion & Sediment Control Permit is required.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.a – Provide "the location of the proposed area of disturbance and its relationship to property lines, easements, buildings, roads, walls and wetlands, if any, within 50 feet of the boundaries of said area."

- i. Provide information on the other side of the road, particularly if there are any driveway/lake access and the area of the 12" CMP outlet.
 - b. §66-6.B.2.b – Provide "existing topography of the proposed area of disturbance at a contour interval of not more than two feet. Contours shall be shown for a distance of 50 feet beyond the limits of the proposed area of disturbance, or greater than 50 feet if determined necessary by the Planning Board Engineer..."
 - i. Provide information on the outlet end of the 12" CMP pipe that crosses under Tibet Drive.
 - c. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
4. Provide a note on the drawing stating "Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s)."
5. Refer to the Drawings:
 - a. Are retaining walls proposed on downhill side of septic field? If so, label them or provide line type in legend. Provide top & bottom of wall spot elevations. Structural calculations are to be provided for walls higher than 4 feet.
 - b. The proposed "Temporary siltation basin" – Identify the circular hatch areas. If they are rock out croppings, they may interfere with the siltation basin. What is the long-term plan for the basin? It appears footing and roof drains are directed to it. Recommend creating a stabilized overflow to the 12" CMP under Tibet Drive.
 - c. Drawing D-1 "Soil erosion and sediment control notes" #3a, revise 2:1 slopes to 3:1 slopes to be consistent with Town Code.
 - d. Drawing D-1 and D-2 "Zoning Schedule" – Note which zoning requirements are pre-existing, non-conforming.
6. Per Town Code Chapter 57, §57-26.A(2)(a): "Finished grades for all parts of any proposed driveway shall not exceed 10% and shall not be less than 1 ½% nor exceed 5% within 30 feet of the intersection of the driveway with the Town road...and shall be paved for a distance of 30 feet from said intersection. The driveway shall slope down and away from the Town road... in this thirty-foot-long segment, except in the case of a

driveway with a culvert (Figures 15 and 25). The slope shall not exceed 3% within 30 feet of a garage or parking pad."

- a. Currently, the driveway is proposed with maximum slope of 13.8%, which exceeds current code. However, when this project received its previous approval, maximum driveway slope was 15%. We recommend a waiver be requested.
7. Per Town Code Chapter 57, §57-26.A(4), the minimum subbase thickness is 8 inches clean, run-of-bank gravel. Item 4 is also acceptable. The minimum top course is 4 inches Item 4 or processed gravel or 3 inches compacted asphalt. Per §57-26.A(4)(b), "The minimum driveway width shall not be less than 16 feet with a travel-way width of not less than 12 feet and a shoulder width of not less than two feet on each side."
 - a. Provide a driveway detail that conforms.
8. Provide a centerline profile of the driveway prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c).
9. A site visit with the Highway Superintendent should be scheduled to discuss final connection to the Tibet Drive. A permanent culvert beneath the driveway may be warranted. The driveway profile shows the driveway slopes toward the road instead of down and away. This will require approval by the Highway Superintendent. Improvements to road shoulder or swale and the inlet or outlet of the existing 12" CMP culvert beneath Tibet Drive may be needed.
10. Provide a copy of the deed as required by #14 in the Combined Application Form.
11. 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.
12. We defer to the Planning Board's environmental consultant regarding wetland issues and proximity to Tibet Lake.


Julie S. Mangarillo, P.E., CPESC

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



Cornerstone Associates

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

July 12, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Roncallo Application
Tibet Drive
Section 30.20 Block 1 Lot 15
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Town of Kent Planning Combined Application Form dated 06/02/18.
- Plan entitled; "Paul Roncallo-Site Plan" prepared by John Karell, Jr., P.E. dated 03/28/18, 3 sheets: S-1, D-1, D-2..
- Architectural Sketch, (undated, not signed/sealed).
- Short-form EAF dated 05/15/18.

NOTE: The above materials were provided in PDF format. Review of hard copies is pending receipt.

A: Summary of Application:

Application is to construct a single-family residence, driveway and well/septic system on a 0.8+/- acre parcel.

B: Review:

- A site inspection will be conducted by this office to review on-site natural resources.
- Page 2 of the EAF was missing. See NOTE above.
- Review of the EAF indicates the potential presence on wetlands on or near the site.
- Applicant has not provided a property survey. Source of topographical information should be provided.
- A tree survey has not been provided.

- The site is substantially encumbered with steep slopes. Information regarding the on-site soils should be provided and the location of any rock outcroppings indicated.
- A report from NYS Natural Heritage should be provided. Review of the EAF reveals the potential presence of the Northern Long-Eared bat on or near the site.

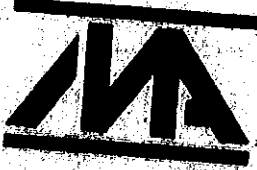
The applicant shall provide annotated responses to the above comments. Upon receipt of the comments and completion of the site inspection, additional review will be conducted by this office.

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

Sincerely,

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

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



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MEMORANDUM

Date: July 5, 2018
To: Town of Kent Planning Board
From: Liz Axelson, AICP
RE: Davis Revised Lot Line, 1155 Barrett Circle W., Tax Parcels No. 42.11-1-24, 42.12-1-47, / MA# 218064.00

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

Summary

1. The proposal involves the revision of a lot line between 2 existing lots including an 0.571-acre lot with a single-family dwelling, and an 0.863-acre apparently vacant lot (see tax parcels listed above) in the R-80 (One Family Residence) zoning district. The revised lot line would result in the conveyance of approximately 0.189 acres from the larger to the smaller lot. No improvements or construction are proposed for either lot.
2. Both lots are existing noncomplying lots with regard to the lot and bulk requirements for the R-80 district. Specifically, neither of the existing lots comply the required lot area of 80,000 square feet (SF) or 1.837 acres. It is likely that the existing lots do not comply with the other area and bulk requirements set forth in zoning section 77-8, A - H. The continued use of the existing noncomplying lots is provided for under zoning section 77-47. However, the proposed reduction in the area larger lot will result in the need for an area variance for lot area and possibly other area variances. The subdivision regulations section 66A-10, C also points to the need for variances. Please refer to the zoning comments below, which detail zoning compliance issues.
3. The application is incomplete as set forth in the SEQRA, Zoning and Subdivision Requirements comments below.

SEQRA

4. The application is incomplete as it does not include a Short Environmental Assessment Form (Short EAF). Provide a Short EAF.
5. The proposed action appears to be an Unlisted action under the New York State Environmental Quality Review Act (SEQRA) regulations as per NYCRR Part 617, sections 617.4 and 617.5.
6. Lacking the Short EAF, the application is not ready for initiation of SEQRA review.

Zoning and Subdivision Requirements

7. Revise the application form to clarify that the lot line revision is between two (2) adjacent lots, which are tax parcels numbered 42.11-1-24, and 42.12-1-47. Delete all references, in the application and attached materials, to tax lot 42.12-1-43 as it is not adjacent to either of the above-noted lots. Discussion at the Planning Board meeting of June 14, 2018 noted a

- right-of-way separates these 2 adjacent parcels from lots to the south such as tax lot 42.12-1-43. Tax lot 42.12-1-43 would therefore not be eligible for inclusion in a lot line revision.
- 8. Provide signatures and dates on the application form where required.
- 9. Add a zoning table of lot and bulk requirements to the plat corresponding to the R-80 district as set forth in zoning section 77-8, A. through H. Demonstrate compliance with all items via a table with 3 columns for: the zoning requirements; the existing conditions; and proposed conditions. I note the following:
 - a. The existing 2 lots (42.11-1-24; and 42.12-1-47) do not comply with the 80,000 SF (1.837 acre) lot area requirement. Add a footnote next to the existing lot area for each lot; and add a footnote below the zoning table indicating these are existing noncomplying conditions.
 - b. Since the proposed lots will not comply with the 80,000 SF lot area requirement, add a footnote next to the proposed lot area for each lot. Add footnotes below the zoning table indicating that: one resulting lot will be larger, yet will still be noncomplying; and the other resulting lot will be smaller and will require an area variance for lot area.
 - c. Similar footnotes will be needed for the existing and proposed conditions for the remaining lot and bulk requirements 77-8 B. through H. Use footnotes to describe existing noncomplying conditions; proposed noncomplying conditions; and conditions requiring area variances for frontage, lot width; lot and impervious coverage; yard setbacks, etc.
- 10. Submit a completed Short EAF to address the revised lot line plan requirements as set forth in Chapter 66A, section 66A-17, C.
- 11. Revise the submitted map to address the revised lot line plat requirements as set forth in Chapter 66A, section 66A-17, D, as follows:
 - a. Change the title to Lot Line Adjustment Plat.
 - b. Revise the plat to clarify that only 2 of the lots shown would be affected by the lot line revision, specifically the adjacent northern lots, which are tax parcels numbered 42.11-1-24; and 42.12-1-47. Revise as follows:
 - i. Add notation to tax lot 42.12-1-43 stating it is not part of the lot line adjustment.
 - ii. Revised the location map to delete "shading" from tax lot 42.12-1-43.
 - iii. Delete tax lot 42.12-1-43 from the real property tax and commissioner of finance certifications.
 - c. Add the address of the owners of the subject lots 42.11-1-24; and 42.12-1-47.
 - d. In addition to the zoning district, list any school; fire or special districts.
 - e. Show any improvements (structures; driveway, septic or well, etc.) on tax parcel 42.12-1-47; or add notation stating there are no improvements existing thereon or proposed.
 - f. Add tax parcel 42.12-1-4 to the list of "Adjoiners"; and provide the address.
- 12. Submit the proposed deeds, including the required clauses in each, as mandated by section 66A-17, D. (5) and (6).
- 13. Provide a response letter with the revised submittal.

Recommendation

- 14. The Planning Board should direct the applicant to:
 - a. address the comments above; and
 - b. provide a complete application.

15. Since the application requires plat information and key changes; and is not complete, it may not be ready for initiation of SEQRA review or a public hearing.

If you have any questions please do not hesitate to contact me at 845-454-3411 ext. 21, or e-mail at laxelson@morrisengineers.com.

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- * Application for Revised Lot Line, signed **NO DATE**, with attached affidavits; certifications;
- * Plan entitled Lot Line Adjustment Map Prepared for Robert Davis, Kevin Ryan, John Pizzarelli & Jessica Molasky, prepared by David L. Odell, PLS, with Land Surveyor's Certification of January 31, 2018, revised February 6, 2018.

TOWN BOARD MEETING/WORKSHOP JULY 24, 2018

A regular meeting was held at 7:00 p.m. at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, New York 10512.

Pledge of Allegiance

The workshop meeting was called to order with the Salute to the Flag

Workshop Meeting

The Board reviewed and discussed all items on the workshop agenda.

Public Comment

Sue Kotzur, Kent Cliffs asked about #9 Public Water Supply, she asked if that will reduce the amount of sodium in the water at Town Hall. Supervisor Fleming replied just copper.

Legislator Toni Addonizio presented the board with a photograph of a service medal. She explained at the end of WWI, Putnam County issued a commemorative medal to everyone who served their country and lived in Putnam County at a ceremony held at the Putnam County Court House steps. One hundred years later they decided to do it again, a local artist designed the front depicting Daniel Nimham; the back displays the Putnam County Courthouse. The idea is to distribute approximately 400 medals in increments to living veterans, dates to be determined. Applications can be obtained at the County Clerk's office and at the office of the Joint Veteran's Counsel and on line as well. Veterans need be living in Putnam County for one year, priority given to WWII Veteran's, Korean & Cold War, Vietnam, Dessert Storm, Gulf War and present War on Terror.

Legislator Addonizio wanted everyone to know about a memo received from Executive Maryellen Odell. All Kent residents within the Lake Carmel Park District are welcome at the Putnam County Veterans Memorial Park if there is problem with the closed beaches due to the blue green algae crisis. She is allowing those with Lake Carmel Permits the ability to use the lake at Veterans Park as an alternative while Lake Carmel beaches are closed free of charge. Supervisor Fleming asked if the invitation is only for Lake Carmel, she knows Patterson, Putnam Valley and Mahopac closed their lakes. Chris Rutken, Deputy Commissioner of Parks within Putnam County said discussions are taking place on how to open to everyone having blue green algae issues. We have had a long standing relationship with the Town of Kent, their recreation programs ran out of the Park for many years. As other Towns come forward they will be welcomed. The park has had no issues with blue green algae; they will start with Lake Carmel to see the volume and the influx, as they are not nearly the size of Lake Carmel or have that many beaches. He has received many calls from Lake Carmel residents and is addressing the issue.

Roll Call

Supervisor Fleming- present

Councilwoman McGlasson- present

Councilwoman Woolley- present

Councilman Denbaum- not in attendance

Councilman Huestis- present

Also Present: Town Clerk Cappelli, Town Counsel Nancy Tagliafiero, Lt. Owens, Recycling Chairpersons Sue Kotzur and Howard Carpenter, also present Legislature Toni Addonizio and Deputy Commissioner of Putnam County Parks Chris Rutken

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WHEREAS, a public hearing was held on July 10, 2018 at which the public was invited to attend and be heard on the matter;

WHEREAS, the Town Board desires to renew the non-exclusive cable television franchise with Cablevision for a period of ten (10) years on the terms and conditions set forth in the "Franchise Renewal Agreement between the Town of Kent, Putnam County, State of New York and Cablevision of Wappinger's Falls, Inc. (the "Franchise"), annexed hereto and hereby made a part hereof; and

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Kent hereby approves the renewal of the cable television franchise with Cablevision on the terms and conditions set forth in the annexed Franchise; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute the annexed Franchise with Cablevision and any and all other documents necessary to give effect to this Resolution, consistent with the terms hereof, all in form satisfactory to the Supervisor and the Town Attorney.

Motion carried unanimously

Resolution #277 - Accepting Members to the Lake Carmel Fire Department

On a motion by Councilman Denbaum

Seconded by Councilwoman Woolley

WHEREAS, the Lake Carmel Fire Department has recommended the acceptance of Austin Fikaris, Christopher M. Rivera and Daisy (Jessie) J. Gomez as new members of the Lake Carmel Fire Department; and

WHEREAS, the Town Board of the Town of Kent wishes to accept the recommendations of the Lake Carmel Fire Department;

NOW, THEREFORE, BE IT RESOLVED, that Town Board of the Town of Kent hereby accepts Austin Fikaris, Christopher M. Rivera and Daisy (Jessie) J. Gomez as members of the Lake Carmel Fire Department; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Kent hereby authorizes and directs the Supervisor to execute any and all documents necessary to give effect to this Resolution, consistent with the terms hereof and in such form as is satisfactory to the Town Supervisor and the Town Attorney.

Motion carried unanimously

Resolution #278 - Authorizing Establishment of Trust Fund for the Lake Carmel Tree Planting Initiative & Accepting Donation

On a motion by Councilman Denbaum

Seconded by Councilwoman McGlasson

WHEREAS, the Town of Kent wishes to authorize the establishment of a trust fund to hold donations received on behalf of the Lake Carmel Tree Planting Initiative; and

WHEREAS, the Town of Kent has received one such donation from the Carmel Rotary Club in the amount of \$180; and

NOW THEREFORE, BE IT RESOLVED, the Town Board of the Town of Kent hereby

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Seconded by Supervisor Fleming

WHEREAS, the Town has received an offer to donate a bench to be placed in the Lake Carmel Park District by the "Private Beach" dedicated to the memory of Chuck Flickinger; and

WHEREAS, the Town wishes to accept the donation and install the bench in honor of Chuck Flickinger, whose generosity, volunteerism and dedication to the Town of Kent deserves such recognition;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Kent hereby authorizes the Town Supervisor to accept the donation, with gratitude and authorize the Town to install the bench as set forth herein.
Motion carried unanimously

Resolution #280 - Authorize Town Clerk to Advertise for Bids for Electric Work – Kent Recycling Center
On a motion by Councilman Denbaum
Seconded by Councilwoman McGlasson

WHEREAS, electrical work is necessary at the Kent Recycling Center; and

WHEREAS, the Town Board of the Town of Kent wishes to authorize its Town Clerk, Yolanda D. Cappelli, to advertise for bids to perform the necessary electrical work at the Recycling Center;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Kent hereby authorizes its Town Clerk, Yolanda D. Cappelli, to advertise for bids for electrical work at the Kent Recycling Center.
Motion carried unanimously

Resolution #281 - Authorizing Hiring of Part Time Court Clerk
On a motion by Councilwoman McGlasson
Seconded by Councilwoman Woolley

WHEREAS, the Town of Kent is seeking to fill the position of Part Time Court Clerk for the Town Justice Court; and

WHEREAS, Susan Filardi has submitted a resume which reflects the proper qualifications to fill the position of Part Time Court Clerk; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Kent hereby authorizes the hiring of Susan Filardi as Part Time Court Clerk at a rate of \$15.00 per hour; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Kent hereby authorizes the Supervisor to execute any and all documents necessary to give effect to this resolution.
Motion carried unanimously

Resolution #282 - Authorizing Release of Erosion Control Bonds
On a motion by Councilwoman McGlasson
Seconded by Councilwoman Woolley

WHEREAS, following a request by the owners of the properties, the Planning Board, at their meeting held on July 12, 2018, approved Resolution Nos. 8-10 of Year 2018 recommending the release

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WHEREAS, the Planning Board approved Resolution Nos. 11-12 of the Year 2018 recommending the release of a portion of the erosion control bonds on the following properties in the following amounts:

| | | |
|-----------|---------------|-------------|
| Dean Road | 10.-2 & 10.-3 | \$ 6,988.05 |
| Dean Road | 10.-2-10.-2 | \$ 8,033.04 |

; and

WHEREAS, Town Board of the Town of Kent wishes to follow the recommendations of the Planning Board;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Kent hereby authorizes the release of the erosion control bonds on the above referenced properties
Motion carried unanimously

Resolution #283 - Authorizing Correction of Violations, Acceptance of Proposal & Charge to Property Owners

On a motion by Councilwoman McGlasson
Seconded by Councilwoman Woolley

WHEREAS, the Code Enforcement Officer of the Town of Kent issued an Order to Remedy a Violation (the "Order to Remedy Removal of Brush") directing the owners to remove excess weed, grass and brush growth from the exterior area of each of the following properties in the Town of Kent:

| | |
|-------------------|-----------------------------|
| 122-126 Route 311 | Tax Map No. 22.-2-15 |
| 28 Fairfield Road | Tax Map No. 33.66-1-15; and |
| 13 Crestwood Road | Tax Map No. 33.59-1-3 |

; and

WHEREAS, the Code Enforcement Officer of the Town of Kent issued an Order to Remedy a Violation (the "Order to Remedy the Dangerous Tree") directing the owners to remove a dangerous tree from the exterior of the following properties in the Town of Kent:

| | |
|--------------------|------------------------|
| 29 Champlain Drive | Tax Map No. 22.82-1-52 |
| Wakefield Road | Tax Map No. 33.27-2-30 |

; and

WHEREAS, the Order to Remedy requires each owner to correct the violations or respond to the Code Enforcement Office within ten days and, to date, the owners of the Properties have not responded; and

WHEREAS, pursuant to Chapter 55A of the Town Code of the Town of Kent regarding "Property Maintenance". upon the failure of any owner to comply, the Building Inspector is

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WHEREAS, the Town Board wishes to accept the proposals submitted by JB Affordable Lawn Care, Inc. to remedy the brush in the total amount of \$350, and wishes to accept the lowest proposal to remedy the dangerous tree submitted by Bill Henry Tree Service in the total amount of \$3,300;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Kent hereby accepts the proposals of JB Affordable Lawn Care, Inc. for the correction of the violations involving removal of brush for an amount not to exceed \$350, and accepts the proposal of Bill Henry Tree Service to remove the dangerous tree in an amount not to exceed \$3,300; and

BE IT FURTHER RESOLVED, that the actual cost of the correction of the violation, plus the accrued legal rate of interest from the date of completion of the work, shall be charged to the property owner by the Town in accordance with Chapter 55A-12(B).
Motion carried unanimously

Resolution #284 -Authorizing Acceptance of Quotes for Generator Service & Repair
On a motion by Councilwoman Woolley
Seconded by Councilwoman McGlasson

WHEREAS, the generators servicing Town Hall and Water District 1 are in need of repair, and the Town Board of the Town of Kent is in receipt of three quotes from GenServe, Inc., to perform such repairs, in accordance with the service contracts between GenServe and the Town; and

WHEREAS, GenServe has proposed the total cost to repair the generators to be \$3,730; and

NOW THEREFORE, BE IT RESOLVED, the Town Board of the Town of Kent hereby accepts the quotes of GenServe for a total cost not to exceed \$3,730; and it is

FURTHER RESOLVED, that the Town Board of the Town of Kent hereby authorizes and directs the Supervisor to execute any and all documents necessary to give effect to this resolution.
Motion carried unanimously

Authorizing Supervisor to Execute Health Department Application
On a motion by Councilwoman Woolley

A discussion took place for further research into this. The board decided to table the item until further research can be done.

Resolution # 285 - Table Authorizing Supervisor to Execute Health Department Application
On a motion by Councilman Denbaum
Seconded by Councilman Huestis

Resolved: Authorizing Supervisor to Execute Health Department Application was tabled.
Motion carried unanimously

Resolution #286 -Authorizing No Parking Signs Along Route 52
On a motion by Councilwoman Woolley
Seconded by Councilwoman McGlasson

WHEREAS, the Town Board of the Town of Kent has received a letter from Lt. Kevin Owens of

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Kent Center (1100 Rt. 52)
Sunoco (1320 Rt. 52)
Speedway (1338 Rt. 52)
and

WHEREAS, the Town Board wishes to follow the recommendation of Lt. Owens;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Kent hereby requests that the NYS Department of Transportation install No Parking Signs and pavement markings along Route 52 as set forth above.
Motion carried unanimously

Resolution #287 - Approve Hiring of Police Officers
On a motion by Councilwoman Woolley
Seconded by Councilwoman McGlasson

WHEREAS, there are currently two vacancies in the Town of Kent Police Department for police officers; and

WHEREAS, Lt. Owens has recommended appointment of Michael Weltman and Alyssa-Rae DiVeglio to be appointed effective July 30, 2018; and

WHEREAS, the Town Board wishes to accept the recommendations of Lt. Owens;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Kent hereby appoints Michael Weltman and Alyssa-Rae DiVeglio as police officers in the Town of Kent Police Department, effective July 30, 2018; and it is

FURTHER RESOLVED, that the appointments of Mr. Weltman and Ms. DiVeglio are contingent upon the passing of any further civil service requirements.
Motion carried unanimously

Resolution #288 - Approve Vouchers & Claims
On a motion by Councilman Huestis
Seconded by Supervisor Fleming

Resolved: All Vouchers #200147092 - #200147198 and claims submitted by:

| | | |
|-------------------------------|--------------|-------------------------------------|
| 1. Cemco Water | \$2,655.75 | Town Center Monthly & Repairs |
| 2. City Carting | \$3,504.50 | WD#2 Monthly & Repairs |
| 3. Danbury Auto Spring | \$6,579.09 | Lake Carmel Garbage |
| 4. Hogan & Rossi | \$7,002.10 | Repair Sanitation Truck |
| 5. Lewis & Greer P.C. | \$3,415.20 | Out of Retainer Fee: December 2017 |
| 6. Lumar Plumbing & Heating | \$3,881.74 | Out of Retainer Fee: September 2017 |
| 7. NYCOMCO | \$4,106.58 | Special Counsel June 2018 |
| 8. NYS Dept of Civil Service | \$2,423.50 | Repair to Pumps at WD#1 |
| 9. Peckham Materials | \$5,197.50 | 2 Way Radios: Police |
| 10. Peckham Road Corp. | \$2,671.00 | July 2018 Health Insurance |
| 11. Robert Green Auto & Truck | \$213,780.66 | Blacktop |
| 12. Royal Carting | \$28,524.11 | Reclamation |
| 13. State Comptroller | \$49,576.40 | Auto Part |
| | \$4,319.00 | Recycling Garbage |
| | \$4,611.81 | Justice Court Fines & Fees |
| | \$39,870.71 | |

TOWN BOARD MEETING/WORKSHOP JULY 24, 2018

Correspondence (Attached)

Public Comment

Charlotte Berwind, Chuck's Flickenger's widow thanked the board, she said Chuck loved the Lake and serving the community he loved walking the dog and looking out on the private beach where the bench will be located. It looks out to the original Fire Department. It means so much to have the bench located there, to sit and view the sunsets. She thanked them again.

Resolution #289 -Adjournment

On a motion by Councilman Huestis

Seconded by Supervisor Fleming

Resolved: The Town Board meeting of July 24, 2018 adjourned at 8:03 p.m.

Motion carried unanimously

Respectfully submitted,

Yolanda D. Cappelli
Town Clerk