

August 9, 2018

Approved: September 27, 2018

**Minutes**  
**Town of Kent Planning Board Meeting**  
**August 9, 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  
Dennis Lowes  
Stephen Wilhelm

**Absent:**

Simon Carey  
Giancarlo Gattucci  
Charles Sisto

**Others in Attendance:**

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

- Mr. Tolmach advised the audience that due to the fact that three of the Board members were absent there was not a quorum. Therefore no motions could be voted on or passed.
- **Approve Planning Board Minutes from July 12, 2018**

Mr. Tolmach stated that a motion to approve the minutes for the July 12, 2018 meeting would be held over until the September meeting.

- **MURTAUGH PROPERTY, 1250 PEEKSKILL HOLLOW RD, KENT, NY; TM: 42.-2-51**

Ms. Axelson's Comments

This matter was a Public Hearing for an Erosion Control Plan for a single-family residence, which was adjourned from the July meeting. Ms. Axelson said that the Planning Board was awaiting a submittal and that, due to the fact that there was not a quorum, the matter would be held over until the September meeting.

- **FREGOSI PROPERTY, KENTVIEW DR., KENT, NY; TM: 10.20-1-69**

This was also a Public Hearing, which was held over for a single-family residence. Mr. Fregosi submitted new material earlier in the day. This Public Hearing was adjourned until the September meeting.

Mr. Fregosi asked if the waiver for a tree survey had been granted and if a site inspection had been done. Mr. Barber said he would be going out to the site within a week.

- **KENT DEVELOPMENT, N. HORSEPOUND RD., KENT, NY; TM: 12.-1-38**

This project was discussed at the workshop held on August 2, 2018 and concerns were raised about a proposed lot line revision in a residential sub-division to develop commercial property that should not be allowed. Ms. Axelrod did a review memo which could be sent to the applicant to address and do a new submittal.

Mr. Watson and Mr. Esposito asked to be heard. A memo was sent earlier in the day from Bruce Barber. Mr. Watson asked Ms. Axelson what her recommendation would be as to how to handle this lot line revision. Mr. Watson said that when the sub-division was approved the lot-line adjustment for this property was included in the plan previously submitted. New information will be submitted at the September meeting.

Ms. Axelson sent a memo and suggested a petition be sent to the Town Board requesting a zoning change. She recommended a current review with the ZBA and Planning Board if he chose to go to the Town Board. Ms. Axelson suggested that the configuration submitted was complete prior to going to the Town Board regarding re-zoning this property.

Mr. Lowes asked Mr. Watson to provide a copy of the approved sub-division plan at the next meeting and Mr. Watson said he would do so.

- **CABRERA PROPERTY, 126 HORTONTOWN RD., KENT, NY; TM: 19.-1-35**

This project was not ready for any action.

A representative for Mr. Cabrera asked to be heard and said that he received a review memo earlier in the day. This house was rented since 2006 and, due to damage done recently to the property by the tornado, Mr. Cabrera cleared some trees, cleaned up the property and worked on the house without permits and was issued violations from the code enforcer. He realized that the property is adjacent to the NY City watershed and would verify where the line was. He doesn't believe that there is an erosion control problem, but Mr. Barber would visit the site within a week. A proposal for a new accessory building was also included in the plans. This matter was held over until the September meeting.

- **ROUTE 311 PLAZA/R. VRIEBROCK, ROUTE 311, KENT, NY; TM: 22.-2-17**

Ms. Axelson stated that this request for a Time Extension of Permits would have been granted at the August meeting, but that it would have to be held over until the September meeting when a motion could be passed to approve it.

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

- Roncallo Property    Erosion Control Plan    Status Report  
Tibet Dr., Kent, NY  
TM: 30.20-1-15  
  
Waiting for a new submittal
- Route 52 Development/  
Peder Scott Project    Erosion Control Plan    Status Report  
Route 52, Kent, NY  
TM: 12.-1-52

Peder Scott, the owner of the property, Mike Caruso (attorney for the applicant), Tom Guiliano of Best Western Hotels, and TJ Sandu – the owner of the property, were present at the meeting. Mr. Scott presented the Planning Board and consultants with a new rock study (hard copies included).

Mr. Caruso advised the Planning Board that material had been delivered to the Planning Board secretary earlier in the evening which was distributed.

TJ Sandu, the owner of the property, spoke and said that he had built 5 projects in the New York area and that none were ever abandoned. He believed that economically this project would be very lucrative. Instead of a LaQuinta being built on the property a Best Western is now proposed.

Mr. Thomas Giuliano, of Best Western, said that he had a great deal of experience in developing hotels and had worked with Mr. Sandu previously.

Mr. Wilhelm reiterated that the Planning Board had concerns about the depth of the mining operation.

Mr. Caruso said that there were variations of elevations which would be submitted later. He also said that some of the property would be donated to the Town for recreational uses.

- Robert Davis    Lot Line Revision    Status Report  
1155 Barrett Circle W., Kent, NY  
TM: 42.11-1-24

Waiting for a new submittal

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

This project was approved.

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

Waiting for a letter from the applicant withdrawing this application. .

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

Nothing new was submitted

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

Waiting for bond to be posted.

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

Nothing new submitted

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

Nothing new submitted.

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

A new submittal would be delivered for the September meeting

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

Nothing new was submitted

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

Property was inspected and a report was prepared

Mr. Tolmach closed the meeting at 7:45 PM.

Respectfully Submitted,



Vera Patterson  
Planning Board Secretary  
Respectfully Submitted,

cc: Planning Board Members  
Building Inspector  
Town Clerk

AUGUST 2018  
KENT PLANNING BOARD AGENDA

Workshop: August 02, 2018 (Thursday, 7:30 PM)

Meeting: August 09, 2018 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from July 2018
- John Murtaugh                      Public Hearing/Erosion Control Plan/              Review  
1250 Peekskill Hollow Rd., NY Wetland Permit/Subdivision/  
TM: 42.-2-51                      Public Hearing
- Fregosi Property                      Erosion Control Plan/              Review  
Kentview Dr., Kent, NY              Public Hearing  
TM: 10.20-1-69
- Kent Development                      Site Plan/Erosion Control Plan              Review  
N. Horsepound Road, Kent, NY              Wetlands Permit/Lot Line Adjustment  
TM: 12.-1-38
- Cabrera Property                      Erosion Control Plan              Review  
126 Hortontown Road, Kent, NY  
TM: 19.-1-35
- Route 311 Plaza/R Vriebrock              Request for Time Extension of Permits              Review  
Route 311, Kent, NY  
TM: 22.-2-17

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Tibet Dr., Kent, NY  
TM: 30.20-1-15
- Route 52 Development/                      Erosion Control              Status Report  
Peder Scott Project  
Route 52, Kent, NY  
TM: 12.-1-52
- Robert Davis                      Lot Line Revision              Status Report  
1155 Barrett Circle W., Kent, NY  
TM: 42.11-1-24
- Ryder Property                      Erosion Control Plan/              Status Report  
170 Waywayanda Ct., Kent, NY              Wetland Permit  
TM: 41.-1-8
- Auto Craft                      Amended Site Plan              Status Report  
146 Hill and Dale Rd., Carmel, NY  
TM: 44.7-1-31

