

**Town of Kent Planning Board Minutes
March 9, 2017**

Approved: April 13, 2017

**Minutes
Town of Kent Planning Board Meeting
March 9, 2017**

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

In attendance were the following Planning Board members:

Michael McDermott, Chairman
George Brunner
Gary Lam

Charles Sisto
Philip Tolmach

Others in Attendance:

Bruce Barber, Environmental Consultant
Julie Mangarillo, Engineering Consultant

Bill Walters, Kent Building Inspector

Absent:

Dennis Lowes, Vice Chairman

Neil Wilson, Planner

• **Approve Planning Board Minutes from February 2017 Meeting**

Mr. McDermott asked for a motion to put the minutes from the February 2017 meeting on the table for discussion. Mr. Tolmach made the motion to put the February minutes on the table and it was seconded by Mr. Lam. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

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- Mr. McDermott asked for a motion to approve the minutes from the February 2017 meeting as they stood. The motion was made by Mr. Tolmach and seconded by Mr. Lam. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- **Route 311 Plaza, Route 311, Kent, NY 10512; M: 22.-2-47**

This matter pertained to an Erosion Control Plan/Site Plan which was previously approved and the applicant's family requested renewal of approvals because the applicant recently passed away and the property is for sale. Mr. Joseph Riina, of Site Design Consultants, represented the family at the meeting. The proposed plans are to construct a 15,000 square foot two-story retail /office building on Route 311 south of Route 84. There are no changes to the plans since it was previously approved.

Mr. Wilson, the Planning Board's Planner, was not present at the meeting, however, he had prepared and distributed a Resolution of re-approval for this project. Mr. McDermott asked for a motion to adopt the Resolution approving an Steep Slope/Erosion Control Plan, Wetlands and to waive a Public Hearing. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- **Connolly Property, 9 Grasslands Road, Kent, NY 10512; TM: 33.73-1-53 & 54**

Mr. Robert Cameron, of Putnam Engineering, represented the applicants. The applicants requested approval of an Erosion Control Plan allowing them to clear a portion of their property which would involve disturbing approximately 12,000 square feet. Plans previously submitted had changed. The original plans pertained to where the erosion control entry was (next to the driveway) in the rear of the lot and will be in the middle of the property. Mr. Cameron said the applicants met with Mr. Richard Othmer, the Town of Kent Highway Supervisor, and Mr. Othmer had no issues with the new plans and prepared a letter (attached) confirming this. Mr. Cameron said that after the gravel driveway is removed it will be restored. The applicants also agreed to the bond amount recommended by Ms. Mangarillo (\$4,082.00).

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Mr. Barber's Coments (memo attached)

Mr. Barber noted that this project was to grade a parcel of land which will entail disturbing approximately 12,000 square feet. He inspected the property on March 8, 2017 and verified that there are no Town of Kent Wetlands or buffers associated with this property so no Wetland Permit is required. Mr. Barber also said that there has not been any change regarding the amount of trees to be removed and suggested that the applicants keep trees around the perimeter of the property. There is an area of steep slopes and some rock outcropping and asked the applicants whether or not there will be rock removal, chipping or blasting. There will be 325 cubic yards of soil removed from the site and Mr. Barber asked for information about that will be done and how long it will take.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said she did not object to the relocation of the erosion control entry. The Erosion Control bond estimate of \$4,906 was recalculated by Ms. Mangarillo to \$4,082.00. At the February meeting a motion was made to waive a Public Hearing, therefore Ms. Mangarillo suggested that this matter be moved to the administrative track.

Mr. McDermott asked for a motion to recommend that the Kent Town Board accept an Erosion Control Bond in the amount of \$4,082.00. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

Mr. McDermott asked for a motion to move this project to the administrative track. The motion was made by Mr. Brunner and seconded by Mr. Lam. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

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• **Deliland/On-A-Roll Realty, Route 52, Kent, NY 10512; TM: 33.48-1-12**

Mr. Owen Jordan, the owner of the property, was at the meeting. This involved putting on addition (adding a second story) and extending the front of the building by approximately four feet which would then be 31-34 feet long.

The Planning Board consultants said that all of their concerns had been addressed and this project was ready to be approved. Mr. Wilson prepared and distributed a Resolution of approval for this Amended Site Plan.

Mr. McDermott asked for a motion for a Special Use/Permit Site Plan approval to establish a second story/apartment on their building as shown on plans submitted by Robert Germaine on November 22, 2016 and bearing a revision date of March 1, 2017. The following conditions apply:

- Planning Board fees need to be paid;
- Construction needs to be done according to the plans submitted; and
- All approvals from the Putnam County Board of Health Department and NYCDEP need to be given;

The approvals shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the written request of the applicant.

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

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

• **Hall Property, 33 Willow Trail, Kent, NY 10512; TM: 44.06-1-48**

Mr. William Basharat, of Rayex, represented the applicant. This matter involved replacing some trees on this property. Kent Nursery will be replacing the trees and an estimate was submitted (attached), which will be guaranteed for 1-2 years. The house on this property has been sold and Mr. Basharat that the approval be expedited so that a CO can be issued.

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Mr. Barber's Comments (memo attached)

Mr. Barber advised the audience that the owner of this property removed trees without permits on the perimeter of Palmer Lake, owned by Palmer Lake Homeowners Association. The Palmer Lake has since issued a letter authorizing the applicant to apply on their behalf to mitigate the tree loss and install same. Mr. Barber said more information needed to be submitted. He requested a narrative format about the method of planting, how they will be watered, planting detail, the species, etc. and how the process will occur. He recommended they be installed by hand rather than machines. Mr. Barber said he will review the planting bond estimate submitted in the amount of \$1,000.00. Periodic inspections need to be conducted and the bond should be rolled over to the new property owner. Mr. Barber suggested Mr. Basharat attend the March 24, 2017 review meeting. A short-form EAF also needs to be submitted. Mr. Tolmach suggested that the applicants plant native plants. Mr. Barber agreed and said that the HOA had submitted a list of their own. Mr. McDermott said that Kent Countryside Nursery's estimate said the planting would be done by hand. Mr. Basharat said that the Nursery agreed with the HOA's list, said that they are native to the area and that they have them in stock.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo asked that a note be placed on the drawings indicating that the plantings will be done only by hand and that anything disturbed will be immediately stabilized. A couple of pages on the application are missing, but based on the limited scope of the project will not be required. Ms. Mangarillo recommended waiving a Public Hearing and said that the Erosion Control Bond should be waived because the Planting Bond is more important.

Mr. McDermott asked for a motion to waive the Erosion Control Bond, the information requirement and the Public Hearing. The motion was made by Mr. Tolmach and seconded by Mr. Sisto. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

This matter is held over until the April meeting.

- **Hartshorn Professional Park, Ludingtonville Road, Kent, NY 10512; TM: 12-1-88**

Mr. John Watson, of Insite-Engineering, and Mr. & Mrs. Hartshorn were at the meeting. This matter regarded an Amended Site Plan which was updated at the Planning Board's request due to several field changes made.

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Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo asked that the accessible aisle next to the handicapped parking be clarified on the drawing. She also recommended returning the following:

The total amount of \$54,141.50 should be returned to the applicants.

Mr. Barber's Comments (memo attached)

Mr. Barber had no reservations to returning the amount noted above.

Mr. Wilson prepared and distributed a Resolution of approval (attached), which Mr. McDermott read for the record.

Mr. McDermott asked for a motion to adopt the Resolution of Approval as written by Mr. McDermott. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

Mr. McDermott asked for a motion to refund \$54,141.50 to the applicants.

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

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

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• **P & G Farm, 25 Schrade Rd., Kent, NY 10512; TM: 11.-2-44.2**

Mr. John Watson of Insite Engineering, represented the applicant who proposes to build a 2,000 square foot two bedroom house and detached 750 square foot art studio in an R80 zone in an agricultural district requested approval of an Erosion Control Plan. The plans were submitted in February and held over until the March meeting in order for Mr. Watson to address some comments made by the Planning Board consultants. Mr. Barber inspected the property. A submission was made to the Board of Health and Mr. Watson is waiting for their approvals.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that previously fencing was within the pond buffer and it had been moved but the drawing did not reflect that. The permit number needs to be changed. The bond estimate of needed to be adjusted to \$5,100.00 and be forwarded to the Town Board. Ms. Mangarillo said the Public Hearing was waived in February and that she recommended this project be moved to the administrative track.

Mr. Barber's Comments (memo attached)

There is a small area of unidentified wetlands which is less than 20,000 square feet and does not require a wetland permit. No DEC wetland issues are involved either. There are a lot of rock outcroppings, but none need to be removed. All of his previous comments were addressed .

Mr. McDermott asked for a motion to move this project to the administrative track and forward the bond of \$5,100.00 to the Town Board for their approval. The motion was made by Mr. Tolmach and seconded by Mr. Lam. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

• **Vaughn Property, 10 Smokey Hollow Ct., Kent, NY 10512; TM: 43.-2-42**

The applicant did not attend the meeting.

Ms. Mangarillo's Comments (memo attached)

The Kent Building Inspector issued a violation to the applicant for excavating more than 100 cubic yards and an erosion control plan was required but coverage under the DEC is not needed because less than 5,000 square feet will be disturbed. The property is very steep behind the house and material rolls down to the house, which is why the applicant is doing this work. Ms. Mangarillo recommended waiving the need for more information requirements and that the Public Hearing be waived. A bond estimate of \$420.00 was approved by Ms. Mangarillo. She recommended this project be handled administratively.

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Mr. McDermott asked for a motion to waive the Public Hearing, information requirement, that the bond of \$420.00 be forwarded to the Town Board and that this project be moved to the administrative track. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

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

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

This project was discussed at the workshop and it was decided that a registered/certified enforcement action letter should be sent to Mr. & Mrs. Von Rosenvinge. A draft was prepared by Mr. Wilson (attached) and input from the Planning Board was requested. Mr. McDermott asked for a motion to approve the letter after the Planning Board reviews it. Mr. Tolmach made the motion and it was seconded by Mr. Lam. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Aye</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

- Jason Kinash Erosion Control Plan Status Report
71 Cottage Road, Kent, NY
TM: 33.42-2-49, 50, 51

The bond needs to be submitted.

- Patterson Crossing Amended Site Plan Status Report
Route 311, Kent, NY;
TM: 22.-2-48
Bond Pending

Nothing new submitted.

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<ul style="list-style-type: none"> • More Than Masonry Route 52, Kent, NY TM: 44.9-2-20, 44.5-28 & 29 	<p>Site Plan</p>	<p>Status Report</p>
<p>A submittal is expected for the April meeting</p>		
<ul style="list-style-type: none"> • Boccia Property Beach Court, Kent, NY TM: 21.-1-16 	<p>Erosion Control Plan/ Wetland Permit</p>	<p>Status Report</p>
<p>Nothing new submitted.</p>		
<ul style="list-style-type: none"> • O'Mara Property Peekskill Hollow Road, Kent, NY TM: 42.07-1-7 	<p>Erosion Control Plan</p>	<p>Status Report</p>
<p>Nothing new submitted.</p>		
<ul style="list-style-type: none"> • O'Mara Property Lhasa Court, Kent, NY TM: 31.09-1-6 	<p>Erosion Control Plan</p>	<p>Status Report</p>
<p>Nothing new submitted.</p>		
<ul style="list-style-type: none"> • O'Mara Property Mt. Nimham, Kent, NY TM: 10.20-1-1 	<p>Erosion Control Plan</p>	<p>Status Report</p>
<p>Nothing new submitted.</p>		
<ul style="list-style-type: none"> • Wagner Millwork Timber Harvest Long Mountain Road, Kent, NY TM: 8.-1-2 	<p>Erosion Control Plan</p>	<p>Status Report</p>
<hr/> <p>Tree clearing will be done because it needs to be completed by 3/31/17. The construction entrance in good shape and a street sweeper is on call.</p>		
<ul style="list-style-type: none"> • Cypress Creek/Solar Energy Farm Mooney Hill/Kent, NY (Armstrong Property) TM: 12.-3-9 	<p>Site Plan/Erosion Control Plan</p>	<p>Status Report</p>
<p>Submittal expected for April.</p>		
<ul style="list-style-type: none"> • Holmes Presbyterian 60 Denton Lake Road, Holmes, NY TM: 2.-1-47-1 	<p>Site Plan/Erosion Control Plan</p>	<p>Status Report</p>
<p>Nothing new.</p>		

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Mr. McDermott advised the audience that there is one seat open on the Planning Board and, if anyone is interested in joining the Planning Board, they should contact the Planning Board office and/or send an email and resume to lcappelli@townofkentny.gov

Mr. McDermott asked for a motion to adjourn the meeting at 9:00 PM. The motion was made by Mr. Brunner and seconded by Mr. Tolmach. The roll call votes were as follows:

Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Absent</u>
George Brunner	<u>Ayet</u>
Gary Lam	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>

The motion carried.

Respectfully Submitted,

Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk

**Town of Kent Planning Board Minutes
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KENT PLANNING BOARD AGENDA

Workshop: March 02, 2017 (Thursday, 7:30 PM)
Meeting: March 09, 2017 (Thursday, 7:30 PM)

MARCH 2017

• Approve Planning Board Minutes from February 16, 2017			
• Route 311 Plaza Route 311, Kent, NY TM: 22.-2-17		Erosion Control/Site Plan Renewal of Approvals	Review
• Deliland Route 52, Kent, NY TM: 33.48-1-12		Site Plan/Addition	Review
• Connolly Property 9 Grasslands Road, Kent, NY TM: 33.73-1-53 & 54		Erosion Control Plan	Review
• Vaughn Property 10 Smokey Hollow Ct., Kent, NY TM: 43.-2-42		Erosion Control Plan	Review
• Hall Property 33 Willow Trail, Kent, NY TM: 44.06-1-48		Erosion Control Wetland Permit	Review
• Hartshorn Property Ludingtonville Road, Kent, NY TM: 12.-1-88		Amended Site Plan	Review
• P&G Farm 29 Schrade Road, Kent, NY TM: 11.-2-44.2		Erosion Control Plan/	Review
<u>Permit Applications Review (Applicants attendance not required/Workshop Discussion):</u>			
• Jason Kinash 71 Cottage Road, Kent, NY;	TM: 33.42-2-49, 50, 51	Erosion Control Plan	Status Report
• Patterson Crossing Route 311, Kent, NY;	TM: 22.-2-48	Amended Site Plan Bond Pending	Status Report
• More Than Masonry Route 52, Kent, NY ;	TM: 44.9-2-20, 44.5-28 & 29	Site Plan	Status Report
• Boccia Property Beach Court, Kent, NY	TM: 21.-1-16	Erosion Control Plan/ Wetland Permit	Status Report
• O'Mara Property Peekskill Hollow Road, Kent, NY	TM: 42.07-1-7	Erosion Control Plan	Status Report
• O'Mara Property Lhasa Court, Kent, NY	TM: 31.09-1-6	Erosion Control Plan	Status Report
• O'Mara Property Mt. Nimham, Kent, NY	TM: 10.20-1-1	Erosion Control Plan	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
• Wagner Millwork Timber Harvest Long Mountain Road, Kent, NY	TM: 8.-1-2	Erosion Control Plan	Status Report
• Cypress Creek/Solar Energy Farm Mooney Hill/Kent, NY (Armstrong Property)	TM: 12.-3-9	Site Plan/Erosion Control Plan	Status Report
• Holmes Presbyterian 60 Denton Lake Road, Holmes, NY	TM: 2.-1-47-1	Site Plan/Erosion Control Plan	Status Report

Rev. 1



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Erosion Control Plan
March 9, 2017 Agenda

Date: March 8, 2017

Project: Connolly ESC, 8 Grasslands Rd
TM # 33.73-1-53 & 54

The following materials were reviewed:

- Transmittal letter prepared by Putnam Engineering, PLLC, dated February 22, 2017
- Short Environmental Assessment Form (EAF), dated February 22, 2017
- NYSDEC Notice of Intent (NOI), signed 2/22/2017
- Erosion Control Bond Estimate, prepared by Putnam Engineering
- Drawings prepared by Putnam Engineering, dated December 1, 2016, last revised 2/23/2017, including:
 - EC-1 Erosion and Sedimentation Control Plan
 - EC-2 Erosion and Sedimentation Control Plan

The project proposes remove trees and regrade the yard of a single family house to create level yard area.

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

The following comments are provided for the Planning Board's consideration from a previous memo dated February 16, 2017:

7. 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**.
8. We defer to the Planning Board's environmental consultant regarding wetland issues.

New Comments:

1. An erosion control bond estimate of \$4,906 was provided by Putnam Engineering. We have developed an erosion control bond that includes erosion control blanket and soil stockpile and removes line items that are not typically included in the bond estimate. Please refer to attached erosion control bond estimate. We recommend the bond estimate of \$4,082 be accepted for the bond amount and recommended for approval by the Town Board.

Memorandum
Connolly ECP
TM # 33.73-1-53 & 54
March 8, 2017
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2. The public hearing was waived at the February Planning Board meeting. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.



Julie S. Mangarillo, P.E., CPESC

Attachment: Erosion Control Bond Estimate

cc: Planning Board via email
Bill Walters via email
17-261-999-151

Bruce Barber via email
Neil Wilson via email



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

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

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

To: Planning Board Town of Kent
From: Julie S. Mangarillo, P.E., CPESC
Date: 3/8/2017

Attn: Michael McDermott, Chairman
Subject: Erosion Control Bond Amount
Project: Connolly ECP
Tax Map: 33.73-1-53, 54

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Erosion blanket	381	SY	\$ 2.00	\$ 762.22
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
Seed and mulch	12,888	SF	\$ 0.06	\$ 773.28
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Silt Fence	324	LF	\$ 4.00	\$ 1,296.00
			TOTAL:	\$ 4,081.50
			Round to:	\$ 4,082.00

Bond estimate prepared by Putnam Engineering Feb 2017

\$ 4,906.00

Thomas & Britt Connolly
Tax Map #33.73-1-53,54

EROSION CONTROL BOND ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Earthwork (On site)	349 cu. yds.	\$ 5.00 cu. yd.	\$ 1,745.00
Seeding & Mulching	1432 sq. yds.	\$ 1.25 sq. yd.	\$ 1,790.00
Silt Fence	324 lin. ft.	\$ 1.75 lin. ft.	\$ 567.00
Construction Fence	454 lin. Ft.	\$ 1.00 lin. ft.	\$ 454.00
Stabilized Construction Entrance	1	\$ 350.00 ea.	\$ 350.00
		TOTAL	<u>\$ 4,906.00</u>

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MORRIS, COYNE & ANDREWS
CONSULTING ENGINEERS, P.C.

PUTNAM ENGINEERING, PLLC. Engineers and Architects
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 • (845) 279-6789 • FAX (845) 279-6769



Cornerstone Associates

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

March 9, 2017

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Connolly Property
8 Grasslands Road
Section 33.73 Block 1 Lots 53, 54

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

1. Letter executed by Robert Cameron, R.A. dated 02/22/17, 2 pages.
2. Notice of Intent executed by Robert Cameron dated 02/21/17 (rev.)..
3. Short-form EAF (Part I) executed by Robert Cameron dated 02/22/17 (rev.).
4. Plan entitled; "Proposed Erosion Control Plan prepared for Thomas and Britt Connolly" prepared by Putnam Engineering, PLLC., dated 02/23/17 (rev.) , 2 sheets: EC-1, EC-2.

A site inspection was conducted on March 8, 2017.

Summary of Application:

Application is to grade the owner's side yard and construct a retaining wall to create a lawn area for recreational purposes. The proposed area of disturbance is 12,200 square feet (0.26 acres).

A: Environmental Review Comments:

Wetlands:

A site inspection was conducted by this office on March 8, 2017. There are no Town of Kent jurisdictional wetlands or wetland buffer areas within the proposed limits of disturbance. A wetland permit is not required for the proposed action.

Trees:

A tree survey has been provided. The applicant has applied for a tree waiver and proposes to remove all trees (29 total) within the limits of disturbance. It is recommended that trees around the perimeter of the site be maintained to provide soil stabilization and screening.

Steep Slopes and Rock Outcrop:

Substantial areas of steep slopes will be disturbed. Inspection revealed areas of exposed rock outcrop. The applicant should indicate if rock removal or blasting will be required. Erosion blankets are recommended on all 1:3 slopes or greater. A diversion swale to be located immediately uphill from the proposed disturbance is recommended.

Land Disturbance:

The applicant proposes to disturb 12,200 square feet of land area. There is an excess of cut volume (325 cubic yards). The applicant has indicated this material will be removed from the site. Please indicate potential truck traffic/trips.

Well and Septic System: Please indicate the location of the well. Applicant has indicated that septic system area will be protected by orange fencing during construction.

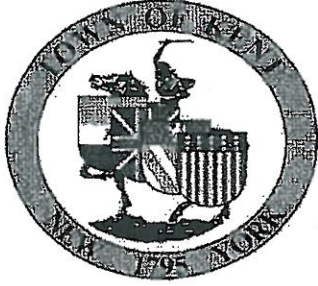
This office defers to the Town Engineer regarding review of the SWPPP/erosion and sediment control plan.

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

Sincerely,

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

Bruce Barber, Certified Ecologist
Town of Kent Environmental Consultant



Town of Kent Highway Dept.
Richard T. Othmer, Jr., Highway Superintendent
62 Ludington Court
Kent Lakes, New York 10512
(845) 225-7172
Fax (845) 225-9464
E-mail: highwaykent@townofkentny.gov

March 6, 2017

Thomas and Britt Connolly
8 Grasslands Road
Kent Lakes, NY 10512

Subject: Temporary Driveway on Grasslands Road

Dear Mr. and Mrs. Connolly,

It was a pleasure meeting you the other day. I and my Crew Chief have inspected your residence and lot on Grasslands Road in the Town of Kent.

There is no problem with your installing a temporary driveway to make improvements to your property. We ask that you keep Grasslands Road clean and clear of debris and restore vegetation upon completion of all work.

If any stone walls or fencing are to be installed please contact the Highway Department so we can insure that you do not encroach in the Town Right of Way.

Please do not hesitate to contact me with any questions.

Sincerely,

Richard T. Othmer, Jr.
Kent Highway Superintendent



Kent Countryside Nursery
 61 Ludington Court
 Carmel, NY 10512
 (845) 225-7766

ESTIMATE

ESTIMATE #	DATE
1297	3/8/2017

Donald Hall
 34 Willow Trail Ct
 Carmel, NY 10512

Received
 mo/date/year

MAR - 9 2017

Planning Department
 Town of Kent

DESCRIPTION OF WORK

Plant Material Installation:

- Kent Countryside Nursery, Inc. will install (by hand) 2 Sassafras, 1 Red Maple and 3 Blueberry Bushes as noted on the site plan
- The Red Maple will be 2-2.5" caliber
- The Sassafras will be 2-2.5" caliber
- The Blueberry Bush will be 2-3'
- Each tree/shrub will be mulched with a ring of your choice of red, black, dark brown or natural brown mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Red Maple 2-2.5"	1	225.00	225.00
Blueberry Bush 2-3'	3	35.00	105.00
Sassafras 2-2.5"	2	100.00	200.00
Mulch	2	38.00	76.00
Labor	1	400.00	400.00
Subtotal			\$1,006.00
Sales Tax (8.375%)			\$0.00
Total			\$1,006.00

mtt all

Customer Signature

- All soil amenities for the plant material will be provided
- All plant material will be guaranteed for 1 year if properly watered and cared for
- Project will take approximately 1 day to complete
- Sales tax is not applicable since the project is a capital improvement on the property

Phone #	Email	Website
(845) 225-7766	info@kentcountryside.com	www.kentcountryside.com

**Town of Kent Planning Board
Special Use Permit and Site Plan Approval**

Matter of On A Roll Realty (Deliland)

Whereas, the Town of Kent Planning Board has received an application from On A Roll Realty (d/b/a Deliland) for Special Use Permit approval to allow the establishment of a one bedroom apartment above an existing delicatessen on a site located at 508 Route 52, Kent, New York 10512, Tax Parcel 33.48-1-12; and

Whereas, the action qualifies as a Type II Action for which no further environmental review is required; and

Whereas, the Putnam County Department of Planning has recommended approval of the Amended Site Plan pursuant to GML 239-m; and §77-59, §77-60 and §77-44.5 of the Town Zoning Law, the Planning Board hereby finds:

- 1) That all proposed second floor apartment would be readily accessible for fire and police protection; and
- 2) That the location, size and character of the second floor apartment will be in harmony with the appropriate and orderly development of the Commercial District, will not be detrimental to the orderly development of adjacent properties; and
- 3) That the proposed apartment will not be a nuisance to adjoining properties; and
- 4) The location and size of the apartment will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the residence district or conflict with the normal traffic of the neighborhood; and
- 5) The location, height and architectural features of the proposed second floor apartment addition will harmonize with its surroundings and will not hinder or discourage the appropriate development and use of adjacent land and buildings; and
- 6) The proposed apartment is consistent with the amount of land available, and that the proposed repairs and other improvements would not impede or adversely affect access to the site or impair the quiet use and enjoyment of neighboring lands.
- 7) The use is an allowed use in the Commercial (C) District, and information provided by the applicant indicates that the overall appearance, size, and dimension of the improvement would be appropriate to the site.

*Town of Kent Planning Board
Special Use Permit and Site Plan Approval
Matter of On A Roll Realty (Deliland)
March 9, 2017*

Page | 2

- 8) The information supplied by the applicant meets the information requirements of §77-60(F) of the Town Code.
- 9) That because the proposal is an expansion of an existing commercial structure for a residential use the design requirements of §77-60(H) through (T) are not applicable to this application.
- 10) The proposed use would be in harmony with the existing and planned development of contiguous lands and adjacent neighborhoods.
- 11) The proposed use would have no material adverse effect upon the desirability of adjacent and nearby property for development of other uses allowed within the district.
- 12) The proposed use is properly related to the uses, goals and policies for land development as expressed in the Town Master Plan.
- 13) Pedestrian and vehicular access, traffic circulation and the general layout of the site have been properly planned with regard to the safety of vehicles and pedestrians using the site, as well as those on neighboring properties and streets.
- 14) The proposed use is sited to take advantage of solar access insofar as practical, including the orientation of the proposed building with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact of solar access to adjacent uses and properties.
- 15) The site plan reflects an awareness of and sensitivity to the views, terrain, soils, plant life and other unique qualities of the site and preserves and enlarges upon these assets for recreation, scenic or conservation purposes to the extent practicable.
- 16) The proposed use, buildings and outdoor storage areas, landscaping, and off-street parking and loading, conform to the requirements of the Town Zoning Law and all other applicable local laws.
- 17) The lot will have its own means of ingress and egress which is not shared with any other use.

Whereas, the Planning Board has waived a public hearing on this application.

Now Therefore Be It Resolved, the Planning Board hereby grants Special Use Permit and Site Plan Approval to On A Roll Realty to establish a second floor apartment as depicted on

*Town of Kent Planning Board
Special Use Permit and Site Plan Approval
Matter of On A Roll Realty (Deliland)
March 9, 2017*

a Site Plan Map prepared by Robert F. Germaine, Jr., ME., P.E., dated November 22, 2016 and bearing a latest revision date of March 1, 2017 entitled "Site Plan – Deliland"; and

Be It Further Resolved, that this Amended Site Plan Approval is expressly conditioned on the completion and/or adherence to the following:

Page | 3

- 1) *Payment of all Planning Board costs and fees, including professional review fees incurred during the review and approval of the application.*
- 2) *The facility shall be constructed in accordance with the plans and specifications as approved herein.*
- 3) *The applicant shall obtain all required approvals from the Putnam County Department of Health and the New York City Department of Environmental Protection*
- 4) *This site plan approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant.*

Motion: Mr. Brunner

Second: Mr. Tolmach

Michael McDermott, Chairman Aye

Dennis Lowes, Vice Chairman Absent


George Brunner Aye

Charles Sisto Aye

Phil Tolmach Aye

Date: March 9, 2017

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.



Vera Patterson, Clerk
Town of Kent Planning Board



Cornerstone Associates

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

March 9, 2017

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Hall Application
33 Willow Trail
Section 44.06 Block 1 Lot 48

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

1. Wetland Permit and Steep Slope and Erosion Control Permit Application executed by Don Hall dated 12/12/16.
2. Letter executed by Mario Riccobon, President of Hill and Dale Property Owners, Inc., dated 11/17/16, 1 page.
3. Property survey prepared by Link Land Surveyors dated 2/23/16, 1 sheet. Including on the survey is a planting plan.

A site inspection was conducted on March 8, 2017.

Summary of Application:

Application is to restore a wetland buffer area in which tree removal and land disturbance was conducted by the applicant without first obtaining a wetland and steep slope and erosion permit.

The area of property which is the subject of this application is owned by Hill and Dale Property Owners, Inc.. As per the above referenced letter, Hill and Dale Property Owners, Inc. authorizes Don Hall to apply for the permit and to install the mitigation.

Review Comments:

The application is incomplete. The following information is requested:

1. Survey is not signed or sealed
2. Executed short-form EAF.
3. Complete application form.
4. Acceptable landscape plan including landscape legend with species names, sizes and preparation (e.g. ball and burlap, gallon container, etc.) and typical planting detail. Based upon review of this information, it will be determined if additional plant material or modified sizes of the plant material will be provided.

5. Planting methods and notes narrative including:
 - a. hand installation and total area of disturbance details,
 - b. watering,
 - c. inspection frequency,
 - d. maintenance,
 - e. invasive species control, etc.
6. Bond estimate (labor and materials) to install mitigation and insure 3 year survival beyond planting date.
7. Access provisions for periodic inspections.
8. Agreement that permit and conditions will remain in effect upon sale of property.

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, Certified Ecologist
Town of Kent Environmental Consultant



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Erosion Control Plan
March 9, 2017 Agenda

Date: March 9, 2017

Project: Hall ECP Willow Trail Ct
TM # 44.06-1-48

The following materials were reviewed:

- Combined Application Form signed 12/12/2016, with owner affidavit
- Letter from Hill & Dale Property Owners, Inc., dated November 17, 2016
- Survey prepared by Link Land Surveyors P.C., dated February 23, 2016

The project is to replace trees along Palmer Lake that were removed without permission. The work is within the 100 foot waterbody buffer. Per Town Code Chapter 66, an erosion control permit is required when a wetland permit is required.

The following comments are provided for the Planning Board's consideration:

1. The proposed project is within the NYCDEP East of Hudson watershed but will disturb less than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required because a wetland permit is required. Coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is not required.
2. Based on information provided by the applicant's representative, all work to plant the trees will be done by hand, not with excavators. As such, there should be minimal disturbance. Add notes to the drawing limiting the work to hand-digging only and that all disturbed areas will be immediately stabilized. Specify that no additional areas will be disturbed. Add a revision date to the drawing.
3. Refer to the Combined Application Form:
 - a. It seems pages 3 and 4 are missing. Provide missing pages.
 - b. In accordance with page 3, #14, provide a copy of the deed.
 - c. Complete the information on page 5 "For Steep Slopes and Erosion Control Permit Applications"
4. Based upon the limited scope of the project we recommend the remainder of the information requirements be waived for this application.
5. Per §66-6.F, we recommend the public hearing be waived as this is for less than 5,000 SF of disturbance for an existing single family house.

Memorandum
Hall ECP
TM # 44.06-1-48
March 9, 2017
Page 2 of 2

6. It is our understanding a planting bond will be required to ensure the success of the replacement trees. As the only disturbance required will be for the actual planting of the trees, the calculated erosion control bond will be minimal. We recommend the erosion control bond be waived and use the planting bond to ensure compliance with the permit.
7. We defer to Bruce Barber regarding wetlands.



Julie S. Mangarillo, P.E., CPESC

Attachment: Erosion Control Bond Estimate

cc: Planning Board via email
Bill Walters via email
16-261-999-150

Bruce Barber via email
Neil Wilson via email



Cornerstone Associates

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

March 9, 2017

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Hartshorn Professional Park Application**
Luddingtonville Road
Section 12 Block 1 Lot 88

Dear Chairman McDermott and Members of the Planning Board:

Please be advised that I have conducted a review of the following pertinent documents relative to the above referenced project:

- Plan entitled; "Hartshorn Professional Park Amended Site Plan" prepared by Insite Engineering dated 02/22/17, 1 sheet: SP-1.
- Letter executed by the John Watson, P.E. dated 02/22/17, 2 pages.

Summary:

Application is for amended site plan approval.

Comments:

1. The revised planting plan remains subject to deer browse. Applicant is encouraged to substitute *Thuja occidentalis* (American Arborvitae) with a more resistant evergreen species. Shrubs and perennials may require deer fencing.

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

Sincerely,

Bruce Barber, Certified Ecologist
Town of Kent Environmental Consultant



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Amended Site Plan
March 9, 2017 Agenda

Date: March 8, 2017

Project: Hartshorn Professional Park
TM # 12.-1-88

The following material was reviewed:

- Letter prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 22, 2017
- Letter from Fred Adams, Jr., neighboring property owner, dated February 22, 2017
- Drawing, prepared by Insite, dated January 19, 2017, last revised 2/22/2017 including:
 - SP-1, "Amended Site Plan"

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

The following is offered for consideration by the Planning Board from a previous memo dated February 16, 2017:

5. Indicate the locations of the handicapped parking spaces and standard parking spaces. Striping for individual standard parking spaces does not need to be shown, just general location. Include required accessible parking space signage. Also indicate loading zones.
 - a. **Per ICC/Building Code of New York State supplement 1106.1.1 "Accessible parking spaces shall be in conformance with ICC A117.1 except that spaces shall be provided with access aisles at least 8 feet (2440 mm) in width." The accessible aisle shown should be revised to conform to 8 foot width.**

New Comments:

1. The applicant has requested a bond reduction. The requested bond reduction includes releasing the \$6000 wetland mitigation bond and \$50,297 stormwater bond. The \$14,844.50 erosion control bond would remain in effect for the remainder of site work.

We defer to Bruce Barber regarding the wetland mitigation bond.

Regarding the stormwater bond, per Town Code §66-24.A "...The performance guarantee shall remain in force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance or such other certification that the facility(ies) have been constructed in accordance with the approved plans and specifications and that a two-year inspection has been conducted and the facilities have been found to be acceptable to the Town..."

Memorandum
Hartshorn Professional Park
TM # 12.-1-88
March 8, 2017
Page 2 of 2

We do not recommend the release of the entire stormwater bond. While we concur with the applicant's engineer that the construction of the stormwater basin has been completed, a final inspection has not been conducted. We also recommend the stormwater bond and agreement remain in place until the two year inspection is satisfactorily completed.

Our recommendation is to keep \$10,000 of the \$50,297 stormwater bond in place, with \$40,297 being returned to the applicant.

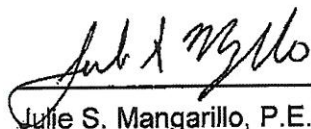
With the majority of site work completed, and only a relatively small amount of site disturbance required to complete the amended site plan, the Planning Board could consider a reduction of the erosion control bond. We would not object to half of the erosion control bond being returned to the applicant.

Summary: If the Planning Board wishes to approve a bond reduction, we have no objection to the following:

Stormwater bond: releasing \$40,297 and Town maintaining \$10,000.

Erosion control bond: releasing \$7,844.50 and Town maintaining \$7,000.

Wetland mitigation bond: We defer to Bruce Barber.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters via email
Neil Wilson via email
Bruce Barber via email
John Watson, PE, Insite Engineering, via email
11-261-193

**Town of Kent Planning Board
Amended Special Use Permit and Site Plan Approval
Amended Freshwater Wetland Permit Approval
Amended Steep Slope and Erosion Control Permit Approval**

Matter of Hartshorn Professional Park

Whereas, by resolution dated April 12, 2012 the Town of Kent Planning Board granted Special Use Permit, Site Plan, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit approvals to Hartshorn Professional Park, LLC (hereinafter “Hartshorn”) to allow the development of a contractor’s yard with associated storage and a business office, on a ±3.17 acre site located on Ludingtonville Road on tax parcel number 12.1-88; and

Whereas, by resolution dated August 13, 2015 the Board re-approved the Special Use Permit, Site Plan, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit for the Hartshorn project; and

Whereas, the Board was recently advised that there were several changes made to the project that deviate from the approved Site Plan for the project, and that such changes were not approved by the Planning Board or authorized as a “field change”; and

Whereas, the Board has examined the changes and has determined that the changes are acceptable as presented and shown on an as-built survey of the site; and

Whereas, all of the remaining conditions of approval either remain in effect or have been satisfied; and

Whereas, all of the permits and approvals previously granted by the Planning Board are valid and in effect;

Now Therefore Be It Resolved, the Planning Board hereby accepts the changes to the Site Plan as shown on the as-built survey entitled “Amended Site Plan – Hartshorn Professional Park”, dated January 19, 2017 and bearing a latest revision date of February 22, 2017 prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.; and

Be It Further Resolved, this amended approval is conditioned on the following:

- 1) *The owner/applicant shall maintain all landscaping in good repair and consistent with the approved Site Plan for a period of three years from the date of installation of such landscaping.*

*Town of Kent Planning Board
Matter of Hartshorn Professional Park
Amended Special Use Permit and Site Plan Approval
Amended Freshwater Wetland Permit Approval
Amended Steep Slope and Erosion Control Permit Approval
March 9, 2017*

Motion: Mr. Brunner_____

Second: Mr. Tolmach_____

Michael McDermott, Chairman Aye_____

Dennis Lowes, Vice Chair Absent_____

George Brunner Aye_____

Gary Lam Aye_____

Charles Sisto Aye_____

Phil Tolmach Aye_____

Date: March 9, 2017_____

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.



Vera Patterson, Clerk
Town of Kent Planning Board



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Completeness Review
Erosion Control Plan

Date: April 13, 2017

Project: Kinash ECP
TM # 33.42-2-49, 50, 51

The following materials were reviewed:

- Additional Owner Affidavits
- Letter prepared by John Karell, Jr., P.E., dated February 11, 2017

The project proposes filling of sloped side yard to create a flatter area. Our understanding is that fill has already been brought onto the property.

The following comments are provided for the Planning Board's consideration:

1. Engineering comments have been satisfied.
2. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
3. If not already done so, prior to Planning Board Chairman's signature of plans, all Planning Board costs and fees including the erosion control bond, initial inspection fee deposit and professional review fees incurred during the review and approval of the application must be paid.
4. Check with Vera Patterson, Planning Board clerk, that there are enough copies of the final drawings in the Planning office for Chairman's signature.
5. Attached hereto is the signed MS4 SWPPP Acceptance Form. Forward a copy of NYSDEC letter of acknowledgment of Notice of Intent upon its receipt.


Julie S. Mangarillo, P.E., CPESC

Enclosure: MS4 SWPPP Acceptance Form

cc: Planning Board via email
Bill Walters via email
16-261-999-149

Bruce Barber via email
Neil Wilson via email



Department of
Environmental
Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance
Form**

for
Construction Activities Seeking Authorization Under SPDES General Permit
*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information

1. Owner/Operator Name: JASON KINASH

2. Contact Person: Jason Kinash

3. Street Address: 71 Cottage Road

4. City/State/Zip: Kent Cliffs, NY 10512

II. Project Site Information

5. Project/Site Name: Kinash Erosion Control and Grading Plan

6. Street Address: 71 Cottage Road

7. City/State/Zip: Kent Cliffs, NY 10512

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by: Julie S. Mangarillo, P.E., CPESC

9. Title/Position: Town of Kent Planning Board Engineer

10. Date Final SWPPP Reviewed and Accepted: April 11, 2017

IV. Regulated MS4 Information

11. Name of MS4: Town of Kent

12. MS4 SPDES Permit Identification Number: NYR20A 346

13. Contact Person: William Walters, Building Inspector

14. Street Address: 25 Sybil's Crossing

15. City/State/Zip: Kent Lakes, NY 10512

16. Telephone Number: 845-225-3900

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).
Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name: Wilfred A. Rohde, P.E.

Title/Position: Town of Kent Planning Board Engineer

Signature:



Date: April 11, 2017

VI. Additional Information

Putnam County Tax Map Numbers: 33.42-2-49, 50 & 51

Planning Kent

From: Planning Kent
Sent: Thursday, April 13, 2017 1:22 PM
To: Building Inspector; Charles Sisto (Csisto4004@comcast.net); Dennis Lowes (dmlls@verizon.net); edituhmike@verizon.net; Gary Lam (Glam0809@gmail.com); Phillip Tolmach (bestscapes@hotmail.com); Planning Kent; Bruce Barber (barberbruce@yahoo.com); Julie Mangarillo (jmangarillo@rsaengrs.com); Neil Wilson (Nwilson.Ircplanning@gmail.com)
Subject: FW: Kinash MS4 SWPPP Acceptance Form
Attachments: SWPPP NOI_Kinash.pdf; SWPPP MS4 Acceptance_Kinash.pdf; 2017-04-13 completeness review_Kinash TM 33.42-2-49 50 51.pdf; Kinash Bond Agreement_Resolution 6 2017_Apr 2017.pdf

FYI, only.

Also attached is the bond agreement which was forwarded to the Town Board and they did approve the bond at their April 4, 2017 meeting.

Vera Patterson
Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
845-225-7802 (T)
845-306-5293 (F)
planningkent@townofkentny.gov

From: Julie Mangarillo - RSA [<mailto:JMangarillo@rsaengrs.com>]
Sent: Thursday, April 13, 2017 1:11 PM
To: Planning Kent; 'Michael McDermott'; 'Bruce Barber'; 'Neil Wilson'; Building Inspector
Cc: 'john karell'
Subject: Kinash MS4 SWPPP Acceptance Form

Please see attached completeness review and MS4 SWPPP Acceptance Form for Kinash, Cottage Road, TM 33.42-2-49, 50 & 51.

The Notice of Intent (NOI) is attached for reference.

If anyone would like hardcopies of the attached, please let me know.

John Karell, PE, –

- Please forward a copy of the NYSDEC Notice of Intent letter of acknowledgment upon its receipt.
- Please check with Vera Patterson if additional drawing sets are needed in preparation for Planning Board Chairman's signature.

Vera Patterson, Planning Board Clerk –

- Please print out one complete set of the attached documents and include in the project file.
- Please forward this email to the Planning Board members. I do not think it is necessary to print out copies for Planning Board members or consultants unless specifically requested.
- Prior to Planning Board Chairman signing the plans:

1. Please confirm that the Town Board received the Erosion Control bond. It is our understanding this was done at the April 4, 2017 Town Board meeting.
2. Please confirm that the \$1000 initial deposit for inspection fee has been paid (as different from review fees).
3. Please confirm the review fees have been paid.

Bill Walters, Building Inspector –

- Please print out one complete set of the attached documents and include in the project file. Please include with 2017 MS4 stormwater documentation.

If anyone has any questions, please contact me.

Julie S. Mangarillo, P.E., CPESC
Rohde, Soyka & Andrews Consulting Engineers, P.C.
40 Garden Street Poughkeepsie NY 12601
845-452-7515 (phone) 845-452-8335 (fax)

NOTICE OF INTENT

New York State Department of Environmental Conservation



Division of Water

625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-10-001
All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-
RETURN THIS FORM TO THE ADDRESS ABOVE
OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

J A S O N K I N A S H

K I N A S H

J A S O N

7 1 C O T T A G E R O A D

K E N T

NY 1 0 5 1 2

8 4 5 4 9 4 4 2 5 2

Project Site Information

Project Site Name
 K I N A S H E R O S I O N C O N T R O L A N D G R A D I N G P L A N

Street Address (NOT P.O. BOX)
 7 1 C O T T A G E R O A D

Side of Street
 North South East West

City/Town/Village (NOT ZIP CODES) (BUILDING PERMIT)
 T o w n o f K e n t

State
 N Y 1 0 5 1 2 Putnam 3

Name of Nearest Street
 H U G U E N O T R O A D

Nearest Cross Street
 1 0

Project Side (Relative to Cross Street)
 North South East West

Tax Map Numbers
 Section Block Parcel
 3 3 . 4 2 - 2 - 4 9

Tax Map Numbers
 3 3 . 4 2 - 2 - 5 0 - 5 1

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you must go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i" (identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6	1	2	0	7	3
---	---	---	---	---	---

Y Coordinates (Northing)

4	5	9	0	5	7	2
---	---	---	---	---	---	---

2. What is the land use at the project site?

New Construction

Redeveloped with increase in impervious area

Redeveloped with no increase in impervious area

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

**Pre-Development
Existing Land Use**

- FOREST
- PASTURE/OPEN LAND
- CULTIVATED LAND
- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY
- PARKING LOT
- OTHER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**Post-Development
Future Land Use**

- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- MUNICIPAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY (water, sewer, gas, etc.)
- PARKING LOT
- CLEARING/GRADING ONLY
- DEMOLITION, NO REDEVELOPMENT
- WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- OTHER

Number of Lots

--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

*Note: for gas well drilling, non-high volume hydraulic fractured wells only

In accordance with the general condition plan of development, please enter the total project site area, the total area to be disturbed, existing impervious area to be disturbed, and the future impervious area within the disturbed area (round to the nearest hundredth of an acre).

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
<input type="text" value="0"/> <input type="text" value="6"/>	<input type="text" value="0"/> <input type="text" value="4"/>	<input type="text" value="0"/> <input type="text" value="0"/>	<input type="text" value="0"/> <input type="text" value="0"/>

5. Do you plan to disturb more than 5 acres of soil at any one time? Yes No

6. Indicate the percentage of high volume well group within the site:

A	B	C	D
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="100"/>	<input type="text" value=""/>

7. Is this a phased project? Yes No

8. Enter the planned start and end dates of the disturbance activity:

Start Date	End Date
<input type="text" value="09"/> <input type="text" value="01"/> <input type="text" value="2016"/>	<input type="text" value="09"/> <input type="text" value="30"/> <input type="text" value="2016"/>

15. Does runoff enter a separate storm sewer system (including roadside drains, ditches, ditches, culverts, etc.)? Yes No Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

T O W N O F K E N T

17. Does any runoff from this site enter a sewer (sanitary or storm) sewer? Yes No Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? Yes No

19. Is this property owned by a state, federal, or local government? Yes No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) Yes No

21. Has the required erosion and sediment control component of the SWPPP been developed in accordance with the current NYS Standards and Specifications for Erosion and Sediment Control (Erosion Book)? Yes No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? Yes No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in accordance with the current NYS Stormwater Management Design Manual? Yes No

1. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- Professional Engineer (P.E.)
- Soil and Water Conservation District (SWCD)
- Registered Landscape Architect (R.L.A.)
- Certified Professional in Erosion and Sediment Control (CPESC)
- Owner/Operator
- Other

[Empty grid box for additional information]

SWPPP Preparer
John Karell, Jr., P.E.

Contact Name (Last, First, Middle Initial)
Karell, John, Jr.

Address
121 Cushman Road

City
patterson

State
NY 12563

Phone
845 878 7894

Email
jack4911@yahoo.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-10-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
John

MI
[]

Last Name
Karell, Jr.

Signature
John Karell

Date
07 / 15 / 2016

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) Required for this project based on final site plan/layout.

Total WQv Required

--	--	--	--	--	--	--	--	--	--

acre feet

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

<u>RR Techniques (Area Reduction)</u>	<u>Total Contributing Area (acres)</u>		<u>Total Contributing Impervious Area (acres)</u>	
<input type="checkbox"/> Conservation of Natural Areas (RR-1) ...				
<input type="checkbox"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2)				
<input type="checkbox"/> Tree Planting/Tree Pit (RR-3)				
<input type="checkbox"/> Disconnection of Rooftop Runoff (RR-4) ..				
<u>RR Techniques (Volume Reduction)</u>				
<input type="checkbox"/> Vegetated Swale (RR-5)				
<input type="checkbox"/> Rain Garden (RR-6)				
<input type="checkbox"/> Stormwater Planter (RR-7)				
<input type="checkbox"/> Rain Barrel/Cistern (RR-8)				
<input type="checkbox"/> Porous Pavement (RR-9)				
<input type="checkbox"/> Green Roof (RR-10)				
<u>Standard SMPs with RRv Capacity</u>				
<input type="checkbox"/> Infiltration Trench (I-1)				
<input type="checkbox"/> Infiltration Basin (I-2)				
<input type="checkbox"/> Dry Well (I-3)				
<input type="checkbox"/> Underground Infiltration System (I-4)				
<input type="checkbox"/> Bioretention (F-5)				
<input type="checkbox"/> Dry Swale (O-1)				
<u>Standard SMPs</u>				
<input type="checkbox"/> Micropool Extended Detention (P-1)				
<input type="checkbox"/> Wet Pond (P-2)				
<input type="checkbox"/> Wet Extended Detention (P-3)				
<input type="checkbox"/> Multiple Pond System (P-4)				
<input type="checkbox"/> Pocket Pond (P-5)				
<input type="checkbox"/> Surface Sand Filter (F-1)				
<input type="checkbox"/> Underground Sand Filter (F-2)				
<input type="checkbox"/> Perimeter Sand Filter (F-3)				
<input type="checkbox"/> Organic Filter (F-4)				
<input type="checkbox"/> Shallow Wetland (W-1)				
<input type="checkbox"/> Extended Detention Wetland (W-2)				
<input type="checkbox"/> Pond/Wetland System (W-3)				
<input type="checkbox"/> Pocket Wetland (W-4)				
<input type="checkbox"/> Wet Swale (O-2)				

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv (=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the total WQv provided (i.e., WQv treated) by the SMPs identified in question 33 and Standard SMPs with RRv Capacity Identified in the Section 28.

WQv Provided

--	--	--	--	--	--	--	--

acre-feet

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice is the WQv calculated using the contributing drainage area for the practice RRv provided by the practice. (See Table 2.3.3.2.1 Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

				.				
--	--	--	--	---	--	--	--	--

35. Is the sum of the RRv provided (#30) and the WQv provided (#34) greater than or equal to the total WQv required (#28)? Yes No

If Yes, go to question 36.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required	CPv Provided																		
<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> acre-feet					.					<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> acre-feet					.				
				.															
				.															

36a. The need to provide channel protection has been waived because:

- Channel is directly in tidal water.
- Channel is 10th order or larger stream.
- Reduction of designed CPv is achieved by alternative erosion control or reduction techniques for infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development	Post-development																		
<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> CFS					.					<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> CFS					.				
				.															
				.															

Total Extreme Flood Control Criteria (Qf)

Pre-Development	Post-development																		
<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> CFS					.					<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td>.</td><td> </td><td> </td><td> </td><td> </td></tr></table> CFS					.				
				.															
				.															

37. The need to meet the Department of Ecology's discharge permit requirements has been analyzed because:

- The dischargees directly to (the) water(s):
- In a direct case of direct stream
- However, analysis reveals that the Op and Oamp controls are not required.

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ○ Yes ○ No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

39. The following summary of the project site information and permit requirements is being provided for your information. Please refer to the permit information for other permit information.

Operator Certification

I have read or been advised of the permit conditions and believe that I understand and agree to comply with the conditions of the permit. I understand that, under the terms of the permit, I may be subject to random testing and that any test results will be reported to the appropriate authority. I understand that the permit is valid for the duration of the permit and that I will be responsible for any violations. I understand that the permit is valid for the duration of the permit and that I will be responsible for any violations. I understand that the permit is valid for the duration of the permit and that I will be responsible for any violations.

Print Full Name


J A S O N

MI

Print Last Name

K I N A S H

Operator/Operator Signature



Date

07 / 15 / 2016

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

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

RESOLUTION #6
2017

Date: March 28, 2017

From: The Kent Planning Board

To: The Kent Town Board
Maureen Fleming, Supervisor - w/Att.
Scott Chin
Paul Denbaum
Bill Huestis
Jaimie McGlasson

CC: W. Walters, Building Inspector - w/Att. J. Ramos - w/Att.
L. Cappelli, Town Clerk - w/Att. Finance Dept. - w/Att.

Re: Request to Accept an Erosion Control Performance Bond from:
Jason Kinash
71 Cottage Road
Kent, NY 10512
TM: 33.42-2-49-51

Resolved: On October 13, 2016 the Town of Kent Planning Board recommended that an Erosion Control Bond in the amount of \$1,700.00 and an inspection fee of \$1,000.00 be approved and accepted by the Kent Town Board. The motion was made by Mr. Philip Tolmach and seconded by Mr. Dennis Lowes. The votes were as follows:

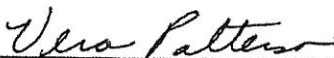
Michael McDermott, Chairman	-	<u>Aye</u>
Mr. Dennis Lowes, Vice Chairman	-	<u>Aye</u>
Mr. George Brunner	-	<u>Aye</u>
Mr. Gary Lam	-	<u>Aye</u>
Mr. Charles Sisto	-	<u>Aye</u>
Mr. Phillip Tolmach	-	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they pass a resolution decreeing that the above actions be taken.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on October 13, 2016.

Dated: March 28, 2017



Vera Patterson
Planning Board Secretary

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

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

Memorandum

DATE: March 30, 2017
TO: Finance Department
CC:
FROM: Vera Patterson
RE Jason Kinash Erosion Control Bond & Inspection Fee
TM: 33.42-2-49-51

Please find attached:

Putnam County National Bank Check 311, dated March 26, 2017, Inspection Fee	-	\$1,000.00
Putnam County National Bank Check 312, dated March 26, 2017, Erosion Control Bond	-	\$1,700.00

Also attached is backup material supporting this action. Please hold these checks until the Town Board approves it.

Thanks very much.

JASON J. KINASH 01-01
LIC. 244 281 872
266 DIXON RD
CARMEL, NY 10512

50-880/219
6180280

312

DATE 3-26-17

PAY TO THE ORDER OF

TOWN OF KENT

\$ 1700.00

One Thousand Seven Hundred Dollars

DOLLARS



Putnam County National Bank
PUTNAM PLAZA OFFICE
CARMEL, NEW YORK 10512

MEMO

BOND - TM: 33.42-2-49-51

⑆021906808⑆ 61 8028 01⑆

[Signature]

JASON J. KINASH 01-01
LIC. 244 281 872
266 DIXON RD
CARMEL, NY 10512

50-880/219
6180280

311

DATE 3-26-17

PAY TO THE ORDER OF

TOWN OF KENT

\$ 1000.00

One Thousand Dollars

DOLLARS



Putnam County National Bank
PUTNAM PLAZA OFFICE
CARMEL, NEW YORK 10512

MEMO

ESCROW - TM: 33.42-2-49-51

⑆021906808⑆ 61 8028 01⑆

[Signature]

RECEIPT DATE March 27, 2017 NO. 312

RECEIVED FROM Jason Kinash \$ 1,000.00

One Thousand and 00/100 DOLLARS

FOR RENT
 FOR Inspection / Escrow - TM: 33.42-2-49-51

ACCOUNT	
PAYMENT	
BAL. DUE	

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM V. Patterson TO J. Kinash

BY _____

RECEIPT DATE March 30, 2017 No. 952595

RECEIVED FROM Jason Kinash \$ 1,700.00

One Thousand Seven Hundred and 00/100 DOLLARS

FOR RENT
 FOR Erosion Control Band TM: 33.42-2-49-51

ACCOUNT	
PAYMENT	
BAL. DUE	

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM V. Patterson TO J. Kinash

BY _____



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Kinash Property
Erosion Control Plan

Date: February 7, 2017

Project: Kinash ECP
TM # 33.42-2-49, 50, 51

The following materials were reviewed:

- Letter prepared by John Karell, Jr., P.E., dated January 22, 2017, including Table 1 "Deep Test Hole Observations" and drawing "Test Hole Locations"
- Technical Report, prepared by York Analytical Laboratories, dated 1/20/2017

The project proposes filling of sloped side yard to create a flatter area. Our understanding is that fill has already been brought onto the property.

New or supplemental comments are shown in bold.

The following comments are provided for the Planning Board's consideration from a memo dated 9/8/2016:

1. It is our understanding that the three parcels included in the application may be owned by separate individuals. If so, each owner will have to provide an Owner's affidavit.
 - a. **Response letter indicates additional owner affidavits have been provided. The additional owner affidavits could not be located in the submittal package. Please provide additional owner affidavits.**

New Comments:

1. Soil tests were performed to determine if the imported fill material contains any contamination in accordance with the NYSDEC Part 375 "Unrestricted Use Soil Cleanup Objectives." For the majority of analyzed components, the results were either "undetected" or below the Part 375 limit. The only component that exceeds the Part 375 limits is Selenium with a measured amount of 4.170 mg/kg. The allowable limit for Part 375 "Unrestricted Use Soil Cleanup Objectives" is 3.9 mg/kg. The tested value exceeded the limit in only one of the two samples. Refer to page 2 of the attached spreadsheet provided in the soil test report.

Memorandum
Kinash ECP
TM # 33.42-2-49, 50, 51
February 7, 2017
Page 2 of 2

We recommend the applicant's engineer provide a written explanation as to why the fill material is suitable to remain in place.

2. Upon receipt of acceptable explanation, we recommend this project be referred to the administrative track. The public hearing was waived and the bond amount accepted at the October 13, 2016 Planning Board meeting.


Julie S. Mangarillo, P.E., CPESC

Enclosure: Spreadsheet from York Technical Report, dated 1/20/2017

cc: Planning Board via email
Bill Walters via email
16-261-999-149

Bruce Barber via email
Neil Wilson via email



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Kinash Property
Erosion Control Plan

Date: October 12, 2016

Project: Kinash ECP
TM # 33.42-2-49, 50, 51

The following materials were reviewed:

- Town of Kent Combined Application Form affidavits, including
 - Certification of Professional Engineer, Agent of owner affidavit
- Response letter dated 9/22/2016
- Construction Cost Estimate, dated 9/22/2016
- MS4 SWPPP Acceptance Form, with Sections 1 and 2 completed.
- Deeds
- Drawing "Erosion Control Plan," prepared by John Karell, Jr., P.E., dated 7/26/2016, revised 9/18/2016
- Letter dated September 15, 2016 from Town of Kent Highway Superintendent

The project proposes filling of sloped side yard to create a flatter area. Our understanding is that fill has already been brought onto the property.

New or supplemental 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 9/8/2016:

1. It is our understanding that the three parcels included in the application may be owned by separate individuals. If so, each owner will have to provide an Owner's affidavit.
 - a. **Response letter indicates additional owner affidavits have been provided. The additional owner affidavits could not be located in the submittal package. Please provide additional owner affidavits.**
9. Provide information on the source of the fill material. Is there a possibility for contamination? Depending upon the source of the fill material, the Planning Board may request soil testing to determine if there any pollutants of concern.
 - a. **A letter regarding the fill has been provided by the Highway Superintendent. The letter includes "...This fill was of a good clean quality without any pollutants. It was soil taken from its natural state during our road widening operations in rural western Kent." While we understand the**

Memorandum
Kinash ECP
TM # 33.42-2-49, 50, 51
October 12, 2016
Page 2 of 2

fill may be free of visible contaminants, it is more difficult to determine if there are chemical pollutants that may pose a problem. Fill material taken from roadsides can be subject to illegal dumping or inadvertent spills. As the Planning Board has required in other similar applications, we recommend soil testing be done to confirm the fill meets the NYSDEC Unrestricted Residential Use criteria.

10. We defer to the Planning Board's environmental consultant regarding any possible wetland issues.

New Comments:

1. A bond estimate of \$1,700.00 was prepared by John Karell, Jr., P.E.. We recommend this bond estimate be accepted for the bond amount and recommended for approval by the Town Board.
2. Per §66-6.F, we recommend the public hearing be waived as this is a minor project for a single family house.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
16-261-999-149

Bruce Barber via email
Neil Wilson via email

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

Kinash
71 Cottage Road
Kent (T)

CONSTRUCTION COST ESTIMATE

ITEM	QUANTITY	COST/UNIT	TOTAL
Silt Fence	170 LF	\$ 4.00	\$680.00
Seed and Mulch	17,000 sf	\$0.06	1,020.00
TOTAL			\$1,700.00

John Karell, Jr., P.E.
September 22, 2016

PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL

**Jason Kinash
71 Cottage Road
Kent, NY 10512
TM: 33.42-2-49-51**

Bond given by Jason Kinash, 71 Cottage Road, Kent, New York 10512/Tax Map 33.42-2-49-51 ("Obligor") to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated March 24, 2017

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

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

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for a grading plan and filling of a side yard known as the Kinash Property ("Project Plans") and the Erosion and Sediment Control Plan, prepared by John Karell, Jr., P.E., 121 Cushman Road, Patterson, New York 12563. All these plans were reviewed and approved on February 7, 2017 by the Obligee. A Resolution of Approval of land development activity in the nature of a Steep Slope and Erosion Control Permit and Site Plan approval of plans to grade and fill a side yard on a vacant lot in zoning district R-80.

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

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of \$1,700.00 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second in the amount of \$1,000.00 as the final inspection fee, and delivered to:

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

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

Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of The Town of Kent**, the said escrow monies shall be returned to **JASON KINASH, 71 COTTAGE ROAD, KENT, NEW YORK 10512**.

In the event the erosion control work allowed shall not have been duly completed by JASON KINASH, 71 COTTAGE ROAD, KENT, NEW YORK 10512, as per the conditions and specifications of the Planning Board of The Town of Kent, the Town Board shall have the right to withdraw the aforesaid escrow monies and complete the required work for JASON KINASH, 71 COTTAGE ROAD, KENT, NEW YORK 10512, with full use of said sums as the Town requires;

When the work shall have been fully completed as required by the conditions and specifications of the Planning Board, either by JASON KINASH or by the Town of Kent, the aforesaid escrow monies or the balance of funds remaining after the work has been completed shall be returned or refunded to JASON KINASH, 71 COTTAGE ROAD, KENT, NEW YORK 10512. This bond may not be assigned or transferred without the prior written approval of the Planning Board and Town Board of The Town of Kent.

The applicant hereby expressly authorizes the Town of Kent, its agents, employees, engineer or planner to enter upon the Owner's/Applicant's property for the purpose of inspecting the erosion control system installed and the site work being performed in accordance with the approved plans, provided that the Town of Kent provides at least 24 hours notice to JASON KINASH, 71 COTTAGE ROAD, KENT, NEW YORK 10512.

Dated: March 24, 2017

JASON KINASH

By: [Signature]
(signature)

By: _____
(signature)

JASON KINASH

(print/type signatory's name)
Jason Kinash

Owner/Obligee, Jason Kinash
(print/type signatory's title)

STATE OF New York

) ss.:

COUNTY OF Putnam

On the 24 day of March, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Jason Kinash personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
NOTARY PUBLIC
MARGAUX MILLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MI6130661



Cornerstone Associates

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

March 9, 2017

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: P & G Farm Corporation
29 Shrade Road
Section 11. Block 2 Lot 44.2

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

1. Comment response letter executed by John Watson, PE of Insite Engineering dated 02/23/17, 3 pages.
2. Short-form EAF (Part I) executed by John Watson, PE of Insite Engineering dated 2/23/17.
3. Plans entitled; "P & G Farm Corp." prepared by Insite Engineering dated 02/23/17 (rev.), 2 sheets: SL-1, SP-1.
4. Plans entitled; "Hawk Rise Farm" prepared by Niels Kampmann, Architect dated 10/10/16, 1 sheet.

A site inspection was conducted on March 8, 2017.

Summary of Application:

Application is to construct a 2,000+/- square foot, two bedroom home with a detached 750 square foot art studio, septic system, driveway, walkways, patio and associated site improvements on a 55+/- parcel in an R-80 zone.

The subject property is located within an agricultural district. There is currently an existing barn, three sheds and a spring house on the property.

A: Environmental Review Comments:

Wetlands:

Site inspection revealed a previously unidentified wetland area to the south of the indicated stabilized construction entrance and existing gravel drive and east of the irregularly shaped pond. The proposed limit of disturbance is located within 100' of this wetland. The wetland size however does not meet the regulatory threshold of 40,000 square feet. All other wetland areas as shown on the plans were confirmed at the time of

site inspection. There is no proposed disturbance with the jurisdictional wetland or wetland buffer areas and as a result, a Town of Kent wetland permit is not required for the proposed action

Steep Slopes and Rock Outcrop:

The applicant proposes to disturb greater than 4,000 square feet of slopes in excess of 15%. Site inspection revealed substantial areas of rock outcrop within the proposed limits of disturbance. The applicant has indicated that rock removal/blasting will not be required.

Septic System: PCDOH approval for the well and septic system is pending

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, Certified Ecologist
Town of Kent Environmental Consultant



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Erosion Control Plan
March 9, 2017 Agenda

Date: March 8, 2017

Project: P&G Farm Corp, 29 Schrade Road
TM # 11.-2-44.2

The following materials were reviewed:

- Transmittal letter prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 23, 2017
- Deed
- Short Environmental Assessment Form (EAF) dated 2/23/2017
- Notice of Intent, revised
- MS4 SWPPP Acceptance Form with Sections I and II completed.
- Erosion Control Bond Estimate, prepared by Insite, dated 2/23/2017
- "Building Plans" prepared by Niels Kampmann, Architect, dated October 10, 2016
- Map: NYS Department of Agriculture and Markets Putnam County Agricultural Districts 2013
- Drawings prepared by Insite, dated January 10, 2017, last revised 2/23/2017 including:
 - SL-1 Existing Conditions, Steep Slopes and Soils Plan
 - SP-1 Site Plan

The project proposes construction of 2 bedroom house, separate structure for an art studio, and septic system. Application documents indicate the property is an agricultural property.

New or supplementary comments are 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 February 16, 2017:

6. Refer to the Drawings:
 - c. On drawing SP-1, the orange construction fence is within the pond/wetland buffer. The fence should be on the outside of the pond buffer to prevent soil disturbance within the pond buffer.
 - i. **The fence has been moved outside the buffer. However, the label still states "Install proposed construction fence *within* the 100' pond buffer" (emphasis added). Revise the label to indicate the fence is to be outside the buffer.**

10. Provide copy of Health Department approval(s) upon receipt. – **In process.**

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. – **Acknowledged.**
12. We defer to the Planning Board's environmental consultant regarding wetland issues.

New Comments:

1. On drawing SP-1, Erosion and Sediment Control Notes # 23, update general permit number to GP-0-15-002.
2. An erosion control bond estimate of \$4,600 was provided by Insite. We recommend a line item for soil stockpile be added with the unit price of \$500. That brings the erosion control bond estimate to \$5,100. We recommend the bond estimate of \$5,100.00 be accepted for the bond amount and recommended for approval by the Town Board.
3. The public hearing was waived at the February Planning Board meeting. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.


Julie S. Mangarillo, P.E., CPESC

Attachment: Erosion Control Bond Estimate

cc: Planning Board via email
Bill Walters via email
John Watson, PE, Insite, via email

Bruce Barber via email
Neil Wilson via email
17-261-999-152

EROSION CONTROL BOND ESTIMATE



PROJECT: P&G Farm Corp.

2/23/2017

JOB #: 15251.100
BY: SVW

3 Garrett Place, Carmel, New York 10512
Tel: (845) 225-9690; Fax: (845) 225-9717

TYPE OF ESTIMATE: Preliminary bond estimate associated with implementing all elements of the erosion control plan.

Erosion Control	Unit	Quantity	Unit Price (\$)	Amount (\$)
Construction Entrance	LS	2	\$750.00	\$1,500.00
Silt Fence	LF	500	\$2.00	\$1,000.00
Seed and Mulch (HydroSeed)	SF	35,000	\$0.06	\$2,100.00
CONSTRUCTION TOTAL				\$4,600.00
Soil Stockpile		1	500.00	500.00
				\$5,100.00

Exclusions / Notes:

- This estimate is based on the drawing set prepared by this office last revised February 23, 2016.

↓
\$5,100.00

Recommend addition of soil stockpile with unit price of \$500.00.
Total recommended erosion control bond amount of \$5,100.00.

Julie S. Mangarillo

Julie S. Mangarillo, PE, CPESC
RSA - For Town of Kent Planning Board

RECEIVED
MAR 02 2017

ROHDE, SOYKA & ANDREWS
CONSULTING ENGINEERS, P.C.

**Town of Kent Planning Board
Slope and Erosion Control Permit Approval**

Matter of P & G Farm

Whereas, the Town of Kent Planning Board has received an application from P & G Farm Corp. for Steep Slope and Erosion Control Permit approvals to allow construction of a single family dwelling and a detached art studio on a site located on 29 Schrade Road, tax parcel number 11.-2-44.2; and

Whereas, the Planning Board hereby waives a public hearing on the application; and

Whereas, the Planning Board has determined that the proposed project is a Type II Action for which no environmental review is required; and

Whereas, pursuant to §66-6(G) of the Town Code the Planning Board hereby finds that the proposed activity meets the standards for issuance of a Steep Slope and Erosion Control Permit, specifically:

1. The proposed activity is in accordance with the legislative findings listed in §66-2 of the Town Code; and
2. The proposed activity is in accordance with the principles and recommendations of the Town of Kent Master Plan; and
3. The proposed activity will not result in creep, sudden slope failure or additional erosion; and
4. The proposed activity will preserve and protect existing watercourses, floodplains and wetlands; and
5. The proposed activity will not adversely affect existing or proposed water supplies or sewage disposal systems; and
6. The proposed activity will stabilize all earth cut and fill slopes by vegetative or structural means; and

Therefore Be It Resolved, pursuant to Chapter §66-6 of the Town Code the Planning Board grants Steep Slope and Erosion Control Permit approval subject to final plan review and approval by the Planning Board's Professional Engineer; and

Be It Further Resolved, the approvals granted herein are expressly conditioned on development of the project in accordance with the plans and details as set forth on the project plans prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated January 10, 2017 and bearing a latest revision date of February 23, 2017, consisting of Drawings SL-1 and SP-1, entitled P & G Farm Corp.”; and

Be It Further Resolved, that the approvals are expressly conditioned on the completion and/or adherence to the following:

- 1) *There shall be no kitchen facilities in the detached art studio building.*
- 2) *Address the comments of the Planning Board Professional Engineer as set forth in a memorandum dated March 8, 2017.*
- 3) *Address the comments of the Planning Board Environmental Consultant as set forth in a memorandum dated March 9, 2017.*
- 4) *Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans. The erosion control may be changed or modified by order of the Planning Board Engineer or the Town Building Inspector based on field conditions.*
- 5) *Pursuant to Chapter 48 of the Town of Kent Code construction activity within the Town of Kent shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM.*
- 6) *At the completion of construction the applicant shall provide a certification prepared and sealed by a New York State Licenses Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in substantial compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an "as built" survey of the completed development prepared and sealed by a New York State Licensed Land Surveyor.*
- 7) *Payment to the Town of Kent the following fees:*
 - a) *Any unpaid or outstanding application fees.*
 - b) *.Any review fees accrued by the Planning Board during the review of the application.*
 - c) *Any inspection fee, in an amount to be established by the Planning Board, to cover the cost of construction and post-construction inspections by the Board's Professional Engineer, Wetland Consultant, and Planning Consultant.*
 - d) *Provide an erosion control bond in an amount as determined by the Planning Board's Professional Engineer.*

- 8) It is the responsibility of the applicant/project sponsor to submit to the Planning Board proof that each of the conditions of this Approval has been completed and that the response to comments have been completed and that the response to comments have been completed to the satisfaction of the Planning Board's Professional Engineer. The signature of the Planning Board Chairman, if required, shall be withheld pending receipt of a written memorandum from the Planning Board's Professional Engineer verifying that each of the conditions of this Approval has been completed. The proposed final drawings shall not be accepted by the Planning Board without submission of proof of completion.
- 9) This approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant prior to the date of expiration.

Motion: Mr. Tolmach
Second: Mr. Lam
Michael McDermott, Chairman Aye
Dennis Lowes, Vice Chair Absent
George Brunner Aye
Gary Lam Aye
Charles Sisto Aye
Phil Tolmach Aye
Date: March 9, 2017

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.

Vera Patterson
Vera Patterson, Clerk
Town of Kent Planning Board

**Town of Kent Planning Board
Resolution of Site Plan Approval**

Matter of Route 311 Plaza, LLC

Whereas, the Town of Kent Planning Board has received an application from Route 311 Plaza, LLC, of 4005 Danbury Road, Suite 10, Brewster, New York, 10509, for re-approval of an application for Site Plan Approval to allow the development of a ±2.705 acre parcel of undeveloped land for use as a 2-story 15,200 square foot retail/office building including parking for 76 vehicles, on-site water supply and sewage disposal systems, storm water management system, and landscaping along the state highway and the side yard boundaries for privacy screening for adjacent and nearby properties; and

Whereas, the Planning Board originally granted Site Plan Approval on April 14, 2011, and re-approved the project on July 12, 2012 and again on August 13, 2015 after the original approvals expired; and

Whereas, the proposed project is identical to the one originally approved on April 14, 2011; and

Whereas, public hearings were originally held on February 9, 2011 and April 14, 2011; and

Whereas, pursuant to General Municipal Law §239-m the original and the re-approval applications were referred to the Putnam County Department of Planning for review which department recommended approval of the project without comment or modification; and

Whereas, because the project remains unchanged except as to the timing of commencement and completion of construction of the various phases of the project the Planning Board has determined that the County recommendations remain valid; and

Whereas, the Planning Board remains the established Lead Agency for the review of this action; and

Whereas, the Planning Board has examined the current application and current site conditions in light of the passage of time since the original approvals and has determined that the environmental issues examined by the Board in its April 14, 2011 Negative Declaration remain relevant and unchanged and that re-approval of the project raises no new or additional environmental issues; and

Whereas, the Planning Board has determined that a waiver of a public hearing on the application for re-approval is appropriate; and

Whereas, after review of the application and consideration of the criteria set forth in §77-60 and §77-61 of the Town Code, the Planning Board hereby determines that the findings of the Board in support of granting Site Plan approval for the project as set forth in the Board's resolutions of April 14, 2011 and July 12, 2012 remain valid and unchanged; and

Whereas, after review of the application and consideration of the criteria set forth in Chapter 66 of the Town Code the Planning Board hereby determines that the findings of the Board in support of granting Steep Slope and Erosion Control Permit approval for the project as set forth in the Board's resolutions of April 11, 2011 and July 12, 2012 and August 13, 2015 remain valid and unchanged;

Now Therefore Be It Resolved, the Planning Board hereby waives a public hearing on the application for re-approval of the site plan; and

Be It Further Resolved, pursuant to §77-60 and §77-61 of the Town Code the Planning Board grants Site Plan Approval for the Route 311 Plaza project as described herein; and

Be It Further Resolved, pursuant to Chapter 66 of the Town Code the Planning Board grants Steep Slope and Erosion Control Permit approval subject to final plan review and approval by the Planning Board's Professional Engineer; and

Be It Further Resolved, the approvals granted herein are expressly conditioned on development and maintenance of the Route 311 Plaza in compliance with the plans and specifications that have been reviewed by the Planning Board, specifically:

- 1) *Site Plan Map Set prepared by Site Design Consultants of Yorktown Heights, New York entitled "Proposed Retail Building Prepared For Route 311 Plaza LLC" dated March 15, 2010 and bearing a latest revision date of July 1, 2017, consisting of the following:*
 - a) *Sheet T-1, "Title Sheet"*
 - b) *Sheet C-101, "Site Plan"*
 - c) *Sheet C-102, "Existing Conditions Plan and Slope Map"*
 - d) *Sheet C-103, "Vicinity Plan and Topographic Map"*
 - e) *Sheet C-104, "Grading and Utility Plan"*

- f) Sheet C-105, "Septic Plan, Profile and Notes"
- g) Sheet C-106, "Erosion and Sediment Control Plan and Notes"
- h) Sheet C-107, "Landscape Plan"
- i) Sheet C-108, "Site Lighting Plan, Photometrics and Specifications"
- j) Sheet C-301, "Intersection Site Distance Plan and Road Profiles"
- k) Sheet C-302, "Storm Sewer Profiles"
- l) Sheet C-401, "Water System Plan and Elevation"
- m) Sheet C-501, "Site Improvement Details"
- n) Sheet C-502, "Stormwater Management Details"
- o) Sheet C-503, "Septic Details"
- p) Sheet C-504, "Erosion and Sediment Control Details"
- q) Sheet 1 of 2, "Maintenance and Protection of Traffic Plan"
- r) Sheet 2 of 2, "Profiles and Details"
- s) Sheet A-101, "Proposed Floor Plan" (Prepared by Gemmola & Associates)
- t) Sheet A-102, "Proposed Exterior Elevations", (Prepared by Gemmola Associates)

Be It Further Resolved, that these approvals are expressly conditioned on the completion and/or adherence to following:

- 1) Address to the satisfaction of the Planning Board any comments of the Planning Board Professional Engineer.
- 2) Address to the satisfaction of the Planning Board any comments of the Planning Board Environmental Consultant.
- 3) Prior to obtaining the Chairman's signature on the project plans the following additional approvals and permits shall be obtained:
 - a) Town of Kent - Steep Slope Permit approval and approval of the Storm Water Pollution Prevention Plan by the Town Engineer and Town Environmental Consultant including any easement and maintenance agreements required under Chapter 66 of the Town Code; and

- b) New York State DEC - approval of the Storm Water Pollution Prevention Plan.
 - c) NYS Department of Environmental Conservation and Putnam County Health Department – State Pollutant Discharge Elimination System (SPDES) permit for the sewage disposal system.
 - d) Putnam County Health Department – community water supply permit approval for the potable water supply system.
 - e) New York State DOT – highway work permit approval.
- 4) Prior to commencement of site work all required erosion control measures shall be implemented as shown on the approved plans. The erosion control may be changed or modified by order of the Planning Board Engineer or the Town Building Inspector based on field conditions.
- 5) Pursuant to Chapter 48 of the Town of Kent Code construction activity within the Town of Kent shall be limited to Monday through Friday from 7:00 AM to 9:00 PM, and Saturday and Sunday from 8:00 AM to 9:00 PM.
- 6) At the completion of construction, and prior to issuance of a Certificate of Occupancy, the applicant shall provide a certification prepared and sealed by a New York State Licensed Professional Engineer to the Town Building Inspector and the Planning Board that all site work has been carried out and completed in substantial compliance with the approved Site Plan for the project, and shall also provide to the Planning Board and the Town Building Inspector an “as built” survey of the completed development prepared and sealed by a New York State Licensed Land Surveyor.
- 7) Payment to the Town of Kent the following fees:
- a) Any unpaid or outstanding application fees.
 - b) Any review fees accrued by the Planning Board during the review of the application.
 - c) An inspection fee, in an amount to be established by the Planning Board, to cover the cost of construction and post-construction inspections by the Board’s Professional Engineer, Environmental Consultant, and Planning Consultant.

- 8) It is the responsibility of the applicant/project sponsor to submit to the Planning Board proof that each of the conditions of this Approval have been completed and that the response to comments have been completed to the satisfaction of the Planning Board's Professional Engineer, the Planning Board's Environmental Consultant, and the Planning Board's Consulting Planner. The signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board's Consulting Planner verifying that each of the conditions of this Approval has been completed. The proposed final drawings shall not be accepted by the Planning Board without submission of proof of completion.
- 9) This site plan approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant prior to the date of expiration.

Motion: Mr. Brunner

Second: Mr. Tolmach

Michael McDermott, Chairman Aye

Dennis Lowes, Vice Chairman Absent

George Brunner Aye

Charles Sisto Aye

Phil Tolmach Aye

Date: March 10, 2017

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board on the date set forth above.

Vera Patterson
Vera Patterson, Clerk
Town of Kent Planning Board



Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

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

Subject: Erosion Control Plan
March 9, 2017 Agenda

Date: March 8, 2017

Project: Vaughn ECP 10 Smokey Hollow Ct
TM # 43.-2-4.2

The following materials were reviewed:

- Combined Application Form signed 2/23/2017, with affidavits
- Deed
- Drawings prepared by Putnam Engineering, PLLC, including:
 - E-1 Proposed SSDS Expansion Area, dated August 1997, last revised 1/6/1998
 - AB-1 SSDS As-Built, dated February 1997 with handdrawn notes.

The project proposes to construct a boulder wall behind the existing house to create a narrow, level area between the house and steep slope. The project is subject to an Order of Remedy Violation for filling/excavating more than 100 cubic yards without an Erosion Control Permit.

The following comments are provided for the Planning Board's consideration:

1. The proposed project is within the NYCDEP East of Hudson watershed but will disturb less than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required for exceeding 100 cubic yards of filling/excavation. Coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is not required.
2. This project is not a typical situation. Behind the existing house is a steep slope up. Rocks and other debris have rolled down towards the house. The purpose of this work is to create a narrow, level area between the base of the slope and the house. This level area should "catch" any debris that rolls down the slope before reaching the house.
3. Based upon the limited scope of the project and atypical situation, we recommend the remainder of the information requirements be waived for this application and accept the application documents "as is".
4. Per Town Code §66-6.G(6), "Maximum exposed soil slopes will be 33% unless otherwise recommended by the Planning Board Engineer and approved by the Planning Board." It is expected that there will be exposed soil slopes steeper than 33%. These slopes will require more aggressive stabilization, such as by erosion control matting.
5. Per §66-6.F, we recommend the public hearing be waived as this is for less than 5,000 SF of disturbance for an existing single family house.

Memorandum
Vaughn ECP
TM # 43.-2-4.2
March 8, 2017
Page 2 of 2

6. An erosion control bond estimate of \$420 was prepared by this office. We recommend the bond estimate of \$420.00 be accepted for the bond amount and recommended for approval by the Town Board.
7. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.


Julie S. Mangarillo, P.E., CPESC

Attachment: Erosion Control Bond Estimate

cc: Planning Board via email
Bill Walters via email
17-261-999-153

Bruce Barber via email
Neil Wilson via email



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

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

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

To: Planning Board Town of Kent
From: Julie S. Mangarillo, P.E., CPESC
Date: March 8, 2017

Attn: Michael McDermott, Chairman
Subject: Erosion Control Bond Amount
Project: Vaughn ECP
Tax Map: 43.-2-4.2

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Erosion blanket	80	SY	\$ 2.00	\$ 160.00
Seed and mulch	1,000	SF	\$ 0.06	\$ 60.00
Silt Fence	50	LF	\$ 4.00	\$ 200.00
			TOTAL:	\$ 420.00

DRAFT OF MEMO FOR NEIL
SEND REGISTERED/CERTIFIED MAIL

~~February 21, 2017~~ March 9, 2017

Mr. & Mrs. Tycho Von Rosenvinge
451 Pudding Street
Kent, NY 10512

Re: Von Rosenvinge Property
TM: 31.17-1-7

Dear Mr. & Mrs. Von Rosenvinge:

This letter pertains to an erosion control plan submitted to the Kent Planning Board for your property and restoration of the neighboring parcel which was damaged when Rainbow Pools constructed an in-ground pool in early 2016. This matter has been before the Planning since March of 2016.

Your consultant, Mr. Todd of Rainbow Pools, was previously advised that the Planning Board expected a final plan for the restoration work by February of this year. As of this date the Board has not received any such final plan and has not heard from Mr. Todd, or you, since the February 16, 2017 meeting.

Please be advised that unless the Board receives a final plan for restoration of the damaged area, in a form suitable for the Board to grant Steep Slope and Erosion Control Permit approval and including a letter of authorization from your neighbors, by noontime, March 23, 2017 the Board will consider the application as withdrawn and will dismiss the application at the April 13, 2017 meeting. Dismissal of the application will allow the Town to continue enforcement for violations of the Town Code.

~~Mr. Todd, the owner of Rainbow Pools, has met with the Planning Board on several occasions and was advised that he needed to present material as to what steps he plans to take in order to repair the neighbor's property along with a time line to the Planning Board at the February meeting and he did not do so. The following actions will be taken by the Planning Board in order to resolve this matter.~~

Sincerely,

Michael McDermott
Chairman of the Kent Planning Board