

April 12, 2018

Approved: May 10, 2018

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

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

In attendance were the following Planning Board members:

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

Absent:

Julie Mangarillo, Engineering Consultant

Others in Attendance:

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

• **Approve Planning Board Minutes from March 15, 2018**

Mr. Tolmach asked for a motion to consider the minutes for the March 15, 2018 meeting. The motion was made by Stephen Wilhelm and seconded by Dennis Lowes. The roll call votes were as follows:

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

The motion carried.

• **Cypress Creek Solar Energy Farm, Mooney Hill, Kent, NY; TM: 12.-3-9**

The Public Hearing for this project was held over until the June meeting at the request of the applicant.

- **Auto Craft Body Shop, 146 Hill and Dale Rd., Carmel, NY; TM: 44.7-1-31**

Mr. Cuba, the owner of Auto Craft Body Shop, attended the meeting and asked that the Planning Board allow him to get a permit for an existing shed on the property.

Mr. Lowes commented that there were two drawings of the property and the location of the shed and it was confusing to the Planning Board. Mr. Lowes said that a new, complete site plan (as-built plan showing the location of the shed) submitted prepared by a surveyor in order for the Planning Board to approve it. Mr. Wilhelm asked why the shed was moved from the rear of the property without approval from the Planning Board. Mr. Cuba said that he prepared the drawing showing where he wanted the shed to be. Mr. Walters said that Mr. Cuba had paid all the fees and that Mr. Walters had referred him to the Planning Board to amend the site plan. He said that the shed will be anchored down when the final inspection is done and the Building Permit could be issued. Mr. Sisto asked if Mr. Cuba had indicated to Mr. Walters that he wanted to move the shed from the back to the front and Mr. Walters said that he had discussed it with him.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said that she had done a memo and requested a more accurate survey showing the as-built with the proposed shed location. She also asked about some plantings shown on the old survey and asked if the Planning Board may want some done at this time. She also said it was a Type II SEQRA action and did not require an environmental review. The Zoning Table on the 1977 survey showing setbacks needed to be updated and shown on the new plans. Ms. Axelson asked what color the shed was and was told that it matches the building. She suggested that a photograph be submitted. Ms. Axelson asked if the surveyor could contact her directly and was told that he could. The Planning Board would determine whether or not a Public Hearing needed to be scheduled at a later date.

Mr. Barber's Comments (memo attached)

Mr. Barber asked if the shed was on an impervious surface or existing asphalt. The applicant should check with the DEP to see if his property is in a designated mainstreet area and said that the applicant may have to do a SWPPP and if they did have to do a SWPPP it would be very expensive.

- **Raneri Property, Hillside Paper Rd., Kent, NY; TM: 44.24-1-3**

Mr. Jack Karell represented the applicant and said that the applicant has owned the property for quite some time, but has not done anything with it to date. Health Department approval was granted in 2005 and recently Mr. Raneri purchased two lots from Putnam County in order to gain access to his property off of Hillside Road and he met with Mr. Othmer to see if he could use Hillside to access his property and Mr. Othmer had no objections. The original plan prepared for the septic system showed the driveway off of Sunset, but it was too steep and windy. Mr. Karell said that some legal matters may have to be addressed since Hillside Road is not a town road.

Mr. Barber's Comments (memo attached)

Mr. Barber said that he would conduct a site inspection to ensure there are no wetlands or buffers. He asked that the applicant show the limits of disturbance on the plans and include the 100 per cent expansion area if the BOH does not require that area to be cut. The driveway and gravel entrance also needed to be shown on the limits of disturbance. The cut and fill information and soil types and maps need to be provided. If soil testing was done where the infiltration structure is proposed it needs to be provided. Any outcropping and indication of blasting or rock chipping is required. The code requires slopes in excess of 10% be identified on the plans because the slope table on sheet 2 shows a grade of 0-15 % so it needs to be modified. A tree survey of all trees greater than 8 inches dbh is required. There is an inspection of the wetlands pending and the DEC has a check zone of 500' of delineated wetlands is alongside of the property and needs to be contacted to see if they will be involved in the jurisdictional wetland issues. There are also questions regarding access and ownership of the property, which Ms. Axelson will address. Mr. Barber said the only comment Ms. Mangarillo had was that Mr. Karell needed to meet with the Highway Superintendent and Emergency Services personnel.

Ms. Axelson's Comments (memo attached)

Ms. Axelson said she had researched parcel access regarding paper streets and there and said there was an issue of frontage and access and she deferred to the Engineer regarding erosion control. Some consultation with the Highway Superintendent will be necessary and said that the applicant will need to do the research and get back to the Planning Board. She said that none of the roads were ever built or offered to the town so there may be no records regarding the paper streets. One option would require a portion of the road to be improved to serve this lot and an offer of dedication may be needed. A second option would be that Code 280A may be used which would allow access from an unimproved road and authorization allowing the applicant to develop the road would be necessary. Mr. Tolmach said that he thought a study on paper roads had been done previously and that he would look into that. Ms. Axelson said that if Mr. Karell had any questions

he should contact her. Ms. Axelson said that two parcels were owned by the Parks District and Mr. Karell said that he thought they may have been given up for taxes and Ms. Axelson asked for verification of the status of these parcels. Mr. Karell said he also thought that he may need to get a variance from the ZBA as well. Ms. Axelson said that the Planning Board would also need to be contacted regarding how this matter should be handled.

Ms. Mangarillo's Comments (memo attached)

- **Boccia Property, Beach Court, Kent, NY; TM: 21.-1-16**

Mr. Barber said Ms. Mangarillo sent a memo and had some comments regarding the NOI. Mr. Barber reviewed the deed restrictions and the applicant had complied with previous instructions to restore the land disturbed. The erosion control bond of \$18,000 needs to be posted. The house footprint is a little larger and the driveway has shifted to the east since the plans were posted. The Planning Board needs to decide whether or not an amended site plan needed to be done, however Mr. Barber did not feel one was necessary.

- **O'Mara Property, Peekskill Hollow Rd., Kent, NY; TM: 42.07-1-7**

Mr. Jack Karell represented the owner of this property who posted an additional surety bond which needs to be referred to the Town Board.

Mr. Barber's Comments (memo attached)

A cash bond of \$9,235.00 was posted previously and the project was put on hold. In 2016 a new application was provided and the bond was increased to be \$12,650.00. Local Law #3 was approved allowing surety bonds. Mr. O'Hara posted a \$13,000.00 surety bond to be added to the old bond. Mr. Barber said that Ms. Mangarillo recommended that the Planning Board ask the Town Board to accept this surety bond.

Mr. Tolmach asked for a motion to accept this bond and refer it to the Town Board. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. The roll call votes were as follows:

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

The motion carried.

Ms. Mangarillo's Comments (memo attached)

- **Reynolds Barber Shop, 98 Towners Road – Ste. 2., Kent, NY; TM: 3.73-1-62**

Approval for a sign for this project was requested.

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

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

The motion carried.

• **Deliland, 508 Rte. 52, Kent, NY; TM: 33.48-1-12**

Mr. Barber reminded the Planning Board that Deliland had proposed to put an addition on their building and have since decided not to do so. They are requesting that the funds remaining in their review fund. Mr. Barber said that he would recommend that this be done. Mr. Tolmach asked for a motion to ask the Town Board to return the funds to Mr. Jordan. The motion was made by Mr. Wilhelm and seconded by Mr. Lowes. The roll call votes were as follows:

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

The motion carried.

• **Precision Armory, 423 Rte. 52., Kent, NY; TM: 33.14-1-10**

Mr. Barber said that this project has been completed and the applicant requested that funds remaining in his review fund be returned. Mr. Barber recommended that this be done. Mr. Tolmach asked for a motion to ask the Town Board to return the funds remaining in the applicants review fund be returned. The motion was made by Mr. Wilhelm and seconded by Mr. Carey. The roll call votes were as follows:

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

The motion carried.

Penny's Deli (memo attached)

Ms. Axelrod said that there was no formal application before the Planning Board, but the owner of the property had met with the Planning Board. This was a change of use from a deli to a liquor store. A site plan would normally be required, but there were no external changes being made and that this was a retail use being changed to a retail use. Mr. Tolmach asked if the owner was adhering to all the state laws regarding the liquor authority. Ms. Axelrod said that she didn't think the Planning Board would have any jurisdiction over whether or not the applicant could get a liquor license. Ms. Axelrod said that any questions Mr. Marin had should be referred to the Building Department. Mr. Walters said that a liquor store was a permitted use in the zone. The liquor authority regulates the distance from one liquor to another store.

Mr. Tolmach asked for a motion to close the March meeting at 8:50. The motion was made by Mr. Gattucci and seconded by Mr. Wilhelm. The roll call votes were as follows:

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary
Respectfully Submitted,

cc: Planning Board Members
Building Inspector
Town Clerk

APRIL 2018
KENT PLANNING BOARD AGENDA

Workshop: April 5, 2018 (Thursday, 7:30 PM)

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

- Approve Planning Board Minutes from March 2018
 - Cypress Creek/Solar Energy Farm Public Hearing for Review
Mooney Hill/Kent, NY Site Plan/Erosion Control Plan
(Armstrong Property) Moved to May 2018
TM: 12.-3-9
 - Auto Craft Amended Site Plan Review
146 Hill and Dale Rd., Carmel, NY
TNL 44.7-1-31
 - Raneri Property Erosion Control Plan Review
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3
 - Boccia Property Erosion Control Plan/
Beach Court, Kent, NY Wetland Permit Review
TM: 21.-1-16
 - O'Mara Property Erosion Control Plan/
Peekskill Hollow Road, Kent, NY Accept Surety Bond Review
TM: 42.07-1-7
 - Reynolds Barber Shop Sign Approval Review
98 Towners Road – Ste. 2, Kent, NY
TM: 33.73-1-62

 - Delland Return Review Fees Review
508 Route 52, Kent, NY
TM: 33.48-1-12
 - Precision Armory Return Review Fees Review
423 Route 52, Kent, NY
TM: 33.14-1-10
- Permit Applications Review (Applicants attendance not required/Workshop Discussion):
- Ultimate Auto Detailing Site Plan/Change of Use Status Report
94 Route 311, Kent, NY Public Hearing
TM: 22.0-2-12
 - Ryder Property Erosion Control Plan Status Report
170 Waywayanda Ct., Kent, NY
TM: 41.-1-8
 - John Murtaugh Erosion Control Plan/
1250 Peekskill Hollow Rd., NY Subdivision Status Report
TM: 42.-2-51

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

- | | | |
|--|--|---------------|
| • Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 | Erosion Control Plan | Status Report |
| • Major Property
16 Westleigh Court, Kent, NY
TM: 44.05-1-63 | Erosion Control Plan | Status Report |
| • Route 52 Development/Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52 | Erosion Control/
Site Plan | Status Report |
| • Dogward Bound
461 Richardsville Road, Kent, NY
TM: 30.12-1-1 | Erosion Control/
Site Plan/Accept Bond | Status Report |
| • Putnam Nursing & Rehabilitation
Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41 | Erosion Control Plan | Status Report |
| • Rodriguez/Olson
104 Smalley Corner Road, Kent, NY
TM: 21.-1-10 | Subdivision | Status Report |
| • Von Rosenvinge Property
451 Pudding St., Kent, NY
TM: 31.17-1-7 | Erosion Control Plan
for an In-Ground Swimming Pool | Status Report |

Town of Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
planningkent@townofkentny.gov

Tel: (845) 225-7802
TM: 31.17-1-7

Fax: (845)306-5283

RESOLUTION #4
Year 2018

Date: April 12, 2018
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
L. Cappelli, Town Clerk - w/Att
Re: Reynolds Barber Shop Sign – Towners Road, TM: 33.73-1-62

Resolved: On April 12, 2018 the Kent Planning Board recommended approving a sign submitted for a proposed barbershop on Towner's Road.

Mr. Tolmach asked for a motion to take the above action. The motion was made by Charles Sisto and seconded by Simon Carey. The roll call vote was as follows:

Phil Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on April 12, 2018.

Dated: April 12, 2018



Vera Patterson
Planning Board Secretary

THE
PARLOR 109



98 Townners Rd.



MORRIS ASSOCIATES

ENGINEERING & SURVEYING CONSULTANTS, PLLC

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962
 64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963

MEMORANDUM

Date: April 11, 2018
To: Town of Kent Planning Board
From: Liz Axelson, AICP
RE: Raneri Erosion Control Permit & SWPPP; & Single-Family Lot Development Zoning Requirements, Hillside Paper Road, Tax Parcel No. 44-24-1-3; 33.18-1-28; & 33.80-1-1 / MA# 218038.00

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

Summary

1. The proposal involves construction of a single-family dwelling on an 8.1-acre site consisting of 3 lots (see tax parcels listed above) in the R-10 (One Family Residence) zoning district. The proposed improvements for a single-family lot include a driveway to an "Unimproved Road".
2. The lack of frontage for the lot on which the home is proposed; and the lack of an improved road for access thereto pose problems for the lot development. Please refer to the zoning comments below, which detail zoning compliance issues; and recommended potential remedies.

SEQRA

3. The proposed action appears to be a SEQRA Type 2 action as per Part 617, section 617.5 (c)(10) as it is the construction of a residential structure and related improvements. The other potential approvals needed may make the proposal an Unlisted action.

Single-family Lot Development Zoning Requirements

4. I defer to the Planning Board's Engineering and Environmental Consultants about the specifics of the Erosion Control Permit & SWPPP.
5. Add a zoning table of lot and bulk requirements to the plan corresponding to the R-10 district as set forth in zoning section 77-16, A. through H. Demonstrate compliance with all items via a table with columns for the requirements and proposed conditions. I note the following:
 - a. Given the definitions of "highway frontage" and "street", it appears the large lot on which the home is proposed to be built would not have frontage. See 77-16, C. Even if the 3 subject lots are merged, the resulting large lot may still not comply with the frontage requirement. Please refer to the comment below about access.
 - b. The proposal does not appear to comply with the requirement for a "buildable lot" as referenced in section 77-16, H.; and the supplementary lot requirement in Article IX, section 22-34.3. Accordingly, a development plan for the improvement of the unimproved street may be required.

6. Zoning section 77-51, Land use and building permits, subsection B.(1) states that no building permit shall be issued for "The construction or alteration of any building upon a lot without access to a street or highway except upon application to and approval by the Board of Appeals, as set forth in section 280-a of the Town Law." Accordingly, an application to the Town of Kent Zoning Board of Appeals will be required.
7. Information about the "paper" streets' ownership, status and disposition is needed to determine how a development plan for the improvement of the unimproved street, if required, would be handled. Officially filed plats for the project area may include such information. According to Code Chapter 57, Roads and Driveways, the preparation and review of a road plan may be needed. This may involve review by the Planning Board and Town Board.
8. Depending on the disposition of the "paper" streets, a possible remedy may involve Town de-mapping of portions of the "paper" streets to be merged with an adjoining lot.

Recommendation

9. In order to determine the ownership, status and disposition of the existing "paper" streets, I recommend the following steps:
 - a. Consultation with the Highway Department;
 - b. Review of any available Town Official Map; and
 - c. Review of any other plats or maps pertaining to the site and environs.
10. It is recommended that the Planning Board's Attorney be consulted about the comments herein. Also, the Attorney should review the application, particularly the attached document entitled "Bargain and Sale Deed with Covenant Against Grantor's Acts". This deed appears to refer to parcels A and B only. The copy of the application I received did not include any other copy of a deed.

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

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- Application for Steep Slope & Erosion, signed 2/13/18 with attached affidavits; certifications; agricultural data statement; and Request for Wetland Delineation Confirmation;
- Stormwater Pollution Prevention Plan, prepared by John Karell, Jr. PE, dated March 2, 2018 with attached NOI;
- Short EAF, unsigned, dated March 5, 2018;
- Copy of document entitled "Bargain and Sale Deed with Covenant Against Grantor's Acts" apparently executed on or about June 20, 2002;
- Plans entitled Jerry Ranieri, Hillside Road, prepared by John Karell, Jr., PE, dated December 28, 2017, except as noted below, including the following:
 - o Site & Erosion Control Plan;
 - o Steep Slope Plan;
 - o Existing Conditions;
 - o Health Department Details;
 - o Erosion Control Details; and
 - o Erosion Control & Steep Slope Notes, dated March 10, 2018.



MORRIS ASSOCIATES

ENGINEERING & SURVEYING CONSULTANTS, PLLC

9 Elks Lane, Poughkeepsie, New York 12601 Tel: (845) 454-3411 Fax: (845) 473-1962
 64 Green Street, Suite 1, Hudson, New York 12534 Tel: (518) 828-2300 Fax: (518) 828-3963

MEMORANDUM

Date: April 11, 2018
To: Town of Kent Planning Board
From: Liz Axelson, AICP
RE: Liquor Store / Penny's (Hill and Dale) Deli, 208 Hill and Dale Road
Tax Parcel No. Unknown
MA# 218035.00

Since there is no application before the Planning Board, there were no submitted materials for review. I relied on mapping resources; and the Code of the Town of Kent, Chapter 77, Zoning. Based on our review we offer the following comments for the Board's consideration:

Question of Use / Background

1. The Planning Board and its consultants previously met with Mr. Carl Marin, who I understand to be the owner of Penny's Deli, about possibly changing the existing deli to a liquor store. I understand that the Planning Board considers this to be a change in function, however, noting that they are both retail businesses.
2. From consultation with the Building Department; Planning Board; and its consultants, I gather there would be interior changes to the existing structure. I am not aware of any proposed change to the building footprint; and the liquor store would occupy the same first floor space as the deli.
3. It is apparently located in the Towner's Road Commercial Overlay District wherein "delicatessen" and "retail business" are each listed in zoning section 77-26.1. Zoning section 77-60 indicates that site plan would be required for special use activities; and for changes from a conforming use to another conforming use. Although it is called a Penny's Deli, the existing operation may not necessarily be consistent with the zoning definition of "delicatessen".
4. Online listings include it as a grocery store and as a deli. It seems it may be a retail store with take-out service.
5. The existing and proposed stores would appear to be consistent with the stated purpose of the Towner's Road Overlay district "... to primarily serve the residents of the Towner's Road area".
6. The "Construction or alteration of the interior of a building or structure" is listed among exemptions from site plan approval in 77-60, D.(3).
7. It is my professional opinion that the character of the Towner's Road area might be hurt by the presence of an empty storefront. And thriving small businesses can be a focal point for a neighborhood's quality of life.

Recommendation

8. Given there is no application before the Planning Board, I would suggest that the Planning Board refer Mr. Marin to the Building Department about any questions they may have.

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

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Planning Kent

To: KENT PLANNING BOARD 2018; KENT PLANNING BOARD CONSULTANTS 2018; Building Inspector
Subject: FW: Penny's Deli - use change question
Attachments: Liz Axelson AICP.vcf

To be discussed at the workshop.

Vera Patterson
Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
845-225-7802 (T)
845-306-5283 (F)
planningkent@townofkentny.gov

From: Liz Axelson [<mailto:LAxelson@MorrisEngineers.com>]
Sent: Friday, March 30, 2018 2:31 PM
To: Planning Kent; jmangarillo@rsaengrs.com; barberbruce@yahoo.com; Building Inspector
Subject: RE: Penny's Deli - use change question

Hello Vera, Julie, Bruce and Mr. Walters:

Yes, let's discuss this at the workshop; and I'd like a little background on the site at some point.

It appears to be in the Towner's Road Commercial Overlay District wherein "delicatessen" and "retail business" are listed as 2 separate special uses. Then in Zoning 77-60 I see that site plan would be required for all special use activities; and for changes from a conforming use to another conforming use. Of course just because Penny's is called a Penny's Deli, the existing use may not necessarily be consistent with the zoning definition of "delicatessen". I understand it may be more of a retail store. The online photos don't show much seating.

Those are my thoughts. I look forward to discussing with you all given you have been using Kent's zoning for quite a while.

Take care,
Liz Axelson, AICP
Senior Planner
Morris Associates Engineering & Surveying Consultants, PLLC
9 Elks Lane, Poughkeepsie, NY 12601
Pho (845) 454-3411, Ext. 21 / Fax (845) 473-1962
On LinkedIn: <http://www.linkedin.com/in/lizaxelson>

Planning Kent

From: barberbruce [barberbruce@yahoo.com]
Sent: Thursday, March 29, 2018 3:16 PM
To: Building Inspector; jmangarillo@rsaengrs.com; Planning Kent
Subject: RE: Penny's Deli

I didn't realize the new planner was on board yet. Is it official? Good idea to get her opinion if so.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Building Inspector <buildinginspector@townofkentny.gov>
Date: 3/29/18 11:59 AM (GMT-05:00)
To: jmangarillo@rsaengrs.com, 'Bruce Barber' <barberbruce@yahoo.com>, Planning Kent <planningkent@townofkentny.gov>
Subject: RE: Penny's Deli

I'll leave that to the new planner and the chairman.

Mr. Marin is under the impression that if it the same use, then he doesn't need to come back.

He now know to come back for the signage. Better have Vera call him and let him know. He'll be so happy!!!

Bill

From: jmangarillo@rsaengrs.com [<mailto:jmangarillo@rsaengrs.com>]
Sent: Thursday, March 29, 2018 11:26 AM
To: 'Bruce Barber'; Planning Kent
Cc: Building Inspector
Subject: RE: Penny's Deli

I think the question that we've been wrestling with is, does the change from deli to liquor store qualify as a change of use, which would then require Planning Board approval? It doesn't feel like a change of use to me, but because under permitted uses for commercial district, retail and delicatessen are listed separately maybe it is.

Perhaps this question should be sent to our new Planner for an opinion?

Thanks,

Julie

From: Bruce Barber <barberbruce@yahoo.com>
Sent: Thursday, March 29, 2018 8:50 AM
To: Planning Kent <planningkent@townofkentny.gov>
Cc: Building Inspector <buildinginspector@townofkentny.gov>; Julie Mangarillo - RSA <jmangarillo@rsaengrs.com>
Subject: Re: Penny's Deli

Hi Vera,

I suggest that correspondence come from the Building Department as they have jurisdiction. The Planning Board I believe does not have an application on this matter and therefore has nothing to comment on.

Best,

Bruce

On Thursday, March 29, 2018, 8:41:03 AM EDT, Planning Kent <planningkent@townofkentny.gov> wrote:

Carl Marin called yesterday and before I call him back I want your opinion. I've told him repeatedly that he really has to deal with Bill Walters regarding the ADA stuff, but I want to give him a letter to get him off of our backs. This is what I propose to say – OK with you – I'll have Phil sign it.

The Planning Board and consultants met with Mr. Carl Marin, the owner of Penny's Deli, regarding changing the deli to a liquor store. It was determined that, although this is a change of use, they are both retail businesses and the Planning Board has no jurisdiction over this matter. The Planning Board and consultants hereby refer Mr. Marin to the Building Department to resolve issues they may have.

Vera Patterson

Precision Armory
423 Route 52
Carmel, NY 10512

February 16, 2018

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

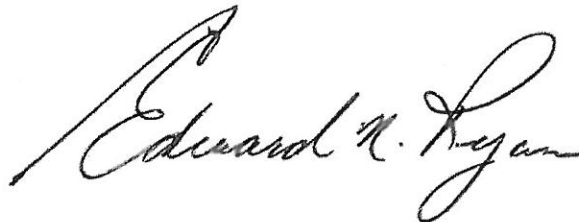
Re: Review Funds – TM: 33.14-1-10

To the Kent Planning Board:

I have completed the renovations to my property and am requesting that the review funds be returned to me.

Thanks very much.

Sincerely,

A handwritten signature in cursive script that reads "Edward N. Ryan". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Precision Armory 33.14-1-10

Date		Deposits	Fees	Balance
5/2/2014				
6/27/2014	check 135	1,000.00		1,000.00
6/27/2014	Rohde 28330 April 2014		(77.40)	922.60
7/17/2014	Cornerstone 5/1/2014		(62.50)	860.10
8/5/2014	check 139	1,000.00		1,860.10
8/5/2014	Cornerstone 6/1/2014		(500.00)	1,360.10
8/7/2014	Rohde 28355 5/30/14		(457.98)	902.12
8/21/2014	Coenerstone April 2014		(62.50)	839.62
9/24/2014	Check 143	750.00		1,589.62
10/2/2014	CHECK 145	448.00		2,037.62
10/8/2014	Rohde 28463 July 2014		(448.50)	1,589.12
11/25/2014	Rohde 28526 Aug 2014		(173.47)	1,415.65
11/25/2014	Rohde 28610 Sept 2014		(222.98)	1,192.67
11/25/2014	LRC 6-2014-5		(437.50)	755.17
	LRC 9-2014-9		(37.50)	717.67

Deliland
508 Route 52
Carmel, NY 10512

February 16, 2018

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

Re: Review Funds – TM: 33.48-1-12

To the Kent Planning Board:

I have decided not to proceed with the renovations to my property and am requesting that the review funds be returned to me.

Thanks very much.

Sincerely,

A handwritten signature in cursive script, appearing to read "Owen Jordan". The signature is written in black ink and is positioned below the word "Sincerely,".

Deliland 33.48-1-12

Date		Deposits	Fees	Balance
10/21/2016	Check 10142	1,000.00		1,000.00
10/28/2016	Rohde 29657-101 Oct 16		(61.42)	938.58
1/17/2017	Rohde 29657-145 Nov 16		(23.00)	915.58
1/17/2017	LRC Planning - 11-2016-6 Nov 2016		(131.25)	784.33
3/1/2017	Rohde 29657-179 Dec 16		(28.04)	756.29
3/1/2017	Rohde 29657-237 Dec 17		(173.76)	582.53
3/3/2017	Cornerstone Jan 17		(312.50)	270.03
3/6/2017	LRC-1-2017-5		(62.50)	207.53

file



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

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

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

Memorandum

To: Planning Board Town of Kent	Attn: Arthur Singer Chairman
From: Michael W. Soyka, P.E.	Subject: January 2007 Agenda Item No. 2
Date: January 11, 2007	Project: Auto Craft Paint & Body Shop – Site Plan TM #44.7-1-31

The following is offered for consideration by the Board:

1. The applicant is requesting a waiver of site plan review.
2. The aisle between parking spaces 10 through 12 and 13 through 15 is less than 22 feet.
3. Demonstrate that there is sufficient maneuvering space to obtain the 9 parking spaces (16 through 24) in the existing 1 story building.
4. This commercial use abuts residential property. Provide fences and screening in accordance with § 77-23 of the Zoning Code.
5. A Waste Enclosure Detail is shown on Drawing C-310. Show its location on the plan, Drawing C-120.
6. The erosion control plan is the SWPPP. Provide an erosion control plan.
7. Provide a response to the Fire Inspector's letter of December 13, 2006.
8. Indicate if the existing or proposed use are or will be subject to the permit requirements of Chapter III, Part 228, *Surface Coating Processes* of the Environmental Conservation Rules and Regulations.

Michael W. Soyka

 Michael W. Soyka, P.E.

cc: 06-261-150

LRC Planning Services, LLC

8 MOREHOUSE ROAD
POUGHKEEPSIE, NEW YORK 12603-4010
TELE: 845-452-3822
FAX: 845-452-3346

MEMORANDUM

To: Town of Kent Planning Board
From: Neil A. Wilson, AICP
Date: January 11, 2007
Re: Auto Craft Amended Site Plan Approval

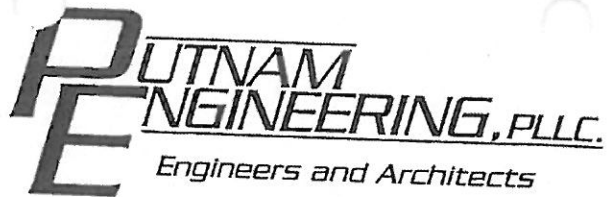
With reference to the above matter, we have reviewed the application materials submitted by the applicant's consulting engineer by letter dated December 21, 2006 and offer the following for the Board's consideration:

SEQRA:

1. The project is a ±760 square foot addition to an existing auto repair facility. Because the project involves less than 4,000 square feet of new construction for a non-residential use and is consistent with the area and bulk requirements for the Commercial District, it is a Type II Action under SEQRA and no environmental review or decision is required.

Site Plan:

1. The applicant has requested a waiver from several of the requirements of site plan review. (See Site Plan Map notes). The Board should consider each of the requested waivers and determine whether they should be granted. As for the requested waivers we will defer to the Planning Board Engineer regarding storm water and topographic issues, but we believe that a landscaping plan should be provided. In addition, so long as there are to be no exterior lights attached to the new structure, and there are no other changes to exterior site lighting, the Board should consider waiving the requirement of a lighting plan.
2. The site plan should depict the location of the dumpster.
3. The site plan should include architectural elevations of the proposed structure as it will appear attached to the existing structure. Elevations depicting each side of the new structure should be provided. The Planning Board is authorized under §77-60(W) to conduct an architectural review of exterior building changes.
4. We will defer to the Planning Board Engineer with respect to technical matters.
5. Hill and Dale Road is a County Road and a referral to the Putnam County Planning Department pursuant to GML 239-m is required.



December 21, 2006

Mr. Arthur Singer, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

RE: Auto Craft Paint & Body Shop
Amended Site Plan
146 Hill and Dale Road
TM#44.7-1-31
P/E #8068

Dear Mr. Singer:

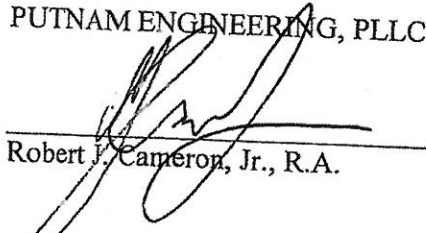
Enclosed please find revised plans per the December 14th Planning Board meeting comments.

1. The plan indicates an additional parking area for 18 vehicles bringing the total parking count to 44 spaces in conformance with 77-38. We are requesting a waiver of providing these additional spaces. The facility presently has no parking issues and performs satisfactorily with the present layout. The addition of the spray booth to replace the existing spray booth will not add an increased need for parking spaces.
2. Two handicap parking spaces are indicated as is required for 44 parking spaces. If the waiver of parking is granted we would request to reduce the handicap parking to one space.
3. Details have been provided for the parking spaces and site improvements.
4. An elevation of the existing and proposed building on an 8 1/2" x 11" sheet is provided.
5. The SSDS area has been located and shown on the plan.
6. We request the Board's review and granting of the waivers as requested on the site plan.

Please place this item on the next available agenda for public hearing and site plan approval.

Sincerely,

PUTNAM ENGINEERING, PLLC


Robert J. Cameron, Jr., R.A.

RJC/cp

Cc: John Schalkham

(L06399)



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

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

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

Memorandum

To: Planning Board
Town of Kent

Attn: Arthur Singer
Chairman

From: Michael W. Soyka, P.E.

Subject: December 2006
Agenda Item No. 6

Date: December 14, 2006

Project: Auto Craft Paint & Body Shop – Site
Plan
TM #44.7-1-31

The following is offered for consideration by the Board:

1. Defer to Julie Butler for zoning issues. Town records indicate the parcel is located in the R-40 zone.
2. Indicate if the existing or proposed use are or will be subject to the permit requirements of Chapter III, Part 228, *Surface Coating Processes* of the Environmental Conservation Rules and Regulations.
3. A Full Environmental Assessment Form should be submitted.

A more thorough review will be performed once the zoning issues are identified and decided.

Michael W. Soyka

Michael W. Soyka, P.E.

cc: 06-261-150

file

TOWN OF KENT
OFFICE OF THE FIRE INSPECTOR
25 Sybil's Crossing
Kent Lakes New York 10512
845-306-5599

Date: 12/13/06
Auto craft auto body
146 Hill & Dale Rd.
Lake Carmel NY 10512

Tax Map 44.7.-1-31

RE: New Spray booth

A print was reviewed for proposed work on the Auto craft auto body building, with an installation of a Accudraft 2000 SC spray booth. After review the spec sheet from Accudraft, I've found that manufacturer of the spray booth requires a approved automatic fire extinguishing system (item #6). Further review the NYS Fire code for Repairs Garages section 2210.4 refers to chapter 15.

Chapter 15 section 1504.6 stated Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter F9 which shall also protect exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used. A manual fire alarm and emergency system shutdown station shall be installed to serve each spraying area. Information on the fire protection system, alarm system and unobstructed explosion relief, (item three (#3) in the spec sheet.) will be needed to complete this review

Respectfully



William Walters
Fire Inspector

accudraft 2000 SC

Booth Operating Features

Each Booth will require:

1. Level Floor +/- 1/8"
2. Allow for adequate space around the booth for cleaning and maintenance, in accordance with NFPA 33, 95 ed., Section 3.3.
3. Provide for unobstructed explosion relief in accordance with NFPA 86, 95 ed.
4. Allow for adequate clearance of 3' min. from all sparking electrical components, to conform with NFPA (National Fire Protection Association) 33, 95 ed., Section 4-3.4.
5. Means of egress to conform with NFPA 101, 94 ed.
6. *An approved automatic fire extinguishing system shall be provided by others.
7. Overall Height of Booth 10' 8"
Overall Width of Cabin 13' 5"
Overall Width of Booth 20' 10"
Overall Length of Booth 26'
8. Air Velocity:
Intake Fan: 12,000 cfm
Exhaust Fan: 12,000 cfm
9. Air changes per minute:
(During Spray Cycle) 4 to 5
10. Air Recirculating:
(During Bake Cycle) 60% / 40%
air make up

Based on -10°F outside Temperature

1. Inside Temp. during Spray Cycle: + 75°F
2. Inside Temp. during Bake Cycle: + 172°F

Control Panel

1. Panel may be placed at one's discretion and not to be within 3' of the booth opening. The placement shall comply with local codes.

Burner Demands

1. Thermic Power of Burner: 1,200,000 btu
2. Fuel Pressure: 7" - 12" of water column @ 1,000 CFH
3. Fuel: Natural Gas
4. Combustion Efficiency: 100%
5. Temperature set point accuracy: +/- .5°
6. Electric Power

Electrical Demands

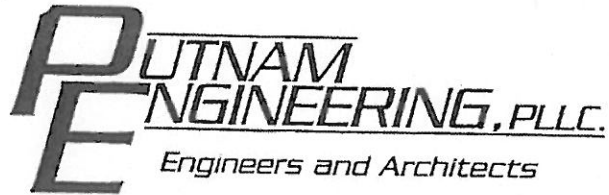
1. Motors: (7.5 H.P. x 2)
208 / 240 V 30 amps 3 phase
or
460 / 480 V 20 amps 3 phase
2. Lights: 2 lines
110 v 20 amps
3. All electrical connections should be in accordance with NEC (National Electrical Code). Verify compliance to local codes within the jurisdiction of the installation site.

Air Demands

1. Max 40 psi to the air regulator
2. Pipping dimension to the bake cycle / illumination cut of solenoid valve : 1/2"

ETL Listings:

1. Booth: #67755
2. Burner: #78955
3. Lighting: #J97022345



November 22, 2006

Mr. Arthur Singer, Chairman
Town of Kent Planning Board
25 Sybil's Crossing
Kent Lakes, NY 10512

RE: Auto Craft Paint & Body Shop
Amended Site Plan
146 Hill and Dale Road
TM#44.7-1-31
P/E #8068

Dear Mr. Singer:

Enclosed please find a site plan application and fee for the above-referenced project. The site is an existing automotive body shop in a 'C' zone. The applicant wishes to expand the building to the north adding approximately 760 square feet to enclose a new paint booth. There are no other proposed improvements to the site. The existing parking and driveway will remain as existing.

We request a waiver of site plan for this minor application per Section 77-60(F), Site Plan Approval of the Zoning Code of the Town of Kent. We feel the nature of this project meets the waiver criteria as set forth on 77-60(F), minor site plan change requiring a building permit.

If a waiver of site plan is not granted we request the following waivers of 77-60G.

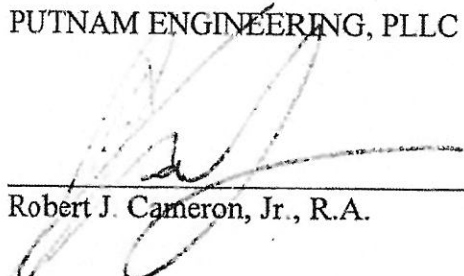
- 1) Waiver of drainage analysis, stormwater plan and report (77-60G.(11) and (77-60G.(20).
- 2) Waiver of tree plan (77-60G.(5)
- 3) Waiver of structures and topography 200' from property line (77-60G.(3)
- 4) Waiver of lighting plan; the existing lighting is to remain (77-60G.(14)
- 5) Waiver of parking of 1 space per 100 square feet in lieu of 26 existing parking spaces (77-38)
- 6) Waiver of traffic analysis(77-60G.(6)
- 7) Waiver of landscaping plan (77-60G.(13)

- 8) Location and description of subsurface site improvements and facilities (77-60G.(17). Existing facility to remain; and improvements as required by the Putnam County Health Department will be brought to the attention of the Planning Board.

Please place this item on the next available agenda of the Planning Board.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.

RJC/cp

Cc: John Schalkham

APPLICATION FOR REVIEW AND APPROVAL OF A SITE PLAN

Application Number _____
Required Fee (Dollars) \$ 500.00
Fee Received on _____ By _____

SECTION I

The following information must be supplied and this form completed at the time of submission.

1. Name or Identifying Site Plan Title _____
2. Developer (if owner, so state, if agent or other type of relationship, state details on separate paper to include owners)

Name: JOHN SCHALKHAM AUTOCRAFT PAINT & BODY SHOP
 Address: 146 HILL & DALE ROAD P.O. BOX 427, CARMEL NY 10512
 Telephone: 225
3. Licensed Land Surveyor and/or Engineer; Planner; Architect

Name: PUTNAM ENGINEERING
 Address: 4 OLD RT @ BREWSTER NY 10509
 Telephone: 279-6789
4. Number of Acres _____
5. Location of Proposed Development:
 - a. Tax Map Number 44.7-1-31
 - b. Parcel No. 44.7 Block No. 1 Lot No. 31
 - c. Zoning District C
 - d. School District CARMEL CENTRAL
 - e. Fire District LAKE CARMEL
 - f. Water District N/A
 - g. Sewer District N/A
 - h. Park District LAKE CARMEL
 - i. Lighting District N/A
 - j. Garbage District LAKE CARMEL
6. Names of adjacent property owners and owner directly adjoining streets (include those in other towns). Also the type of development on these properties (i.e. residential, commercial, etc.) See site plan
7. Means and name of primary access, Town, County or State Road (if private road so state).
COUNTY ROUTE 44 , HILL & DALE ROAD

APPLICATION FOR REVIEW AND APPROVAL OF A SITE PLAN

- 8. Easements or other restrictions on property (describe generally). None
- 9. Liens and mortgages (if none, so state). None
- 10. Requested Exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing site plans (attach list of such exceptions with the reason for each exception set forth). See cover letter for exception of 77-60 G.
- 11. The undersigned hereby requests approval by the Planning Board of the above identified Site Plan.

Name: JOHN SCHALKHAM
 Address: 146 HILL & DALE ROAD, PO BOX 427, CARMEL, NY, 10512

Signature: 

Title: owner

Date: 11/22/06

DISCLOSURE ADDENDUM STATEMENT
TO APPLICATION, PETITION AND REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer, or Employee of the Town of *Kent* or of the County of Putnam, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

None


Names: Addresses: Relationship or Interest (financial or otherwise):

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer or Political Subdivision of the Town of *Kent*

- | | |
|--|--|
| <input type="checkbox"/> TOWN BOARD | <input checked="" type="checkbox"/> ZONING ENFORCEMENT OFFICER |
| <input type="checkbox"/> ZONING BOARD OF APPEALS | <input type="checkbox"/> ARCHITECTURAL REVIEW BOARD |
| <input checked="" type="checkbox"/> BUILDING INSPECTOR | <input type="checkbox"/> ENVIRONMENTAL CONSERVATION BOARD |
| <input checked="" type="checkbox"/> PLANNING BOARD | <input type="checkbox"/> OTHER |

Dated:

11/22/06


 Individual Applicant

 Corporate Applicant

By: _____
 (Pres.) (Vice-Pres.) (Sec.) (Treas.)

(See Section 809 General Municipal Law on back)

PROJECT I.D. NUMBER

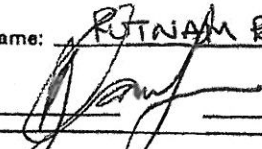
617.20

Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JOHN SCHALKHAM	2. PROJECT NAME AUTOCRAFT PAINT & BODY SHOP
3. PROJECT LOCATION: Municipality KENT County PUTNAM	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 146 HILL & DALE ROAD, COUNTY ROUTE 44	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PROPOSE TO ADD +/- 760 SQ FT ADDITION TO EXISTING AUTO BODY SHOP.	
7. AMOUNT OF LAND AFFECTED: Initially <u>< 1 AC</u> acres Ultimately <u>< 1 AC.</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Fores/ Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval SITE PLAN TOWN OF KENT, 1985	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: PUTNAM ENGINEERING PLC	Date: 11/22/06
Signature: 	PROJ. MGR

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



AUTO CRAFT PAINT & BODY SHOP, INC. 10-79
 P.O. BOX 427, 146 HILL & DALE ROAD
 CARMEL, NY 10512

27334

50-680/219

PAY TO THE ORDER OF

Town of Kent

DATE 11/22/06

Five Hundred and 00/100

\$500.00

DOLLARS



Putnam County National Bank
 MAIN OFFICE
 CARMEL, NEW YORK 10512

FOR site plan appli. fee - TM# 44.7-1-31

J. Schall

⑈027334⑈ ⑈021906808⑈ 20 1318 5⑈

RECEIPT

TOWN OF KENT - PLANNING BOARD
 770 ROUTE 52 KENT LAKES, NY 10512
 (845) 225-7802

2576

DATE 11-27-06

RECEIVED FROM

Auto Craft Paint + Body, Inc.

\$ 500.00

Five Hundred and 00/100

DOLLARS

FOR

site plan appli. fee

TM# 44.7-1-31

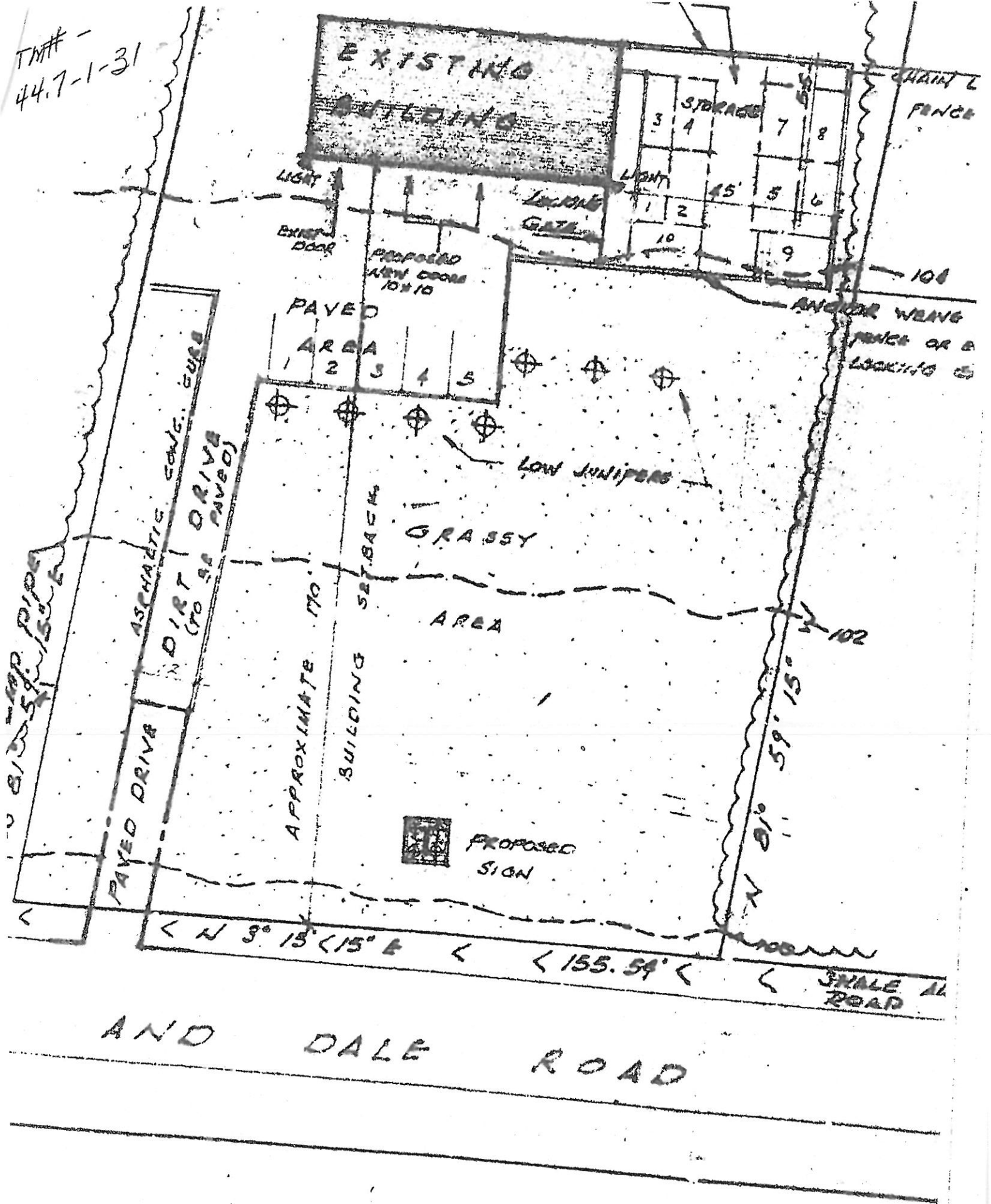
AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

- CASH
- CHECK
- M.O.

BY *J. Ryan*

THANK YOU

TM# -
44.7-1-31



8135 MP PIPE
51.59' 51.59' E

PAVED DRIVE
ASPHALTIC CONC. CURB
DIRT DRIVE
(TO BE PAVED)

APPROXIMATE 170'

BUILDING SETBACK

GRASSY AREA

LOW JUNIPERS

PROPOSED SIGN

$N 3^{\circ} 15' 15'' E$

$155.54'$

51.59' 51.59' E

AND DALE ROAD

SHALE AL ROAD

TM 90 BL 2 LOT 1

S 0° 14' 10" E

156.62'

STONE WALL

WOODED AREA

276.34'

CHAIN LINK FENCE

EXISTING BUILDING

STORAGE

CHAIN LINK FENCE

50'

LIGHT

EXIST. DOOR

PROPOSED NEW DOOR 10x10

LOCKING GATE

LIGHT

45'

ANCHOR WEAVE SCREEN FENCE OR BOUND W LOCKING GATE

PAVED AREA

1 2 3 4 5

LOW JUNIPERS

GRASSY AREA

AREA

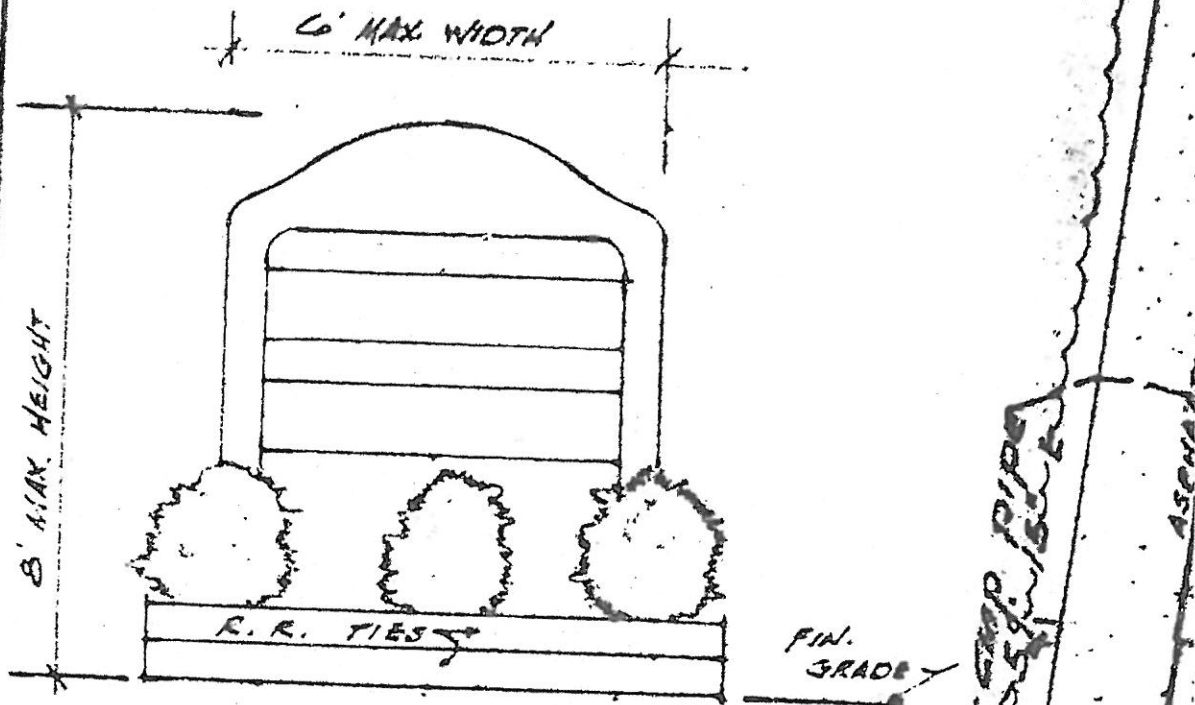
102

59' 15"

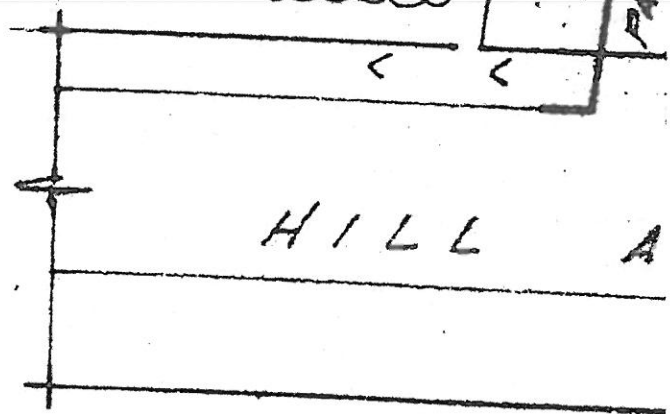
DRIVE ASPHALTIC SOLG. CURB
DIRT DRIVE (TO BE PAVED)

APPROXIMATE 170'

BUILDING SETBACK



PROPOSED SIGN DETAIL
(N.T.S.)



WILLY LAUFER
CARMEL N.Y.

RECORD OWNER

JOHN SCHALKHAM
DANBURY, CONN.
APPLICANT

TA

Planning Kent

To: KENT PLANNING BOARD 2018; KENT PLANNING BOARD CONSULTANTS 2018
Subject: FW: Major residence/ 16 Westleigh Ct.
Attachments: PLANNING DEPT 3-21-18.pdf

This is the note which was requested at the meeting this month. Bruce said he will try to get out to the property next week.

Vera Patterson
Kent Planning Board
25 Sybil's Crossing
Kent, NY 10512
845-225-7802 (T)
845-306-5283 (F)
planningkent@townofkentny.gov

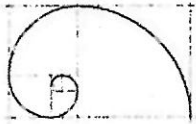
From: rob@rcmdesigns.com [mailto:rob@rcmdesigns.com]
Sent: Tuesday, March 27, 2018 3:14 PM
To: Planning Kent
Subject: FW: Major residence/ 16 Westleigh Ct.

From: rob@rcmdesigns.com <rob@rcmdesigns.com>
Sent: Wednesday, March 21, 2018 11:33 AM
To: 'Planning Kent' <planningkent@townofkentny.gov>
Cc: 'Stephen Delillo' <Stephen.Delillo@us.belfor.com>
Subject: Major residence/ 16 Westleigh Ct.

Good Morning Vera,
Please find attached a letter that the Board requested yesterday during the meeting.
If you have any questions, please let me know.
Thanks!

Sincerely,

Robert C. Miller, Architect
R.C.M. Architectural Design Studio, P.C.
7 Norton Drive
Smithtown, NY 11787
Ph. (631) 360-1462
Fx. (631) 360-3485



R.C.M. ARCHITECTURAL DESIGN

design | strategy | vision

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

March 21, 2018

Ref: Major Residence
16 Westleigh Rd.
Carmel, NY 10512
T.M. 44.05-1-63
Fire Damage/ Replacement Dwelling

Dear Board Members,

Pursuant to your request, it is in my professional opinion that the proposed construction activities for the dwelling at the above referenced site shall not exceed the removal or addition of 100 Cubic Yards of soil. In addition, the proposed site disturbance shall be limited to an area of less than 10 feet from the perimeter of the proposed dwelling and shall be less than 2,000 square feet in area. Only the concrete piers for the proposed rear deck replacement shall exceed 10 feet from the foundation line.

If you have any questions or concerns, please feel free to contact me at your convenience.

Sincerely,

Robert C. Miller, Architect



7 Norton Drive, Smithtown, NY 11787

Phone: 631.360.1462 | Fax: 631.360.3485

info@rcmdesigns.com
www.rcmdesigns.com

Planning Kent

From: Patrick O'Mara [omara_associates@yahoo.com]
Sent: Monday, March 26, 2018 3:06 PM
To: Vera Patterson; Planning Kent; John Karell
Subject: Fw: Re: Peekskill Hlw Rd permit #06-27
Attachments: 06-27 OMara Extension Letter Peekskill Hollow Road.pdf

Hi Vera.

I have attached a letter from Alexis Hawley from the Putnam County Highway Department that extended my original permit # 06-27 for your files. I believe this is the last item that is needed to have my erosion control plan approved. Please let me know if additional information is needed.

Thank you.

Pat

O'Mara & Associates
Tax and Accounting Services
73 Fairfield Drive
Patterson, NY 12563

(845) 279-ACCT (2228)
(845) 279-1000
(845) 279-2563 (fax)
(845) 475-7100 (cell)
www.omaraassociates.com

Serving our clients for over 30 years

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----- Forwarded Message -----

From: Alexis Hawley <Alexis.Hawley@putnamcountyny.gov>
To: Patrick O'Mara <omara_associates@yahoo.com>
Sent: Monday, March 26, 2018 02:43:20 PM
Subject: RE: RE: Application re: Peekskill Hlw Rd permit #06-27

Pat:

See attached. I will put a copy in the original permit file in our office.

Would you like me to mail you a hard copy as well?

Alexis

From: Patrick O'Mara [mailto:omara_associates@yahoo.com]
Sent: Monday, March 26, 2018 10:48 AM
To: Alexis Hawley <Alexis.Hawley@putnamcountyny.gov>
Subject: Re: RE: Application re: Peekskill Hlw Rd permit #06-27

Alexis

Thank you very much. I really appreciate it.

Pat

O'Mara & Associates
Tax and Accounting Services
73 Fairfield Drive
Patterson, NY 12563

(845) 279-ACCT (2228)
(845) 279-1000
(845) 279-2563 (fax)
(845) 475-7100 (cell)
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On Monday, March 26, 2018 10:20:10 AM, Alexis Hawley <Alexis.Hawley@putnamcountyny.gov> wrote:

Pat:

Good morning. No problem. I will draft something up today and get it over to you. I spoke to the Town of Kent on Friday about your project so they know where we stand verbally anyway. I think we are all on the same page.

Thanks.

Alexis

From: Patrick O'Mara [mailto:omara_associates@yahoo.com]
Sent: Friday, March 23, 2018 4:09 PM
To: Alexis Hawley <Alexis.Hawley@putnamcountyny.gov>
Subject: Fw: Application re: Peekskill Hlw Rd permit #06-27

Hi Alexis

I got your message that my driveway application is good. I have attached a copy of my permit dated 10-17-2006. Could you please send me something that I can give the Town of Kent to show that my driveway permit has been extended. They need to see that I have the Highway's ok for them to approve our building permit.

Thank you very much and have a great weekend.

Pat O'Mara

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----- Forwarded Message -----

From: "omara@omaraassociates.com" <omara@omaraassociates.com>

To: Omara <omara_associates@yahoo.com>

Sent: Friday, March 23, 2018 03:45:00 PM

Subject: Attached Image

Fred Pena
COMMISSIONER



John Tully
DEPUTY COMMISSIONER

DEPARTMENT OF
HIGHWAYS & FACILITIES

March 26, 2018

Mr. Patrick O'Mara
73 Fairfield Drive
Patterson, NY 12563

RE: PERMIT TO DO WORK ON AND WITHIN A COUNTY ROAD AREA
PERMIT 06-27
C.R. 21 - PEEKSKILL HOLLOW ROAD, TOWN OF KENT

Mr. O'Mara:

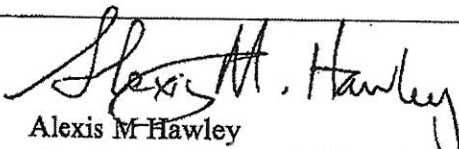
Permit 06-27 issued to you on October 17, 2006 by this Department has been extended and can be considered valid for the installation of a driveway serving a single family home on Peekskill Hollow Road in the Town of Kent.

This extension is granted with the understanding that the conditions under which this permit was originally issued shall remain the same, including adherence to the plans submitted with the original application.

If you have any questions, please don't hesitate to contact me.

Thank you.

Sincerely,


Alexis M Hawley
Assistant Supervisor of Planning & Design

cc: Fred Pena, PE, Commissioner
Mark Rosa, PE, Supervisor of Planning & Design

842 FAIR STREET - CARMEL, NEW YORK 10512
Tel. No.: 845-878-6331 Fax No.: 845-878-3260

RESOLUTION #4
Year 2018

Date: April 12, 2018
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
L. Cappelli, Town Clerk - w/Att
Re: Reynolds Barber Shop Sign – Towners Road, TM: 33.73-1-62

Resolved: On April 12, 2018 the Kent Planning Board recommended approving a sign submitted for a proposed barbershop on Towner’s Road.

Mr. Tolmach asked for a motion to take the above action. The motion was made by Charles Sisto and seconded by Simon Carey. The roll call vote was as follows:

Phil Tolmach, Chairman	<u>Aye</u>
Simon Carey	<u>Aye</u>
Giancarlo Gattucci	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on April 12, 2018.

Dated: April 12, 2018



Vera Patterson
Planning Board Secretary

72 in.

