

**Minutes
Town of Kent Planning Board Meeting
May 10, 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	Stephen Wilhelm
Giancarlo Gattucci	

Absent:

Charles Sisto

Others in Attendance:

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

• **Approve Planning Board Minutes from April 12, 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>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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

Mr. Tolmach noted that Cypress Creek had withdrawn their application to proceed with this project.

• Ultimate Auto Detailing, 94 Route 311, Kent, NY; TM: 22.0-2-12

Ms. Sabina Cruz, the one of the owners of this business, attended the meeting along with Mr. Diego Villareal, of JMC Development. The applicant plans on leasing the property to conduct an automobile detailing business at this location.

Liz Axelson's Comments (no memo)\

A draft Resolution (Attached) was prepared for this project, which was also a public hearing. This is a permitted use in the IOC district, the site was previously disturbed and the parking will be in the rear of the property and there will be no parking in front of the property. The Resolution has a list of conditions which were discussed with the Planning Board previously.

Bruce Barber's Comments (memo attached)

A letter from the applicant and one from the owner of the property is requested which will memorialize those notes into the site plan and a request that verifying that there are no floor drains inside the building, or if there are any, that they will be sealed off.

Julie Mangarillo's Comments (memo attached)

Ms. Mangarillo said that the additional notes should be included on the drawings and additional forms need to be signed and submitted. Mr. Lowes asked if an updated site plan had been submitted and she said that they were still pending.

Mr. Shadley lives at 11 Longfellow Drive and his property abuts the residence where the applicant will be parking. Mr. Shadley said that he is concerned that the customer's cars may be parked there and is against that. Mr. Wilhelm assured Mr. Shadley that only the employees will park their cars there and there will not be more than three cars parked there per day.

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

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

The motion carried.

Ms. Axelson advised the audience that once the site plan is approved and the use begins if there is any activity inconsistent with the site plan a neighbor could contact the Planning Board and the Building Inspector will inspect the site and address any violations.

Mr. Tolmach read portions of the Resolution (Page 2 through the top of Page 3 Conditions 1-9) and the conditions noted in the Resolution and asked for a motion to adopt it and grant conditional approval. 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>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

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

Mr. Fregosi, the owner of the property, attended the meeting along with Mr. William Basharat. The applicant wants to build a single family residence on Kentview Drive. The site plan was submitted and the concerns about the driveway have been addressed and will be submitted at the next meeting.

Mr. Barber's Comments (memo attached)

The house will be approximately 2,400 square feet and the property is 1.12 acres in an R-40 district. Mr. Barber will inspect the site to see if there are any wetlands. A short form EAF and a bulk zoning table needs to be provided. The site plan indicates that the house will have three bedrooms and the application says 4 bedrooms so that needs to be clarified. A Screening needs to be changed and a drainage slope needs to be checked.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that a neighbor has issues with runoff from the road, as noted on another applicant's property which is two lots away from this lot, and she suggested that a catch basin be installed. She had questions about two infiltration trenches which Mr. Basharat answered. She requested a soil testing table, an NOI and additional details about the DEC and Kent permits. The garage doors are shown in multiple locations on the drawings. Ms. Mangarillo suggested that a Public Hearing be held in June and Mr. Basharat said he'd prefer to hold the Hearing in July.

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

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

The motion carried.

• **Hilltop Estates Subdivision, Peckslip Rd. & NYS Rte. 52., Kent, NY; TM: 12.-1-42**

Mr. John Watson, owner of Insite Engineering, represented Mr. Esposito who is the owner of this property. This project was approved in 2014 and, due to the economy and some other factors, the applicant did not proceed with the road construction. The developer has received several extensions of approvals and the market has become even worse so the applicant requested another extension of approvals (letter attached). Mr. Wilhelm said that the Board was disappointed that this project has not proceeded and asked if the applicant would just continue to seek approval extensions indefinitely. Mr. Watson said that the applicant had experienced a very rigorous review process from the Planning Board, the Board of Health, the DEC and DEP and was very anxious to proceed with the project once the economy turned around. Mr. Tolmach said that the Board is not sure how long an extension should be granted and suggested that Mr. Watson advise the applicant how the Planning Board feels. Mr. Lowes asked if the Subdivision map had been filed with the County. Mr. Watson said that the map had not been filed because all technical items had not been addressed and that the map could not be filed until several items which are not prepared until the project was ready to proceed.

Ms. Axelson's Comments (Resolutions attached)

Ms. Axelson said she had prepared two Draft Resolutions for the Planning Board and she had incorporated into each Resolution a request for an update from the applicant at a midway point and thought that would help the Board in determining how to proceed. The first Resolution grants two 90 day extensions of approvals from May 14, 2018 through November 10, 2018 (total of 180 days). A paragraph was added stating that an update should be submitted within 90 days to the Planning Board to see what progress had been made prior to the next extension. The second Draft Resolution was for one 90 day extension of approval.

Mr. Murtaugh asked how many houses would be built and Mr. Watson said that ten houses were planned on Peckslip Road and one commercial building on Route 52.

Mr. Tolmach asked for a motion to grant two 90 day extensions of approval from May 14, 2018 through November 10, 2018. The applicants or their representatives shall provide an update to the Planning Board in 90 days. The motion was made by Mr. Lowes 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>Absent</u>
Stephen Wilhelm	<u>Nay</u>

The motion carried.

Mr. Wilhelm stated that he did not feel it was appropriate to grant this extension of approval because the property because no progress had been done to date and the property could be mined and never have construction on it, as has been done in the past on other parcels.

Ryder Property, 170 Waywanda Ct., Kent, NY; TM: 41-1-8

Mr. Greenberg represented the applicant and he said that the trailer on the property had been removed and his application to the ZBA for a variance had been withdrawn. New drawings had been submitted and he would like to proceed and have a Public Hearing scheduled for the June meeting.

Mr. Barber's Comments (memo attached)

Mr. Barber said that the EAF needed to be executed and the survey needed to be signed and sealed. The activity in the driveway where stone will be brought in to stabilize the apron will require a Town of Kent Wetland Permit. Limits of Disturbance has been done close to the rear of the house and the wetland buffer will not be impacted. He recommended that a fence or stone be put there as well. He suggested that the applicant may consider that the area in the rear yard be mitigated. Mr. Greenberg said that the intermittent wetlands are in the upper part of the property. He suggested that the applicant may consider re-orienting the house and twist it slightly to make the area at least 30 feet rather than 25 feet and could put a deck in the rear. Mr. Othmer noted in his memo that the road will not ever be paved and that he has no objections to the plans for the driveway and approximately 2-3 times a year the road will be leveled off. The brook is 200 feet away from the house towards the south away from the property. A border can also be put on the property to ensure nothing happens to the buffer. The cost of the erosion control bond estimate will be submitted prior to May 17, 2018. Mr. Barber said that a note about gravel being put on the driveway is still a concern because it may need to be graded and still recommends that a Wetlands Permit is necessary. Mr. Greenberg agreed with this recommendation. The applicant needs to place a note on the drawings about plans to cut the trees.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo said that, although the Highway Superintendent recommended a waiver for the 30 foot paved entrance to the driveway, she still recommended a 30' stone apron where it meets the road. Some additional notes on stabilizing seed mix needs to be placed on the drawings and others needs to be updated. An estimate for the bond needs to be submitted. She said the Public Hearing could be scheduled for June.

Mr. Tolmach asked for a motion to schedule a Public Hearing for June. 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>Absent</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

• **Hall Property, 34 Willow Trail, Kent, NY; TM: 44.06-1-48**

Mr. Barber's Comments (memo attached)

In response to a request from Mr. Hall requesting that his bond be released, Mr. Barber, Ms. Mangarillo and Ms. Axelson inspected Mr. Hall's property. Mr. Barber said that trees had been previously cut down on the property noted above and that the plan to restore the property had not been done and that he did not recommend releasing this bond.

• **Mr. John Murtaugh, 1144 Peekskill Hollow Road, Kent, NY; TM: 42.-2-51**

Mr. Murtaugh would like to have a Subdivision Plan approved to make a flag lot and that a Public Hearing be scheduled asap. The property is 17 acres and there is one house on it already and he would like to divide the property into two lots one will be approximately 9 acres and the other will be approximately 8 acres and he would like to build a second house. There is 250' of road frontage and 300' is needed it will come in 50' from the wetlands and an easement on one of the properties will have an easement. The Highway Department approved the driveway and the applicant is awaiting Board of Health approvals. He approved approvals from NYSHPO. A new well will be put on the property. A tree waiver is requested because there are no plans to take down any trees. He will make changes to the existing driveway and move his septic to another location. A new driveway will be constructed,

Ms. Axelson's comments (memo attached)

Ms. Axelson said that she had concerns about was about "Lester Soild" (a wetland soil) and that the rectangles on the drawings are required to be shown where the septic and/or septic systems will probably have to be moved up. She recommends that the applicant consider having lot 2 share a driveway and a Wetland Permit may not be necessary. More details and information as far as location of the wetlands are need to be provided. She recommended the Planning Board make a decision about becoming a Lead Agency and postpone setting a Public Hearing. Mr. Murtaugh said he does not want a shared driveway.

Bruce Barber's Comments (memo attached)

Mr. Barber stated that the DEC has their own criteria and is different from Town wetlands as described in Chapter 39-A. There is a discrepancy regarding the wetland buffers and where the existing driveway is. Mr. Marino and Mr. Barber will inspect the property the day after the meeting. The soils map are not site specific and test holes need to be done to define what soils are on the property. Mr. Barber will also consider a tree waiver, as requested by Mr. Barber.

Ms. Mangarillo's Comments (no memo attached)

Ms. Mangarillo discussed the erosion control, Notice of Intent to be submitted, the proposed driveway, and the fact that some additional forms (Professional Engineer Certification and Site Plan Checklist) need to be filled out.

Ms. Axelson recommended that a meeting be scheduled with the Consultants, the applicant, his engineer to review comments. Mr. Wilhelm asked if it could be scheduled at the monthly consultants meeting. Ms. Axelson said it depends on when the wetlands were verified. Ms. Axelson said that the Planning Board could Resolve that:

- The Planning Board could decide to circulate documents to become Lead Agency for this project;
- Direct the secretary to circulate this application to the Putnam Valley Town clerk;
- Classify the proposed action as an unlisted action under SEQRA for environmental review
- Refer to Putnam County Planning and NYS Department of Transportation

The Planning Board decided not to adopt the Resolution until the next meeting.

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

:

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

The property was inspected on April 24th and there was some concern regarding the foundation and some fill material and the shed may be encroaching on a wetland. A new survey needs to be provided.

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

The property was inspected and there was some concern about fill and wetlands and a vernal pool on the property. There are also access questions and the Board is waiting to hear from the Building inspector.

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

Waiting for the bond and the NOI needs to be signed. Drawings should be ready for the Chairman's signature soon.

- O'Mara Property Erosion Control Plan/ Status Report
Peekskill Hollow Road, Kent, NY Accept Surety Bond
TM: 42.07-1-7

Drawings are ready for Chairman's signature.

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

Nothing new.

- Major Property Erosion Control Status Report
16 Westleigh Court, Kent, NY
TM: 44.05-1-63

Waiting for a revised site plan for reconstructing a house destroyed by fire.

- Route 52 Development/ Erosion Control/Site Plan Status Report
Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52

The applicants will attend the June meeting.

- Dogward Bound Erosion Control/ Status Report

461 Richardsville Road, Kent, NY Site Plan/Accept Bond
TM: 30.12-1-1

Waiting for additional material

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

Waiting for additional material

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

Will be submitting additional material shortly

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

Property inspected and they are ready to move forward.

Mr. Torlish asked to be heard about concerns about Autocraft and their non-conforming usage for the neighborhood. He has issues about the exhaust going into his residence. He stated additions were done in the past without approvals. Mr. Torlish asked if a Public Hearing would be done prior to granting approvals on this property. Mr. Torlish questioned why approval for the shed was even being considered. Cars are parked in the rear of the property. Mr. Tolmach assured Mr. Torlish that the Planning Board is attempting to bring this property into compliance.

Ms. Axelson said that the applicant still owes the Planning Board additional material and had expressed concerns to the applicant during a recent inspection.

Mr. Tolmach asked for a motion to close the May meeting at 9:15. 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>Absent</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

MAY 2018
KENT PLANNING BOARD AGENDA

Workshop: May 03, 2018 (Thursday, 7:30 PM)

Meeting: May 10, 2018 (Thursday, 7:30 PM)

- Approve Planning Board Minutes from April 2018
 - Cypress Creek/Solar Energy Farm Public Hearing for Application
Mooney Hill/Kent, NY Site Plan/Erosion Control Plan Withdrawn
(Armstrong Property)
TM: 12.-3-9
 - Ultimate Auto Detailing Site Plan/Change of Use Review
94 Route 311, Kent, NY Public Hearing
 - Fregosi Property Erosion Control Plan Review
Kentview Dr., Kent, NY
TM: 1.20-1-69
 - Hall Property Request to return Review Fees Review
34 Willow Trail, Kent, NY
TM: 44.06-1-48
 - Hilltop Estates Subdivision Time Extension Review
Peckslip Road & NYS Route 52
Kent, NY
TM: 12.-1-42
 - Ryder Property Erosion Control Plan Review
170 Waywayanda Ct., Kent, NY
TM: 41.-1-8
- Permit Applications Review (Applicants attendance not required/Workshop Discussion):
- Auto Craft Amended Site Plan Status Report
146 Hill and Dale Rd., Carmel, NY
TM: 44.7-1-31
 - Raneri Property Erosion Control Plan Status Report
Hillside Paper Rd., Kent,, NY
TM: 44.24-1-3
 - Boccia Property Erosion Control Plan/
Beach Court, Kent, NY Wetland Permit Status Report
TM: 21.-1-16
 - O'Mara Property Erosion Control Plan/
Peekskill Hollow Road, Kent, NY Accept Surety Bond Status Report
TM: 42.07-1-7

**Town of Kent Planning Board Minutes
May 10, 2018**

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|--|--|----------------------|
| <ul style="list-style-type: none"> • Realbuto
49 Tiger Trail, Kent, NY
TM: 21.8-1-39 | <p>Erosion Control Plan</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Major Property
16 Westleigh Court, Kent, NY
TM: 44.05-1-63 | <p>Erosion Control</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Route 52 Development/
Peder Scott Project
Route 52, Kent, NY
TM: 12.-1-52 | <p>Erosion Control/Site Plan</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Dogward Bound
461 Richardsville Road, Kent, NY
TM: 30.12-1-1 | <p>Erosion Control/
Site Plan/Accept Bond</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Putnam Nursing &
Rehabilitaition Center Addition
404 Ludingtonville Road, Holmes, NY
TM: 12.-3-40 & 41 | <p>Erosion Control/</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Rodriguez/Olson
104 Smalley Corner Road, Kent, NY
TM: 21.-1-10 | <p>Subdivision</p> | <p>Status Report</p> |
| <ul style="list-style-type: none"> • Von Rosenvinge Property
451 Pudding St., Kent, NY
TM: 31.17-1-7 | <p>f Erosion Control Plan
or In-Ground Swimming Pool</p> | <p>Status Report</p> |



Memorandum

To: Planning Board
Town of Kent

Attn: Phil Tolmach
Chairman

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

Subject: Change of Use

Date: May 10, 2018

Project: Ultimate Auto Detailing
94 Route 311
TM # 22.0-2-12

The following materials were reviewed:

- Combined Application Form, unsigned
- Short Environmental Assessment Form, signed 3/14/2018
- Letter prepared by Ultimate Auto Detailing, LLC, dated 3/12/2018
- Letter prepared by Route 311 LLC, dated March 13, 2018
- NYS Department of Health Permit for discharge of sewage for laundromat, dated 1/29/1965
- "Site Plan" prepared by JMC, dated 4/17/2018
- "Floor Plan" prepared by David A. Tetro Architect P.C., dated 4/10/2018

The project proposes change of use for an existing building for use as an auto detailing shop.

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

The following comments are provided for the Planning Board's consideration from a memo dated March 8, 2018:

3. Provide the additional Combined Application Forms, including certification of professional engineer, or other design professional and completed Disclosure of Business Interest Form.
 - a. **Combined Application Form is not signed. Provide the additional listed forms.**

New Comments:

1. Provide notes on the site plan similar to the information included in the Ultimate Auto Detailing LLC letter, dated 3/12/2018. Specify no parking in front of the building and that all wastewater from the detailing process will be appropriately disposed of off-site.

Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email

Bruce Barber via email
18-261-244



Cornerstone Associates

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

May 10, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: **Ultimate Auto Detailing, LLC.**
94 Route 311
Section 22 Block 2 Lot 12

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

- Short-form EAF (Part I) executed by Diego Villareale dated March 19, 2018.
- Letter prepared on Ultimate Auto Detailing LLC letterhead dated March 12, 2018, 1 page.
- Letter prepared on Route 311 LLC letterhead dated March 13, 2018.
- Site Plan prepared by JMC Consulting dated April 17, 2018, 1 sheet.
- Plan entitled; "Existing Garage Structure" prepared by David Tetro, R.A., dated April 10, 2018.

Summary:

The application is to occupy an existing building to accommodate an auto detailing company. The applicant has indicated that the company utilizes "green" methods and that a small amount of waste water is generated in the process which will be transported off-site.

The subject property is 7.00+/- acres in size and is located on the northers side of Route 311 in an IOC zone.

Review:

It is unclear of the indicated parking as shown on the site plan meets the requirements of the above referenced letter prepared by Route 311 LLC.

Information in the above referenced letter prepared by Ultimate Auto Detailing, LLC should be included as plan notes. The plan should also include a note that the applicant will make available upon reasonable notice from the Town Code Enforcement Officer a log which documents removal of all waste (liquid/solid) from the property.

Applicant must provide certification to the Town Building Inspector prior to occupancy that any/all floor drains have been sealed.

Applicant should install signage indicating no parking, stopping or standing at the front of the building as per Planning Board requirements.

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

Sincerely,

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

FINAL – May 10, 2018

**Town of Kent Planning Board
Resolution of Site Plan Approval for
Ultimate Auto Detailing**

Whereas, the Town of Kent Planning Board has received an application from Sabrina Cruz for approval of a site plan for use of an existing building located on a 7+-acre site at 94 Route 311, Kent, Putnam County, New York with access via a 0.09-acre parcel (tax parcel identification numbers 22.0-2-12 and 22.74-1-51); and

Whereas, the proposed action involves interior renovations in an existing 1-story, approximately 2,200 square foot building, which is vacant and was formerly used as a laundromat to change the use to an motor vehicle service business (automobile cleaning or “detailing”), which is a principal permitted use in the IOC (Industrial Office Commercial) zoning district; and

Whereas, the Planning Board has determined that the proposed project is a Type II (2) Action under as per 6 NYCRR part 617, section 617.5 (c)(7); and accordingly the proposed action is not subject to review under SEQRA; and

Whereas, pursuant to General Municipal Law section 239-m, the application was referred to the Putnam County Department of Planning on April 26, 2018; and

Whereas, pursuant to the Code of the Town of Kent, Chapter 77 Zoning, the Planning Board hereby finds:

1. The proposed use is a principal permitted use in the IOC district; and information provided by the applicant indicates the resulting use of the existing structure, given the internal layout of the building; and interior space for cars to be serviced by appointment, would be appropriate to the site;
2. The existing site is substantially disturbed and previously developed due to prior use with a structure and paved driveway and parking area, which building is in compliance with the lot and bulk requirements of the IOC district except for existing noncomplying front and side yard setbacks;
3. The use of the building would be an improvement within the mixed use neighborhood area (business uses along Route 311 with residences further back from the road) as the site would be in use; maintained and more attractive than a vacant commercial structure visible from the adjacent roadway;
4. Parking for employees would be behind the building and therefore not visible from the road. Given the building’s proximity to the NYS Department of Transportation (NYSDOT) right-of-way (ROW) for Route 311; and concerns about cars backing onto the State road, no cars will be parked in front of the building;
5. The operation involves customers bringing their cars by appointment, which vehicles are immediately brought into the 3 interior garage areas that will be created as part of the proposed building layout. Accordingly, customers’ cars would not be stored outside the building and would thus not be visible from the street or adjoining properties;
6. The proposed use will have no material adverse effect upon the character of the neighborhood;

7. The proposed detailing operation would utilize a process that minimizes water usage (about 2 gallons per car) with remaining water captured in a recovery mat, which is vacuumed and picked up by an environmental waste service; and disposed of at a designated waste facility; and
8. The proposed use is properly related to the uses, goals and policies for land development as expressed in the Town Master Plan; and expressed in the stated purposes of the zoning law; and

Whereas, the Planning Board held a public hearing on this application on May 10, 2018, which hearing was then closed;

Now Therefore Be It Resolved, that the Planning Board hereby grants Site Plan Approval to Ultimate Auto Detailing to use the existing structure and site improvements to establish an automobile cleaning or "detailing" service business as depicted on a site plan prepared by John Meyer Consulting, dated April 17, 2018; and a floor plan prepared by David Tetro Architect PC, dated April 19, 2018; and

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

1. Payment of all Planning Board costs and fees, including professional review fees incurred during the review and approval of the application.
2. The site plan described herein shall be revised to address the following:
 - a. Label tax parcel number 22.74-1-51 and provide documentation of right of access over this lot to the parking located on main site tax parcel 22.0-2-12. Or provide evidence of merger of these tax parcels and revise the site plan accordingly.
 - b. Add a lot and bulk requirements table with columns for requirements; existing conditions; proposed conditions; and notation indicating certain front and side yards are noncomplying. Revise the site lot area as needed per condition 2.a.
 - c. Add the following notes to the plan:
 - i. "Employee parking is provided behind the building in the area denoted as existing asphalt."
 - ii. "All customer vehicles shall be kept inside the building. No cars shall be parked in front of the building."
 - iii. "No business activities shall occur; nor shall any materials be stored or displayed outside of the building."
 - iv. "If the business is discontinued, all business signs shall be removed."
 - d. Add notes to the plan to memorialize the items in the Route 311 LLC letter of March 13, 2018.
 - e. Add 3 "No Stopping or Standing" signs to the plan to be located on the front wall of the building; and provide a detail of the proposed signs.
 - f. Show proposed sign(s) on the site plan including location; size; dimensions; materials; colors; lighting; mounting; and corresponding details, which comply with zoning section 77-37 A. (1) and (2).
3. Address the comments of the Planning Board's Consulting Professional Engineer as set forth in a memorandum dated May 10, 2018, including necessary plan revisions.
4. Address the comments of the Planning Board's Environmental Consultant as set forth in a memorandum dated May 10, 2018, including necessary plan revisions.
5. Address the forthcoming comments of the Putnam County Planning Department as directed by the Planning Board.

6. The facility shall be constructed in accordance with the plans and specifications as approved herein.
7. The applicant shall obtain all required approvals from the Putnam County Department of Health and the New York City Department of Environmental Protection.
8. It is the responsibility of the owner/applicant to submit to the Planning Board proof that the conditions of this Site Plan Approval have been completed, and 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 the conditions of this approval have been completed.
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.

Motion: Giancarlo Gattucci

Second: Stephen Wilhelm

Phil Tolmach, Chairman Aye

Dennis Lowes, Vice Chairman Aye

Simon Carey Aye

Giancarlo Gattucci Aye

Charles Sisto Absent

Stephen Wilhelm Aye

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



Vera Patterson
Vera Patterson, Clerk
Town of Kent Planning Board



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: May 10, 2018

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

The following materials were reviewed:

- Combined Application Form, signed 3/15/2018, including Affidavit of Owner, Affidavit of Agent of Owner, Disclosure of Business Interest
- Site Plan Checklist, dated 2/15/2018
- Deed
- Drawings prepared by Roy Fredriksen, PE
 - Stormwater Pollution Prevention Plan (Erosion & Sediment Control) revised 4/17/2018
 - House Plans, dated 2/2/2018

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

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

1. On Combined Application Form, select steep slope & erosion control permit instead of pre-application review.
2. Provide completed Certification of Professional Engineer/Licensed Land Surveyor/Architect
3. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.
4. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be

delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map.”

- b. §66-6.B.2.g – Provide “a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:”
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 - iii. [7] Provide a maintenance schedule for erosion control measures.
 - c. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
 - i. Detail of Cultec did not print correctly. Include additional notes for home owner for long term maintenance and operation of the infiltrators and the infiltration trench. Provide field testing to prove sufficient distance from bedrock or water table.
5. Provide a note on the drawing stating “Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s).”
6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
- a. Part III.B.1.c – “A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);”
 - b. Part III.B.1.i – “A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control;”
 - i. Include stabilized construction entrance in addition to silt fence.
 - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;”
 - d. The Applicant and Applicant’s design professional are expected to be familiar with the provisions of NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: May 10, 2018

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

The following materials were reviewed:

- Combined Application Form, signed 3/15/2018, including Affidavit of Owner, Affidavit of Agent of Owner, Disclosure of Business Interest
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 - House Plans, dated 2/2/2018

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

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

1. On Combined Application Form, select steep slope & erosion control permit instead of pre-application review.
2. Provide completed Certification of Professional Engineer/Licensed Land Surveyor/Architect
3. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.
4. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be

delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map.”

- b. §66-6.B.2.g – Provide “a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control. The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:”
 - i. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 - iii. [7] Provide a maintenance schedule for erosion control measures.
 - c. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
 - i. Detail of Cultec did not print correctly. Include additional notes for home owner for long term maintenance and operation of the infiltrators and the infiltration trench. Provide field testing to prove sufficient distance from bedrock or water table.
5. Provide a note on the drawing stating “Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s).”
6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
- a. Part III.B.1.c – “A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);”
 - b. Part III.B.1.i – “A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control;”
 - i. Include stabilized construction entrance in addition to silt fence.
 - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;”
 - d. The Applicant and Applicant’s design professional are expected to be familiar with the provisions of NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying

the SWPPP (Part II.C.5), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4).

- i. Provide notes on the drawing regarding procedure for Notice of Termination, including definition of final stabilization, requirement of inspection by Town and sign-off by Town (MS4) on Notice of Termination.
 - e. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
 - f. Please note – With issuance of new NYSDEC General Permit GP-0-15-002, per Part I.B.1.b 'Soil Stabilization' "In areas where soil disturbance activity has temporarily or permanently ceased..." and "...is located in one of the watersheds listed in Appendix C [Entire New York City Watershed located east of the Hudson River] the *application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days* from the date the current soil disturbance activity ceased..." (emphasis added). Adjust drawing notes to specify "... initiated by the end of the next business day..."
7. Provide a Notice of Intent (NOI) for review.
8. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
9. Refer to the Drawings:
 - a. The cultec detail did not print correctly.
 - b. Indicate if the infiltration trench will tie into the cultec.
 - c. Based on the experience of the adjacent homeowner, a catchbasin may be recommended at the inside corner of the driveway to prevent road runoff from flowing onto the driveway near the garage and creating an icing condition.
 - d. The house plans show the garage doors located in multiple locations. This should be revised to match the site location, with garage doors in the front of the house.
 - e. Specify on the drawing that the driveway must remain a minimum of 10' from the side property line.
 - f. Provide full zoning table.
10. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
11. We defer to the Planning Board's environmental consultant regarding wetland issues.


Julie S. Mangarillo, P.E., CPESC

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

Bruce Barber via email
Liz Axelson via email

**Town of Kent Planning Board
Resolution of Time Extension Pertaining to:
Final Subdivision Approval; Revised Lot Line Approval;
Steep Slope and Erosion Control Permit Approval; and
Freshwater Wetland Permit Approval for the
Hilltop Estates Subdivision**

Whereas, on September 11, 2014 the Town of Kent Planning Board granted conditional Final Subdivision, Revised Lot Line, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit approvals for the Hilltop Estates Subdivision to subdivide a ±48.46-acre parcel of land located between NYS Route 52 and Peckslip Road identified as tax parcel number 12.-1-42 into 10 residential building lots and 1 commercial building lot; and

Whereas, said final approvals are valid for one hundred and eighty (180) days and pursuant to Town Law section 276, subsection 7.(c) the Board may extend for periods of ninety (90) days each, the time in which a conditionally approved final plat must be submitted for Chairman's signature if, in the Board's opinion, such extension is warranted by the particular circumstances of the matter; and

Whereas, the Planning Board has previously granted several 90-day extensions for the project forward from and to the following dates: March 10, 2015 to June 4, 2015; June 4, 2015 to September 1, 2015; September 1, 2015 to November 29, 2015; November 29, 2015 to February 26, 2016; February 26, 2016 to May 25, 2016; May 25, 2016 to November 22, 2016; November 22, 2016 to May 20, 2017; May 20, 2017 to November 15, 2017; and November 15, 2017 to May 14, 2018; and

Whereas, the Board has been advised that the applicant continues to make progress in completing the conditions of the approvals, including obtaining other agency permits and approvals, although some work has yet to be completed including town acceptance of the various agreements and easements pertaining to the proposed stormwater facilities, dedication of the road as a town highway, obtaining bond security for completion of the proposed town highway, and the formation of a homeowners' association; and

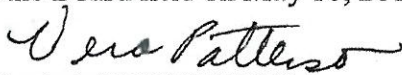
Now Therefore Be It Resolved, that pursuant to Code of the Town of Kent, Chapter 66A, Subdivision of Land, section 66A-13 (I) the Planning Board grants two 90-day extensions, for a total of 180 days, of the Final Subdivision, Revised Lot Line, Freshwater Wetland Permit, and Steep Slope and Erosion Control Permit approvals for the Hilltop Estates Subdivision forward from May 14, 2018 to November 10, 2018; and

Be It Further Resolved, that this resolution is an extension of time only to allow completion of the conditions of the original approvals as set forth in the Board's resolution of September 11, 2014, said conditions remaining unchanged and in force and effect; and

Be It Further Resolved, that in 90 days from the date this resolution is adopted, the applicants or their representatives shall provide a letter with updated information about recent activity related to, and/or the status of, each of the conditions of the original approvals as set forth in the Board's resolution of September 11, 2014.

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

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


Vera Patterson, Clerk
Town of Kent Planning Board



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: May 10, 2018

Project: Ryder ECP 170 Waywayanda Ct
TM # 41.-1-8

The following materials were reviewed:

- Letter prepared by Architectural Visions, revised March 20, 2018
- Health Department permits, dated 12/15/2017
- Letter from Town of Kent Highway Department, dated March 29, 2018
- Drawings prepared by Architectural Visions, including:
 - AS-101 Site Plan, revised 3/20/2018 and 5/8/2018

The project proposes construction of a single family house, detached garage, well and septic. There is an existing driveway. Information provided indicates the lot has Putnam County Health Department approval for well and septic.

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

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a memo dated February 8, 2018:

1. The proposed project is outside the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required, however coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is not required.
2. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - d. §66-6.B.2.e – Provide "a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map."
 - i. **Soil types are shown on the map, however, "date and source of soils" could not be located.**
 - e. §66-6.B.2.g – Provide "a soil erosion and sedimentation control plan designed utilizing the standards and specifications contained in the most recent version of New York State Standards and Specifications for Erosion and Sediment Control.

The design, testing, installation, maintenance and removal of erosion control measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"

- i. [1] Describe or depict the temporary and/or permanent structural and vegetative measures that will be used to control erosion and sedimentation for each stage of the project, from land clearing to the finished stage.
 1. Provide information for final stabilization (seeding mix, etc). Additional temporary ESC measures will likely be required to separate disturbance from wetland buffer. Location of wetland buffer to be determined. A stabilized construction entrance will also be required.
 - a. **The above information could not be located on the plans.**
 - iii. [5] Include a timetable and schedule for completion and installation of all elements of the erosion control plan, together with a schedule for completion of the construction and disturbance proposed by the applicant.
 - iv. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 1. **Provide an estimate with individual items and unit costs.**
 - v. [7] Provide a maintenance schedule for erosion control measures.
3. Provide a note on the drawing stating "Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s)."
4. Driveway:
- d. Based on aerial maps, Waywayanda Ct at this location is not paved. Per 57-26.A(2)(b) for "...driveways intersecting unpaved roads of any type shall not be paved within 30 feet of the intersection with the road... The following apron shall be installed..." Refer to Town Code chapter for specification of the stone apron. Provide required stone apron.
 - i. **Detail or label of stone apron could not be located.**
6. Refer to the Drawings:
- b. Under the "Town of Kent Planning Board - Steep Slope and Erosion Control Notes,"
 - i. Under A 1) update note to indicate 5,000 SF, instead of 1 acre.
 - ii. under C, replace "GP-02-01" with the current "GP-0-15-002."
8. 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.

Memorandum
Ryder ECP
TM # 41.-1-8
May 10, 2018
Page 3 of 3

9. We defer to the Planning Board's environmental consultant regarding wetland issues.

We trust the comments are useful in your review. Please let us know if we can be of additional assistance.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
Bruce Barber via email
Liz Axelson via email
18-261-999-155



Cornerstone Associates

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

May 10, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Ryder Property
170 Waywayanda Court
Section 41 Block 1 Lot 8
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Comment response memo executed by Joel Greenberg, AIA dated March 20, 2018, 2 pages.
- Putnam County Department of Health Sewage Treatment System Approval dated 10/20/17.
- Putnam County Department of Health Water Well Construction Approval dated 12/15/17.
- Architectural Floor Plans of the Proposed Garage and First and Second Floor residence prepared by Joel Greenberg, AIA, 3 sheets.
- Report from NYS Natural Heritage
- Soil test results prepared by York Environmental dated March 27, 2018.
- Property survey prepared by Link Land Surveyors dated January 11, 2017, 1 sheet.
- Short-form EAF (Part I) dated February 2, 2018.
- Email from Kelly McKean of NYSDEC dated 4/30/18.
- Plans entitled; "Project: John Ryder" prepared by Architectural Visions, 2 sheets: AS-101, AS-102,

A: Summary of Application:

Application is to construct a two story, three bedroom, single-family residence approximately 2,525 square feet in size on a 5.5+/- acre parcel in an R-80 zoning district on eastern side of Waywayanda Court. In addition the applicant proposes construction of a detached, garage with bathroom.

B: Environmental review:

The applicant has provided responses to the majority of the earlier review comments prepared by this office. The following comments remain:

EAF:

Signature required

Page 1: Question 1: Provide response.

Page 2, Question 14: Provide response.

Survey:

Survey must be signed and sealed.

Waywaywanda Lake is a Town of Kent jurisdictional waterbody. The 100' buffer of this waterbody is not reflected on the survey (or site plan). This buffer must be depicted and any site disturbance with the buffer (e.g. driveway 30' stone apron improvement) will require a wetland permit.

Survey must indicate date of wetland delineation

Site Plan.

Limit of disturbance is extremely close to the rear of the home and does not appear to be realistic if a patio or deck is to be constructed or a typical rear yard play area is to be created.

Wetland buffer should be marked in the field.

Plan note should be added indicating that trees will be cut in compliance with all US Fish and Wildlife and NYSDEC requirements (with respect to the Indiana Bat listing).
not clearly marked on the plans.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'R' followed by a stylized flourish.

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



Cornerstone Associates

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

May 10, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Now or Formerly Hall Property
33 Willow Trail
Section 44.06 Block 1 Lot 48

Please be advised that at your request, a site inspection was conducted on April 24, 2018. The purpose of the site inspection was to confirm the installation and viability of the mitigation plantings as per the following plan:

Survey and Planting Plan received in the Town of Kent Planning Department on February 16, 2017 prepared by Link Land Surveyors.

Inspection:

- The mitigation plantings as shown on the above referenced plan could not be located in the field.

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

Sincerely,

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



Cornerstone Associates

Environmental Consultants

1770 Central Street

Yorktown Heights, NY 10598

Phone: (914)-299-5293

May 10, 2018

To: Planning Board

From: Bruce Barber
Town of Kent Environmental Consultant

Re: Murtaugh Application
1144 Peekskill Hollow Road
Section 42 Block 2 Lot 51

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

- Plan entitled; "Erosion and Sediment Control Plan prepared for John Murtaugh" prepared by Badey and Watson dated 03/23/18, 1 sheet.

A field inspection was conducted at the site on April 24, 2018

Summary:

The applicant owns a 17.5+/- acre parcel which is currently improved with a detached, residence constructed in 1940 and reported to be 560 square feet in size and containing one bedroom. There are also outbuildings on the property. The subject is located in an R-80 zone on the easterly side of Peekskill Hollow Road.

The application is to subdivide the parcel into two lots. One lot is proposed to be approximately two acres in size and would include all the present improvements. The second lot will include the remaining parcel area (15.5+/- acres) and is proposed to be improved with a single family residence.

Field Inspection:

The purpose of the field inspection was to verify the jurisdictional Town of Kent wetland boundary as indicated on the above referenced plan.

Inspection revealed some areas of the wetland boundaries that require further field analysis. A site inspection has been scheduled for May 10, 2018 with the applicant's wetland consultant.

This office will hold in abeyance further review of this application until completion of the wetland verification.

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

Sincerely,

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




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: May 10, 2018 
To: Town of Kent Planning Board
From: Liz Axelson, AICP
RE: Murtaugh Subdivision; & Erosion Control Plan, 1250 Peekskill Hollow Road, Tax Parcel No. 42.-2-51 / MA# 218037.00

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

Summary

1. The proposal involves the subdivision of a 17.576-acre parcel to create two (2) lots for single-family development (see tax parcel listed above) in the R-80 (One Family Residence) zoning district. As such it is a minor subdivision. An existing single-family dwelling, 2 existing block buildings, driveways to all existing buildings and other site improvements would be located on proposed Lot 1.
2. Wetlands and wetland soils along the site's frontage will necessitate reconfiguration of the lots and driveways. Please refer to the zoning and subdivision comments below, which detail zoning compliance issues; and recommended lot layout and access changes. Accordingly, the application is not complete.
3. Given the necessary reconfiguration of the lots, septic systems and driveways, the application is not ready for a public hearing. Additionally, final plat data must be provided for a complete application.

SEQRA

4. The proposed action appears to be an Unlisted action as per the SEQRA regulations, Part 617, sections 617.4 and 617.5.
5. Sufficient information has been submitted that the Planning Board may wish to issue a Declaration of Intent to be Lead Agency for this SEQR review. A resolution will be drafted for the Board's consideration.
6. Reconfiguration of the lots and access will reduce impacts on the site's environmentally sensitive resources including wetlands. These and other plan revisions are needed so that the Planning Board could consider a SEQR determination at a later date.

Subdivision Application

7. I defer to the Planning Board's Engineering and Environmental Consultants about the specifics of the Erosion Control Permit; and Wetland Delineation. Accordingly, my comments pertain primarily to the subdivision plat.
8. Leicester loam (LcA) soils located along the site's frontage and in the northwestern corner appear to be wetlands as defined in Code Chapter 39A, section 39-A-4, see "Wetlands", subparagraph (6) regarding soil types. Wetlands are also included in the definition of

- “Environmentally Sensitive Lands” in zoning section 77-2. Therefore, the proposed lots do not comply with the development regulations for residential lots per zoning 77-73, A.; and must be reconfigured so that the required 10,000-square-foot rectangles are located outside of any environmentally sensitive lands, including wetlands and steep slopes.
9. The proposed septic system for each lot must be shown in the relocated 10,000 SF rectangles. Address the requirements in zoning section 77-73, A. and C.
 10. Revision of the rectangles required by zoning will result in corresponding changes to the proposed lot lines and access to the lots. Relocate the proposed driveway for Lot 2 to an area outside of the wetland (LcA soils). Use the existing driveway to create a shared driveway to both lots, which would minimize site disturbance and activity in wetland areas. This approach would also eliminate or minimize the need for wetland permitting.
 11. Regarding the R-80 residential zoning requirements in 77-8, revise the plans to address the following:
 - a. Label the uses of the other existing buildings on the site.
 - b. After the lots are reconfigured as per the comments above, revise the lot and bulk requirements table.
 - c. Add another note to the lot and bulk table regarding the 17.7-foot (17.7’) side yard stating that this is a pre-existing, noncomplying condition.
 - d. Provide actual values in the rows for the proposed rear yards; and building heights.
 - e. Confirm that each resulting lot is buildable as per zoning 77-8 H. and 77-34-3.
 12. Corresponding to the R-80 design standards, revise the plans to address the following:
 - a. Add notation that utilities shall be placed underground, if possible.
 - b. Demonstrate that driveways are designed to allow underground utilities.
 - c. Clarify existing and proposed tree lines by labeling or adding legend items.
 13. Revise the plans to demonstrate compliance with the supplementary regulations for flag lots in zoning section 77-29 as follows:
 - a. Provide a profile to address driveway construction standards in the subdivision regulations.
 - b. Regarding zoning section 77-29, C.(1) delineate the required minimum lot area with adequate width and yard setbacks.
 14. The plans are beyond the level of detail needed for conceptual review. Given the need to reconfigure the lots to address wetlands, environmentally sensitive land and related zoning requirements, it is early to do a detailed review of final plat and data requirements. However, the following items listed in Chapter 66A, Subdivision of Land, sections 66A-19, A. and B., should be addressed before the redesigned subdivision is resubmitted (most items should be plan revisions):
 - a. Revise the final application form regarding:
 - i. the possible need for a wetland permit;
 - ii. any submittals to the Putnam County Health Department; or the NYS Department of Environmental Conservation;
 - iii. update the smallest lot size from 2 acres;
 - iv. revise to acknowledge the possible need for a common driveway;
 - v. update form section C) 1) to 6) about any freshwater wetland permitting; and
 - vi. update form section D) 1) to 2) about steep slopes.
 - b. Submit certification of title of ownership.
 - c. Add preparer’s names, signatures and certifications/seals to the plat and plan sheets.
 - d. Show the owner across Peekskill Road.
 - e. Clarify any proposed access easement with labeling or a legend item. Show a common driveway easement as needed.

- f. Metes and bounds will be needed later for easements and proposed lot lines.
- g. Show proposed monuments.
- h. Provide a legal instrument for any common driveway for review by the Planning Board Attorney.
- i. Add driveway profiles and cross sections.
- j. Show the existing septic on Proposed Lot 1.
- k. Add school, fire or special districts to the property data table.
- l. The accurate locations of wetlands remain to be shown pending further field analysis.
- m. Clearly show the stream across Peekskill Road.
- n. Clarify existing and proposed wooded area lines.
- o. Label species for the individual trees shown.
- p. Clearly show any existing or proposed culverts with pipe sizes, grades, direction of flow, etc.

Recommendation

15. The Planning Board should direct the applicant to:
 - a. reconfigure the lots as set forth in the comments above; and
 - b. provide a complete application.
16. The Planning Board may wish to issue a Declaration of Intent to be Lead Agency for this SEQR review. A resolution will be drafted for the Board's consideration.
17. Since the application requires key changes and is not complete, it is not ready for a public hearing.

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

cc: Bill Walters
Julie Mangarillo
Bruce Barber

Materials Reviewed

- Application for Final Subdivision; and Steep Slope & Erosion Control, signed 2/27/18 with attached affidavits; certifications; and Request for Wetland Delineation Confirmation;
- Wetland Delineation letter prepared by Steve Marion, PWS, Tim Miller Associates, dated January 12, 2018 with attached maps;
- Stormwater Pollution Prevention Plan, prepared by John Karell, Jr. PE, dated March 2, 2018 with attached NOI;
- Short EAF, signed by John P. Delano, PE, Badey & Watson Surveying & "Engineering, dated March 23, 2018;
- Site Plan Checklist, signed by John P. Delano, PE, Badey & Watson Surveying & "Engineering, dated March 23, 2018;
- Letter from NYS Office of Parks, Recreation and Historic Preservation, dated May 1, 2018;
- Plan entitled Preliminary Subdivision Plat Prepared For John Murtaugh, prepared by PREPARER NOT INDICATED, Badey & Watson Surveying & "Engineering, dated March 23, 2018; and
- Plan entitled Erosion & Sediment Control Plan, prepared by PREPARER NOT INDICATED, Badey & Watson Surveying & "Engineering, dated March 23, 2018;
-

D R A F T – May 10, 2018

**Town of Kent Planning Board
Resolution of SEQRA Classification; Lead Agency Intent;
Circulation; and Referrals for
Murtaugh Subdivision**

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

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

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

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

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

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

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

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

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

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

Motion: _____

Second: _____

Phil Tolmach, Chairman _____

Dennis Lowes, Vice Chairman _____

Charles Sisto _____

Stephen Wilhelm _____

Giancarlo Gattucci _____

Simon Carey _____

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

Vera Patterson, Clerk
Town of Kent Planning Board

~~*~*

Involved and Interested Agencies

- New York State Department of Environmental Conservation
- Putnam County Department of Planning, Development and Public Transportation
- Putnam County Department of Health
- Putnam County Department of Highways and Facilities
- New York City Department of Environmental Protection
- Town of Kent Building Department
- ... Other agencies ...

ADOPTED JUNE 14, 2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on June 14, 2018.



Vera Patterson, Clerk
Town of Kent Planning Board

~~*~*

Involved and Interested Agencies

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

May

Ryder

Planning Kent

From: jmangarillo@rsaengrs.com
Sent: Thursday, March 29, 2018 11:18 AM
To: Rich Othmer; Planning Kent
Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

Rich,

Sorry, I didn't read all the way to the bottom of the email. My mistake. That's what I get for rushing!!!

Yes, your email response is perfect! That is the info I was looking for!!

Thanks so much!
Julie

-----Original Message-----

From: jmangarillo@rsaengrs.com <jmangarillo@rsaengrs.com>
Sent: Thursday, March 29, 2018 11:15 AM
To: 'Rich Othmer' <rothmer@townofkentny.gov>; 'Planning Kent' <planningkent@townofkentny.gov>
Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

Hi Rich,

We are looking for preliminary input for this project, mostly for the existing condition of Waywayanda Ct. We are also seeking input from the Fire Dept to ensure adequate emergency vehicle access. I have not been out to the house site yet, but based on what I've heard and aerial mapping, Waywayanda Ct isn't up to Town standards the entire length. It didn't need to be because no one was living at the end of it. I don't know if there are improvements that the highway dept can make, or if you can require the applicant to make improvements to the road.

What you describe below is why it is vital to get your input at the Planning Board stage, not just the Building permit stage.

If you or your guys can make a visit out there and write a letter to the Planning Board that outlines what improvements the Highway Dept will provide (if any) and what improvements the new homeowner will have to make as a condition of getting approval to build a house. As you mention, it would also be good if you include in your letter that the Highway Dept has no plans to pave the road or any other info you think the current or future homeowner may need.

If you would like, I'm happy to meet with you out there.

As always, thank you for your help!
Julie

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)

-----Original Message-----

From: Rich Othmer <rothmer@townofkentny.gov>
Sent: Thursday, March 29, 2018 9:57 AM
To: Planning Kent <planningkent@townofkentny.gov>; Julie Mangarillo - RSA
<JMangarillo@rsaengrs.com>
Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect
2018

Julie & Planning Board;

When they apply for the building permit they come in for the driveway permit, they run
congruent with each other.

I am OK with the driveway but I want my suggestions addressed and in the minutes. The next
thing you know I will be gone from this job & some poor highway super of the future will be
getting yelled at by the 2nd owner of the home on why isn't their road paved.

I think the planning board should have notes in every file from the sitting Highway
Superintendent on why he approved or dis-approved certain projects. Potential future water or
road problems should be identified & be put on the owners onus.

The majority of the complaints & failures I see were preventable if some common basic field
engineering requirements were used and the transfer of ownership of repair's passed on to the
homeowner if the initial design did not work.

A lot of homes in Kent were just built in stupid spots that should have never been allowed.

Sorry, I went off on a tangent, having a tough day with the above referenced issues

Richie

-----Original Message-----

From: Planning Kent
Sent: Thursday, March 29, 2018 9:30 AM
To: Rich Othmer
Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect
2018

We have this on the May agenda, although Joel first came in about this in January, his
application and documents have been coming in a little at a time. Does the applicant have to
get the driveway permit before or after they begin construction on the house? The house will
be a huge log cabin and really nice - I'm so jealous.

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

-----Original Message-----

From: Rich Othmer
Sent: Thursday, March 29, 2018 9:12 AM
To: Planning Kent; Julie Mangarillo - RSA; Highway Kent

Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

There is no driveway permit filed. I am assuming this is just for preliminary input?

I would expect he would file the driveway permit when he does the building permit.

RO

-----Original Message-----

From: Highway Kent

Sent: Thursday, March 29, 2018 8:32 AM

To: Rich Othmer

Subject: FW: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

From: Planning Kent

Sent: Thursday, March 29, 2018 8:23 AM

To: jmangarillo@rsaengrs.com; Bruce Barber; Liz Axelson; Building Inspector

Cc: Highway Kent

Subject: FW: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

I have the material Joel submitted the evening of our meeting and a second one he sent in last week, but, as agreed I'm holding until the May meeting so I think I'll put Rich's note with that stuff as well and will distribute it at the review meeting on the 24th. I told Joel that this will not be discussed at the April meeting but will be on the May agenda. I'm assuming Joel's note below referring to approval by April 5th is for the driveway permit.

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

-----Original Message-----

From: Rich Othmer

Sent: Thursday, March 29, 2018 8:11 AM

To: joel.greenberg@arch-visions.com; Planning Kent; Highway Kent; Building Inspector

Subject: RE: Emailing: AS-101 PROPOSED SSTS Waywayanda New House / Joel Greenberg Architect 2018

Town of Kent Planning Board;

I am writing in reference to the proposed new home at the very end of Waywayanda Court in Western Kent for the Architect Joel Greemberg. I inspected the proposed driveway and everything is OK as far as the Highway Department is concerned. There was a house up there at one time and with a few tweaks the old driveway will be fine. Please adhere to the following;

1) The applicant must still submit a driveway application for the new construction. Something minor might be needed so I will need to look at it once again before a CO is issued when construction is done.

- 2) I will waive the requirement that the end of the driveway has to be paved being that the road is dirt & we will just rip up the blacktop during plowing operations.
- 3) I would like it entered into the approval that the Kent Highway Department intends to keep Waywayanda a dirt road and has no intentions of paving it at all. We do not have the funds to do so for proper construction and future maintenance. We do grade the road several times a year as the weather and manpower permits.
- 4) Understand that this home will be at the end of the plowing route and it will take time to get the road clear during abnormal weather events such as the 3 back to back Nor'easters we just experienced. During normal winter's each route takes approximately 3.5 hours to complete.
- 5) Tell the applicant to install a generator & put in a good wine cellar!

Good luck to the new residents and they have a beautiful location, I wish them many years of good living.

Richard T. Othmer Jr.

Highway Superintendent

-----Original Message-----

From: Highway Kent
Sent: Wednesday, March 28, 2018 12:36 PM
To: Rich Othmer
Subject: FW: Emailing: AS-101 PROPOSED SSTS

From: Joel Greenberg [joel.greenberg@arch-visions.com]
Sent: Wednesday, March 28, 2018 11:38 AM
To: Highway Kent
Subject: Emailing: AS-101 PROPOSED SSTS

Angela,

Please forward to Richie. I would appreciate an approval by the next Planning Board meeting which is Thursday April 5. Contact me with any questions.

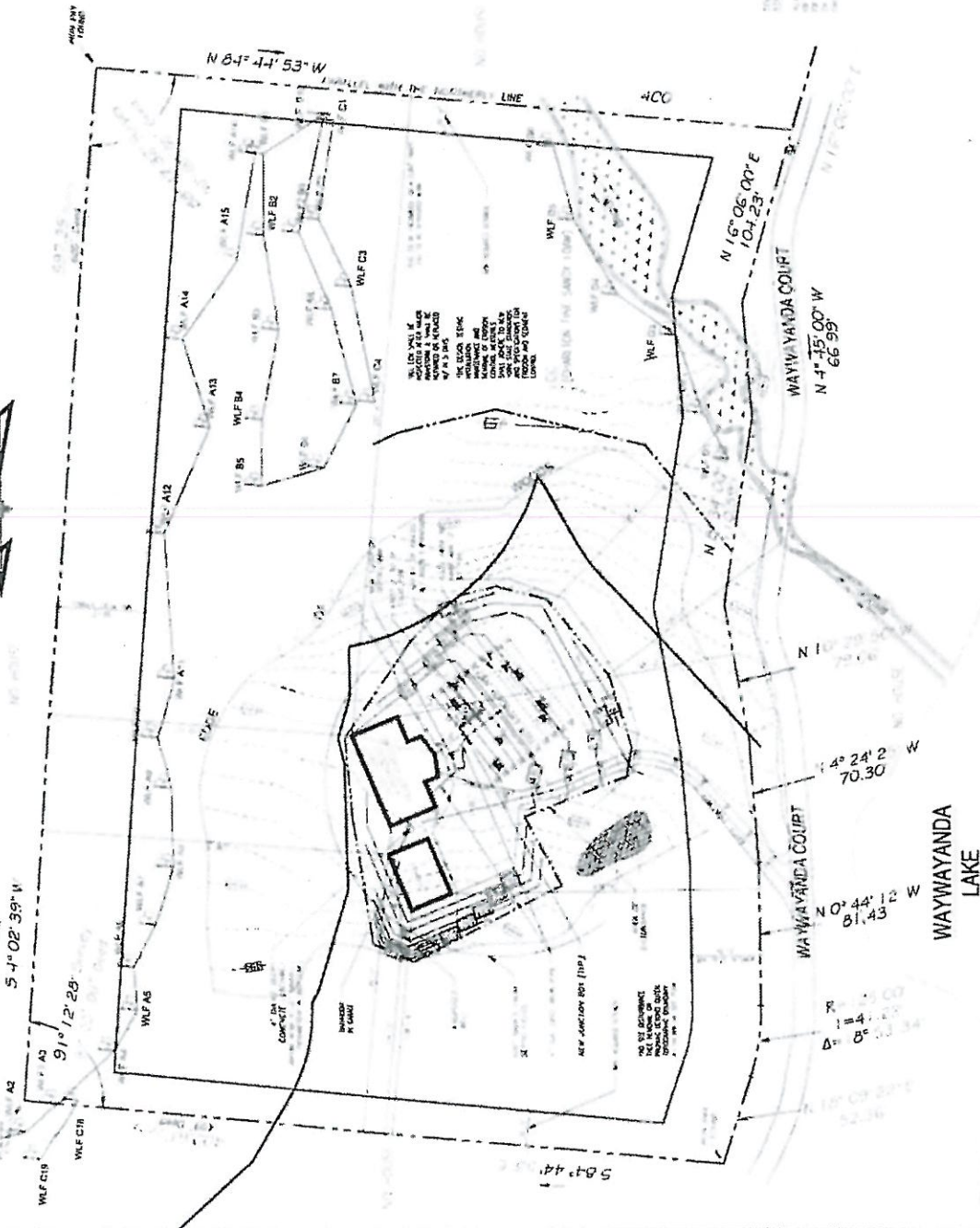
Thanks,

Joel Greenberg, RA, AIA, NCARB
Principal Architect
Architectural Visions, PLLC
2 MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
P 845-628-6613
F 845-628-2807
WWW.ARCH-VISIONS.COM

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IC	REF	PERK	PERK IN RATE	RMP	MP	LENGTH OF FEET	DRIVEWAY PROFILE	REMARKS	REVISION
				7	N/A	300		150 DL / REVISION	

1 DRIVEWAY PROFILE
1'-1"

1 MAX 5.0% 10%

Emailing: AS-101 PROPOSED SSTS

Joel Greenberg [joel.greenberg@arch-visions.com]

Sent: Wednesday, March 28, 2018 11:38 AM

To: Highway Kent

Attachments: AS-101 PROPOSED SSTS.pdf (860 KB)

Angela,

Please forward to Richie. I would appreciate an approval by the next Planning Board meeting which is Thursday April 5. Contact me with any questions.

Thanks,

Joel Greenberg, RA, AIA, NCARB
Principal Architect
Architectural Visions, PLLC
2 MUSCOOT ROAD NORTH
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Did He put in A Driveway
Applications - no plans TO
Pave - in Future -

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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 29, 2018

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

Subject: New Home on Waywayanda Court

Dear Chairman Tolmach,

I am writing in reference to the proposed new home at the very end of Waywayanda Court in Western Kent. I have inspected the proposed driveway and everything is okay as far as the Highway Department is concerned. There was a house up there at one time and with a few tweaks the old driveway will be fine.

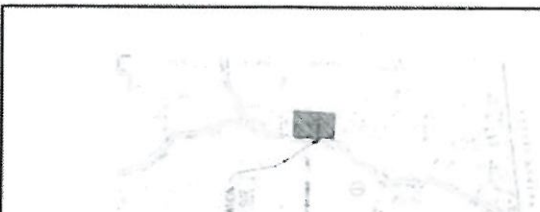
For the project to go forward please adhere to the following:

- 1) The applicant must still submit a Driveway Application for the new construction. Something minor might be needed so I will need to look at it once again before a CO is issued when construction is done.
- 2) I will waive the requirement that the end of the driveway has to be paved being that the road is dirt and we will just rip up the blacktop during plowing operations.
- 3) I would like it entered into the approval that the Kent Highway Department intends to keep Waywayanda Court a dirt road and has no intentions of paving it at all. We do not have the funds to do so for proper construction and future maintenance. We do grade the road several times a year as the weather and manpower permits.
- 4) Understand that this home will be at the end of the plowing route and it will take time to get the road clear during abnormal weather events such as the three back to back Nor'easters we just experienced. During normal winter's each plow route takes approximately three and a half hours to complete.

Please do not hesitate to contact me with any questions.

Sincerely,

Richard T. Othmer Jr.
Kent Highway Superintendent



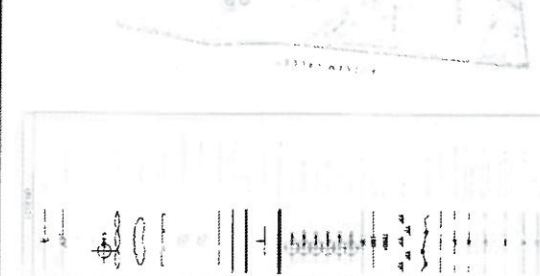
ZONING CHART
ZONING R-80
DENSITY

LOT AREA	MIN. AREA	MIN. DIST. TO ADJ. LOT	MIN. DIST. TO STREET	MIN. DIST. TO LOT CORNER	MIN. DIST. TO LOT CENTER
100' x 100'	10,000	10'	10'	10'	10'
150' x 150'	22,500	15'	15'	15'	15'
200' x 200'	40,000	20'	20'	20'	20'
300' x 300'	90,000	30'	30'	30'	30'

ARCHITECTURAL
VISIONS

PROJECT:
JOHN RYDER
10000 WAYWAYANDA COURT
WAYWAYANDA, CA 94095

SITE PLAN



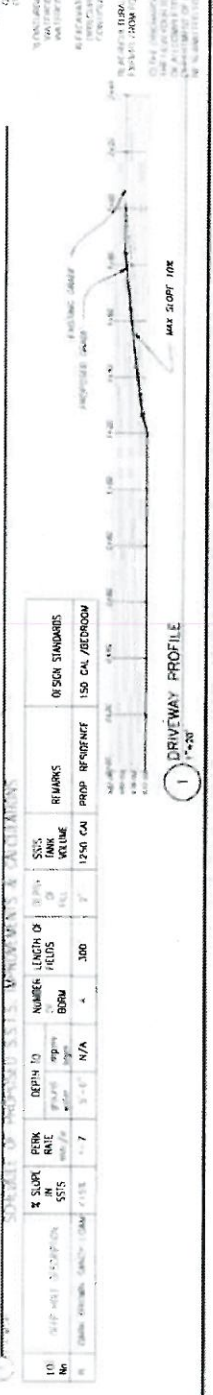
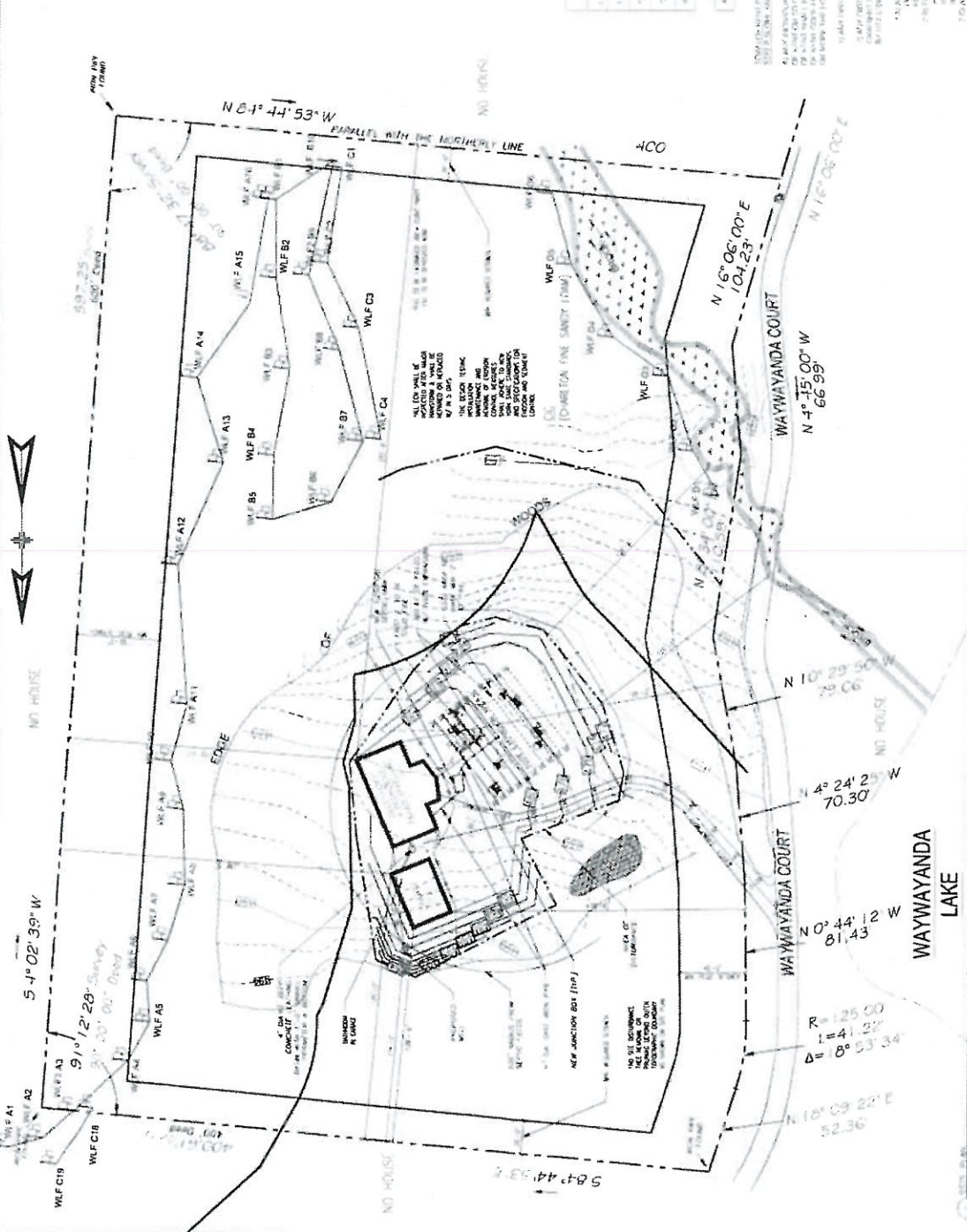
ZONING CHART
ZONING R-80
HOUSE

LOT AREA	MIN. AREA	MIN. DIST. TO ADJ. LOT	MIN. DIST. TO STREET	MIN. DIST. TO LOT CORNER	MIN. DIST. TO LOT CENTER
100' x 100'	10,000	10'	10'	10'	10'
150' x 150'	22,500	15'	15'	15'	15'
200' x 200'	40,000	20'	20'	20'	20'
300' x 300'	90,000	30'	30'	30'	30'

NOTES:
1. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
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9. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.

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10. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.

AS-101



PROPERTY DATA

NO.	DEPT.	PERK RATE	DEPTH	NUMBER OF FEET	LENGTH OF FEET	PERK RATE	SSIS	REMARKS	OSCAR STANDARDS
10	12-50	12-50	12-50	12-50	12-50	12-50	12-50	12-50	12-50

DRIVEWAY PROFILE
1"=20'

Emailing: AS-101 PROPOSED SSTS

Joel Greenberg [joel.greenberg@arch-visions.com]

Sent: Wednesday, March 28, 2018 11:38 AM

To: Highway Kent

Attachments: AS-101 PROPOSED SSTS.pdf (860 KB)

Angela,

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Joel Greenberg, RA, AIA, NCARB
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Did He put in A Driveway
Application - no plans TO
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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 29, 2018

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

Subject: New Home on Waywayanda Court

Dear Chairman Tolmach,

I am writing in reference to the proposed new home at the very end of Waywayanda Court in Western Kent. I have inspected the proposed driveway and everything is okay as far as the Highway Department is concerned. There was a house up there at one time and with a few tweaks the old driveway will be fine.

For the project to go forward please adhere to the following:

- 1) The applicant must still submit a Driveway Application for the new construction. Something minor might be needed so I will need to look at it once again before a CO is issued when construction is done.
- 2) I will waive the requirement that the end of the driveway has to be paved being that the road is dirt and we will just rip up the blacktop during plowing operations.
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Please do not hesitate to contact me with any questions.

Sincerely,

Richard T. Othmer Jr.
Kent Highway Superintendent