



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan

Date: September 27, 2018  
UPDATED 9/28/2018

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

The following materials were reviewed:

- Drawings prepared by Roy Fredriksen, PE
  - Stormwater Pollution Prevention Plan (Erosion & Sediment Control) revised 7/24/2018
  - **Notice of Intent (NOI) signed 8/1/2018**
  - **MS4 SWPPP Acceptance Form**

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

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

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

1. On Combined Application Form, select steep slope & erosion control permit instead of pre-application review.
  1. **Revised Application Form not received.**
2. Provide completed Certification of Professional Engineer/Licensed Land Surveyor/Architect
  1. **Not received.**
4. Provide the following information as required by Town Code Chapter 66-6.B.2:
  2. §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.
  4. **Information could not be located.**
- ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan. – **Information could not be located.**
3. §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.”
  - iii. 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.
    4. **Information could not be located.**
6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
  - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges,” – **Information could not be located.**
  - d. The Applicant and Applicant's design professional are expected to be familiar with the provisions of NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying the SWPPP (Part II.C.5), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4).
    - 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. – **Notes could not be located.**
  - e. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
9. Refer to the Drawings:
  - c. Based on the experience of the adjacent homeowner, a catchbasin may be recommended at the inside corner of the driveway to prevent road runoff from flowing onto the driveway near the garage and creating an icing condition.
    - i. **If applicant prefers not to have a catchbasin in this location, state this in response letter.**
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.

The following comments are provided for the Planning Board's consideration from a memo dated July 12, 2018:

4. Provide a centerline profile of the driveway prior to paving and prior to issuance of building permit as required per Town Code Chapter 57, §57-26.A(5)(c). – **Provide a note on the drawing.**
7. The cultec units appear to be infiltrating roof runoff, which is piped to the unit. Provide catch basins, yard drains or similar structures where a turn is required in the pipe run.
8. The previous submittal included a second drawing, very similar to the revised drawing but with some different notes. Some of those notes would be beneficial to transfer to the single drawing.
9. Provide Health Department approvals when available.

**New Comments (9/27/2018):**

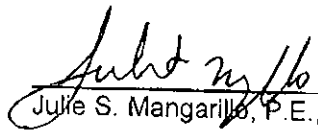
1. A SWPPP and NOI were submitted. Unfortunately, at the time of review we could not locate our copy. Separate comments regarding those documents will be issued under separate cover. – **Additional copies of NOI and MS4 SWPPP Acceptance Form were obtained. See comments below.**
2. The first floor elevation is listed as 327 while the contours range from elevation 900 to 936. Make elevations consistent.
3. Label distance from septic to infiltrators. Confirm the infiltrators are included on drawing submitted to/approved by the Health Department.
4. An erosion control estimate has not been provided by the applicant. We have prepared an estimate, attached, for \$28,867.50. We recommend the bond estimate prepared by this office be accepted for the bond amount and recommended for approval by the Town Board. However, we will consider an alternate amount if the applicant would like to submit a bond estimate.
5. 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.
6. We recommend the remaining project review be referred to the Planning Board consultants to be handled administratively.

**New Comments 9/28/2018 regarding the NOI:**

1. Refer to the Notice of Intent
  - a. Page 2, #1 Provide coordinates from NYSDEC Stormwater Interactive Map
  - b. Page 3, #3 For "Pre-Development Existing Land Use" There is not an existing single family home. Recommend selecting "Other" and writing in "vacant lot".
  - c. Page 5, #15 Select "Yes" for separate storm sewer system.

Memorandum  
Fregosi ECP  
TM # 10.20-1-69  
September 27, 2018  
Updated September 28, 2018  
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- d. Page 5, #22 Recommend selecting "No" for post-construction stormwater management practices.
    - i. While post-construction stormwater management practices are proposed to re-direct stormwater away from neighboring properties, they are not required based upon NYS DEC thresholds.
  - e. Page 7, #26 - "Temporary Structural" - Recommend selecting "Stabilized Construction Entrance". "Vegetative Measures" - Recommend selecting "seeding". "Other" - Recommend leaving this blank. While the infiltration trench and infiltrators are proposed to re-direct stormwater away from neighboring properties, they are not required based on NYS DEC thresholds.
2. Provide written response with future submittals stating how the comments have been addressed.

  
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



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan

Date: September 27, 2018

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

The following materials were reviewed:

- Drawings prepared by Roy Fredriksen, PE
  - Stormwater Pollution Prevention Plan (Erosion & Sediment Control) revised 7/24/2018

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

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

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

1. On Combined Application Form, select steep slope & erosion control permit instead of pre-application review.
  1. **Revised Application Form not received.**
2. Provide completed Certification of Professional Engineer/Licensed Land Surveyor/Architect
  1. **Not received.**
4. Provide the following information as required by Town Code Chapter 66-6.B.2:
  2. §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.

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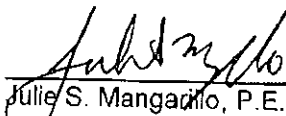
- ii. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan. – **Information could not be located.**
- 3. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
  - iii. 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.
- 4. Information could not be located.**
- 6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
  - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in the stormwater discharges;” – **Information could not be located.**
  - d. The Applicant and Applicant’s design professional are expected to be familiar with the provisions of NYSDEC GP-0-15-002, particularly the sections regarding the maintenance of documentation on-site (Part II.C.2), provisions for modifying the SWPPP (Part II.C.5), trained contractor requirements (Part III.A.6), inspection and maintenance requirements (Part IV) and the procedure for termination of coverage in an MS4 community (Part V.A.4).
    - 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. – **Notes could not be located.**
  - e. In accordance with Part III.A.6, provide copies of the Contractor Certifications and copies of training certificates prior to the start of earth-disturbing activities.
- 7. Provide a Notice of Intent (NOI) for review: –
- 8. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
- 9. Refer to the Drawings:
  - c. Based on the experience of the adjacent homeowner, a catchbasin may be recommended at the inside corner of the driveway to prevent road runoff from flowing onto the driveway near the garage and creating an icing condition.
- 10. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.

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**New Comments:**

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2. The first floor elevation is listed as 327 while the contours range from elevation 900 to 936. Make elevations consistent.
3. Label distance from septic to infiltrators. Confirm the infiltrators are included on drawing submitted to/approved by the Health Department.
4. An erosion control estimate has not been provided by the applicant. We have prepared an estimate, attached, for \$28,867.50. We recommend the bond estimate prepared by this office be accepted for the bond amount and recommended for approval by the Town Board. However, we will consider an alternate amount if the applicant would like to submit a bond estimate.
5. 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.
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\_\_\_\_\_  
Julie S. Mangano, P.E., CPESC

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

Bruce Barber via email  
Liz Axelson via email



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

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

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

**To:** Planning Board Town of Kent  
**From:** Julie S. Mangarillo, P.E., CPESC  
**Date:** September 27, 2018

**Attn:** Philip Tolmach, Chairman  
**Subject:** Erosion Control Bond Amount  
**Project:** Fregosi - Kentview Dr  
**Tax Map:** 10.20-1-69

The erosion control bond is as follows:

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Soil stockpiles	1	EA	\$ 500.00	\$ 500.00
Underground stormwater storage	1	LS	\$ 20,000.00	\$ 20,000.00
6" dia drainage pipe	215	LF	\$ 10.50	\$ 2,257.50
Catchbasins/drain inlets	1	EA	\$ 1,500.00	\$ 1,500.00
Seed and mulch	30,000	SF	\$ 0.06	\$ 1,800.00
Stabilized construction entrance	1	EA	\$ 750.00	\$ 750.00
Silt Fence	515	LF	\$ 4.00	\$ 2,060.00
			<b>TOTAL:</b>	\$ 28,867.50



**RECEIPT**

DATE Nov. 4, 2018

No. 373564

RECEIVED FROM J. Fregosi / Western Surety Co.

\$ 28,867.50

Twenty Eight Thousand Eight Hundred Sixty seven <sup>50</sup>/<sub>100</sub> DOLLARS

FOR RENT  
 FOR ELC Bond TM: 10.20.1-69

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

Surety Bond  
FROM V. Patterson TO J. Fregosi

BY \_\_\_\_\_

**PERFORMANCE BOND FOR EROSION AND SEDIMENT CONTROL**

**Joseph Fregosi**

**82 Anton Drive**

**Carmel, NY 10512**

**For Property Located on:**

**Kentview Drive**

**Kent, NY 10512**

**TM: 10.20-1-69**

Bond given by Joseph Fregosi, 82 Anton Drive, Carmel, New York, 10512, whose property is located on Kentview Drive, Kent, NY 10512/Tax Map: 10.20-1-69 ("Obligor") to the Town of Kent, a municipal corporation whose Town Hall is located at 25 Sybil's Crossing, Kent Lakes, New York, 10512 ("Obligee"), dated October 18, 2018.

KNOW ALL MEN BY THESE PRESENTS that the Obligor is held and firmly bound unto the Obligee in the sum of \$28,867.50, along with an initial inspection fee deposit of \$1,000.00 for the payment whereof to the Obligee the said Obligor binds itself, its successors and assigns.

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

WHEREAS, in conjunction with such Steep Slope and Erosion Control Permit Applications, the Obligor has submitted to the Obligee, plans and specifications for the land development activity known as the Fregosi Property ("Project Plans") and the Erosion and Sediment Control Plan, prepared Roy A. Fredriksen, PE, 278 Rapp Road, Valatie, NY 12184. All these plans were reviewed and approved on September 27, 2018, by the Obligee. A Resolution of Approval of land development activity in the nature of a Steep Slope and Erosion Control Permit of plans to construct a 49,139 square foot single family house, with driveway, septic system and a well on a vacant lot in zoning district R-80 on Kentview Drive, Kent, NY 10512. 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.

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

WHEREAS, the Planning Board of the Town of Kent has granted the Erosion Control Permit subject to the posting of two checks made out to the Town of Kent, one in the amount of \$28, 867.50 as a performance guarantee to be deposited into an escrow account pending the completion of the project for which the erosion control measures are necessary; and a second in the amount of \$1,000.00 as the final inspection fee, and delivered to:

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

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

Upon full completion of the work allowed pursuant to the conditions and specifications heretofore imposed by the **Planning Board of The Town of Kent**, the said escrow monies shall be returned to **Joseph Fregosi, 82 Anton Drive, Carmel, New York 10512**.

In the event the erosion control work allowed shall not have been duly completed by **JOSEPH FREGOSI**, as per the conditions and specifications of the **Planning Board of The Town of Kent**, the **Town Board** shall have the right to withdraw the aforesaid escrow monies and complete the required work for **JOSEPH FREGOSI**; with full use of said sums as the Town requires;

When the work shall have been fully completed as required by the conditions and specifications of the **Planning Board** either by **JOSEPH FREGOSI**, or by the **Town of Kent**, the aforesaid escrow monies or the balance of funds remaining after the work has been completed shall be returned or refunded to **JOSEPH FREGOSI** ;

This bond may not be assigned or transferred without the prior written approval of the **Planning Board and Town Board of The Town of Kent**.

The applicant hereby expressly authorizes the **Town of Kent**, its agents, employees, engineer or planner to enter upon the Owner's/Applicant's property for the purpose of inspecting the erosion control system installed and the site work being performed in accordance with the approved plans, provided that the **Town of Kent** provides at least 24 hours notice to **JOSEPH FREGOSI**;

Dated: 10/11, 2018

JOSEPH FREGOSI

By: Joseph Fregosi  
(signature)

By: Joseph Fregosi  
(signature)

JOSEPH FREGOSI

(print/type signatory's name)

Joseph Fregosi

Owner/Obligee, Joseph Fregosi

(print/type signatory's title)

STATE OF New York

) ss.:

COUNTY OF Putnam

On the 11 day of Oct, 2018, before me, the undersigned, a notary public in and for said state, personally appeared Joseph Fregosi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Louisa Scarano  
NOTARY PUBLIC

LOUISA SCARANO  
Notary Public, State of New York  
Qualified in Putnam County  
Reg. No. 01SC6146201  
My Commission Expires 05-15-20 22

TOWN OF KENT PLANNING BOARD  
SITE PLAN CHECKLIST

APPLICANT NAME: Joseph Fregosi  
ADDRESS: 82 ANTON, DR Carmel, NY 10512

CONTACT TELEPHONE NUMBER: 914-447-0220  
TM: \_\_\_\_\_

The following preliminary information must be included on the site plan. Please either check box as completed or indicate N/A (not applicable).

- 1.  The dimensions of all property lines
- 2.  Identify scale used
- 3.  Name of all adjacent roads and driveway location
- 4.  Sight distances if new curb cut is requested
- 5.  Basements for utilities including overhead
- 6.  All existing structures (including pools) shown and labeled as to their use and the distance from proposed structure and property lines
- 7.  Distance from the proposed structure to ALL property lines
- 8.  Completed bulk zoning table
- 9.  Location of any wetland, stream, lake or body of water within 100 feet of the property line.
- 10.  Location of septic system (including 100% expansion area)
- 11.  Location of well head
- 12.  Pre and post-construction topography (grading plan)
- 13.  Total limit of disturbance line
- 14.  Area(s) of disturbance where slopes are greater than 15%
- 15.  Total area of disturbance calculation (in square feet)
- 16.  Erosion and sediment control plan (if area of disturbance is greater than 5,000 square feet)
- 17.  Cost estimate (breakdown) to implement erosion and sediment control plan
- 18.  KNOX box system (if commercial property)

Check list completed by:

Joseph Fregosi  
(Print or type name here)

Owner  
(Print or type Title here)

Joseph Fregosi  
(Signature)

2/15/18  
(Date)

DO NOT WRITE BELOW THIS LINE (OFFICIAL USE)

Plans Date Stamped: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Town of Kent Planning Board

25 Sybil's Crossing  
Kent Lakes, NY 10512  
Phone: 845-225-7802 Fax: 845-306-5283  
Email: [planning@townofkentny.gov](mailto:planning@townofkentny.gov)

Roy A.

Fredriksson, TE  
278 Rapp Rd.  
Haltacha, NY  
12184  
Valatie

APPROVAL REQUESTED FOR: (Check all that apply)

- |                        |                                     |                            |                          |
|------------------------|-------------------------------------|----------------------------|--------------------------|
| Pre-Application Review | <input checked="" type="checkbox"/> | Preliminary Subdivision    | <input type="checkbox"/> |
| Final Subdivision      | <input type="checkbox"/>            | Revised Lot Line           | <input type="checkbox"/> |
| Site Plan              | <input type="checkbox"/>            | Conditional Use Permit     | <input type="checkbox"/> |
| Freshwater Wetland     | <input type="checkbox"/>            | Steep Slope & Erosion Ctrl | <input type="checkbox"/> |

Name of Project: Fregosi New House

Description of Proposed Activity:

Construct new house on a subdivision lot  
located on Kentview Dr as shown on plans.

Name of Applicant(s): Joseph Fregosi

Address: 82 Anton Dr. Carmel, NY 10512

Telephone: 914-447-0220

Name and Address of Record Owner(s): Joseph Fregosi, 82 Anton  
Dr. Carmel, NY 10512

Tax Map Number of all parcels: 10.20-1-69

REQUEST FOR WETLAND DELINEATION CONFIRMATION

PLANNING DEPARTMENT  
TOWN OF KENT, NEW YORK

Date: 2/15/2018  
Property Address: Kentview Dr, Kent, NY  
Property Tax Identification: 10-20-1-69  
Property Size: 49,139 Sq Ft, 1.1282  
Name of Wetland Consultant: \_\_\_\_\_  
Phone Number of Wetland Consultant: \_\_\_\_\_  
Name of Design Professional: Roy A. Fredriksen, PE  
Phone Number of Design Professional: 845-621-4000  
Name of Applicant: Joseph Fregosi  
Name of Owner: Joseph Fregosi

(Note: If the applicant is not the owner, written and executed authorization to access the property must be provided to the Planning Board Secretary (845-225-7802 or [planning@townofkentny.gov](mailto:planning@townofkentny.gov)) prior to site inspection).

Request:

*I request the Town of Kent confirm the wetland boundary delineation(s) completed by the applicant's wetland consultant at the above referenced site. I understand that the wetland confirmation will be conducted to verify only Town of Kent jurisdictional wetlands, watercourses and waterbodies as defined in Chapter 39A of the Town of Kent Town Code. I also understand that this confirmation does not constitute an application for any activity at the above referenced property. If an activity is proposed, then the appropriate application must be filed with the Town of Kent Planning Board Secretary and reviewed by the Town of Kent Planning Board.*

*I agree to the fee of \$125.00 per hour which shall include document review, travel time, on-site inspection and verbal/written correspondence.*

Signed:

Owner/Authorized Representative

Please attach a sketch map depicting the approximate location of the delineated wetlands.

February 2015



# Memorandum

**To:** Planning Board  
Town of Kent

**Attn:** Philip Tolmach  
Chairman

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

**Subject:** Erosion Control Plan

**Date:** November 8, 2018

**Project:** Gierer/Cargain Marie Rd  
TM # 22.-1-42

The following materials were reviewed:

- Combined Application Form, unsigned
- Architectural footprint & elevation view of proposed house, Professional Building Systems, Inc.
- Health Department approvals for well & septic, dated 4/20/2018
- Drawings prepared by Matthew A. Noviello, PE, LS, including:
  - D 17-9 Gierer Well & Septic Design, revised 10/10/2018
  - D 17-9 Gierer Site Plan, revised 11/6/2018 (via email)

The project proposes construction of a single family home with driveway, well and septic. Information provided indicates the lot has Putnam County Health Department approval for well and septic, issued April 20, 2018

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

1. The proposed project is 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.
2. Refer to the Combined Application Form and affidavits:
  - a. The application is to be signed. Affidavits are to be signed & notarized.
  - b. 1<sup>st</sup> page – Select “Steep Slope & Erosion Ctrl” instead of “Site Plan.”
  - c. 1<sup>st</sup> page indicates a home occupation. We defer to the Planning Board Planning Consultant regarding permitted uses for home occupation.
  - d. 2<sup>nd</sup> page, #14 – Provide a copy of the deed.
  - e. 5<sup>th</sup> page, Part D For Steep Slopes and Erosion Control – Provide required information. For #2 a, “Any disturbance involving one (1) or more acres of land”



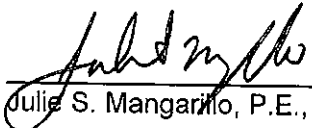
should read as "Any disturbance involving 5,000 SF or more of land". As more than 5,000 SF of land will be disturbed, provide the required information.

- f. 5<sup>th</sup> page – sign and date the application.
3. 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. [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.
      - ii. [2] Delineate the area of the site that will be disturbed and shall include a calculation of the acreage or square footage so disturbed.
      - iii. [4] Provide dimensional details of proposed erosion and sedimentation facilities as well as calculations used in the siting and sizing of sediment basins, swales, grassed waterways, diversions and other similar structures.
      - iv. [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.
      - v. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
      - vi. [7] Provide a maintenance schedule for erosion control measures.
  4. Provide a note on the drawing stating "Per §66-6.K (1): Within 10 days after installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for the applicant/landowner stating that all erosion control measures have been constructed and installed in compliance with the approved plan(s)."
  5. 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.d – “A construction phasing plan and sequence of operations describing the intended order of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance;”
- c. Part III.B.1.e – “A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;”
- d. Part III.B.1.f – “A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated August 2005, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of final stabilization;”
- e. Part III.B.1.h – “The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;”
- f. 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, dated August 2005;”
- g. 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;”
- h. The Applicant and Applicant’s design professional are expected to be familiar with the provisions of the newly issued 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). These requirements are to be referenced in the SWPPP.
- i. 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.
- j. Please note – With issuance of 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). Provide notes on the drawing requiring the more aggressive stabilization schedule.

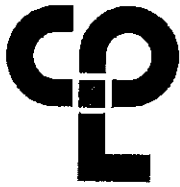
6. Provide a Notice of Intent (NOI) for review.
7. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
8. Refer to the Drawings:
  - a. For the temporary construction access, a stabilized construction entrance in accordance with New York Standards and Specifications for Erosion and Sediment Control is to be specified. A note should be added regarding removal of any sediment that is tracked onto the road.
  - b. Provide details and sizing calculations for the proposed dry wells. Provide soil testing to ensure suitable soil depth, without encountering rock or groundwater.
9. Provide additional details and information on the proposed driveway in accordance with Town Code Chapter 57-26. Include a driveway profile with proposed slopes.
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.
12. We defer to the Planning Board's planning consultant regarding planning & zoning issues.

As further information is provided, additional comments may be offered. Please let us know if we can be of additional assistance.

  
\_\_\_\_\_  
Julie S. Mangarino, P.E., CPESC

cc: Planning Board via email  
Bill Walters via email  
18-261-999-162

Bruce Barber via email  
Liz Axelson via email



ARCHITECTURE  
ENGINEERING  
PLANNING  
CPLteam.com

## MEMORANDUM

**TO:** Town of Kent Planning Board  
**CC:** Bill Walters  
Julie Mangarillo  
Bruce Barber  
**FROM:** Liz Axelson, AICP *Liz*  
**DATE:** November 8, 2018  
**RE:** Gierer Erosion Control Plan, Marie Drive, Tax Parcel No. 22.-1-42 / CPL# 14874.00

I reviewed the materials listed at the end of this memorandum; online mapping sources; 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 the erosion control plan for the construction of a single-family dwelling and other improvements to be made to an approximately 48,000 square foot (SF, 1.1-acre) wooded lot (see tax parcel listed above) in the R-40 (One Family Residence) zoning district.
2. My review is limited to the Zoning comments below. I defer to the Planning Board's Consulting Engineer and Environmental Consultant review for all other aspects of the project.

### SEORA

3. Provide a completed Short EAF.

### Zoning Requirements

4. The zoning table shown on the site plan properly addresses all R-40 lot and bulk requirements.
5. Add a note to the plans to state that utilities shall, unless unfeasible, be placed underground.
6. Since this is a wooded lot, the plans should include an outline of existing wooded areas that will remain. It is recommended that existing trees be preserved in the side yards and the rear yard.

### Recommendation

7. The Planning Board should direct the applicant to:
  - a. address the comments above; and
  - b. provide additional information for a more complete application.
8. Since the application is not be complete, no action is required by the Planning Board at this time.

If you have any questions please do not hesitate to contact me at 845-454-3411 ext. 21, or e-mail at [eaxelson@CPLteam.com](mailto:eaxelson@CPLteam.com).

### Materials Reviewed

- Application materials for Steep Slope and Erosion Control approval, submitted by Matthew Noviello, PE, LS with attached affidavits; certifications; and Request for Wetland Delineation; and
- Plans prepared by Matthew Noviello, PE, LS, entitled and dated as listed below:
  - o Well & Septic Design, dated August 8, 2017, last revised October 10, 2018; and
  - o Site Plan, dated August 8, 2017, last revised October 10, 2018; and
- Professional Building Systems Floor Plan, preparer not indicated, undated.



# Cornerstone Associates

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*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

November 8, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Gierer/Cargain Application**  
46 Marie Drive  
Section 22 Block 1 Lot 42  
Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

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

- Town of Kent Combined Application unsigned and undated.
- Part I Long-form EAF, unsigned and undated
- House floor plan and elevation photo.
- Plan entitled; "Gierer Well and Septic Design" prepared by Matt Noviello, PE, LS, dated 10/10/18 (rev.), 1 sheet: D-17-9.

**A: Summary of Application:**

Application is to construct a two story, four bedroom, single-family residence with front porch, well, septic system and driveway on a 1.102+/- acre parcel in an R-40 zoning district on the western side of Marie Drive.

**B: General Comments:**

- Application materials should be signed and dated
- Short-form EAF should be submitted (signed and dated).
- The property is located in a NYSDEC wetland check zone area. Please contact the Region 3 New Paltz office of the NYSDEC for additional information.
- The property is located in an area of potential rare plants/rare animals. Please provide written information from the NYS Natural Heritage office.
- A site inspection will be conducted by this office.

**C: Plan Review:**

- Please indicate area of disturbance on plan and also provide (quantify) total area of disturbance in square feet.
- A tree survey has not been provided.

- Provide a complete erosion and sediment control plan and applicable details
- Provide zoning bulk table.
- Provide soil test results for proposed drywells.
- Provide driveway profile and indicate driveway surface (e.g. asphalt, gravel, etc.).
- Provide complete grading plan.
- Indicate if any landscape screening will be installed or wooded areas maintained at adjoining property lines.

**D: EAF Review:**

Please submit current short-form EAF.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Barber', with a stylized, cursive script.

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

## Planning Kent

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**From:** Martin Stejskal [martin@arch-visions.com]  
**Sent:** Wednesday, November 21, 2018 1:55 PM  
**To:** Planning Kent  
**Cc:** 'Joel Greenberg'  
**Subject:** Rienzi - Kent View Drive  
**Attachments:** 11\_20\_2018\_Rienzi AS-101 SSTS.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Vera,

Hi, as discussed, Mr. Rienzi would like to ask the Planning Board for a Waiver of the required Driveway slope. The Slope we have shown is 13.5%, which is greater than the required 10%. We had looked at lowering the slope to 10%, but this would require the house be lowered by 10 feet. We can not change the approved Septic Location. If the house elevation was lowered by 10 feet, that would require blasting of rock in order to build the foundation. At previous meetings, neighbors across the street were concerned about blasting. With the higher driveway slope, we will not need to blast to install the foundation.

Thanking your in advance for your interest and cooperation.

If there are any questions, please let me know.

Thanks,

Marty

**Martin Stejskal, RA, AIA**  
Project Architect



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