



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

## MEMORANDUM

**Date:** September 13, 2018

**To:** Town of Kent Planning Board

**From:** Richard T. Othmer Jr, Highway Superintendent

**Subject:** 226 Lake Tibet Drive Driveway & Drainage.

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Honorable Members of the Planning Board;

I have inspected the driveway and drainage work that was done at the new residence at 226 Lake Tibet Drive.

I am satisfied with the work completed and it is up to the standards I had prescribed to the homeowner. It is fine by me that any bonds held in reserve for this project are released back to the owner.

Respectfully;

A handwritten signature in black ink, appearing to read "R. Othmer", is written over a horizontal line. The signature is stylized and cursive.

Richard T. Othmer Jr.





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

## MEMORANDUM

**Date: September 10, 2018**

**To: Julie Mangarillo, PE, and Town of Kent Planning Board**

**From: Richard T. Othmer Jr, Highway Superintendent**

**Subject: Driveway Inspection on Tibet Drive / Roncallo Property**

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Dear Julie & Honorable Members of the Planning Board;

On August 1, 2018 I met with Paul Roncallo and Engineer Jack Karell at the referenced property to inspect the driveway access and storm water conditions on Tibet Drive. The proposed driveway location on Tibet Drive is satisfactory with respect to slope & sight distance.

As for storm water I would recommend a grass swale on the west side of Tibet Drive on either side of the proposed driveway running into the existing basin & pipe crossing Tibet Drive. The pipe crossing Tibet Drive discharges into a vacant property and is satisfactory. A 12 inch pipe should be installed under the driveway. If you have any further questions please do not hesitate to call. This memo supersedes my previous memo of August 29, 2018.

Respectfully;

Richard T. Othmer Jr.



# Memorandum

To: Planning Board  
Town of Kent

Attn: Philip Tolmach  
Chairman

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

Subject: Erosion Control Plan

Date: October 1, 2018

Project: Rienzi Kentview Dr  
TM # 10.20-1-51

The following materials were reviewed:

- Combined Application Form, signed 8/10/2018 including Owner's affidavit, Agent of Owner's affidavit, Certification of Architect, Disclosure of Business Interest
- Health Department approvals for well and septic, dated 8/2/2018
- "Topographical Survey of Property" prepared by Robert H. Bergendorff, PLS, dated May 13, 2004
- Drawings prepared by Joel L. Greenberg, Architect, including:
  - S-1 Site Plan SSTS Layout, revised August 13, 2018
  - S-2 SSTS Details, revised July 20, 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 and frontage. Information provided indicates the lot has Putnam County Health Department approval for well and septic, issued August 2, 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 -
  - a. Page 3, #14 – Provide a copy of the deed.
  - b. Page 5, D) #2a – Select "yes" for more than 5,000 SF of disturbance.
  - c. Page 5, D) #3 – Provide date of boundary and topographic survey.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
  - a. §66-6.B.2.a – Provide "the location of the proposed area of disturbance and its relationship to property lines, easements, buildings, roads, walls and wetlands, if any, within 50 feet of the boundaries of said area."



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.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;"
  - f. 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;"
  - g. The Applicant and Applicant's design professional are expected to be familiar with the provisions of the 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 or on the drawings.
  - h. 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.
  - i. Please note, per GP-0-15-002, a SWPPP must be prepared by qualified professional, including a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s).
  - j. 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). Provide a note on the drawing.
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. The label and arrow for "limits of disturbance" on the left side of the property is pointing to blank space. Is the line missing? Is the line overlapped with the property line? The limits of disturbance should not go right up to property line if it can be avoided. A physical demarcation of the side property lines, such as orange construction fence, is also required.

9. Leaching Basin (Dry well)

- a. On S-2, Typ. Leaching Basin detail – specify that it is for stormwater runoff only, not sanitary wastewater.
- b. Provide soil testing to ensure bedrock will not interfere with drywell.
- c. Specify distances between leaching basin and nearby septic systems and wells.
- d. Specify a minimum of 10 feet between house foundation and leaching basin.
- e. Provide notes regarding long-term maintenance for the future homeowner.
- f. Provide a stabilized overflow.

10. Driveway:

- a. Recommend having a site visit with the Highway Superintendent to discuss design of driveway with respect to existing road drainage.
- b. Per Town Code Chapter 57, §57-26.A(2)(a): "Finished grades for all parts of any proposed driveway shall not exceed 10% and shall not be less than 1 ½% nor exceed 5% within 30 feet of the intersection of the driveway with the Town road...and shall be paved for a distance of 30 feet from said intersection. The driveway shall slope down and away from the Town road... in this thirty-foot-long segment, except in the case of a driveway with a culvert (Figures 15 and 25). The slope shall not exceed 3% within 30 feet of a garage or parking pad."
  - i. Remove "Stone apron first 30' of intersection". That detail only applies where a driveway meets a gravel road. Kentview Drive is paved, therefore the first 30' of the driveway must be paved. During construction, the entrance will meet the stabilized construction entrance requirements.
  - ii. Provide slope percentages on the driveway profile.
- c. Per Town Code Chapter 57, §57-26.A(4)(b), "The minimum driveway width shall not be less than 16 feet with a travel-way width of not less than 12 feet and a shoulder width of not less than two feet on each side."
  - i. Revise the typical driveway cross-section detail on S-2 to show 2' shoulders.
- d. Per Town Code Chapter 57, §57-26.A(4), the minimum subbase thickness is 8 inches clean, run-of-bank gravel. Item 4 is also acceptable. The minimum top course is 4 inches Item 4 or processed gravel or 3 inches compacted asphalt.
  - i. Revise the typical driveway cross-section detail on S-2 to show 8" subbase and 3" asphalt. Additionally, some of the text from the detail overlaps the text of the soil stockpiling detail.
- e. Provide sight distance measurements at the intersection of the driveway with the road. Sight distance should meet or exceed 200 ft requirement per §57-9 Table 1.
- f. Per Town Code Chapter 57, Figure 15, the driveway must be a minimum of 5 feet from the side property line.
  - i. Add a note to the drawing.

Memorandum  
Rienzi ECP  
TM # 10.20-1-51  
October 1, 2018  
Page 5 of 5

11. 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). Add a note to the drawing.
12. 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.
13. We defer to the Planning Board's environmental consultant regarding any potential wetland issues.

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

cc: Planning Board via email  
Bill Walters via email  
18-261-999-161

Bruce Barber via email  
Liz Axelson via email





# Memorandum

To: Planning Board  
Town of Kent

Attn: Phillip Tolmach  
Chairman

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

Subject: Erosion Control Plan for septic testing

Date: October 5, 2018

Project: Route 52 Development  
TM # 12.-1-52

The following materials were reviewed:

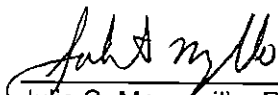
- Response letter prepared by P.W. Scott Engineering & Architecture, P.C., dated July 31, 2018
- Combined Application Form signed 8/7/2018 including Owner's affidavit, Agent of Owner's affidavit, Cortication of Professional Engineer, Disclosure of Business Interest, Agricultural Data Statement, Request for Wetland Delineation Confirmation, Site Plan Checklist.
- Drawing ECP "Erosion Control Plan" prepared by P.W. Scott Engineering & Architecture, P.C., dated 7/6/2018, revised 8/1/2018

This property is subject to an application for a larger development project. This particular application is for an erosion control permit to clear fallen trees from the recent significant storms for the limited purpose of allowing Health Department testing. The recent significant storm was extremely unusual. If not for the storm, the health department testing could have been completed without land disturbance that would trigger the need for an erosion control permit.

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

1. Refer to the Combined Application Form:
  - a. Page 1, Description of Action – Provide more specific description referencing relocation of trees knocked down during storm.
  - b. Page 3, #14 - Provide a copy of the deed.
  - c. Provide documentation that Tej Pal Sandhu is authorized to sign the affidavit as Owner.
2. Provide an estimated time frame for the testing work to be completed. Has it been completed? Provide an update.
3. Label the stabilized construction entrance at Rt 52.
4. The thick, dark dashed line seems to encircle the area of testing. Is it a limit of testing area? Soil type boundary? Label it. There is a 2nd thick, dark, dashed line that goes off the left side of the page. What does it represent? If it does not represent the limits of testing area, provide a line that does. Provide an area (acreage) of the area of testing.

5. Provide an estimated area of disturbance on the drawing.
6. Refer to "Erosion Control Notes", #2 – Include requirement to seed & mulch backfilled test holes. Provide additional notes on the drawing that any area of disturbance, not just the trails, are to be stabilized with seed and mulch.
7. Address the comments from Liz Axelson's email, dated June 12, 2018, which are repeated below for convenience:
  - a. "Please submit an application with maps; plans; and narrative sufficient to define the limited nature of the proposed tree removal, which would involve only tree trunks and limbs that have already fallen down as a result of the recent storm. Photographs keyed to an area map may be an appropriate way to show the extent of tree damage. Narrative should specify how this application would be separate and distinct from the applications for the overall development of the larger site. The narrative and plans should also show how this removal of fallen tree trunks and limbs would be carried out including any haul roads; landing or stockpile areas; wood chipping or cutting areas; drainage, erosion and sedimentation control measures and improvements with corresponding details; orange construction fencing to delineate the area of proposed work; seeding, planting and other reclamation practices and details; notation specifying no standing trees would be removed; only fallen trunks and limbs would be removed; and no stumps would be removed; and other clear limits defining the proposed activity. Existing conditions plans should show drainageways and surface water resources including wetlands and adjacent regulated areas."
8. We could not locate a pdf version of the revised drawing. Provide pdf.
9. Prior to Planning Board Chairman's signature of plans, all Planning Board costs and fees including the \$1,000 erosion control bond, initial inspection fee deposit of \$1000 and professional review fees incurred during the review and approval of the application must be paid.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email  
Bill Walters via email  
18-261-243

Bruce Barber via email  
Liz Axelson via email



## Cornerstone Associates

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*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

October 9, 2018

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

**Re: Roncallo Application**

Tibet Drive

Section 30.20 Block 1 Lot 15

Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

Please be advised that as the above date, the applicant has not provided responses to the prior memo prepared by this office dated September 27, 2018 (see below).

Sincerely,

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

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September 27, 2018

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

**Re: Roncallo Application**

Tibet Drive

Section 30.20 Block 1 Lot 15

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 prepared by John Karell, JR., PE dated 08/08/18 (unsigned), 2 pages.
- Plan entitled; "Paul Roncallo-Site Plan" prepared by John Karell, Jr., P.E. dated 03/28/18, 2 sheets: S-1, D-1. Plans stamped "received-Planning Department Town of Kent Aug 14, 2018.
- Plan entitled; Roncallo, Paul-Erosion Control and Steep Slope Notes" prepared by John Karell, Jr., PE, dated 08/08/18, 1 page: D-2
- Letter from NYSDEC executed by Nicholas Conrad dated 08/09/18, 1 page.

NOTE: The above materials were provided in PDF format. Review of hard copies is pending receipt.

**A: Summary of Application:**

Application is to construct a single-family residence, driveway and well/septic system on a 0.8+/- acre parcel.

**B: Review:**

- Page 2 of the EAF has not been provided.
- Comment response memo should be executed.
- The memo from NYS Natural Heritage indicates that there is a hibernaculum of Northern long-eared bat within 4 miles of the subject. Further information regarding any permit requirements should be obtained from NYSDEC Region 3 office. A note should be provided on the plans which indicates that tree cutting on the site shall only occur between November 1 and March 31 of the following year.
- Indicate if blasting or rock chipping will be required.

The applicant shall provide annotated responses to the above comments.

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

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*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

October 9, 2018

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

**Re: Raneri Application**

Hillside Road

Section 44.24 Block 1 Lot 3

Section 33.80 Block 1 Lot 1

Section 33.18 Block 1 Lot 28

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

- Comment response memo executed by John Karell, Jr. PE, dated 08/30/18, 1 page.
- Letter prepared by Ted Kozlowski dated 07/20/18, 1 page (unexecuted).
- Letter executed by Nicholas Conrad of NYSDEC dated 08/09/18, 1 page.
- Short-form EAF (Part I) executed by Jerry Raneri dated.
- Memo executed by Richard Othmer, Jr., Town of Kent Highway Superintendent dated 06/05/18, 1 page.
- Letter executed by Georgianne M. Berte of Premier Abstract, Ltd., dated 08/30/18, 1 page.
- Plans entitled, "Jerry Raneri- Hillside Road, Kent (T)" prepared by John Karell, Jr., PE, dated 08/09/18 (rev), 3 sheets: S-1, D-1, D-2
- Plans entitled; "Jerry Raneri-Hillside Road, Kent (T)" prepared by John Karell, Jr., P.E., dated 12/28/17, 2 total sheets: S-2, S-3.
- Plans entitled; "Jerry Raneri-Hillside Road, Kent (T)" prepared by John Karell, Jr., P.E., dated 03/10/18, 1 total sheet: D-3.

A site inspection was conducted on May 22, 2018.

**Summary:**

Application is to construct a new single-family residence, driveway, well and septic system on an 8.1 acre parcel located in an R-10 zoning district.

**Review:**

**Site inspection:**

Inspection revealed areas of fill and wood chips on the property. Visual inspection of the fill revealed pieces of asphalt, concrete, metal and other construction related materials. It is recommended that the Planning Board direct the applicant to provide soil testing protocols to be implemented upon approval by the Board.

Areas of potential wetlands were observed on and adjacent to the site. The applicant has provided the above referenced letter from a wetland consultant indicating that wetlands have identified and delineated on the site. There is proposed disturbance within the wetland buffer as indicated on the plans. It is unclear if any fill has been deposited in the wetland or wetland buffer area. This office will conduct a site inspection to confirm the wetland delineation.

**EAF:**

Page 3 of 3: Question 20: Please provide additional information relative to the “yes” response to remediation for hazardous waste on or adjacent to the site.

**Plans:**

A tree survey has not been provided.

This office defers to the Planning Board Engineer regarding site and drainage design and the Town Planner regarding zoning and planning.

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

Sincerely,

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

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



## Cornerstone Associates

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*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

October 9, 2018

To: Planning Board

From: Bruce Barber

Town of Kent Environmental Consultant

**Re: Reyes-Realbuto Application**

49 Tiger Trail East

Section 21.8 Block 1 Lot 39

Town of Kent, New York

Dear Chairman Tolmach and Members of the Planning Board:

Please be advised that as the above date, the applicant has only provided the following response via email on October 1, 2018 to the prior memo prepared by this office dated September 27, 2018 (see below):

"attached please find copies of the original invoice for 600 yards of fill which was delivered to the site in 2016 along with the report and bill from the lab analyzing the fill material which was done in 2017.

The owner indicates that no fill was placed upon the site after the stop work order was issued in 2017.

We believe we have satisfied the Town's requirement to sample the fill that was delivered to the site in 2016 and do not wish to resample the fill at this time"

**Comments:**

1. In response to a stop work order issued by the Town of Kent, soil sampling on imported fill was conducted at the subject site.
2. The soil testing report dated July 10, 2017 prepared by Hydro Environmental Solutions Inc., (HES), indicated that soil sampling had been conducted on the subject site on June 12, 2017. The report indicates that; "the soil samples were collected using a hand auger and the grab method; each sample was collected approximately six to eight inches below the surface of the fill material". The report concludes that; "based on laboratory analytical results, HES believes that the imported fill represents suitable material for unrestricted residential use. Thus, no additional environmental investigation or work will need to be completed at the site related to the importation of the fill material".
3. In conducting the soil sampling, there is no record of consultation with the Planning Board regarding testing protocols and standards to be utilized. The

Town Engineer or a representative of this office was not present on the site during soil collection. In prior, similar circumstances of fill installation on properties in the Town of Kent, the Planning Board has 1: directed the applicant to provide a plan including testing protocols indicating the location and depth of test holes to be dug and testing parameters/standards to be reviewed and approved by the Board, 2: written agreement for the Town Engineer and/or a member of this office to be present during soil sampling, 3: a written report indicating the findings of the soil sampling based on the agreed parameters/standard(s) and 4: recommendations.

4. The Planning Board received an email from Michael Lenzo dated December 13, 2017 which represents that most of the fill was installed at the subject site in August 2016. This individual indicates that a total of “over 4,000 cubic yards of fill has been installed on the site to a depth of “15’-20””.
5. The applicant has applied for a steep slope and erosion and sediment control permit from the Planning Board under Chapter 66 of the Town of Kent Town Code. The applicant is requesting that the fill be permitted to be left in place and graded as per engineering plans. In addition to the review of this application, the Board must make a determination that the soil left in place meets the requirements set out in Chapter 55A: Property Maintenance and Chapter 43: Illicit Discharges to Storm Sewers of the Town of Kent Town Code.
6. At the March 2018 Planning Board meeting, the applicant informed the Board that the Putnam County Department of Health will require a new septic system be installed at this property. The soil test report was discussed and the Board recommended to the applicant that additional soil sampling be conducted at the same time that the soil testing for the proposed septic system was conducted. The Board indicated that the additional testing was needed to obtain a more representative sample of soils including material deeper than 6”-8” below the surface.
7. The applicant has indicated in the above email dated 10/1/18 that they “have satisfied the Town’s requirement to sample the soil that was delivered to the site in 2016. The applicant has provided a bill of sale for 600 cubic yards of fill, the soil testing report and an invoice for the services of the soil sampling company.

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This is the prior memo prepared by this office:

September 27, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Reyes-Realbuto Application**  
49 Tiger Trail East



Section 21.8 Block 1 Lot 39

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

- Comment response memo executed by John Karell, Jr., PE dated 06/28/18, 2 pages (unsigned).
- Plan entitled; "Stephen Realbuto-Site Plan and Erosion Control Plan" prepared by John Karell, Jr., PE dated 7/17/18 (rev.), 3 sheets, S-1, S-2.
- Plan entitled; "Stephen Realbuto-Existing Conditions Plan" prepared by John Karell, Jr., PE dated 12/13/17, 1 sheet.

**Summary:**

Application is to demolish an existing single-family residence on the property and construct a new single family residence in which part will be built on the existing foundation and the remaining area will be constructed on a new foundation.

The subject site is 0.81+/- acres in size and is located in an R-40 zoning district.

**Review:**

It is this office's recollection that the Planning Board requested additional soil testing (deeper sampling locations) at the most recent meeting in which this application was discussed. Updated soil tests have not been provided.

The landscaping plan consists of six (6) "8' tall evergreens placed 20' on center". Additional detail in the format of a planting key is required. It is unclear at present if the size and spacing of the trees will provide adequate screening to the neighboring property.

**EAF:**

Please provide updated, executed EAF.

This office defers to the Planning Board Engineer regarding septic system adequacy, site and drainage design.

Sincerely,



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



## Cornerstone Associates

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*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

October 9, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Kent Self Storage Application**  
164 Route 311  
Section 22 Block 2 Lot 33

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

- Town of Kent Planning Board Combined Application executed by Richard Viebrock dated 09/20/18.
- Plan entitled; "Kent Self Storage" prepared by Insite Engineering dated 09/20/18, 1 sheet: SP-1.
- Letter executed by John Watson, P.E., of Insite Engineering dated 09/20/18, 1 page

**Summary:**

Application is to modify the site plan of the above referenced property. Specifically, the applicant wishes to remove the wholesale produce use and wholesale produce truck parking allocation and delineate some of the onsite parking spaces for proposed rental trucks.

**Review:**

The proposed rental truck spaces are located within a NYSDEC and Town of Kent watercourse/wetland buffer area. The spaces are indicated as gravel areas.

The applicant does not propose any site disturbance or the construction of any improvements.

Although there is no anticipated site disturbance, narrative information should be provided to ensure compliance with Town of Kent Town Code Chapter 39A-5(D).

It appears that the NYSDEC wetland delineation is greater than 10 years old and there is no executed wetland validation block on the plans. Referral to the NYSDEC for review and comment is recommended.

This office defers to the Planning Board Engineer regarding site plan and stormwater review and to the Town Planner regarding planning and zoning review.

Sincerely,

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

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



# Cornerstone Associates

*Environmental Consultants*

*1770 Central Street*

*Yorktown Heights, NY 10598*

*Phone: (914)-299-5293*

October 9, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Preliminary Review-Route 52 Development**  
Route 52  
Section 12. Block 1 Lot 52  
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:

1. Drawing-ID- Index Plan-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C. dated January 10, 2018 last revised July 20, 2018, scale as noted
2. Drawing-EX- Existing Conditions -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C. dated January 10, 2018 last revised July 20, 2018, scale 1"=200'
3. Drawing-SYI-Parking Site Plan- Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C. dated January 10, 2018 last revised July 20, 2018, scale as noted
4. Drawing-SY2- Treatment & Drainage Plan- 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C. dated January 10, 2018 last revised July 20, 2018, scale as noted
5. Drawing-SY11- View Sections-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C. dated January 10, 2018 last revised July 20, 2018, scale as noted
6. Stormwater Management Report- Route 52 Development, prepared by Peder W. Scott, P.E., R.A., dated June 10, 2018
7. Letter to Town of Kent Planning Board from P.W. Scott Engineering & Architecture, PC, dated August 1, 2018
8. Town of Kent Planning Board Combined Application Form, dated 9/6/17
3. Letter-Statement of Use-Site Plan and Commercial Planning, dated November 20, 2017 revised July 20, 2018
9. Letter- Site Design Matrix
10. Map- M1 -Slope Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale as noted
11. Map- M2 -NRC Soil Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
12. Map- M3 -Wetland Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
13. Map- M4 -Well Location Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
14. Map- M5- Overall Drainage Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale 1" = 1000'
15. Map- M6- NYSDEC Identifications -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
16. Map- M7- FEMA Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'

17. Map- M8- Geology Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., and dated May 20, 2017, scale 1" = 400'
18. Map- M9- 1000' Blasting Perimeter Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
19. Full Environmental Assessment Form, dated July 26, 2018
20. Existing Environmental Conditions-Route 52 Site Development- Town of Kent, prepared by Peder W. Scott, P.E., R.A., dated July 31, 2018
21. Letter from NY State Department of Environmental Conservation to Michael Nowicki, Ecological Solutions, LLC dated September 27, 2017
22. IPaC Conservation Measure Report-Route 52 Kent site Development, dated August 31, 2017
23. Threatened and Endangered Species Habitat Suitability Assessment Report-Route 52 Development, prepared by Michael Nowicki, Ecological Solutions, LLC, dated October 14, 2017
24. Mined Land Site Reclamation Narrative-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
25. Visual Impact Analysis-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
26. Water System Addendum-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 2, 2018
27. Sewage Treatment Plant-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
28. Infiltration Analysis Report-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated December 11, 2017
29. Preliminary Stormwater Pollution Prevention Plan (SWPPP) -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 6, 2018
30. Shared Parking Analysis -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
31. Air Quality Report & Impacts -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018 Route 52 Development TM 12.-1-52 October 5, 2018
32. Traffic Impact Study-Route 52 Site Development, prepared by Maser Consulting P.A., dated November 9, 2017 last revised January 26, 2018

A site inspection has not been conducted by this office. Please note that this is a preliminary review. Additional review and comments will be provided upon receipt of additional information or revisions.

**A: Summary of Application:**

Application is to construct the following improvements to a 137.435+/- acre parcel located on the eastern side of Route 52 in an IOC zone:

- Radisson Hotel: 150 rooms
- LaQuinta Hotel: 104 rooms
- Indoor Water Park (50,000 square feet)
- Convention Center (50,000 square feet)
- Truck stop with a service isle and fuel
- A tire service facility
- Country store and restaurant
- Well and wastewater treatment facilities
- Access roads ( 3 cuts) and parking
- Stormwater management

Although this office has not conducted a complete technical review of these materials, the above referenced materials were found to be sufficient to recommend to the Planning

Board to prepare and circulate a Declaration of Intent for Lead Agency for consideration by identified involved and interested agencies.

A site inspection will be conducted by this office.

This office will conduct a complete technical review of the above materials as well as review additional materials when received.

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

Sincerely,

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

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

October 9, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**  
404 Luddingtonville Road  
Section 12 Block 3 Lots 40, 41

Dear Chairman Tolmach and Members of the Planning Board:

I have reviewed the following pertinent documents relative to the above referenced project:

1. Town of Kent Planning Board Combined Application dated 08/21/18 (signature not clear).
2. Architectural Narrative labeled Exhibit 1, dated 08/21/18, 3 pages.
3. Letter executed by Andreea A. Oncioiu of NYCDEP dated 12/01/17, 2 pages.
4. Letter executed by Philip A. Perazio of the NYS Office of Parks Recreation and Historic Preservation dated 05/30/18, 1 page.
5. Long-form EAF (Part I) dated 08/21/18 (signature not clear).
6. Plans entitled; "Renovations and Additions Putnam Nursing and Rehabilitation Center" prepared by Schopfer Architects dated 08/21/18, 9 sheets: T1.0, T.1.1, L1.0, L1.1, L1.2, L1.3, L1.4, L2.0, L2.1.
7. Property Survey prepared by Link Land Surveyors dated 07/11/13, 1 sheet.
8. Topographic Survey prepared by Link Land Surveyors dated 07/11/13, 1 sheet.
9. Stormwater Pollution Prevention Plan prepared by Lehman & Getz, P.C. dated 02/21/18.

## **1: Summary of Application:**

This is an application to expand the existing Putnam Nursing and Rehabilitation Center by constructing a two-story addition, new employee parking and making improvements to the existing building and parking facilities.

## **2: Environmental Review:**

A: Wetlands:

A watercourse and wetland is located along the northern boundary of the site. This wetland and watercourse is regulated by the Army Corps of Engineers (ACOE), the New York State Department of Environmental Conservation (NYSDEC) and the Town of Kent. The 100' wetland buffer area is regulated by the NYSDEC and the Town of Kent. The watercourse is rated Class B by the NYSDEC. Wetlands are also located along the western side of Luddingtonville Road across the street from the subject property. The

NYSDEC and Town of Kent wetland buffer extends onto the subject property from these wetlands. The watercourse within this wetland is rated Class C(t) by the NYSDEC.

The NYSDEC confirmed the NYS jurisdictional wetland boundaries on 12/08/17 and an executed NYSDEC wetland validation block is located on the above referenced property survey.

The Town of Kent jurisdictional wetland boundaries were last confirmed by this office on April 16, 2015. This office will conduct a site inspection to update this delineation.

There is proposed encroachment into the wetland buffer. The applicant has provided a mitigation plan in the form of a planted pond edge. This plan will be reviewed in the field at the time of the wetland boundary update.

The applicant should quantify the amount of wetland and wetland buffer disturbance and provide a functional analysis to explain how the proposed mitigation will offset impacts. Additionally, run off from impervious surfaces should be treated prior to discharge to wetland and buffer areas. Stormwater practices should not be located in wetland and wetland buffer areas. This office defers to the town engineer regarding review of stormwater discharge requirements to the wetland and watercourses (including Ct(s) stream requirements).

**B: Trees:**

A tree survey should be provided. Notes should be added to the plan indicating any NYSDEC and/or US Fish and Wildlife tree cutting restrictions to the potential presence of protected bat species.

**C: Threatened and Endangered Species:**

Please provide reports from NYS Natural Heritage and US Fish and Wildlife.

**D: Rock Outcroppings:**

Not shown. Indicate areas of potential rock chipping/blasting.

**3: EAF Review:**

This office has reviewed the long-form EAF starting from Section D2. Project Operations to the end of the document. This office defers to the Town Planner regarding review of the remaining sections of the document.

Page 4, Question D.2.a: Please review response relative to excavation.

Page 4: Question D.2.b: Application suggests "yes" response is appropriate. Please review.

Page 6: Question D.2.f: Please review response.

Page 6: Questions D.2.g: Please provide response.

Page 7, Question D.2.h: Please provide response.

Page 8: Question D.2.m: Please review response.



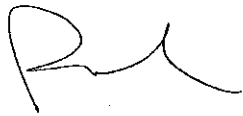
Page 8: Question D.2.p.ii: Provide response.  
Page 9: Question D.2.t: Provide information regarding medical waste generation.  
Page 11: Question E.2.a: Provide response.  
Page 11: Question E.2.b: How was this response verified?  
Page 11: Question E.2.c: Provide response.  
Page 11: Question E.2.d: Provide response  
Page 11: Question E.2.e: Provide response  
Page 11: Question E.2.f: Clarify response. Cannot read response.  
Page 11: Question E.2.h.iv: Provide responses.  
Page 11: Question E.2.i: Indicate how this was verified.  
Page 12: Question E.2.m: Provide Natural Heritage and US Fish and Wildlife reports.  
Page 12: Question E.2.o: How was this verified?  
Page 12: Question E.2.p: How was this verified?

**4: Plan Review:**

Detailed plan review will be conducted upon completion of field inspection(s).

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

**ADOPTED October 11, 2018**

**Town of Kent Planning Board  
Resolution of SEQRA Classification; Lead Agency Intent;  
Circulation; and Referrals for  
Route 52 Development Special Permit; Site Plan; and Erosion Control Plan**

**Whereas**, the Town of Kent Planning Board has received an application from Laurel Realty LLC, known as the Route 52 Development, for approval of a site plan and erosion control permit and other approvals and permits for development of a 137.435-acre parcel (tax parcel No. 12.-1-52) in the IOC (Industrial-Office-Commercial) zoning district; and

**Whereas**, the proposed action involves site development of a 137.435-acre parcel to create an approximately 54-acre excavated, graded area for mixed use commercial development. The existing site is vacant, wooded and steeply sloped with 10 wetland areas of various sizes. Proposed site development is located on the western half of the site. Proposed uses include 2 hotels; a conference center; an indoor recreation facility; a truck/rest stop building with retail and restaurants; and a motor vehicle repair and service station with fueling, tire shop and possibly other truck service and repair. Special use permit approval will also be required for a motor vehicle repair shop and service station, as well as a variance for building height. All four (4) proposed driveways would provide access from Route 52 just east of Interstate 84 (I-84) exit 17. The site also has frontage on Interstate 84 (I-84).; and

**Whereas**, the project is depicted on a set of site plans, prepared by PW Scott Engineering & Architecture, dated January 10, 2018, last revised July 20, 2018 (5 plan sheets identified as: ID; EX; SY1; SY2; and SY11); a Statement of Use (project narrative), dated July 18, 2018; and a Full Environmental Assessment Form (Full EAF), signed July 26, 2018 and other plans, reports and materials; 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, subsections (b)(6)(i), (iii), and (iv), due to: - the potential physical alteration of more than 10 acres of land; - the creation of parking for 1,000 or more vehicles; and - the creation of a facility with more than 100,000 square feet of gross floor area in a town with a population of less than 150,000 persons, the proposed action is considered to a Type I action under SEQRA; and

**Whereas**, the submitted materials are considered to be adequate only for the initiation of review under SEQRA, however, the materials are not considered to be a complete application at this time for the purposes of setting any public hearings; or making any required referrals; and

**Now Therefore Be It Resolved**, that the Planning Board hereby classifies the proposed project as a Type I Action under SEQRA as per 6 NYCRR part 617, subsections 617.4 (b)(6)(i), (iii), and (iv); 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 circulate the following materials to be provided by the Applicant or their representatives as prepared, copied, and assembled in packets in addressed envelopes ready for mailing, which shall include the following items:

- A copy of the adopted Lead Agency Resolution;
- Statement of use (revised 7/18/18);
- Full EAF Part 1 (signed 7/26/18);

*Town of Kent Planning Board  
Resolution of SEQRA Classification; Lead Agency Intent;  
Circulation; and Referrals for  
Route 52 Development Special Permit; Site Plan; and Erosion Control Plan  
October 11, 2018*

- Plans entitled Route 52 Development, prepared by PW Scott Engineering & Architecture, sheets (revised 7/20/18), set of 5, including:
  - ID Index Plan;
  - EX Existing Conditions;
  - SY1 Parking Site Plan;
  - SY2 Treatment & Drainage Plan; and
  - SY11 View Sections.

Motion: Simon Carey

Second: Giancarlo Gattucci

Phil Tolmach, Chairman Aye

Simon Carey Aye

Giancarlo Gattucci Aye

Dennis Lowes Aye

Charles Sisto Aye

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 October 11, 2018.

\_\_\_\_\_  
Vera Patterson, Clerk  
Town of Kent Planning Board

\*~\*~\*~\*

Involved and Interested Agencies

New York State Department of Environmental Conservation

New York State Department of Transportation

New York City Department of Environmental Protection

Putnam County Department of Planning, Development and Public Transportation

Putnam County Department of Health

Town of Kent Zoning Board of Appeals

Town of Kent Building Department

? Town of East Fishkill Town Clerk

? Town of Pawling Town Clerk

... Other agencies ...

**Town of Kent Planning Board  
Resolution of Time Extension Pertaining To  
Site Plan/  
Steep Slope and Erosion Control Permit Approval**

---

**Matter of Route 311 Plaza, LLC  
Tax Map: 22.-2-17**

**Whereas**, on March 9, 2017 the Town of Kent Planning Board granted conditional Site Plan and Steep Slope and Erosion Control Permit approvals for Route 311 Plaza, LLC; and

**Whereas**, said final approvals are valid for one year and pursuant to the Code of the Town of Kent, Chapter 77. Zoning, section 77-61 C., the Board may extend for periods of ninety days each, the time in which a conditionally approved final site plan must be submitted for Chairman's signature if, in the Board's opinion, such extension is warranted by the particular circumstance of the matter; and

**Whereas**, the Planning Board originally granted Site Plan Approval on April 14, 2011, re-approved the project on July 12, 2012, reapproved again on August 13, 2015, and again on March 9, 2017 after the original approvals expired; 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; and

**Now Therefore Be It Resolved**, that pursuant to section 77-61 C. of the Town Code the Planning Board grants two ninety (90) day extensions, for a total of 180 days, of the Site Plan Approval and Steep Slope and Erosion Control Permit approvals for the for Route 311Plaza, LLC forward from August 9, 2018 to February 15, 2019; 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 March 9, 2017, said conditions remaining unchanged and in force and effect.

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

I certify that the above resolution was adopted by the Town of Kent Planning Board at a meeting of the Board held on October 11, 2018.

---

Vera Patterson, Clerk  
Town of Kent Planning Board

Attached: Excerpt of March 2017 Minutes with original approval resolution with conditions

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

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**Matter of Route 311 Plaza, LLC**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

8) It is the responsibility of the applicant/project sponsor to submit to the Planning Board proof that each of the conditions of this Approval have been completed and that the response to comments have been completed to the satisfaction of the Planning Board's Professional Engineer, the Planning Board's Environmental Consultant, and the Planning Board's Consulting Planner. The signature of the Planning Board Chairman shall be withheld pending receipt of a written memorandum from the Planning Board's Consulting Planner verifying that each of the conditions of this Approval has been completed. The proposed final drawings shall not be accepted by the Planning Board without submission of proof of completion.

9) This site plan approval shall expire 12 months from the date of approval unless otherwise extended by the Planning Board upon the express written request of the applicant prior to the date of expiration.

Motion: Mr. Brunner  
Second: Mr. Tolmach  
Michael McDermott, Chairman Aye  
Dennis Lowes, Vice Chairman Absent  
George Brunner Aye  
Charles Sisto Aye  
Phil Tolmach Aye

Date: March 10, 2017


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

Vera Patterson  
Vera Patterson, Clerk  
Town of Kent Planning Board



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ENGINEERING  
PLANNING  
CPL.team.com

## MEMORANDUM

**TO:** Town of Kent Planning Board  
**CC:** Bill Walters  
Julie Mangarillo  
Bruce Barber  
**FROM:** Liz Axelson, AICP   
**DATE:** September 27, 2018  
**RE:** Realbuto Erosion Control Plan, 49 Tiger Trail, Tax Parcel No. 21.8-1-39 / CPL# 14784.00

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, Chapters 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 removal and replacement of a single-family dwelling and other improvements to be made to a 35,284 square foot (SF, <1-acre) lot (see tax parcel listed above) in the R-40 (One Family Residence) zoning district.
2. My review is limited to the Zoning Requirements comments below. I defer to the Planning Board's Consulting Engineer and Environmental Consultant review for all other aspects of the project.

### SEORA

3. My copy of the submittal did not include a Short EAF, yet prior comments by the Planning Board's Environmental Consultant may have been addressed.

### Zoning Requirements

4. Revise the zoning table of lot and bulk requirements to the plat corresponding to the R-40 district as follows:
  - a. Add an asterisk next to the proposed lot area with a note at the bottom of the table indicating this is a pre-existing, noncomplying condition, since it is less than 40,000 SF.
  - b. Correct the delineated front yard setback to be 40 feet (40'), which is the correct requirement.
  - c. Revise the table to reflect that the proposed front yard setback appears to be 60' from the porch.
  - d. Add a note to the plans to state that utilities shall, unless unfeasible, be placed underground.

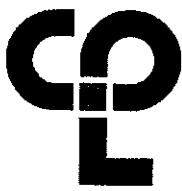
### Recommendation

5. The Planning Board should direct the applicant to:
  - a. address the comments above; and
  - b. provide additional information for a more complete application.
6. 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 John Karell, PE, with a cover letter June 28, 2018 with attached affidavits; certifications; and SWPPP form; and
- Plans prepare by John Karell, PE, entitled and dated as listed below:
  - o Site Plan and Erosion Control Plan, dated December 13, 2017, revised July 17, 2018;
  - o Existing Conditions Plan, dated December 13, 2017; and
  - o Steep Slope Plan, dated December 13, 2017, revised July 17, 2018.



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## MEMORANDUM

**TO:** Town of Kent Planning Board  
**CC:** Bill Walters  
Julie Mangarillo  
Bruce Barber  
**FROM:** Liz Axelson, AICE   
**DATE:** September 27, 2018  
**RE:** Roncallo Erosion Control Plan, Tibet Drive, Tax Parcel No. 30.20-1-15 / CPL# 60103.00

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, Chapters 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 construction of a single-family dwelling on an existing concrete foundation and other improvements to be made to a 34,848 square foot (SF, <1-acre) lot (see tax parcel listed above) in the R-80 (One Family Residence) zoning district.
2. My review is limited to the Zoning Requirements comments below. I defer to the Planning Board's Consulting Engineer and Environmental Consultant review for all other aspects of the project.

### SEQRA

3. My copy of the submittal did not include a Short EAF.

### Zoning Requirements

4. Revise the zoning table of lot and bulk requirements to the plat corresponding to the R-80 district as follows:
  - a. Revised the proposed values for building height to provide actual values. The maximum permitted building height is 30 feet.
  - b. Add a note to the plans to state that utilities shall, unless unfeasible, be placed underground.
  - c. Show the boundary of any existing wooded area on the site, outside of the limits of disturbance, labeled to indicate that it will remain.

### Recommendation

5. The Planning Board should direct the applicant to:
  - a. address the comments above; and
  - b. provide additional information for a more complete application.
6. The Planning Board may wish to set 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 [eaxelson@CPLteam.com](mailto:eaxelson@CPLteam.com).

Materials Reviewed

- Plans prepared by John Karell, PE, entitled and dated as listed below:
  - o Site Plan, dated March 28, 2018;
  - o Steep Slope Details and Notes, dated March 28, 2018; and
  - o Erosion Control & Steep Slope Notes, dated June 10, 2018, revised August 1, 2018.



# Cornerstone Associates

---

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

October 9, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

**Re: Kent Self Storage Application**  
164 Route 311  
Section 22 Block 2 Lot 33

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

- Town of Kent Planning Board Combined Application executed by Richard Viebrock dated 09/20/18.
- Plan entitled; "Kent Self Storage" prepared by Insite Engineering dated 09/20/18, 1 sheet: SP-1.
- Letter executed by John Watson, P.E., of Insite Engineering dated 09/20/18, 1 page

## **Summary:**

Application is to modify the site plan of the above referenced property. Specifically, the applicant wishes to remove the wholesale produce use and wholesale produce truck parking allocation and delineate some of the onsite parking spaces for proposed rental trucks.

## **Review:**

The proposed rental truck spaces are located within a NYSDEC and Town of Kent watercourse/wetland buffer area. The spaces are indicated as gravel areas.

The applicant does not propose any site disturbance or the construction of any improvements.

Although there is no anticipated site disturbance, narrative information should be provided to ensure compliance with Town of Kent Town Code Chapter 39A-5(D).

It appears that the NYSDEC wetland delineation is greater than 10 years old and there is no executed wetland validation block on the plans. Referral to the NYSDEC for review and comment is recommended.

This office defers to the Planning Board Engineer regarding site plan and stormwater review and to the Town Planner regarding planning and zoning review.

Sincerely,

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

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





# Cornerstone Associates

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

October 9, 2018

To: Planning Board

From: Bruce Barber  
Town of Kent Environmental Consultant

Re: **Putnam Nursing and Rehabilitation Center**  
404 Luddingtonville Road  
Section 12 Block 3 Lots 40, 41

Dear Chairman Tolmach and Members of the Planning Board:

I have reviewed the following pertinent documents relative to the above referenced project:

1. Town of Kent Planning Board Combined Application dated 08/21/18 (signature not clear).
2. Architectural Narrative labeled Exhibit 1, dated 08/21/18, 3 pages.
3. Letter executed by Andreea A. Oncioiu of NYCDEP dated 12/01/17, 2 pages.
4. Letter executed by Philip A. Perazio of the NYS Office of Parks Recreation and Historic Preservation dated 05/30/18, 1 page.
5. Long-form EAF (Part I) dated 08/21/18 (signature not clear).
6. Plans entitled; "Renovations and Additions Putnam Nursing and Rehabilitation Center" prepared by Schopfer Architects dated 08/21/18, 9 sheets: T1.0, T1.1, L1.0, L1.1, L1.2, L1.3, L1.4, L2.0, L2.1.
7. Property Survey prepared by Link Land Surveyors dated 07/11/13, 1 sheet.
8. Topographic Survey prepared by Link Land Surveyors dated 07/11/13, 1 sheet.
9. Stormwater Pollution Prevention Plan prepared by Lehman & Getz, P.C. dated 02/21/18.

## **1: Summary of Application:**

This is an application to expand the existing Putnam Nursing and Rehabilitation Center by constructing a two-story addition, new employee parking and making improvements to the existing building and parking facilities.

## **2: Environmental Review:**

### **A: Wetlands:**

A watercourse and wetland is located along the northern boundary of the site. This wetland and watercourse is regulated by the Army Corps of Engineers (ACOE), the New York State Department of Environmental Conservation (NYSDEC) and the Town of Kent. The 100' wetland buffer area is regulated by the NYSDEC and the Town of Kent. The watercourse is rated Class B by the NYSDEC. Wetlands are also located along the western side of Luddingtonville Road across the street from the subject property. The

NYSDEC and Town of Kent wetland buffer extends onto the subject property from these wetlands. The watercourse within this wetland is rated Class C(t) by the NYSDEC.

The NYSDEC confirmed the NYS jurisdictional wetland boundaries on 12/08/17 and an executed NYSDEC wetland validation block is located on the above referenced property survey.

The Town of Kent jurisdictional wetland boundaries were last confirmed by this office on April 16, 2015. This office will conduct a site inspection to update this delineation.

There is proposed encroachment into the wetland buffer. The applicant has provided a mitigation plan in the form of a planted pond edge. This plan will be reviewed in the field at the time of the wetland boundary update.

The applicant should quantify the amount of wetland and wetland buffer disturbance and provide a functional analysis to explain how the proposed mitigation will offset impacts. Additionally, run off from impervious surfaces should be treated prior to discharge to wetland and buffer areas. Stormwater practices should not be located in wetland and wetland buffer areas. This office defers to the town engineer regarding review of stormwater discharge requirements to the wetland and watercourses (including Ct(s) stream requirements).

**B: Trees:**

A tree survey should be provided. Notes should be added to the plan indicating any NYSDEC and/or US Fish and Wildlife tree cutting restrictions to the potential presence of protected bat species.

**C: Threatened and Endangered Species:**

Please provide reports from NYS Natural Heritage and US Fish and Wildlife.

**D: Rock Outcroppings:**

Not shown. Indicate areas of potential rock chipping/blasting.

**3: EAF Review:**

This office has reviewed the long-form EAF starting from Section D2. Project Operations to the end of the document. This office defers to the Town Planner regarding review of the remaining sections of the document.

Page 4, Question D.2.a: Please review response relative to excavation.

Page 4: Question D.2.b: Application suggests "yes" response is appropriate. Please review.

Page 6: Question D.2.f: Please review response.

Page 6: Questions D.2.g: Please provide response.

Page 7, Question D.2.h: Please provide response.

Page 8: Question D.2.m: Please review response.

Page 8: Question D.2.p.ii: Provide response.  
Page 9: Question D.2.t: Provide information regarding medical waste generation.  
Page 11: Question E.2.a: Provide response.  
Page 11: Question E.2.b: How was this response verified?  
Page 11: Question E.2.c: Provide response.  
Page 11: Question E.2.d: Provide response  
Page 11: Question E.2.e: Provide response  
Page 11: Question E.2.f: Clarify response. Cannot read response.  
Page 11: Question E.2.h.iv: Provide responses.  
Page 11: Question E.2.i: Indicate how this was verified.  
Page 12: Question E.2.m: Provide Natural Heritage and US Fish and Wildlife reports.  
Page 12: Question E.2.o: How was this verified?  
Page 12: Question E.2.p: How was this verified?

**4: Plan Review:**

Detailed plan review will be conducted upon completion of field inspection(s).

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

Sincerely,

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

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