



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

October 10, 2018

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

RE: Proposed Route 52 Development
Kent, NY

Traffic, Parking & Site Layout Review

Dear Chairman Tolmach and Members of the Board:

In accordance with your request, we have undertaken an initial review of traffic, parking and the site layout.

A. Traffic Impact Study

We have reviewed the Traffic Impact Study prepared by Maser Consulting, revised 1/26/2018 and have the following comments.

1. The projected trip generation is generally based on Institute of Transportation (ITE) data, which is acceptable as it is standard practice. The study indicates the ITE is supplemented with data from the Maser files. Any data that is not based on ITE should be identified and submitted as a basis for the projections. Additional information should be provided to clarify the truck stop projections, such as building s.f. or fueling positions and the Saturday peak hour trip generation.
2. It appears the water park Saturday volumes directional distribution should be explained since it varies from the ITE data. The ITE data shows most vehicles exiting while the traffic study shows most vehicles entering.
3. The 15% internal trip credits should be reduced for certain uses, at a minimum the convention center credit should be reduced.
4. Footnote 1 on Table 1 references a quality restaurant, which should be discussed or possibly modified as the parking study considers a restaurant within the Radisson hotel, which may be an ancillary use within the hotel.
5. The proposed hotel traffic distributions should also be provided.

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM

6. the Radisson Red hotel and the truck stop rest area. The trip generation table does not include the proposed hotel expansion and it is not clear if the truck stop expansion shown on Drawing SY1 is included. The traffic impact of the proposed expansion areas should be evaluated.
7. The basis of the projected distributions of site generated traffic along Route 311 as well as Route 52 should be expanded, and the distributions should either be revised or supplemented with a sensitivity analysis. For example, it appears to be a shorter travel time for vehicles traveling along Route 311 east of I-84 to utilize I-84 to Exit 17 compared to traveling along Route 311 between I-84 and Route 52 south of the site. In addition, a higher percentage of patrons for the water park may be generated along Route 52 south of Route 311.
8. The proposed hotel traffic distributions should also be provided.
9. Please provide figures for the projected pass-by volumes and provide separate figures for each of the specific other development volumes.
10. The analysis should be revised to be based on HCM 6th Edition and Synchro 10.
11. The Level of Service Summary Table 2 should be expanded to include the volume/capacity (v/c) ratios and indicate projected delays for all lane groups and approaches.
12. Three site driveways are shown on Drawing SY1. The site access for the truck stop in the study is inconsistent with the Preliminary Improvement Plan CP-1 and Drawing SY1. The study analyzes a single common driveway for the truck stop, Drawing CP-1 shows two driveways for the truck stop with ingress and egress at each driveway and Drawing SY-1 shows separate ingress and egress driveways. The driveways should be consolidated as analyzed in the study, unless there is a compelling reason to have two driveways for the truck stop. The study shows levels of service F for the truck stop driveway traffic entering Route 52. Monitoring for a traffic signal is proposed in the study at the water park driveway, but not at the truck stop driveway. Since the truck stop driveway(s) would likely not meet traffic signal warrants and NYSDOT typically discourages multiple full movement curb cuts, a single signalized driveway for the entire development should be considered. A supplemental analysis with a separate entrance for the truck stop could be considered as well, yet the second driveway for entering left turns may not be desired by NYSDOT.
13. Please revise figure references within the text.
14. The site driveway for the water park and hotels are shown as two-lane approaches, as are various recommended off-site improvements. If a signal is not installed at the driveway or off-site intersections, in our experience NYSDOT typically does not currently desire two lane approaches along minor approaches. The Applicant should coordinate with NYSDOT regarding the project and proposed improvements. Traffic signal warrant analyses should be provided.
15. Vehicular queuing should be evaluated relative to available storage lengths.

16. Sight distances should be evaluated at the proposed site driveway intersection(s) with Route 52.
17. Off-site improvements shown on Drawings CP-1 and CP-2 should be revised to show the approximate existing right of way to confirm the improvements can be implemented within the available right of way.
18. The study suggests that the majority of off-site improvements are required regardless of the proposed Route 52 Development. The Applicant should identify which specific improvements are proposed by the Applicant.
19. The accident reports should be summarized by intersection and roadway links and should be compared to statewide averages.

B. Parking

1. We have reviewed the Shared Parking Analysis prepared by P. W. Scott Engineering & Architecture, P.C., dated 7/31/2018 and have the following comments:
 - a. The parking study should include text to describe the tables and the basis for parking requirements for uses which are not identified in the Town zoning code.
 - b. The separate employee spaces shown for the hotel and restaurant uses on Table 1 do not appear to be specifically required based on Town zoning code and thus appear to be overstated, yet employees do need to be shown as a separate component of the spaces required by the Town in the shared parking analysis.
 - c. The 104 spaces shown for LaQuinta is greater than the 100 spaces shown on Drawing SY1 and analyzed in the traffic study.
 - d. The square footage of the restaurant in the Radisson should be identified.
 - e. The use of health club parking hourly percentiles does not appear to be representative of a water park. For example, during a weekend day at 2:00 PM, the water park is shown to be only 25% occupied.
 - f. The truck stop Table 5 shows 25 spaces required for the food court, while it appears 50 spaces are required based on the restaurant s.f. The future proposed retail spaces appear to be underestimated. The tire shop parking requirement should be explained.
 - g. Table 8 references land banking parking will be noted on drawings. Drawing SY1 does not appear to identify landbanked parking areas.
2. It is anticipated that parking spaces will be eliminated to accommodate delivery vehicles as discussed below.

3. A surplus amount of handicap accessible parking appears to be provided for each use. In addition, accessible aisle can be shared between two accessible parking spaces in New York State.

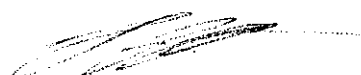
C. Site Layout

1. The proposed truck stop would accommodate 53 foot long trailers. We reviewed the New York State Department of Transportation (NYSDOT) criteria regarding special dimension vehicles (which include 53 foot trailers) and the anticipated trucks are permitted to access the site via the I-84 Interchanges 17 and 18 as well as Route 6.
2. Drawing SYI shows the truck stop trucks pulling head in to the trailer spaces, which would require trucks to back out of the spaces with limited sight distance of approaching trucks. The one-way flow arrows or the arrangement of the parking spaces should be reversed so that trucks can back into the spaces and drive forward to exit.
3. All typical parking space, access aisle and driveway dimensions should be provided. Typical radii should be provided.
4. There are two trucks parked behind the rest area expansion area, apparently in loading spaces. Based on the proposed parking space and access aisle layout, it does not appear that trucks can conveniently access the location shown. Loading spaces should be shown and dimensioned for each use. Truck turning simulations should be provided for vehicles entering and exiting the site driveway(s), vehicles circulating the truck stop, delivery vehicles utilizing loading spaces and firetrucks accessing buildings.
5. The number of proposed parking spaces should be shown for each parking bay. Parking space and access aisle dimensions should be provided.
6. Please explain the dashed driveway between the bio-retention areas shown near Route 52.
7. We recommend a break in the proposed boulevard along the northern site access driveway to accommodate vehicles exiting the truck stop rest area.

We are available to discuss our initial comments with your Board and the Applicant as desired.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Richard J. Pearson, PE, PTOE
Sr. Associate Principal

**EROSION CONTROL BOND ESTIMATE
FOR IMPLEMENTATION OF THE
EROSION CONTROL PLAN
& HIGHWAY BOND ESTIMATE**

Paul Rienzi
Kentview Drive
Town of Kent TM #10.20-1-51

October 5, 2018

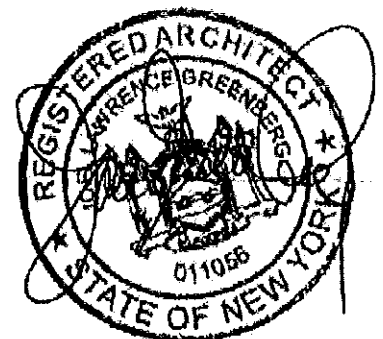
SECTION "A" EROSION CONTROL ON PROPERTY

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>
Silt Fence	200 lf	\$4.00/ lf	\$800.00
Seed & Mulch	14,000 sf	\$0.16/ sf	\$2,240.00
Construction Entrance	1 ea	\$750.00 / ea	\$750.00
Topsoil Stockpile	1 ea	\$500.00/ ea	\$500.00
Erosion Blanket	1500 sy	\$2.00/ sy	\$3,000.00
		TOTAL:	\$7,290.00

SECTION "B" HIGHWAY R.O.W.

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>
Silt Fence	15 lf	\$4.00/ lf	\$60.00
Seed & Mulch	1500 sf	\$0.16 / sf	\$240.00
Inlet Protection	3 ea	\$250.00 / ea	\$750.00
Erosion Blanket	166 sy	\$2.00 / sy	\$332.00
Catch Basin	3 ea	\$150.00 / ea	\$450.00
12" Diameter HPDE Pipe	100 lf	\$25.00 / lf	\$2,500.00
12" ADS End	3 ea	\$200.00 ea	\$600.00
Driveway Base	13 cy	\$45.00/ cy	\$585.00
Driveway Top	43 ton	\$67.00/ ton	\$2,881.00
		TOTAL:	\$8,398.00

* THE TOTAL ESTIMATED BOND FOR THE ABOVE MENTIONED PROJECT IS IN THE AMOUNT OF \$15,688.00



Planning Kent

From: Planning Kent
Sent: Tuesday, October 09, 2018 8:49 AM
To: Building Inspector; Charles Sisto (Csisto4004@comcast.net); Dennis Lowes (dmills@verizon.net); Giancarlo Gattucci; Phil Tolmach; Simon Carey; spwilhelm@gmail.com; Planning Kent
Cc: Joel Greenberg
Subject: FW: Rienzi Kentview Dr TM 10.20-1-51 - bond
Attachments: JB18JL16BM_BOND ESTIMATE_rev 2016-07-18.pdf

FYI, Julie's memo.

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

From: jmangarillo@rsaengrs.com [mailto:jmangarillo@rsaengrs.com]
Sent: Friday, October 05, 2018 4:46 PM
To: 'Joel Greenberg'
Cc: Planning Kent; 'Bruce Barber'; Liz Axelson
Subject: Rienzi Kentview Dr TM 10.20-1-51 - bond

Joel,

For the bond, the applicant will have to provide 2 bonds. One for the work on the lot, the other for the drainage improvements in road right-of-way.

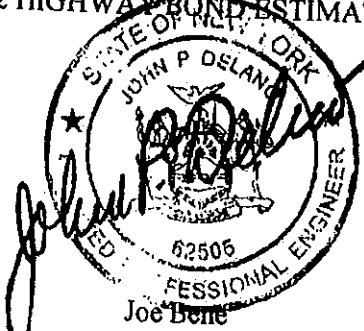
Attached is an example from another project. Don't forget to include the drywell in the bond estimate for work on the lot.

I hope that helps.

-Julie

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

**EROSION CONTROL BOND ESTIMATE
FOR IMPLEMENTATION OF THE
STEEP SLOPE & EROSION CONTROL PLAN
& HIGHWAY BOND ESTIMATE**



Joe Bene
Tibet Drive
Town of Kent TM #30.20-1-16

March 17, 2016
Revised July 18, 2016

SUB SECTION "A" EROSION CONTROL ON PROPERTY

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>
Silt Fence	260 lf	\$4.00 / lf	\$1,040.00
Water Bars	5 ea	\$300.00 / ea	\$1,500.00
Seed & Mulch	9,600 sf	\$0.16 / sf	\$1,535.52
Const. Entrance	1 ea	\$750.00 / ea	\$750.00
Velocity Dissipater	1 ea	\$200.00 / ea	\$200.00
Topsoil Stockpile	1 ea	\$500.00 / ea	\$500.00
Erosion blanket	345 sy	\$2.00/ sy	\$690.00
		Total:	\$6,215.52

SUB SECTION "B" HIGHWAY R.O.W.

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>COST</u>
Silt Fence	16 lf	\$4.00 / lf	\$64.00
Seed & Mulch	2,010 sf	\$0.16 / sf	\$321.60
Inlet Protection	3 ea	\$250.00 / ea	\$750.00
Erosion blanket	70 sy	\$2.00/ sy	\$140.00
Catch Basin	3 ea	\$150.00 / ea	\$450.00
15" Dia HPDE Pipe	140 lf	\$25.00 / lf	\$3,500.00
15" ADS End	1 ea	\$200.00 / ea	\$200.00
Driveway Base	11 cy	\$45.00 / cy	\$495.00
Driveway Top	37 ton	\$67.00 / ton	\$2,479.00
		Total:	\$8,399.60

• THE TOTAL ESTIMATED BOND FOR THE ABOVE MENTIONED PROJECT IS IN THE AMOUNT OF \$14,615.12.

Planning Kent

From: Planning Kent
Sent: Tuesday, October 09, 2018 8:42 AM
To: Building Inspector; Charles Sisto (Csisto4004@comcast.net); Dennis Lowes (dmlls@verizon.net); Giancarlo Gattucci; Phil Tolmach; Simon Carey; spwilhelm@gmail.com; Planning Kent
Cc: P.W. Scott Eng. & Arch. PC
Subject: FW: Route 52 Development - ECP for septic area TM 12.-1-52
Attachments: 2018-10-05 Rt 52 Development - ECP TM 12.-1-52.pdf

FYI.

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

From: jmangarillo@rsaengrs.com [mailto:jmangarillo@rsaengrs.com]
Sent: Friday, October 05, 2018 4:51 PM
To: Planning Kent; 'Bruce Barber'; Liz Axelson
Subject: Route 52 Development - ECP for septic area TM 12.-1-52

Please see attached review memo regarding Route 52 Development's request for an erosion control permit for soil disturbance resulting from fallen trees for septic testing.

Vera – Please circulate to the Planning Board members and Peder Scott's office.

Thank you,
Julie

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



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:

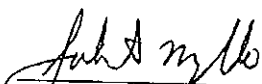
- Response letter prepared by P.W. Scott Engineering & Architecture, P.C., dated July 31, 2018
- Combined Application Form signed 8/7/2018 including Owner's affidavit, Agent of Owner's affidavit, Cortication of Professional Engineer, Disclosure of Business Interest, Agricultural Data Statement, Request 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

Planning Kent

From: Planning Kent
Sent: Tuesday, October 09, 2018 8:38 AM
To: Building Inspector; Charles Sisto (Csisto4004@comcast.net); Dennis Lowes (dmlls@verizon.net); Giancarlo Gattucci; Phil Tolmach; Simon Carey; spwilhelm@gmail.com; Planning Kent
Cc: P.W. Scott Eng. & Arch. PC
Subject: FW: Route 52 Development - SEQRA Lead Agency TM 12.-1-52
Attachments: 2018-10-05 Rt 52 Development -Lead Agency TM 12.-1-52.pdf

Julie's memo for the meeting this week.

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

From: jmangarillo@rsaengrs.com [mailto:jmangarillo@rsaengrs.com]
Sent: Friday, October 05, 2018 4:51 PM
To: Planning Kent; 'Bruce Barber'; Liz Axelson
Subject: Route 52 Development - SEQRA Lead Agency TM 12.-1-52

Please see attached review memo regarding request for SEQRA Lead Agency circulation for the Route 52 Development project.

Vera – Please circulate to the Planning Board members and Peder Scott's office.

Thank you,
Julie

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



Memorandum

To: Planning Board
Town of Kent

Attn: Phillip Tolmach
Chairman

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

Subject: Review for SEQRA Lead Agency

Date: October 5, 2018

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


The following materials were reviewed:

- See Appendix A, attached.

This project proposes construction of two (2) hotels, conference center, indoor water park, truck stop and restaurant and site amenities.

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

1. We have given the project documents a cursory review with focus on determining completeness for SEQRA Lead Agency circulation. While we have not conducted an in-depth technical review at this time, we believe there is sufficient information for the Planning Board to move forward with Lead Agency circulation.
2. As the project progresses, we will provide additional technical review comments.



Julie S. Mangarillo, P.E., CPESC

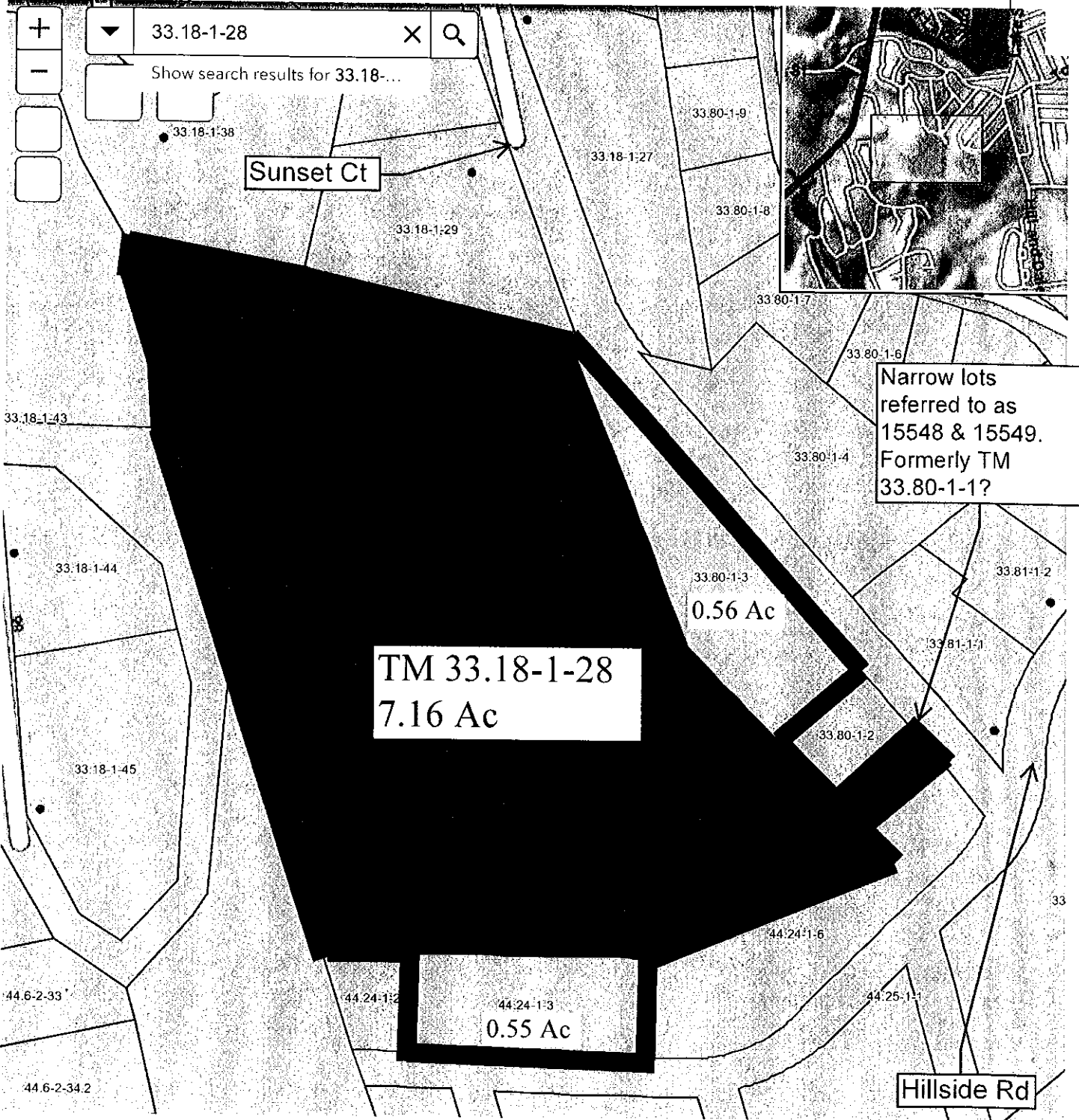
cc: Planning Board via email
Bill Walters via email
18-261-243

Bruce Barber via email
Liz Axelson via email

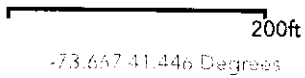
Appendix A -- Documents included in review

1. Letter to Town of Kent Planning Board from P.W. Scott Engineering & Architecture, PC, dated August 1, 2018
2. 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
4. Letter- Site Design Matrix
5. Full Environmental Assessment Form, dated July 26, 2018
6. Existing Environmental Conditions-Route 52 Site Development- Town of Kent, prepared by Peder W. Scott, P.E., R.A., dated July 31, 2018
7. Letter from NY State Department of Environmental Conservation to Michael Nowicki, Ecological Solutions, LLC dated September 27, 2017
8. IPaC Conservation Measure Report-Route 52 Kent site Development, dated August 31, 2017
9. Threatened and Endangered Species Habitat Suitability Assessment Report-Route 52 Development, prepared by Michael Nowicki, Ecological Solutions, LLC, dated October 14, 2017
10. Mined Land Site Reclamation Narrative-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
11. Visual Impact Analysis-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
12. Water System Addendum-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 2, 2018
13. Sewage Treatment Plant-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
14. Infiltration Analysis Report-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated December 11, 2017
15. Preliminary Stormwater Pollution Prevention Plan (SWPPP) -Route 52 Site Development. prepared by Peder Scott, P.E., R.A. dated July 6, 2018
16. Shared Parking Analysis -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
17. Air Quality Report & Impacts -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018

18. Traffic Impact Study-Route 52 Site Development, prepared by Maser Consulting P.A., dated November 9, 2017 last revised January 26, 2018
19. Map- M1 -Slope Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale as noted
20. Map- M2 -NRC Soil Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
21. Map- M3 -Wetland Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
22. Map- M4 -Well Location Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
23. Map- M5- Overall Drainage Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale 1" = 1000'
24. Map- M6- NYSDEC Identifications -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
25. Map- M7- FEMA Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
26. Map- M8- Geology Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
27. 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'
28. 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
29. 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'
30. Drawing-SY1-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
31. 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
32. 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
33. Stormwater Management Report- Route 52 Development, prepared by Peder W. Scott, P.E., R.A., dated June 10, 2018



Does the thick line represent all of the lots owned by Mr. Raneri?
 Will all of these lots be merged into 1 lot?





Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: October 5, 2018

Project: Raneri – Hillside Road
TM # 33.18-1-28, 33.80-1-1,
44.24-1-3

The following materials were reviewed:

- Response letter prepared by John Karell, Jr., P.E., dated August 30, 2018
- Letter prepared by Ted Kozlowski, dated July 20, 2018
- Design Data Sheet for stormwater, dated 5/3/2018
- Short Environmental Assessment Form (EAF) dated August 30, 2018
- Letter from NYS DEC Natural Heritage Program, dated August 9, 2018
- Letter from Richard Othmer, Jr, Highway Superintendent dated June 5, 2018
- Letter from Premier Abstract, Ltd, dated August 30, 2018
- Drawings prepared by John Karell, Jr., P.E., including:
 - S-1 Site & Erosion Control Plan, revised 8/9/2018
 - S-2 Steep Slope Plan, dated December 28, 2017
 - S-3 Existing Conditions, dated December 28, 2017, with note 1/14/2018
 - D-1 Health Department Details, revised 8/9/2018
 - D-2 Erosion Control Details, revised 8/9/2018
 - D-3 Erosion Control & Steep Slope Notes, dated March 10, 2018

The following materials previously submitted were reviewed:

- Combined Application Form, Page 1 missing, dated 2/13/2018 with Owner's affidavit, Agent of owner's affidavit, Certification of Professional Engineer, Disclosure of Business Interest Form, Agricultural Data Statement, Request for Wetland Delineation Confirmation.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by John Karell, Jr., P.E., dated March 2, 2018
- Notice of Intent (NOI)
- Deed for Parcel A & Parcel B

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 septic, but copy has not been provided.

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

1. Refer to the Combined Application Form
 - a. Page 1 is missing.
 - b. Deeds for Parcel A & Parcel B were provided. The deed doesn't appear to include the largest parcel (TM 33.18-1-28.) It also doesn't appear to include the 2 narrow strips for the driveway to connect to Hillside Road (lots 15548 and 15549). Provide the missing deed(s). We recommend the Planning Board attorney review the deeds.
2. 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.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §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. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 - b. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
 - i. No details of the proposed “StormTech 740” could be located.
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).” – This is included in the SWPPP. Add it to the drawing.
5. Parcels –

There is still conflicting information regarding the size and reference of all the parcels. Based on the Tax Map from Putnam County eParcel (see attached) TM 33.18-1-28 is the largest parcel at 7.16 ac and includes the former narrow lots referred to as 15548 and 15549. The lots referred to as 15548 & 15549 may have formerly been Tax Map 33.80-1-1 before merging into TM 33.18-1-28. To the south is lot with tax map 44.24-1-3, with 0.55 acres. To the east of the largest parcel is lot with tax map 33.80-1-3 with 0.56 acres. That adds up to 8.27 acres. We acknowledge Tax Maps are not always accurate and frequently do not match up with actual surveys.

The Site Plan, S-1, seems to show the parcels, however, it is not very clear which pieces are included and which are owned by other parties. In “Design Data Notes”, #11 lists a combined area of 8.1 acres. #13 references 44.24-1-3, 33.80-1-1 and 33.18-1-28. It

does not include 33.80-1-3. A note below "Design Data Notes" states "All three tax parcels shown on this site plan will be combined into one tax parcel prior to issuance of a certificate of construction compliance for the septic and well." This is recommended, but should likely also include TM 33.80-1-3.

The survey, S-3 included in the submittal does not show the former narrow lots, referred to as 15548 & 15549 as included in the large lot (TM 33.18-1-28). However, the total area listed is 9.106 acres.

Due to conflicting information on the drawings and notes, re-visit what lots are included and what lots will be merged. We recommend revised drawings and any additional deeds be reviewed by the Planning Board attorney.

6. Fill soil/wood chips

Based on site visits, it appears off-site fill has been brought into the site, in the area of where the proposed driveway will connect to Hillside Road. There is also a significant amount of wood chips. This area should be surveyed to confirm the extent of the fill/wood chips. There were also pieces of asphalt and concrete mixed in. Based on other situations in the Town of Kent, the Planning Board typically asks for fill soils to be tested. Additionally, what measures will be taken to ensure the proposed driveway will be constructed on stable ground? Will the wood chips and any other organic materials be removed?

7. Refer to the Drawings:

- a. The applicant's last name appears to be spelled incorrectly within the title blocks of the drawings. This is to be corrected.

Drawing S-1

- b. Does the "road" connecting the proposed driveway to "Existing Pavement" of Hillside Drive exist? Per previous site visits, it is our understanding this does not yet exist. Extend the survey to include the edge of existing pavement of Hillside Road. If it does not exist, label it as proposed, extend limits of disturbance and provide additional design information.
- c. There is a proposed riprap swale at the bottom of slope behind the proposed house. Both ends discharge onto steep slopes. Extend stabilized swale until flatter area.
- d. For the outlet of the footing drain and stormtech, extend stabilized swale until flatter area.
- e. Due to the steepness of the driveway (8-9%) a stabilized swale, series of stabilized discharge points or other method to reduce erosion of the slope from driveway runoff should be provided.
- f. Show the existing culvert under Hillside Road (unimproved) that drains the wetland area to the south.
- g. There is a small valley that directs runoff to the culvert noted in the comment above. Provide adequately sized culverts and stabilized channel to allow the runoff to safely pass the driveway.
- h. Provide top and bottom wall elevations.

- i. Provide a legend.
- j. Add a note to S-1 referencing the written SWPPP.
- k. Drawing S-2 "Steep Slope Plan" choose different colors for the slope categories to have a consistent trend to darker or lighter when the drawing is printed in black & white.
- l. Drawing S-3, survey, ensure all lots/parcels that are owned by the applicant are properly identified, including the lots referred to as 15548 & 15549, which may have formerly been Tax Map 33.80-1-1 before merging into TM 33.18-1-28.
- m. Drawing D-2 Erosion Control Details
 - i. Notes "Soil Erosion and Sediment Control Notes" (and on D-1)
 - 1. #1 change reference document to the current New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), November, 2016.
 - 2. #2 & #3 - revise wording regarding timeframe to the current "*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..." from GP-0-15-002.
 - 3. #2C & #3A – revised wording regarding additional stabilization measures for steep slopes from slope 2:1 to 3:1 per Town Code §66-6.G(6).
 - ii. For the retaining wall detail - Revise detail provided to indicate walls over 4' in height are to be engineered. Additional drainage through the walls (weep holes) may be needed. As the walls are for the driveway, they will have to be designed to carry emergency vehicles. Provide additional calculations. Guiderails should also be provided along portion of driveway.
 - iii. Update driveway detail - 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. Show 2' shoulders on each side per §57-26.A(4)(b).
 - iv. For the driveway profile – the low point will need a vertical curve. Also recommend a culvert to allow runoff to safely pass beneath the driveway.
- n. On Drawing D-3,
 - i. Under the "Steep Slope and Erosion Control Notes," under A 1 replace "one acre" of disturbance with "5,000 SF" of disturbance. Under C, replace "GP-02-01" with the current "GP-0-15-002."
 - ii. Driveway Notes – Update to current Chapter 57 requirements.
 - iii. Under "Notes" # 4 revise wording regarding timeframe to the current "*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..." from GP-0-15-002.

8. Refer to the SWPPP
 - a. May need to include TM 33.80-1-3 on cover sheet.
 - b. May need to update site area under I.A.2.
 - c. May need to update wetlands under I.B.
 - d. Add stormtech units under "Infiltration Practices" Under IV.B.2. State that the infiltration practice is not required per NYS DEC thresholds as long as the area of disturbance remains less than 1 acre.
9. Refer to Notice of Intent:
 - a. Page 3, #4 – May have to update total site area.
 - b. Page 3, #7 – Provide response to phased project.
 - c. Page 7, #26 – Consider selecting "retaining walls" as a 'Permanent Structural. Also, recommend removing "infiltration practice" as it is not required due to NYS DEC thresholds as long as the area of disturbance remains less than 1 acre.
 - d. Final NOI will need signatures.
10. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
11. Regarding letter from Richard Othmer, Jr, Highway Superintendent – Based on previous conversations with Mr. Othmer, Town of Kent does not maintain Hillside Road, including snow plowing. Add a note to the drawing stating Town of Kent does not maintain this road.
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 wetland issues.
14. We defer to the Planning Board's planning consultant regarding planning and zoning issues.



Julie S. Mangarillo, P.E., CPESC

Attachment – eParcel Tax Map

cc: Planning Board via email
Bill Walters via email
18-261-999-157

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: Amended Site Plan

Date: October 5, 2018

Project: Kent Self Storage (formerly Farmers
Pride) 164 Rt 311
TM # 22.-2-33

The following materials were reviewed:

- Letter prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated September 20, 2018
- Combined Application Form, signed 9/20/2018, including Owner's affidavit, Certification of Professional Engineer, Disclosure of Business Interest Form, Agricultural Data Statement, Site Plan Checklist
- Drawing SP-1 "Amended Site Plan" prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated September 20, 2018

According to the letter prepared by Insite, the project proposes a site plan amendment to "remove the wholesale produce use and wholesale produce truck parking allocation shown on the previous site plan, and delineate some of the onsite parking spaces for proposed rental trucks".

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

1. Per the application form and the site plan there will be no soil disturbance.
The proposed project is within the NYCDEP East of Hudson watershed. However, less than 5,000 SF of land is proposed to be disturbed. Therefore, neither a Town of Kent Erosion & Sediment Control Permit nor coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002 is required.
2. We defer to the Planning Board's Planning Consultant regarding zoning and changes of use.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
18-261-206-01

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: Amended Site Plan, Erosion Control
Permit, Wetland Permit

Date: October 5, 2018

Project: Putnam Nursing & Rehabilitation
Center Renovations & Addition
TM # 12.-3-40 & 41

The following materials were reviewed:

- Combined Application Form, signed August 21, 2018, including Owner's Affidavit, Agent of Owner's Affidavit, Certification of Architect, Agricultural Data Statement, site plan checklist and
 - Exhibit 1 – Architectural Narrative dated August 21, 2018,
 - Exhibit 2 – Letter from NYC DEP dated December 1, 2018
 - Exhibit 3 – Letter from NYS Parks, Recreation and Historic Preservation, dated May 30, 2018
- Full Environmental Assessment Form (EAF), signed August 21, 2018
- Stormwater Pollution Prevention Plan (SWPPP) prepared by Lehman & Getz, P.C. Consulting Engineers, dated 2/21/2018, including Notice of Intent (NOI)
- Erosion Control Bond Estimate prepared by Lehman & Getz, P.C., dated 8/21/2018
- Drawing set prepared by Schopfer Architects LLP, including:
- Drawing-T1.0-Cover Sheet -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, dated 8/21/2018,
- Drawing-T1.1-Existing and Proposed Code Summary -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, dated 8/21/2018,
- Drawing-Survey of Property-404 Ludingtonville Road, prepared by Link Land Surveyors P.C., dated 7/11/2013 amended 5/22/17
- Drawing-Topographic Survey-404 Ludingtonville Road, prepared by Link Land Surveyors P.C., dated 7/11/13 amended 8/10/17
- Drawing-L1.0-Proposed Site Plan -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, dated 8/21/2018,
- Drawing-L1.1-Grading and Drainage- Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Lehman & Getz, P.C., dated 2/21/18 last revised 8/21/18,
- Drawing-L1.2-Erosion and Sediment Control Plan- Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Lehman & Getz, P.C., dated 2/21/18
- Drawing-L1.3-Profiles and Details- Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Lehman & Getz, P.C., dated 2/21/18 last revised 8/21/18,

- Drawing-L1.4-Proposed Landscape Plan -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, dated 8/21/2018,
- Drawing-A2.0-Proposed Exterior Renderings -Renovations and Additions-Putnam Nursing and Rehabilitation Center, prepared by Schopfer Architects, LLP, dated 8/21/2018,

The project proposes construction of an addition to the Putnam Nursing and Rehabilitation Center. Proposed site work includes construction of a new parking lot and stormwater management facilities.

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

1. Refer to Combined Application Form –
 - a. Provide documentation that Lizer Jozefovic is permitted to sign as owner on behalf of Putnam Nursing & Rehabilitation Center.
 - b. Provide Disclosure of Business Interest Form.
 - c. Provide a copy of the deed
2. 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.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §66-6.B.2.d – “Except for applications involving one single-family dwelling, existing topography of the entire watershed tributary to the proposed area of disturbance, presented at a scale of not more than 500 feet per inch. An inset map at a scale of not more than 2,000 feet per inch may be used to show the entire watershed, if needed.”
 - b. §66-6.B.2.e – Provide “a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the date and source of the soils and steep slope data noted on said map.”
 - i. Soils information has been provided in the SWPPP. Provide slope map.
 - c. §66-6.B.2.f – Provide “the depth to bedrock and depth to water table shall be identified in all areas of disturbance” (Except for applications involving one single-family dwelling).
 - d. §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

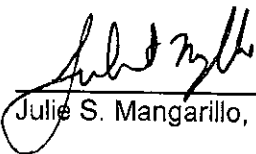
measures shall adhere to these standards and any conditions of this chapter and the erosion control permit. This plan shall:"

- 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. 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);"
 - i. Add HSG categories to the Soils Map in the SWPPP.
 - b. Part III.B.1.k – "A description and location of any stormwater discharges associated with industrial activity other than construction at the site, including, but not limited to, stormwater discharges from asphalt plants and concrete plants located on the construction site; and"
 - i. Provide information on how concrete truck washout will be handled.
 - c. 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.
 - d. 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).
 - i. Revise wording regarding time frames on Drawing L1.2 "Erosion Control Notes" #5 and 7. Also in the SWPPP Narrative (Appendix D), under Stabilization Practices.
6. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
7. Refer to the Drawings:
 - a. On drawing L1.0, Proposed Site Plan, show outlines of stormwater practices, detention basin, Bioretention basins, grass filter strip and stormwater planter.
 - b. For the existing gravel drive to be extended to the east side of the building, confirm with the Fire Department that 10 foot is adequate width. Provide or designate fire truck turnaround. Provide a profile.
 - c. Drawing L1.1 – Designate snow storage areas. Label the trash compactor.

- d. The bioretention areas do not appear to have outlet structures or stabilized overflows. How will excess runoff be handled?
 - e. For the Grass Filter Strip, consideration should be given to some type of physical demarcation to prevent future encroachments on the filter strip. Additionally, a relatively large area is discharging to the level spreader as a point discharge. This will likely cause the easterly side of the grass filter strip to be over-used. Consider having multiple point discharges along the length of the level spreader. Riprap at pipe outlet should be extended to meet the level spreader.
 - i. Location of the grass filter strip within the wetland buffer is to be reviewed with Planning Board's environmental consultant.
 - f. The runoff from the existing north parking lot sheet flows into the wetland/pond. Under proposed conditions, with the building addition, there will be a few, concentrated point discharges (downspouts). Additional pretreatment measures are to be provided before the point discharges reach the wetlands/pond. Another option would be to increase the number of discharge points, thereby decreasing the peak flows from each discharge point.
 - g. There is a proposed culvert beneath the extended access road, near southeast corner of the building. Show the flow path of the water after it exits the culvert. Consideration should be given to eliminating this culvert and keeping the flow from the hill on the south side of the access road.
 - h. Drawing L1.2 – Show locations of construction staging areas, construction trailer, contractor parking, equipment storage. Show areas for concrete truck wash-out.
 - i. For construction sequence, specify the access road on south side of building must be extended to the east (wastewater treatment plant) before access on the north side can be cut off.
8. Due to proximity to regulated wetlands, fertilizer should be used sparingly. Refer to the 2010 NYS Dishwasher Detergent and Nutrient Runoff Law.
9. Refer to the SWPPP
- a. Provide water quality calculations that take into account treatment of disturbed, existing impervious surfaces, in addition to new impervious surfaces. Refer to Chapter 9 of the NYS Stormwater Management Design Manual, Chapter 9 "Redevelopment projects."
 - b. Calculation for the Channel Protection Volume could not be located.
 - c. Provide summary of calculations showing required vs provided water quality volume (WQv) and runoff reduction volume (RRv).
 - d. At the end of the SWPPP narrative, revise the Owner's and Contractor's certifications with wording from GP-0-015-002.
 - e. Provide information on long term maintenance and operation of the various stormwater practices.
 - f. NOI Page 1 – Provide Federal Tax ID of the nursing home.
 - g. NOI Page 4, #12 – Select "yes" for AA and AA-S watershed.

10. An erosion control bond estimate of \$13,030 was included with the submittal. A separate bond estimate for long term stormwater management facilities will have to be provided. In addition, agreements and easements for the stormwater management facilities with the Town will have to be prepared by the Planning Board Attorney. At this time, we recommend waiting to approve the bond amount until further in the review and approval process.
11. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
12. We defer to the Planning Board's environmental consultant regarding wetland issues.
13. We defer to the Planning Board's planning consultant regarding planning and zoning issues.

As additional information is provided, additional comments may be offered.



Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
15-261-220

Bruce Barber via email
Liz Axelson via email



Memorandum

To: Planning Board
Town of Kent

Attn: Phil Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: October 5, 2018

Project: Realbuto 49 Tiger Trail East
TM # 21.8-1-39

The following materials were reviewed:

- Response letter prepared by John Karell, Jr, P.E. dated June 28, 2018
- Soil Percolation Test Data (P5) and Test Pit Data (D7), dated 4/17/2018
- Owner's Affidavit – Not signed or notarized
- Agent of Owner's Affidavit – Not signed or notarized
- Certification of Professional Engineer – Not signed or notarized
- MS4 SWPPP Acceptance Form with Sections I and II completed
- Erosion Control Cost Estimate, prepared by John Karell, Jr, P.E. dated August 1, 2018
- Drawings prepared by John Karell, Jr, P.E. dated December 13, 2017 including:
 - S-1 Site Plan & Erosion Control Plan, revised 7/17/2018
 - EC-1 Existing Conditions Plan
 - S-2 Steep Slope Plan, revised 7/17/2018
- Letter from Putnam County Department of Health, dated September 4, 2018

New or supplementary comments are shown in **bold**. Some earlier comments have been shortened and are designated by "...".

The project proposes re-construction of an existing single family house, which is in poor condition. The applicant proposes to demolition the house and build a larger house in its place. The applicant has also brought more than 100 cubic yards of fill and disturbed more than 5,000 SF without a permit. The project is subject to stop work order issued by the Building Department on November 21, 2016.

A site visit was conducted on October 26, 2017 with Richard Othmer, Highway Superintendent and Bruce Barber, Environmental Consultant.

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 November 16, 2017:

1. Existing driveway access to the house is over a 50 FT wide right-of-way or paper road....
 - a. Label the 50' road spur as owned by Town of Kent, and it is for "highway purposes only". Include reference to documents filed with County Clerk.

- i. **10/1/2018 – The 50’ right of way has been labeled. Provide a reference to document(s) filed with the Putnam County Clerk. One of the documents provided to us indicates Book 1467, Page 0124. However, this should be confirmed. Include this information on the survey of the property as well.**
2. Soil testing was done in June 2017. Based on the report, soil samples were taken approximately six to eight inches below the surface of the fill. The results of the soil test show the fill material meets or exceeds the requirements for NYSDEC Unrestricted Use Residential Soil Cleanup Objectives.
4. On the Combined Application Form, #14 on page 3, provide a copy of the current deed.
 - a. 3/8/2018 - Response letter indicates a copy of the current deed has been provided. The current deed could not be located in the submitted documents. Please provide copy of current deed.
 - b. **10/1/2018 - Response letter again indicates a copy of the current deed has been provided. The current deed could not be located in the submitted documents. Please provide copy of current deed.**
7. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - c. §66-6.B.2.e – Provide “a soils and slopes map indicating existing soils on the property, based on the most recent United States Department of Agriculture (USDA) Soil Conservation Service soil survey for Putnam County. Generalized slope areas for slopes 0% to 15%; 15% to 25%; and greater than 25% shall be delineated. This map shall be drawn on a topographic base map with the *date and source of the soils and steep slope data noted on said map.*”
 - i. ...
 1. 3/8/2018 - Steep slopes map has been provided. Add soils information to the drawing or include a drawing with soils info in the SWPPP.
 2. **10/1/2018 – Soils information has been added. Provide “... date and source of the soils and steep slope data noted on said map” as required by §66-6.B.2.e.**
13. Retaining walls...
 - a. 3/8/2018 - Revise detail provided to indicate walls over 4’ in height (instead of 6’) are to be engineered. (**Note #1 below detail**). Detail provided shows wall setting on “undisturbed material”. Based on history of fill, revise detail to set wall on non-structural fill or require excavation to suitable undisturbed soil. Retaining wall will also likely require fence for fall protection. –
 - i. **10/1/2018 Detail has not been updated to take into account fill soils.**
 - b. **Confirm need for fence with Building Inspector.**
15. Based on aerial photos, it appears a number of trees have been removed from the property. Has consideration be given to replacing some trees as part of the project?

- a. 3/8/2018 We strongly recommend landscape/screening be provided.
 - b. **10/1/2018 Landscaping/screening is proposed. We defer to Bruce Barber.**
16. 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.
- a. **This has been acknowledged.**

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

- 1. Provide "Agent of Owner" affidavit and Certification of Professional Engineer for John Karell, Jr., P.E.
 - a. **The affidavit forms have been provided, however they have not been signed nor notarized.**
- 4. Is additional fill proposed to be brought in to re-grade slope? Or will fill that is already on-site be re-graded?
 - a. **Response letter indicates additional fill will be brought in. Provide documentation that additional fill meets the requirements of NYSDEC Unrestricted Use Residential Soil Cleanup Objectives.**
- 7. Refer to the Notice of Intent:
 - a. Page 3, #7 – Provide a response to phased project.
 - i. **Response letter indicates the NOI has been revised. A revised NOI has not be received by this office.**

New Comments:

- 1. Soil testing was done in June 2017. Based on the report, soil samples were taken approximately six to eight inches below the surface of the fill. At that time, Planning Board consultants were not aware of the full extent (depth) of the fill. The results of the soil test show the fill material meets or exceeds the requirements for NYSDEC Unrestricted Use Residential Soil Cleanup Objectives.


During a discussion at the monthly review meeting on March 20, 2018, Planning Board consultants expressed concern about the composition of the fill material that was reportedly six (6) to seven (7) feet above the existing septic system. At that time, the proposal was to locate a new septic system in that fill above the existing system. It was our understanding that project representatives agreed at the 3/20/2018 meeting to do additional soil testing for possible contaminates at deeper depth when the fill was tested for health department approval.

The revised drawings submitted for the September Planning Board meeting show a new septic system is proposed and approved by the Health Department to the north of the existing SSDS. Additional soil testing at deeper depth has not been provided.

Provide additional soil testing at greater depth to confirm fill brought in conforms to NYSDEC Unrestricted Use Residential Soil Cleanup Objectives. Provide at least one (1)

sample taken within 12" above native soil. A final testing protocol is to be discussed with the Planning Board's environmental consultant.

2. For the proposed septic system:
 - a. Show and label fencing to keep future construction traffic out of the area.
 - b. There is a narrow passage between the back of the house and the proposed septic system. Provide a construction sequence to complete work on the south side of the rear yard (grading, retaining walls, landscaping) before the laterals are installed to minimize the likelihood that the new septic system will be damaged by construction vehicles.
3. For the existing septic system:
 - a. There is a note "Existing SSDS area will be abandoned in place. The syst. has been covered with 3-5 FE of R.O.B. Fill" [sic]. It was our understanding the material brought in was miscellaneous fill with possible C&D instead of run of bank. Provide sieve analysis/gradation to prove ROB or revise the label to state miscellaneous fill.
4. Provide stabilized overflow for swale.
5. Provide a north arrow on the drawings.
6. §66-6.B.2.g [6] Update the erosion control bond estimate with the swale and erosion control matting on slopes 3:1 and steeper.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email

Bruce Barber via email
17-261-999-154



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 cullec 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.

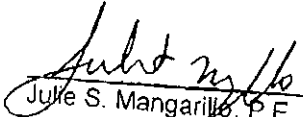
New Comments (9/27/2018):

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.

- 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



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

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

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

To: Planning Board Town of Kent
From: Julie S. Mangarillo, P.E., CPESC
Date: 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
			TOTAL:	\$ 28,867.50



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.

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.

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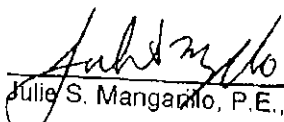
- 6. Provide an erosion and sediment control only SWPPP in accordance with GP-0-15-002. Provide required information from Part III.B including:
 - c. Part III.B.1.j – “A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris 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.

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).
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:

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.
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.


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



Memorandum

To: Planning Board
Town of Kent

Attn: Philip Tolmach
Chairman

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

Subject: Erosion Control Plan

Date: October 5, 2018

Project: Raneri – Hillside Road
TM # 33.18-1-28, 33.80-1-1,
44.24-1-3

The following materials were reviewed:

- Response letter prepared by John Karell, Jr., P.E., dated August 30, 2018
- Letter prepared by Ted Kozlowski, dated July 20, 2018
- Design Data Sheet for stormwater, dated 5/3/2018
- Short Environmental Assessment Form (EAF) dated August 30, 2018
- Letter from NYS DEC Natural Heritage Program, dated August 9, 2018
- Letter from Richard Othmer, Jr, Highway Superintendent dated June 5, 2018
- Letter from Premier Abstract, Ltd, dated August 30, 2018
- Drawings prepared by John Karell, Jr., P.E., including:
 - S-1 Site & Erosion Control Plan, revised 8/9/2018
 - S-2 Steep Slope Plan, dated December 28, 2017
 - S-3 Existing Conditions, dated December 28, 2017, with note 1/14/2018
 - D-1 Health Department Details, revised 8/9/2018
 - D-2 Erosion Control Details, revised 8/9/2018
 - D-3 Erosion Control & Steep Slope Notes, dated March 10, 2018

The following materials previously submitted were reviewed:

- Combined Application Form, Page 1 missing, dated 2/13/2018 with Owner's affidavit, Agent of owner's affidavit, Certification of Professional Engineer, Disclosure of Business Interest Form, Agricultural Data Statement, Request for Wetland Delineation Confirmation.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by John Karell, Jr., P.E., dated March 2, 2018
- Notice of Intent (NOI)
- Deed for Parcel A & Parcel B

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 septic, but copy has not been provided.

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

1. Refer to the Combined Application Form
 - a. Page 1 is missing.
 - b. Deeds for Parcel A & Parcel B were provided. The deed doesn't appear to include the largest parcel (TM 33.18-1-28.) It also doesn't appear to include the 2 narrow strips for the driveway to connect to Hillside Road (lots 15548 and 15549). Provide the missing deed(s). We recommend the Planning Board attorney review the deeds.
2. 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.
3. Provide the following information as required by Town Code Chapter 66-6.B.2:
 - a. §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. [6] Provide an estimate for the cost of implementing all elements of the erosion control plan.
 - b. §66-6.B.2.h – Provide “the details of any surface or subsurface drainage systems proposed to be installed, including special erosion control measures designed to provide for proper surface or subsurface drainage, both during the performance of the work and after its completion.”
 - i. No details of the proposed “StormTech 740” could be located.
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).” – This is included in the SWPPP. Add it to the drawing.
5. Parcels –

There is still conflicting information regarding the size and reference of all the parcels. Based on the Tax Map from Putnam County eParcel (see attached) TM 33.18-1-28 is the largest parcel at 7.16 ac and includes the former narrow lots referred to as 15548 and 15549. The lots referred to as 15548 & 15549 may have formerly been Tax Map 33.80-1-1 before merging into TM 33.18-1-28. To the south is lot with tax map 44.24-1-3, with 0.55 acres. To the east of the largest parcel is lot with tax map 33.80-1-3 with 0.56 acres. That adds up to 8.27 acres. We acknowledge Tax Maps are not always accurate and frequently do not match up with actual surveys.

The Site Plan, S-1, seems to show the parcels, however, it is not very clear which pieces are included and which are owned by other parties. In “Design Data Notes”, #11 lists a combined area of 8.1 acres. #13 references 44.24-1-3, 33.80-1-1 and 33.18-1-28. It

does not include 33.80-1-3. A note below "Design Data Notes" states "All three tax parcels shown on this site plan will be combined into one tax parcel prior to issuance of a certificate of construction compliance for the septic and well." This is recommended, but should likely also include TM 33.80-1-3.

The survey, S-3 included in the submittal does not show the former narrow lots, referred to as 15548 & 15549 as included in the large lot (TM 33.18-1-28). However, the total area listed is 9.106 acres.

Due to conflicting information on the drawings and notes, re-visit what lots are included and what lots will be merged. We recommend revised drawings and any additional deeds be reviewed by the Planning Board attorney.

6. Fill soil/wood chips

Based on site visits, it appears off-site fill has been brought into the site, in the area of where the proposed driveway will connect to Hillside Road. There is also a significant amount of wood chips. This area should be surveyed to confirm the extent of the fill/wood chips. There were also pieces of asphalt and concrete mixed in. Based on other situations in the Town of Kent, the Planning Board typically asks for fill soils to be tested. Additionally, what measures will be taken to ensure the proposed driveway will be constructed on stable ground? Will the wood chips and any other organic materials be removed?

7. Refer to the Drawings:

- a. The applicant's last name appears to be spelled incorrectly within the title blocks of the drawings. This is to be corrected.
Drawing S-1
- b. Does the "road" connecting the proposed driveway to "Existing Pavement" of Hillside Drive exist? Per previous site visits, it is our understanding this does not yet exist. Extend the survey to include the edge of existing pavement of Hillside Road. If it does not exist, label it as proposed, extend limits of disturbance and provide additional design information.
- c. There is a proposed riprap swale at the bottom of slope behind the proposed house. Both ends discharge onto steep slopes. Extend stabilized swale until flatter area.
- d. For the outlet of the footing drain and stormtech, extend stabilized swale until flatter area.
- e. Due to the steepness of the driveway (8-9%) a stabilized swale, series of stabilized discharge points or other method to reduce erosion of the slope from driveway runoff should be provided.
- f. Show the existing culvert under Hillside Road (unimproved) that drains the wetland area to the south.
- g. There is a small valley that directs runoff to the culvert noted in the comment above. Provide adequately sized culverts and stabilized channel to allow the runoff to safely pass the driveway.
- h. Provide top and bottom wall elevations.

- i. Provide a legend.
- j. Add a note to S-1 referencing the written SWPPP.
- k. Drawing S-2 "Steep Slope Plan" choose different colors for the slope categories to have a consistent trend to darker or lighter when the drawing is printed in black & white.
- l. Drawing S-3, survey, ensure all lots/parcels that are owned by the applicant are properly identified, including the lots referred to as 15548 & 15549, which may have formerly been Tax Map 33.80-1-1 before merging into TM 33.18-1-28.
- m. Drawing D-2 Erosion Control Details
 - i. Notes "Soil Erosion and Sediment Control Notes" (and on D-1)
 - 1. #1 change reference document to the current New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), November, 2016.
 - 2. #2 & #3 - revise wording regarding timeframe to the current "*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..." from GP-0-15-002.
 - 3. #2C & #3A – revised wording regarding additional stabilization measures for steep slopes from slope 2:1 to 3:1 per Town Code §66-6.G(6).
 - ii. For the retaining wall detail - Revise detail provided to indicate walls over 4' in height are to be engineered. Additional drainage through the walls (weep holes) may be needed. As the walls are for the driveway, they will have to be designed to carry emergency vehicles. Provide additional calculations. Guiderails should also be provided along portion of driveway.
 - iii. Update driveway detail - 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. Show 2' shoulders on each side per §57-26.A(4)(b).
 - iv. For the driveway profile – the low point will need a vertical curve. Also recommend a culvert to allow runoff to safely pass beneath the driveway.
- n. On Drawing D-3,
 - i. Under the "Steep Slope and Erosion Control Notes," under A 1 replace "one acre" of disturbance with "5,000 SF" of disturbance. Under C, replace "GP-02-01" with the current "GP-0-15-002."
 - ii. Driveway Notes – Update to current Chapter 57 requirements.
 - iii. Under "Notes" # 4 revise wording regarding timeframe to the current "*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..." from GP-0-15-002.

8. Refer to the SWPPP
 - a. May need to include TM 33.80-1-3 on cover sheet.
 - b. May need to update site area under I.A.2.
 - c. May need to update wetlands under I.B.
 - d. Add stormtech units under "Infiltration Practices" Under IV.B.2. State that the infiltration practice is not required per NYS DEC thresholds as long as the area of disturbance remains less than 1 acre.
9. Refer to Notice of Intent:
 - a. Page 3, #4 – May have to update total site area.
 - b. Page 3, #7 – Provide response to phased project.
 - c. Page 7, #26 – Consider selecting "retaining walls" as a 'Permanent Structural. Also, recommend removing "infiltration practice" as it is not required due to NYS DEC thresholds as long as the area of disturbance remains less than 1 acre.
 - d. Final NOI will need signatures.
10. Provide an MS4 SWPPP Acceptance Form with Sections I and II completed.
11. Regarding letter from Richard Othmer, Jr, Highway Superintendent – Based on previous conversations with Mr. Othmer, Town of Kent does not maintain Hillside Road, including snow plowing. Add a note to the drawing stating Town of Kent does not maintain this road.
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 wetland issues.
14. We defer to the Planning Board's planning consultant regarding planning and zoning issues.



Julie S. Mangarillo, P.E., CPESC

Attachment – eParcel Tax Map

cc: Planning Board via email
Bill Walters via email
18-261-999-157

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: Review for SEQRA Lead Agency

Date: October 5, 2018

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

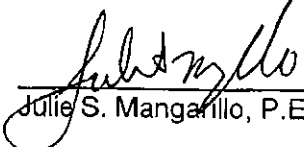
The following materials were reviewed:

- See Appendix A, attached.

This project proposes construction of two (2) hotels, conference center, indoor water park, truck stop and restaurant and site amenities.

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

1. We have given the project documents a cursory review with focus on determining completeness for SEQRA Lead Agency circulation. While we have not conducted an in-depth technical review at this time, we believe there is sufficient information for the Planning Board to move forward with Lead Agency circulation.
2. As the project progresses, we will provide additional technical review comments.



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

Appendix A – Documents included in review

1. Letter to Town of Kent Planning Board from P.W. Scott Engineering & Architecture, PC, dated August 1, 2018
2. 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
4. Letter- Site Design Matrix
5. Full Environmental Assessment Form, dated July 26, 2018
6. Existing Environmental Conditions-Route 52 Site Development- Town of Kent, prepared by Peder W. Scott, P.E., R.A., dated July 31, 2018
7. Letter from NY State Department of Environmental Conservation to Michael Nowicki, Ecological Solutions, LLC dated September 27, 2017
8. IPaC Conservation Measure Report-Route 52 Kent site Development, dated August 31, 2017
9. Threatened and Endangered Species Habitat Suitability Assessment Report-Route 52 Development, prepared by Michael Nowicki, Ecological Solutions, LLC, dated October 14, 2017
10. Mined Land Site Reclamation Narrative-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
11. Visual Impact Analysis-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
12. Water System Addendum-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 2, 2018
13. Sewage Treatment Plant-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
14. Infiltration Analysis Report-Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated December 11, 2017
15. Preliminary Stormwater Pollution Prevention Plan (SWPPP) -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 6, 2018
16. Shared Parking Analysis -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018
17. Air Quality Report & Impacts -Route 52 Site Development, prepared by Peder Scott, P.E., R.A. dated July 31, 2018

18. Traffic Impact Study-Route 52 Site Development, prepared by Maser Consulting P.A., dated November 9, 2017 last revised January 26, 2018
19. Map- M1 -Slope Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale as noted
20. Map- M2 -NRC Soil Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
21. Map- M3 -Wetland Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
22. Map- M4 -Well Location Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
23. Map- M5- Overall Drainage Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated June 17, 2018, scale 1" = 1000'
24. Map- M6- NYSDEC Identifications -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
25. Map- M7- FEMA Map-Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
26. Map- M8- Geology Map -Route 52 Development, prepared by P.W. Scott Engineering & Architecture, P.C., dated May 20, 2017, scale 1" = 400'
27. 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'
28. 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
29. 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'
30. 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
31. 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
32. 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
33. Stormwater Management Report- Route 52 Development, prepared by Peder W. Scott, P.E., R.A., dated June 10, 2018