TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**ATHBOY ROAD 4-LOT SUBDIVISION**
PROJECT NO.:	**24-36**
PROJECT LOCATION:	**SECTION 8, BLOCK 1, LOT 105**
REVIEW DATE:	**29 MAY 2025**
MEETING DATE:	**5 JUNE 2025**
PROJECT REPRESENTATIVE:	**CHRIS TERRIZZI,P.E. - CM TERRIZZI ENGINEERING, PLLC**

1. In response to the Lead Agency circulation the New York State Office of Parks, Recreation Historic Preservation requested supplemental information. The applicant's representative submitted line of site drawings, as well as photographs documenting existing trees and screening from the Gomez Mill House. The Office of Parks, Recreation Historic Preservation issued a no adverse impact letter on 16 April 2025.

2. The New York State Department of Environmental Conservation issued a response to the Lead Agency determination identifying a work window from April 1st to November 30th, on the project site to reduce impacts to over wintering Bald Eagles. Notes should be added to the plans.

3. Submission to County Planning is required. County Planning responded to the lead agency circulation, however no SWPPP and other information was available for a complete application. A 239 submission to County Planning is required due to the proximity to the municipal boundary. It is also noted, the Town of Marlborough must be notified of any Public Hearing.

4. A SWPPP is under review by this office.

5. A Tree Preservation Survey has been performed. The Tree Preservation Survey was performed in the area including the limits of disturbance. Even within the limits of disturbance the project is under a threshold requiring any mitigation or restitution. Substantial number of trees exist outside the 4.5+/- acre area of disturbance on the 19-acre parcel.

6. Common driveway and Access Maintenance Agreements are required.

7. We have reviewed the septic system separation distances identified in the County Planning referral on Lot 1. The well is located outside the drainage course of the subsurface sanitary sewer disposal system. The more than 110-foot separation depicted complies with the Appendix 75A due to the topographic ridge which is located between the septic system and the well.

Respectfully submitted,
MHE Engineering, D.P.C.

Patrick J. Hines
Principal

Michael W. Weeks, P.E.
Principal

PJH/kmm

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor
RANDY SIMONS
Commissioner Pro Tempore

April 16, 2025

Patrick Hines
MHE Engineering
33 Airport Center Drive
New Windsor, NY 12553

Re: DEC
Athboy Road Four Lot Subdivision
Orange County, NY
25PR00486

Dear Patrick Hines:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the materials submitted in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the sightline profiles and typical proposed elevation drawing submitted to our office on March 19, 2024. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources.

If you have any questions, feel free to call me at (518) 818-4592.

Sincerely,

Ashley Barrett

Ashley Barrett
Historic Site Restoration Coordinator
Ashley.barrett@parks.ny.gov

cc: B. Sherman, MHE Engineering

via e-mail only

Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

VIA EMAIL

May 19, 2025

Chris Terrizzi
11 Terrizzi DR
Wallkill, NY 12589

Re: GID-003608
Article 11 Threatened and Endangered Species
Athboy Subdivision
Town of Newburgh, Orange County

Jurisdictional Determination

Dear Chris Terrizzi,

The New York State Department of Environmental Conservation (DEC or Department) received the project materials for 4-lot residential subdivision located at Athboy Road, in the Town of Newburgh, Orange County, on March 31, 2025. This request specifically inquires whether a permit pursuant to Article 11 (Threatened and Endangered Species) of the Environmental Conservation Law would be required for the proposed project.

Article 11 Threatened and Endangered Species
Bald eagle (*Haliaeetus leucocephalus*) (Threatened)
Non-breeding Bald Eagles have been documented in proximity to the project location. Impacts to this species should be assessed following the Conservation Plan for Bald Eagles in New York State (https://www.dec.ny.gov/docs/wildlife_pdf/nybaldeagleplan.pdf). If project related impacts cannot be fully avoided or minimized, a permit for incidental take may be needed. The acceptable work window that would not result in any impacts to non-breeding eagles in the area would be April 1st to November 30th. For work proposed outside of this window, additional information is needed including when construction activities are proposed to take place, the duration of those activities, what equipment would be used, noise levels from construction and operational activities as compared to ambient noise levels.

Other

Be aware of the following additional DEC jurisdictions:

SPDES Sanitary

Discharges of wastewater to surface water and groundwater are regulated and may require a permit. A discharge is regulated if it includes any pollutant, including sewage, industrial by-product, and heat from coolant systems. All discharges to surface waters require a permit. All discharges of industrial pollutants require a permit. Industrial pollutants include agriculture-related by-products from brewing, distilling, canning, and silage. Sewage discharges to groundwater do not require a SPDES permit if they are less than 1,000 gallons per day; residencies of less than 5 bedrooms will not require a permit. For more information, please visit https://dec.ny.gov/regulatory/permits-licenses/wastewater-stormwater-water-withdrawal/spdes-permit-program. If you have a question which cannot be answered using information from the website, please contact the Division of Water at DOW.R3@dec.ny.gov.

Please be advised that, prior to construction of any new or modified waste disposal system for a discharge authorized under a SPDES permit, the permittee must submit to DEC an approvable engineering report, plans, and specifications prepared by NYS-licensed engineer and developed in accordance with standards accepted by the Department. Please submit a complete Application for Approval of Plans for a Wastewater Disposal System along with the design documents to DOW.R3@dec.ny.gov. Copies of this Application for Approval of Plans form must be requested from the Division of Water via email.

SPDES Construction

Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR

- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Re: GID-003608
Article 11 Threatened and Endangered Species
Athboy Subdivision
Town of Newburgh, Orange County

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at https://dec.ny.gov/environmental-protection/water/water-quality/stormwater. For questions, please contact the Division of Water at DOW.R3@dec.ny.gov.

For construction permits, this site is within an MS4 area. The stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department.

Please contact me if you have questions regarding the above information.

Sincerely,

Tiernan Darcy
Division of Environmental Permits
Region 3, Telephone No. (845) 256-3809
Tiernan.Darcy@dec.ny.gov

STORMWATER POLLUTION PREVENTION PLAN
W/ EROSION & SEDIMENT CONTROLS

ATHBOY 4-LOT SUBDIVISION OF SBL 8-1-105
for
SANSTORM HOLDING INC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

PREPARED BY

Christopher Terrizzi, PE

C.M. TERRIZZI ENGINEERING

11 Terrizzi Drive
Wallkill, NY 12589

November 5, 2024
Revised May 22, 2025

TABLE OF CONTENTS

1.0 Project Overview

The Athboy Subdivision project site is 19.10 acres located in the Town of Newburgh as Section 8 Block 1 Lot 105.

The project proposes to subdivide the parcel into four separate lots and construct four new individual private homes, including driveways, wells and septic systems. Two common driveways are proposed to service the lots from the existing Athboy Road cul-de-sac.

Based on the proposed subdivision plan, it is estimated that the total area of disturbance for the proposed construction is approximately ± 4.02 acres. The proposed impervious ground cover percentage is 3.80%, an increase from the 0% currently on the property. In accordance with the NYSDEC Stormwater General Permit (GP 0-25-001) for stormwater discharge, single family residential subdivisions with less than 5 acres of disturbance are required to prepare a Stormwater Pollution Prevention plan (SWPPP) that only includes erosion and sediment controls.

2.0 Existing Conditions & Soils

The existing site is wooded. The topography generally consists of a plateau of approximately elevation 250 feet that runs southwest to northeast in the center of the lot. There is an existing exposed rock outcrop to the west of the cul-de-sac. There are no wetlands or other water bodies on the property.

The U.S.D.A. Natural Resources Conservation Service soil survey shows soils at the project site include primarily the following:

Soil Name	Symbol	Percent of Parcel	Hydrologic Soil Group
Farmington silt loam, sloping	FAC	61.6%	D
Pittsfield gravelly loam, 3-8% slopes	PtB	28.9%	B
Rock outcrop-Farmington complex	RMD	4.6%	D
Mardin gravelly silt loam,8-15% slopes	MgB	3.1%	D

3.0 Erosion & Sediment Control Measures

Erosion and sediment control measures are shown on plan sheet 3. The following general measures shall be implemented:

a. Soil disturbances shall be minimized in both area and duration.

b. Disturbed areas shall be stabilized as soon as final grades are accomplished.

c. Plan sheet 4 identifies the limits of disturbance, silt fence locations, topsoil stockpile locations and rolled erosion control product locations. Sheet 4 also contains sequencing notes for the proposed construction. The following general practices shall be implemented:

1. Clearing limits shall be staked prior to any soil disturbances.

2. Silt fence shall be installed at locations shown on the plans and shall be maintained in good condition and repaired or replaced as necessary.

3. Stabilized construction entrances shall be installed at locations shown on the plans to eliminate the tracking of sediment onto public streets.

4.

5. Seeding and mulching is necessary to stabilize final grades.

6. Soil stabilization shall be implemented within fourteen (14) days after soil disturbance completion.

4.0 Good Housekeeping & Material Management Practices

The following good housekeeping and material management practices shall be Followed during construction to reduce the risk of spills or exposure of materials to stormwater runoff:

1. The minimum quantity of materials required shall be brought on site and shall be

stored in an orderly manner in their original labeled containers.

2. Material disposal shall meet all manufacturer's recommendations and federal, state,

county and local regulations.

Petroleum products:

1. Fuels, oils & chemicals shall be stored in appropriate and tightly closed containers. In the event of a spill, it shall be contained and cleaned up immediately in accordance with all federal, state, county and local regulations.
   Spills in excess of reportable quantities shall be reported to the NYSDEC as
   soon as it is discovered.
2. All vehicles on site shall be regularly inspected and maintained to prevent leaks.

Fertilizers & Paint:

1. Fertilizers shall be stored in original water-tight containers away from stormwater discharges.
2. Any spills or contamination of runoff with fertilizers shall be immediately contained, collected, cleaned up, and disposed of in accordance with Federal, State, County and Local regulations.

Sanitary Waste Facilities:

1. Should portable sanitary units be located on-site, they shall be placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State,
   County, and Local regulations.

Concrete Trucks:

1. Concrete trucks shall only wash out at designated washout locations.

APPENDIX A

SOILS MAP

Soil Map—Orange County, New York
(Athboy SBL 8-1-105)

Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.

Meters: 0, 40, 80, 160, 240

Feet: 0, 100, 200, 400, 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
Survey Area Data: Version 25, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BnB	Bath-Nassau channery silt loams, 3 to 8 percent slopes	0.0	0.2%
FAC	Farmington silt loam, sloping	11.1	61.6%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	0.1	0.7%
MdB	Mardin gravelly silt loam, 3 to 8 percent slopes	0.0	0.2%
MdC	Mardin gravelly silt loam, 8 to 15 percent slopes	0.6	3.1%
PtB	Pittsfield gravelly loam, 3 to 8 percent slopes	5.2	28.9%
RMC	Rock outcrop-Farmington complex, rolling	0.1	0.7%
RMD	Rock outcrop-Farmington complex, hilly	0.8	4.6%
Totals for Area of Interest		**18.0**	**100.0%**

APPENDIX B

NOTICE OF INTENT (NOI)

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.10

(Submission #: HQA-HADS-Z8XVJ, version 1)

Details

Submitted	5/19/2025 (3 days ago) by Christopher Terrizzi
Alternate Identifier	Athboy Rd 4-Lot subdivision—Region 3
Submission ID	HQA-HADS-Z8XVJ
Status	Deemed Complete

NOTE ***(CREATED)***
SPDES Permit ID

NYR11P530
Created on 5/22/2025 10:35 AM by **John Muthersbaugh**

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?
Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?
No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?
No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?
No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?
Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?
No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?
No

4.a. Will the construction activity:

a) occur within an archeologically sensitive area indicated on the sensitivity map, or

b) have the potential to affect a property that is listed or determined to be eligible for listing on the Na or State Registers of Historic Places, or

c) include a new permanent building on the construction site within the following distances from a building, structure, or object that is more than 50 years old and OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determinec historically/archeologically significant building, structure, or object:

- 1-5 acres of disturbance—20 feet
- 5-20 acres of disturbance—50 feet
- 20+ acres of disturbance—100 feet?

Yes

4.a.i. Have the impacts to historic properties been resolved?
Yes

4.a.i.1. Which of the following documentation will be maintained at the construction site?
c) Documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?
Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?
Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001?
Yes

Steep Slope

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7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?
No

Owner/Operator Information

8. Owner/Operator Name
Sanstorm Holding Inc

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
Peter Rabasco	917-531-1282	westsidednd@gmail.com

10. Owner/Operator Mailing Address

> PO Box 804
> Marlboro, NY 12542
> USA

11. Is the billing contact different from the Owner/Operator Contact?
No

12. What type of organization is the owner/operator?
Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?
Yes

12.b.i. Department of State ID #
5217566

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

Site Information

13. Project/Site Name
Athboy Rd 4-Lot subdivision

14. Site Address

> Athboy Road
> Newburgh, NY 12542
> Orange

DEC Region
3

15. Site Latitude & Longitude
41.58625419022328,-73.97448572467623

Project Details

16. This eNOI submission is for:
A construction activity not part of a common plan of development or sale in accordance with Part I.D.1.a.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".
Table 1

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.
4-lot residential subdivision of a wooded lot, served by individual on-site septic & wells.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)
19.1

20. Total Area to be Disturbed (acres)
3.9

21. Existing Impervious Area to be Disturbed (acres)
0.0

22. Future Impervious Area Within Disturbed Area (acres)
0.7

Nature of the project:
New Construction

23. Do you plan to disturb more than 5 acres of soil at any one time?
No

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24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
0

B (%)
28

C (%)
0

D (%)
72

25. Enter the planned start and end dates of the disturbance activities.

Start Date
04/01/2025

End Date
12/31/2026

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Existing stormwater retention pond

27. Type of waterbody identified in question 26?
Other Type Off Site

Other Waterbody Type Off Site Description
Existing stormwater retention pond

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?
No

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?
No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
Yes

31.a. What is the name of the municipality/entity that owns the separate storm sewer system? If the separate sewer system is owned by an MS4 Operator, enter the MS4 Operator name.
Privately owned

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

33. Is this property owned by a state authority, state agency, federal government or local government?
No

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?
Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?
Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

SWPPP Preparer

---

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Christopher Terrizzi

41. SWPPP Preparer Organization Name
C.M. Terrizzi Engineering, PLLC

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Christopher Terrizzi	845-239-2020	cmterrizzi@gmail.com

43. SWPPP Preparer Address

11 Terrizzi Drive

Wallkill, NY 12589

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Upload the completed form
Download SWPPP Preparer Certification Form

44. Please upload the SWPPP Preparer Certification

appf_swppcertform.pdf - 02/20/2025 12:14 AM
Comment
NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?
Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?
Yes

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.
None

57. Is this NOI for a change in owner/operator per Part I.G.?
No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?
No

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
Owner/Operator Certification Form

61. Upload Owner/Operator Certification Form
> appj_operatorcertform.pdf - 02/20/2025 12:17 AM
> **Comment**
> *NONE PROVIDED*

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?
Yes

Additional Project Information

62. Enter any additional pertinent project information in the text box below.
The project site is in proximity to non-breeding Bald eagles. The proposed work window will be between April 1 and November 30 to not impact the eagles as per jurisdictional determination letter GID-003608 dated May 19, 2025.

Attachments

Date	Attachment Name	Context	User
5/19/2025 11:03 PM	Letter of Authorization.pdf	Generated Document	Christopher Terrizzi
2/20/2025 12:17 AM	appj_operatorcertform.pdf	Attachment	Christopher Terrizzi
2/20/2025 12:14 AM	appf_swppcertform.pdf	Attachment	Christopher Terrizzi

Status History

	User	Processing Status
2/19/2025 9:08:22 PM	Christopher Terrizzi	Draft

	User	Processing Status
5/19/2025 11:03:57 PM	Christopher Terrizzi	Submitted
5/19/2025 11:04:00 PM	Christopher Terrizzi	Deemed Complete
5/22/2025 10:35:40 AM	John Muthersbaugh	In Review
5/22/2025 10:36:05 AM	John Muthersbaugh	Deemed Complete

Audit

Event	Event Description	Event By	Event Date
Letter of Authorization	The Letter of Authorization document has been generated and is available for download.	Christopher Terrizzi	5/19/2025 11:03 PM

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Christopher Terrizzi	5/19/2025 11:03:57 PM
Issue SPDES Permit ID	John Muthersbaugh	5/22/2025 10:36:05 AM

APPENDIX C

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site log- book shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent struc- tures.

b. Pre-construction Site Assessment Checklist

(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications. [ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

APPENDIX D

CONTRACTOR & SUB-CONTRACTOR CERTIFICATION STATEMENTS

CONTRACTOR CERTIFICATION STATEMENT

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Contractor:
Name:
Signature:
Title:
Company Name:
Company Address:
Company Phone Number:
Site Address:
Specific SWPPP Responsibilities:
_____
_____
_____
_____
_____
Date of Certification:
Name and Title of Trained Contractor for SWPPP Implementation:_____

SUB-CONTRACTOR CERTIFICATION STATEMENT

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Sub-Contractor:
Name:
Signature:
Title:
Company Name:
Company Address:
Company Phone Number:
Site Address:
Specific SWPPP Responsibilities:
_____
_____
_____
_____
_____
Date of Certification:
Name and Title of Trained Contractor for SWPPP Implementation:_____

APPENDIX E

SWPPP INSPECTION FORM

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name) _____ **Date of Inspection** _____

Qualified Inspector (print name) _____ **Qualified Inspector Signature** _____

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas. Sediment accumulation is_____% of design capacity.

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2” x 4” frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8- inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock. Sediment accumulation___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized. Sediment accumulation is__% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.

[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.

[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is_____% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

AGRICULTURAL NOTE:

PROPERTY ADJACENT TO LOT 4 IS IN ACTIVE AGRICULTURAL OPERATION AND PRODUCTION AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY IS PROTECTED BY NEW YORK STATE 'RIGHT TO FARM LAWS' AS REGULATED BY THE DEPARTMENT OF AGRICULTURE AND MARKETS. FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR, MANURE MAY BE APPLIED, AND PERIODIC NOISE MAY OCCUR FROM MACHINERY OPERATION AT VARIOUS TIMES THROUGHOUT THE DAY. RESIDENTS SHOULD BE AWARE OF THIS ACTION BY THE ADJACENT PROPERTY OWNERS.

North

LEGEND
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TEMPORARY SILT FENCE — SF
- PROPOSED CONTOUR
- DEEP TEST — DT
- PERCOLATION TEST — PT
- EASEMENT LIMITS
- EXISTING TREE
- NO-DISTURBANCE ZONE
- TREE PROTECTION FENCE — TPF
- SWALE
- TOE OF FILL
- TOP OF CUT

Victor P. Javinett and Isabel L. Javinett, Liber 5779 at Page 98, Tax ID #: 8-1-53.22

lands now or formerly of Judy A. Dobroski L.E. Susan P. Young and David S. Young, Liber 12434 at Page 869, Tax ID #: 8-1-52.22

lands now or formerly of Susan P. Young and David S. Young, Liber 12434 at Page 869, Tax ID #: 8-1-52.23

lands now or formerly of Susan P. Young and David S. Young, Liber 12434 at Page 869, Tax ID #: 8-1-52.24

lands now or formerly of Victor P. Javinett and Isabel L. Javinett, Lot 2 aso F.M. 201-01, Liber 5779 at Page 98, Tax ID #: 8-1-53.22

LOT 1 — 4.47 ACRES

LOT 2 — 2.05 ACRES

LOT 3 — 2.12 ACRES

LOT 4 — 10.54 ACRES

LOT 1 CONTINUED

lands now or formerly of Gomez Foundation For Mill House, Liber 5694 at Page 204, Tax ID #: 8-1-29.21

lands now or formerly of Demetrius Long, Lot 3 aso F.M. 201-01, Liber 11151 at Page 1454, Tax ID #: 8-1-53.23

lands now or formerly of Roger R. Staats and Erin A McCormack Staats, Lot 1 aso F.M. 137-92, Liber 15468 at Page 494, Tax ID #: 8-1-102

lands now or formerly of Charles E Byrne and Byrne Josephine Giglia, Lot 1 & apo Lot 2 aso F.M. 279-99, Liber 12990 at Page 654, Tax ID #: 8-1-112

lands now or formerly of Carole Dina Jahn, apo Lot 2 aso F.M. 279-99, Liber at Page, Tax ID #: 8-1-111

lands now or formerly of Roberto Ramirez and Jacqueline Ramirez, Lot 3 aso F.M. 137-92, Liber 13596 at Page 1834, Tax ID #: 8-1-104

lands now or formerly of Mark Rivera, Lot 2 aso F.M. 137-92, Liber 14646 at Page 1029, Tax ID #: 8-1-103

lands now or formerly of James C Goodenough and Maureen A Goodenough, Lot 5 aso F.M. 29-95, Liber 13857 at Page 1253, Tax ID #: 8-1-110

Central Hudson Electric & Gas 150' wide utility easement, Liber 1052 at Page 469, Liber 1045 at Page 342, per F.M. 29-95

EXISTING ATHBOY ROAD (PRIVATE) — 50' ROW

LOCATION MAP
1"=1000'

TOWN OF NEWBURGH AR ZONING SCHEDULE

	MINIMUM REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED	LOT #3 PROPOSED	LOT #4 PROPOSED
LOT AREA	1 ACRE (40,000 SF)	4.47 ACRES (194,974 SF)	2.05 ACRES (89,383 SF)	2.12 ACRES (92,560 SF)	10.70 ACRES (466,246 SF)
YARDS (feet)					
FRONT	50'	135'	66'	61'	56'
REAR	50'	338'	165'	251'	405'
SIDE					
ONE	30'	80'	56'	49'	292'
BOTH	80'	168'	141'	171'	612'
LOT WIDTH (feet)	150'	151'	175'	214'	674
LOT DEPTH (feet)	150'	443'	162'	355'	580'

NOTES:
1. THE SUBJECT PARCEL BEING LOT 3 AS SHOWN ON A MAP TITLED 'SMITH SUBDIVISION OLD MARLBORO TURNPIKE' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 29, 1992 AS FILED MAP 137-92.
2. LOTS WITH FRONTAGE ON THE PRIVATE ROAD SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT FILED WITH THE ORANGE COUNTY CLERK.
3. LOTS 1 & 2 SHALL BE SUBJECT TO A COMMON DRIVEWAY MAINTENANCE AGREEMENT FILED WITH THE ORANGE COUNTY CLERK.
4. LOTS 3 & 4 SHALL BE SUBJECT TO A COMMON DRIVEWAY MAINTENANCE AGREEMENT FILED WITH THE ORANGE COUNTY CLERK.
5. BOUNDARY OF PROPOSED SANITARY DISPOSAL FIELDS, PROPOSED WELL LOCATIONS, AND PROPOSED FOUNDATION CORNERS TO BE STAKED.
6. A 20'x50' TURNOUT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 511.2.3 OF THE 2020 NYS FIRE CODE.
7. EXTEND EXSITING CUL-DE-SAC PAVEMENT EDGE TO MEET 96' DIAMETER IN ACCORDANCE WITH APPENDIX D SECTION 103 OF THE 2020 NYS FIRE CODE.

REVISION 1: 5/20/2025 PER PB COMMENTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE HEREON LISTED PARTIES THAT THIS MAP REPRESENTS THE RESULTS OF AN ACTUAL ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT ATHBOY ROAD IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, COMPLETED ON JUNE 13, 2024 PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT, EXCEPT AS SHOWN HEREON 'THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND ACTUAL LINES OF ACTUAL POSSESSION ARE THE SAME.'

SIGNATURE — DATE

JONATHAN N. MILLEN, LLS
1229 ROUTE 300 - SUITE 3
NEWBURGH, NY 12550

RECORD OWNER:
SANSTORM HOLDING INC
PO BOX 604
MARLBORO, NY 12542

CERTIFIED TO:
I HEREBY CERTIFY TO:
SANSTORM HOLDING INC
THE TOWN OF NEWBURGH

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION.
ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRMAN — DATE

OWNER'S ENDORSEMENT

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREE TO FILE THIS MAP WITH THE ORANGE COUNTY CLERK'S OFFICE.

OWNER — DATE

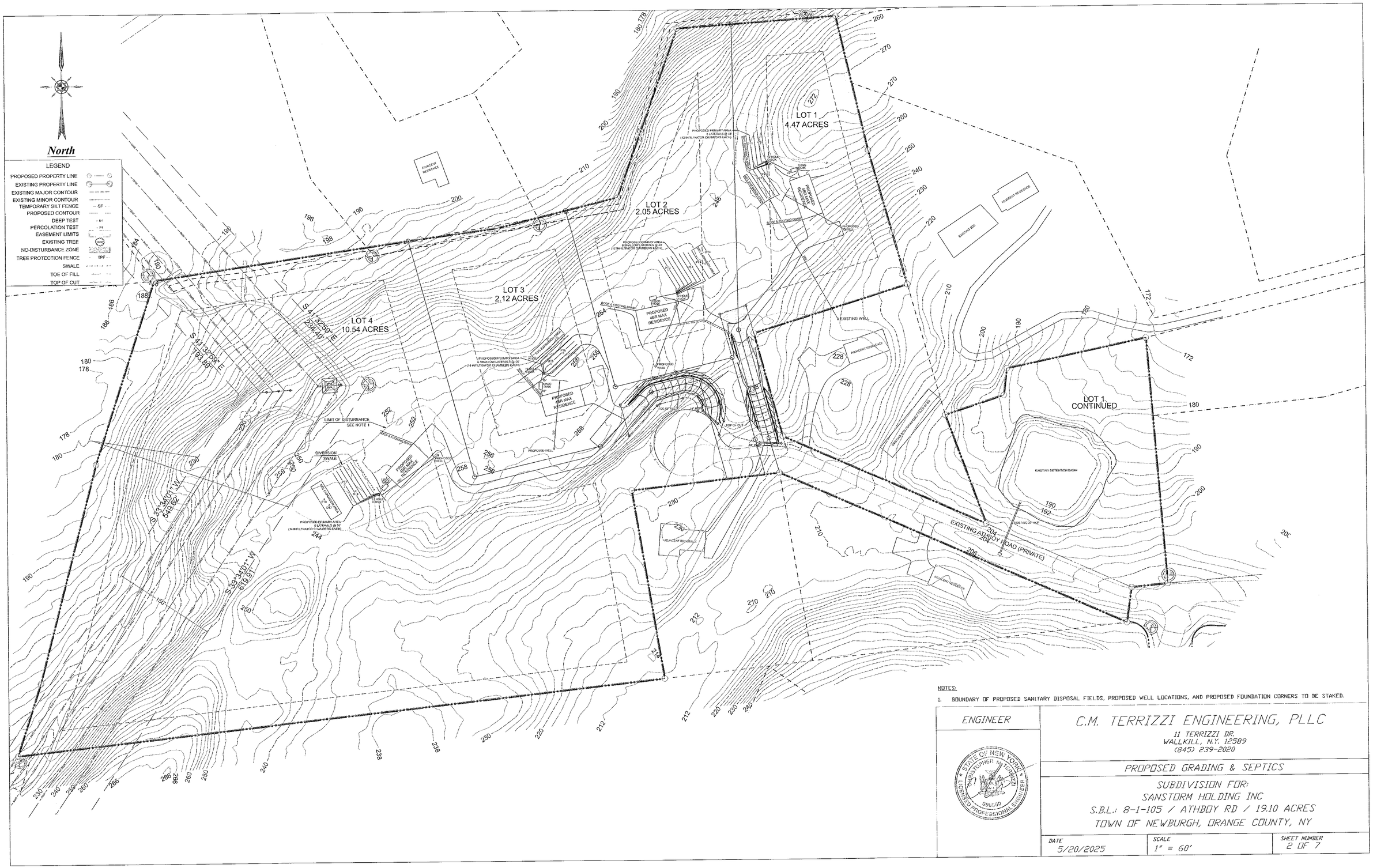
SURVEYOR	ENGINEER
	STATE OF NEW YORK * CHRISTOPHER M. TERRIZZI * 096980 LICENSED PROFESSIONAL ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC
11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020

PROPOSED LAYOUT

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	1" = 60'	1 OF 7



NOTES:

1. BOUNDARY OF PROPOSED SANITARY DISPOSAL FIELDS, PROPOSED WELL LOCATIONS, AND PROPOSED FOUNDATION CORNERS TO BE STAKED.

ENGINEER

STATE OF NEW YORK
CHRISTOPHER M. TERRIZZI
090500
LICENSED PROFESSIONAL ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC

11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020

PROPOSED GRADING & SEPTICS

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	1" = 60'	2 OF 7

Existing Tree Table (within Disturbance Limits)		
Tag #:	Diameter	Type
701 - Significant	16"	Grey Poplar (Remove)
702	16"	Green Ash
703	13"	Butternut
704 - Specimen	24"	Sugar Maple (Excluded)
705 - Significant	22"	Common Oak (Excluded)
706 - Significant	14"	Grey Poplar (Excluded)
707	10"	Red Maple
708 - Significant	14"	White Ash (Remove)
709 - Protected	33"	Sugar Maple (Protect)
710 - Significant	14"	Shag Bark Hickory (Protect)
711 - Protected	32"	(Double) Pignut Hickory (Protect)
712	13"	White Oak
713	13"	Pignut Hickory
714 - Significant	19"	Pignut Hickory (Protect)
716 - Significant	15"	Pignut Hickory (Undisturbed)
717 - Protected	28"	Green Ash (Protect)
718 - Significant	15"	Black Cherry (Protect)
719 - Significant	16"	Sour Cherry (Protect)
720 - Significant	15"	Black Cherry (Protect)
721	11"	American Hop Horn Beam
723 - Significant	19"	Common Oak (Remove)
723 - Specimen	26"	Black Cherry (Remove)
724 - Significant	17"	Black Cherry (Remove)
725 - Significant	15"	Black Cherry (Protect)
726 - Significant	14"	Black Cherry (Protect)
727 - Specimen	24"	Black Walnut (Protect)
728 - Significant	12"	Eastern Red Cedar (Protect)
729 - Specimen	29"	Common Oak (Remove)
730 - Specimen	39"	Common Oak (Remove)
731 - Significant	22"	White Oak (Protect)
733 - Significant	23"	White Oak (Protect)
733	12"	Pignut Hickory
734	13"	Sour Cherry
735 - Significant	17"	White Oak (Remove)
736 - Significant	12"	Eastern Red Cedar (Remove)
737	12"	Swamp Oak
738	13"	Black Cherry
739	13"	Black Cherry
740 - Specimen	24"	Black Walnut (Remove)
741 - Specimen	30"	(Double) White Oak (Protect)
742 - Specimen	29"	White Ash (Protect)
743 - Significant	15"	Black Walnut (Protect)
744	12"	White Oak
745 - Significant	14"	White Oak (Protect)
746 - Specimen	41"	Water Oak (Remove)
747 - Specimen	26"	Common Oak (Protect)
748	13"	Water Oak
749 - Significant	14"	Black Cherry (Remove)
750 - Significant	17"	(Double) Northern Red Oak (Protect)
751 - Specimen	24"	Red Maple (Protect)
752 - Significant	22"	White Ash (Protect)
753 - Significant	17"	White Ash (Remove)
754 - Significant	19"	Black Cherry (Remove)
755 - Specimen	26"	White Oak (Protect)
756 - Significant	14"	Eastern Red Cedar (Protect)
757	11"	White Ash
758 - Specimen	24"	White Ash (Remove)
759 - Specimen	30"	White Ash (Remove)
760 - Significant	22"	White Ash (Remove)
761 - Significant	23"	Red Spruce (Remove)
763 - Specimen	24"	Bass Wood (Remove)
763 - Specimen	30"	(Double) Bass Wood (Remove)
764	10"	Pignut Hickory
765 - Significant	18"	Pignut Hickory (Excluded)
766 - Significant	18"	Pignut Hickory (Excluded)
767 - Significant	16"	White Ash (Excluded)
768	11"	Larch
769	10"	Pin Oak
770 - Significant	17"	Pin Oak (Protect)
771 - Significant	15"	(Double) Black Cherry (Protect)
772 - Significant	12"	Eastern Red Cedar (Protect)
773	10"	White Ash
774	13"	Black Cherry
775 - Significant	16"	Pignut Hickory (Protect)
776	12"	American Hop Horn Beam
777 - Significant	20"	White Ash (Protect)
778	12"	White Ash
779 - Significant	22"	White Ash (Protect)
780 - Significant	23"	Pin Oak (Protect)
781 - Significant	23"	White Ash (Remove)
782	10"	Black Poplar
783	10"	Northern Red Oak
784	11"	(Double) Black Cherry
785	10"	Black Cherry
786	13"	Pignut Hickory
787	10"	Black Poplar
788	12"	White Ash
789	12"	White Ash
790 - Significant	15"	White Oak (Protect)
791 - Significant	20"	White Oak (Protect)
792 - Significant	15"	Eastern Red Cedar (Protect)
793	13"	White Oak
794 - Significant	21"	White Ash (Remove)
795	11"	White Ash
796 - Significant	12"	Norway Maple (Remove)
797	11"	Black Cherry
798 - Significant	16"	White Oak (Remove)
799 - Significant	15"	White Oak (Remove)
800	13"	White Oak
801 - Significant	18"	White Oak (Remove)
802 - Significant	18"	White Oak (Remove)
803 - Significant	14"	White Oak (Remove)
804 - Significant	20"	White Oak (Remove)
805 - Significant	15"	White Ash (Remove)
806 - Significant	12"	Eastern Red Cedar (Remove)
807	10"	Red Maple
808 - Significant	19"	White Ash (Remove)
809 - Dead/D/D	12"	Unidentifiable
810 - Dead/D/D	10"	Black Cherry
811 - Dead/D/D	10"	Black Cherry
812 - Dead/D/D	10"	Unidentifiable
813 - Dead/D/D	10"	Unidentifiable
814 - Dead/D/D	14"	Black Cherry
815 - Dead/D/D	11"	Black Cherry
816 - Dead/D/D	17"	Unidentifiable
817 - Dead/D/D	15"	Eastern Red Oak
818 - Dead/D/D	12"	Black Cherry
819 - Dead/D/D	10"	Black Cherry
820 - Dead/D/D	12"	Butternut
821 - Dead/D/D	13"	Black Cherry
822 - Dead/D/D	10"	Butternut

TOTAL SIGNIFICANT TREE INCHES: 833"
SIGNIFICANT TREES REMOVED: 401" (48%)

TOTAL SPECIMEN TREE INCHES: 521"
SPECIMEN TREES REMOVED: 269" (51%)

NOTES:
1. SEE SHEET 5 FOR TREE PROTECTIVE FENCE DETAILS.
2. TREE SURVEY PERFORMED BY JONATHAN N. MILLER LAND SURVEYOR, P.C.
3. TREE SURVEY PERFORMED WITHIN THE LIMITS OF DISTURBANCE SHOWN, APPROXIMATELY 4.02 ACRES.
4. TREE REMOVAL CALCULATIONS PERFORMED ON THE EXISTING TREES AND PROPOSED TREES TO BE REMOVED WITHIN THE DISTURBANCE LIMITS (4.02 ACRES).

SURVEYOR	ENGINEER
	STATE OF NEW YORK CHRISTOPHER M. TERRIZZI 095589 LICENSED PROFESSIONAL ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC
11 TERRIZZI DR.
WALLKILL, N.Y. 12589
(845) 239-2020

TREE SURVEY & PRESERVATION PLAN

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	1" = 60'	3 OF 7

EROSION CONTROL SEQUENCE NOTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF TWO WEEKS (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING.

1. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENT BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWN GRADE PERIMETER OF THE SITE (OR PHASE) AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED AS SHOWN ON THE APPROVED PLANS. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPGRADE.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THOROUGHFARE.
3. SEED AND MULCH IS REQUIRED TO STABILIZE FINAL GRADES.
4. UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
5. TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADE OF SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.

NOTES:

1. THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 4.02 ACRES AND THEREFORE REQUIRES A SWPPP THAT INCLUDES EROSION AND SEDIMENT CONTROLS AS PER NYSDEC SPDES GP-0-25-001.

ENGINEER

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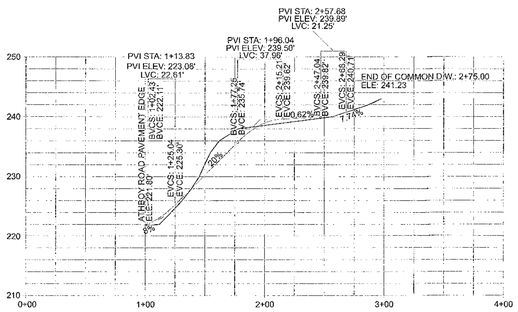
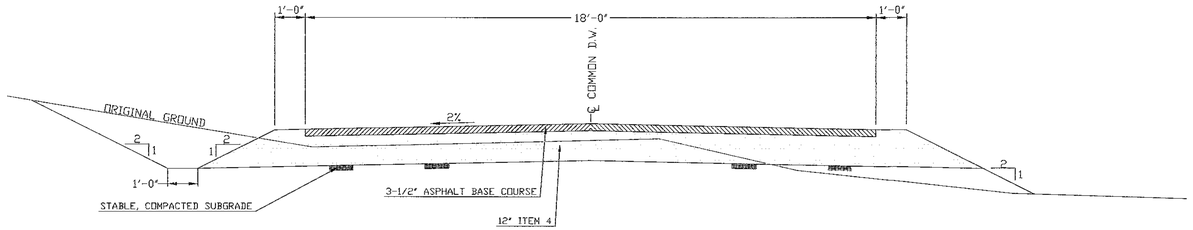
EROSION & SEDIMENT CONTROL MEASURES

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

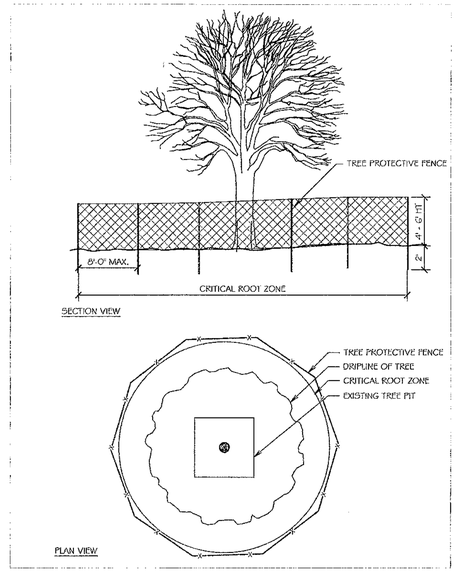
DATE	SCALE	SHEET NUMBER
5/20/2025	1" = 60'	4 OF 7



LOTS 1 & 2 COMMON DRIVEWAY PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



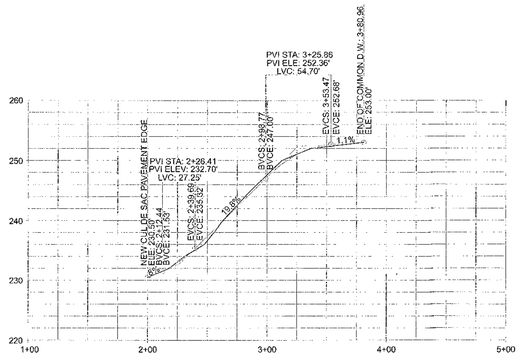
COMMON DRIVEWAY TYPICAL SECTION



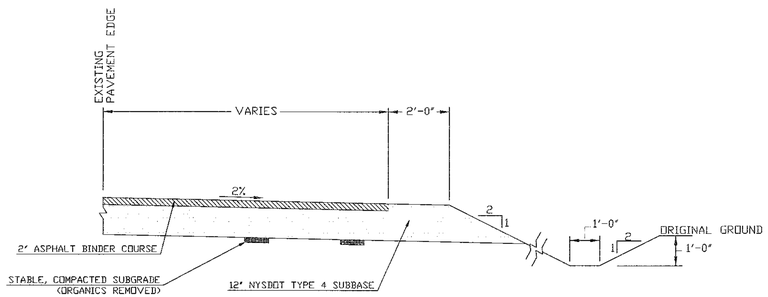
TREE PROTECTION FENCE AT CRITICAL ROOT ZONE

NOTES:

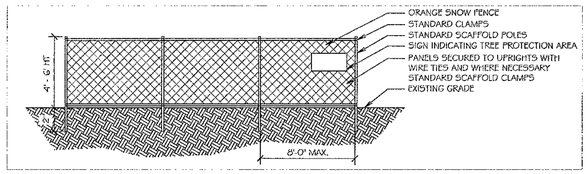
1. CRITICAL ROOT ZONE DEFINED AS THE CIRCULAR AREA MEASURED OUTWARD FROM THE TREE TRUNK ONE-FOOT RADIUS FOR EACH ONE-INCH OF DIAMETER OF THE TREE MEASURED 4.5 FEET ABOVE THE EXISTING GRADE AT THE BASE OF THE TREE AS PER TOWN CODE SECTION 172-2.



LOTS 3 & 4 COMMON DRIVEWAY PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 10'



CUL-DE-SAC WIDENING TYPICAL SECTION



TREE PROTECTION FENCE

NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL AFTER THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING ON THE SITE.
2. IN ADDITION TO THE TREE PROTECTION FENCING, SILT FENCE SHALL BE INSTALLED AT THE DRIPLINE OF ALL SIGNIFICANT OR PROTECTED TREES WHICH ARE LOCATED DOWN GRADE OF ANY CLEARING, EXCAVATION AND/OR CONSTRUCTION ACTIVITY.

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PROFILES, TYP SECTIONS & TREE PROTECTION DETAILS

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	N.T.S.	5 OF 7

DEEP HOLE TESTS

ALL DEEP SOILS TESTS PERFORMED ON JULY 4, 2024.

LOT #1 TEST HOLE #: DT1	
DEPTH	SOIL TYPE
0'-12'	TOPSOIL
12'-72'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #1 TEST HOLE #: DT2	
DEPTH	SOIL TYPE
0'-8'	TOPSOIL
8'-72'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

LOT #2 TEST HOLE #: DT3	
DEPTH	SOIL TYPE
0'-8'	TOPSOIL
8'-60'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 60'

LOT #2 TEST HOLE #: DT4	
DEPTH	SOIL TYPE
0'-9'	TOPSOIL
9'-53'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 53'

LOT #3 TEST HOLE #: DT5	
DEPTH	SOIL TYPE
0'-12'	TOPSOIL
12'-36'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 36'

LOT #3 TEST HOLE #: DT6	
DEPTH	SOIL TYPE
0'-10'	TOPSOIL
10'-40'	SANDY LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: 40'

LOT #4 TEST HOLE #: DT7	
DEPTH	SOIL TYPE
0'-8'	TOPSOIL
8'-68'	SILT LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

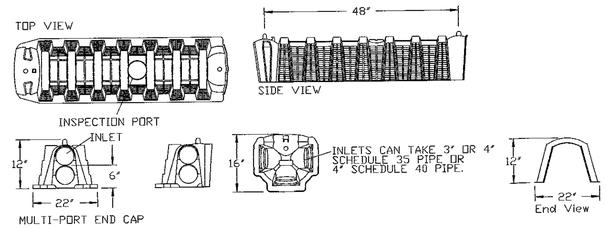
LOT #4 TEST HOLE #: DT8	
DEPTH	SOIL TYPE
0'-9'	TOPSOIL
9'-70'	SILT LOAM

MOTTLING OBSERVED AT: N/A
WATER OBSERVED AT: N/A
BEDROCK OBSERVED AT: N/A

WASTEWATER TREATMENT DESIGN CRITERIA

LOCATION	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	SYSTEM TYPE	DEPTH BELOW ORIGINAL GRADE TO TRENCH BOTTOM	DESIGN MINIMUM TRENCH LENGTH FOR 4 BEDROOM HOUSE (MAX) AT 110 GPD PER BEDROOM	
							REQUIRED	PROVIDED
PROPOSED LOT 1	PT1	24"	51 MINUTES	46-60 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	367 LF*	384 LF
	PT2		40 MINUTES					
PROPOSED LOT 2	PT3	24"	57 MINUTES	46-60 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	367 LF*	384 LF
	PT4		40 MINUTES					
PROPOSED LOT 3	PT5	12"	36 MINUTES	31-45 MINUTES	SHALLOW OPEN BOTTOM GRAVELLESS CHAMBER*	12"	330 LF*	336 LF
	PT6		40 MINUTES					
PROPOSED LOT 4	PT7	24"	28 MINUTES	31-45 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBER*	24"	330 LF*	336 LF
	PT8		32 MINUTES					

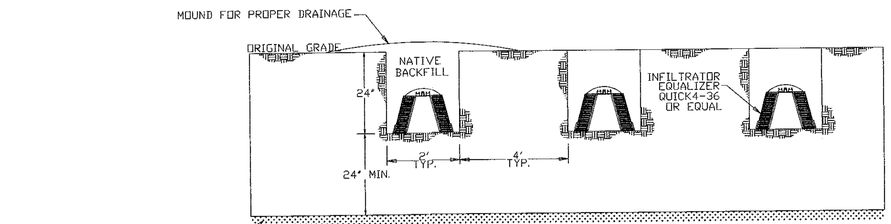
*QUALIFIES FOR 25% TRENCH LENGTH REDUCTION PER APPENDIX 75-A.
PT1, PT2, PT3, PT4, PT5 & PT6 PERFORMED ON JULY 20, 2024. PT7 & PT8 PERFORMED ON OCTOBER 13, 2024.



INFILTRATOR CHAMBER DETAILS

EQUALIZER QUICK4-36 OR EQUAL

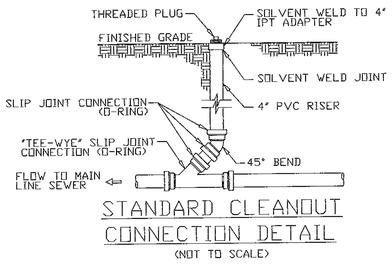
NOTES:
1. END CAPS SHALL BE INSTALLED AT EACH TRENCH END.



LOTS 1, 2 & 4 OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

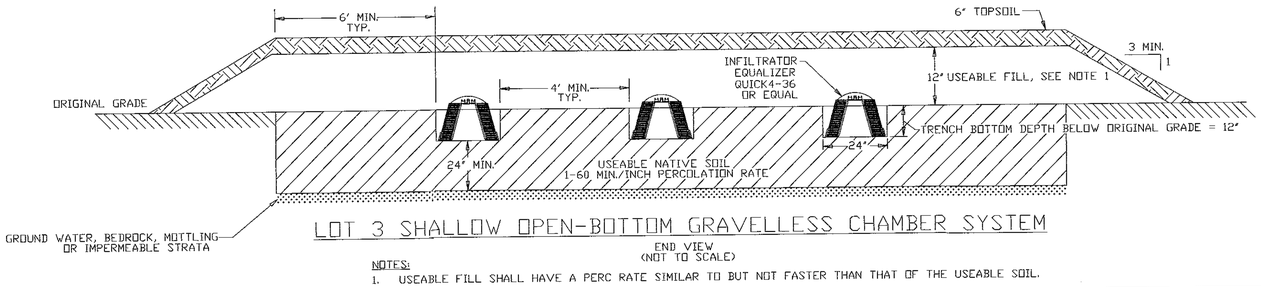
TRENCH DETAIL
END VIEW
(NOT TO SCALE)

NOTES:
1. TRENCHES SHALL NOT BE INSTALLED IN WET SOIL.
2. SIDES AND BOTTOMS OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO INSTALLATION.
3. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS AND TRENCH BOTTOMS SHALL BE LEVEL.



STANDARD CLEANOUT CONNECTION DETAIL

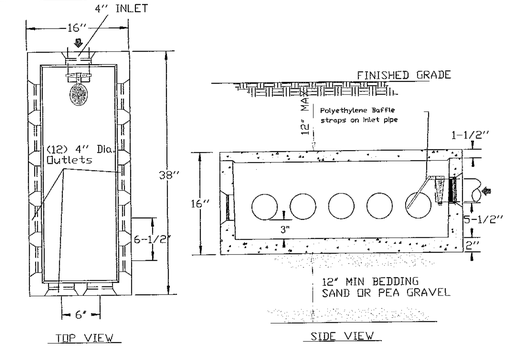
(NOT TO SCALE)



LOT 3 SHALLOW OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

END VIEW
(NOT TO SCALE)

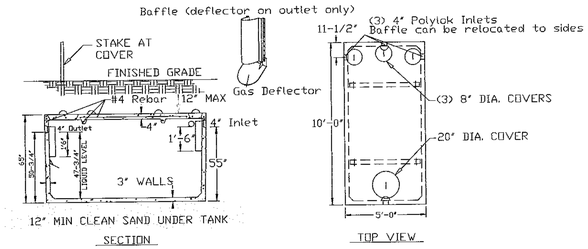
NOTES:
1. USEABLE FILL SHALL HAVE A PERC RATE SIMILAR TO BUT NOT FASTER THAN THAT OF THE USEABLE SOIL.



12 HOLE DISTRIBUTION BOX DETAIL

(NOT TO SCALE)

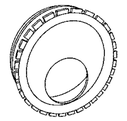
D-BOX NOTES:
1. DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-12 (12-HOLE), OR EQUAL.
2. POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
3. INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL. FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS. TUF-TITE SPEED LEVELERS OR EQUIVALENT.
4. BAFFLE TEE OR ELBOW REQUIRED FOR ALL PUMP SYSTEMS AND WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.



1,250 GAL SEPTIC TANK DETAIL

(NOT TO SCALE)

NOTES:
1. SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.
2. CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.
3. STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO 5LB/CY.
4. CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
5. POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.



TUF-TITE SPEED LEVELER DETAIL

(NOT TO SCALE)

- INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX.
- ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.
- FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.

ENGINEER

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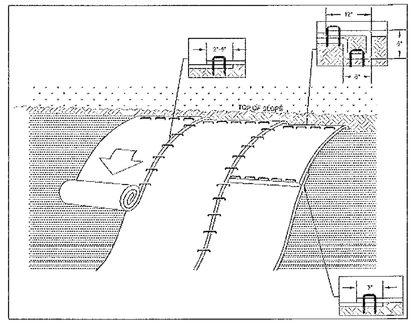
SEPTIC DESIGN CRITERIA & DETAILS

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	N.T.S.	6 OF 7



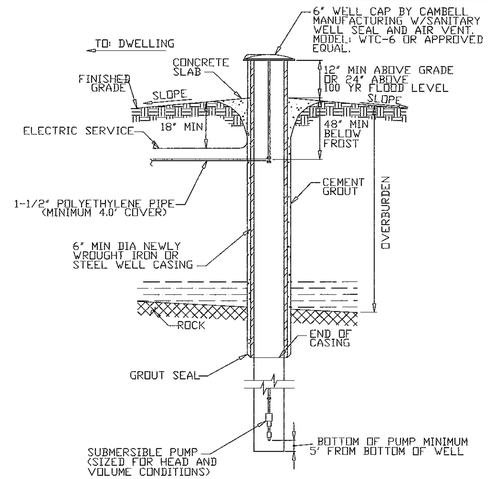
ROLLED EROSION CONTROL PRODUCT

(NOT TO SCALE)

1. ROLLED EROSION CONTROL PRODUCT SHALL BE USED ON ALL CONSTRUCTED SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.
2. PREPARATION OF THE SOIL INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED SHALL BE COMPLETED PRIOR TO INSTALLATION.
3. INSTALL MUTUAL INDUSTRIES #17685-1-48 OR APPROVED EQUAL. BEGIN AT TOP OF SLOPE AND SECURE PRODUCT OVER COMPACTED SOIL WITH A ROW OF STAPLES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE PRODUCT. ROLL PRODUCT DOWN THE SLOPE AND FASTEN TO THE SOIL SURFACE WITH STAPLES.
4. EDGES OF PARALLEL ROLLS MUST BE SECURED WITH A 6" OVERLAP.
5. CONSECUTIVE ROLLS DOWN THE SLOPE MUST BE OVERLAPPED 3'.

SEPTIC SYSTEM GENERAL NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
2. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
3. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
4. ALL TREES ARE TO BE CUT AND REMOVED FROM THE AREA OF THE SEWAGE DISPOSAL SYSTEM IN A MANNER THAT WILL NOT SIGNIFICANTLY DISTURB THE VIRGIN SOIL.
5. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
6. THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
7. ALL TRENCHES SHALL BE EQUAL LENGTH.
8. SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
9. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL SUBMIT AN AS-BUILT PLAN AND CERTIFY TO THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED & TESTED FOR WATER TIGHTNESS.
10. THIS SEPTIC DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS JACUZZI TYPE SPA TUBS (OVER 100 GAL.) OR WATER SOFTENERS, AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEPTIC DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND APPROVED BY THE ULSTER COUNTY HEALTH DEPARTMENT.
11. NO GRADING CUTS ARE TO BE MADE IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM. NO FILL IS TO BE PLACED IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM, UNLESS SO INDICATED ON THE PLANS.
12. PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
13. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ENGINEER.
15. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THEY ARE LEVEL AND OPERATING PROPERLY. PUMP CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND PHYSICAL DAMAGE.
16. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
17. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
18. DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.

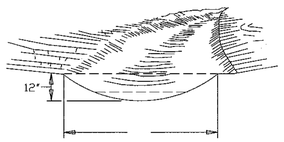


WELL DETAIL

(NOT TO SCALE)

NOTES:

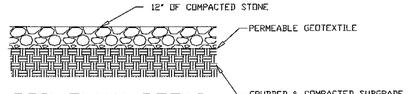
1. WELL SHALL BE CONSTRUCTED PER NYSDOH APPPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
2. DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20' MINIMUM OF GROUT AND CASING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT
3. DRIVE CASING AT LEAST 10' IN ROCK.
4. WELL YIELD MUST BE AT LEAST 5 GPM
5. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM
6. SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
   WELL CASING SHALL BE IN COMPLIANCE WITH "10 STATE STANDARDS" AND AWWA STANDARD
7. A-100, LATEST EDITION. A MINIMUM OF 40' OF WELL CASING SHALL BE USED.
   WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.



GRASSED SWALE

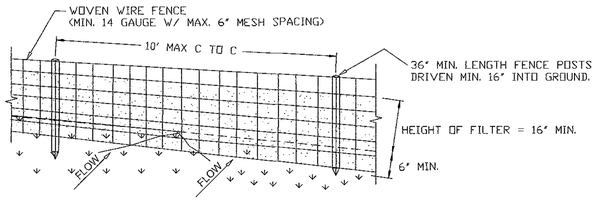
CROSS SECTION

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
   A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
   B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
   C. STRUCTURAL - VEGETATIVE PROTECTION
   SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

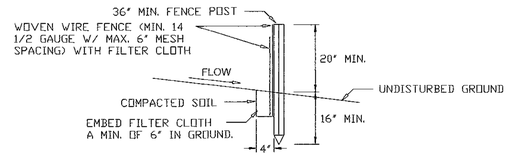


DRIVEWAY DETAIL

(NOT TO SCALE)



PERSPECTIVE VIEW



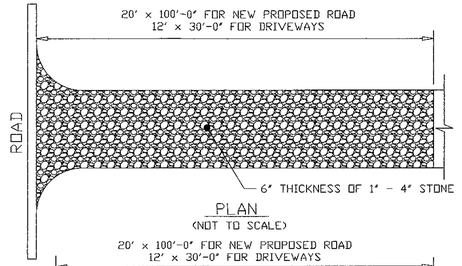
SILT FENCE DETAIL

SECTION

(NOT TO SCALE)

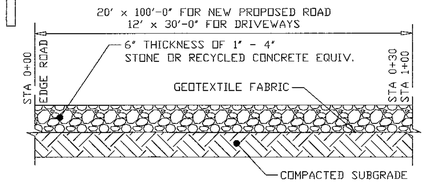
NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



PLAN

(NOT TO SCALE)



STABILIZED CONSTRUCTION ENTRANCE DETAIL

SECTION

(NOT TO SCALE)

NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.

REVISION 1: 5/20/2025 PER PB COMMENTS

ENGINEER

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(845) 239-2020

MISCELLANEOUS DETAILS

SUBDIVISION FOR:
SANSTORM HOLDING INC
S.B.L.: 8-1-105 / ATHBOY RD / 19.10 ACRES
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	SHEET NUMBER
5/20/2025	N.T.S.	7 OF 7