

ADA

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October 18, 2018

Town of Marlborough
Planning Board
21 Milton Turnpike
Milton, N.Y. 12547

Re: 3 lot Subdivision for Nicholas Gallela (Nima Contracting) tax map: 102.4-2-32.810

To Whom it may concern:

Hand delivered herewith (by Nick Gallela) are the following items for the above captioned project.

Twelve sets of the following items.

1. Revised Preliminary Plan (3 sheets).
2. Drainage Improvement District Document.
3. Sketch map , catch basin detail, and pipe hydraulic calculations. These documents are for review prior to being placed on the plan(s).
4. Deed Description for drainage easement for proposed detention pond.

My Comments on the Drainage Improvement District are as follows:

- a. The "Schedule A" description of the area with the district is 23.024 acres. This was the total area± of the project in 2010 (subdivision as shown on filed map #10-175). The district is not defined by Lot numbers on the filed map. Paragraph 5 states that the costs of maintenance, etc. is "to be equally divided as an annual assessment charged to the approved lots of the subdivision".

The responses to MH&E comment letter from Patrick J. Hines dated 10/12/18 are as follows:

Comment #3.

I have evaluated the possibility of a direct connection to the existing 15" hdpe culvert (formerly a 12" cmp) under Ridge Road with the following results as per my sketches in item 3 above.

a. The invert of the existing 15" hdpe is lower than the original 12" cmp. This allows for an 18" hdpe discharge pipe out of the detention pond with a slope of 1.5%. The original design per filed map #10-175 called for a 24" hdpe at 0.49%. The attached hydraulic calculations show that the 18" hdpe at 1.5% will discharge 13.9 cfs flowing full. The original design 24" hdpe at 0.49% will discharge 17.1 cfs flowing full. NOTE: The allowable discharge for the 100 year storm from the pond as per the drainage calculations in the SWPPP last revised May 25, 2010 is 13.2 cfs. Therefore the 18" hdpe at 1.5% will satisfy this outflow.

b. A proposed catch basin at the end of the existing 15" hdpe under Ridge Road would have to be placed over the existing 15" hdpe. there would then likely be a configuration as per my sketch maps. From the north a new 15" hdpe would be placed under the driveway for Lot 2 and connect to the catch basin. From the south a short stub of 15" hdpe would be placed in the existing roadside ditch. From the detention pond the revised 18" hdpe would run through a 45° elbow and into the catch basin.

c. The elevation of the frame and grate of the proposed catch basin would be of concern. If the basin were constructed per the Woodard's model CB-30x30 (which I have shown) then the frame elevation would be the same height as the edge of pavement of Ridge Road, and no stormwater would enter the top of the basin. If the basin were modified such that the 6" of concrete above each of the 4 knockouts were removed then this would allow for the frame and grate to be 6" lower than the edge of the road. Even so the grate would not take in much stormwater, but it would be less of an issue when plowing snow on Ridge Road. The existing catch basin on the east side of Ridge Road is approximately 8" below the edge of pavement of Ridge Road and does not take in much stormwater.

Note: The Preliminary Plan attached herewith shows the original design for the 24" hdpe at 0.49% out of the detention pond as per the original subdivision in 2010. I can revise this to the above configuration upon review from Mr. Hines.

Comment #4:

All pipelines existing and proposed have invert elevations shown on the map.

Comment #5:

We understand that UCDOH approval needs to be completed for both lots. Application(s) have not been submitted at this time.

Comment #6:

Leader has been revised.

Comment #7:

Attached is a deed description of the drainage easement for the detention pond, etc. Draft legal documents are being prepared with this description.

Comment #8:

Mr. Gallela has referred this to the Water Department for review.

If you have any questions, please call.

Very truly yours,

A. DIACHISHIN & ASSOCIATES, P.C.



Robert J. James, P.E., L.S.

gallela prelim submit tom pb 2

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PETITION FOR ESTABLISHMENT OF A DRAINAGE IMPROVEMENT DISTRICT
For Sunrise Ridge Subdivision

TO THE TOWN BOARD OF THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER,
STATE OF NEW YORK.

We, the undersigned owners of taxable real property situated in the proposed drainage district described below are the owners in the aggregate of at least one-half of the assessed valuation of all the taxable real property in the proposed improvement district, as shown upon the latest completed assessment roll of the Town of Marlborough, and/or represent the resident owners of the taxable real property aggregating at least one-half of all the taxable real property of the proposed improvement district according to the latest completed assessment roll of the Town, hereby petition as follows:

1. Petitioner proposes, pursuant to Article 12 of the Town Law of the State of New York that the Town Board of the Town of Marlborough establish a drainage improvement district in the Town of Marlborough, covering the entirety of the real property described in Exhibit "A", annexed hereto and made a part hereof, i.e. all of the lands to comprise the proposed Sunrise Ridge Subdivision, currently submitted for approved by the Town of Marlborough Planning Board, subject to the condition that a drainage district be established at no cost to the Town of Marlborough for purposes of owning, operating, and

maintaining the public drainage improvements to be constructed as a part of the proposed plans of said subdivision.

2. The territory of the proposed drainage district is located wholly in the Town of Marlborough, County of Ulster, and State of New York, and is outside of any city or incorporated village.

3. This petition subscribes to, and consents to, a map and plan of such proposed drainage district, as prepared McGoe, Hauser & Edsall, and dated August 4th, 2010, which plan includes a general description of all the drainage improvements to be established at no cost to the Town of Marlborough and at the cost of the aforesaid developer.

4. The maximum amount to be expended by the drainage district for the construction and acquisition of the improvements is \$0.00, given the obligation of the subdivision to provide the improvements at its own cost.

5. The Petitioner understands that the drainage district's anticipated annual expenses for the operation, maintenance, repair, or replacement of the public drainage improvements shall approximate \$ 1,500⁰⁰, as set forth in the attached map and plan, to be equally divided as an annual assessment charged to the approved lots of the subdivision.

6. This petition is irrevocable, shall run with the land, and shall bind the Petitioner's heirs, successors and assigns.

WHEREFORE, Petitioner requests that the Town Board of the Town of Marlborough establish the drainage district hereinabove proposed and described and that a public hearing thereon be held according to law.

Dated: August 4th, 2010

Owner

By: 

STATE OF NEW YORK, COUNTY OF ULSTER } ss.:

On the 4 day of AUGUST, 2010 before me, the undersigned, a notary public in and for said state, personally appeared NICK GALEZZA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

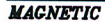
THOMAS R. LYNCH
Notary Public, State of New York
Qualified in Ulster County
Registration No. 01LY6201381
Commission Expires February 23, 2013


NOTARY PUBLIC

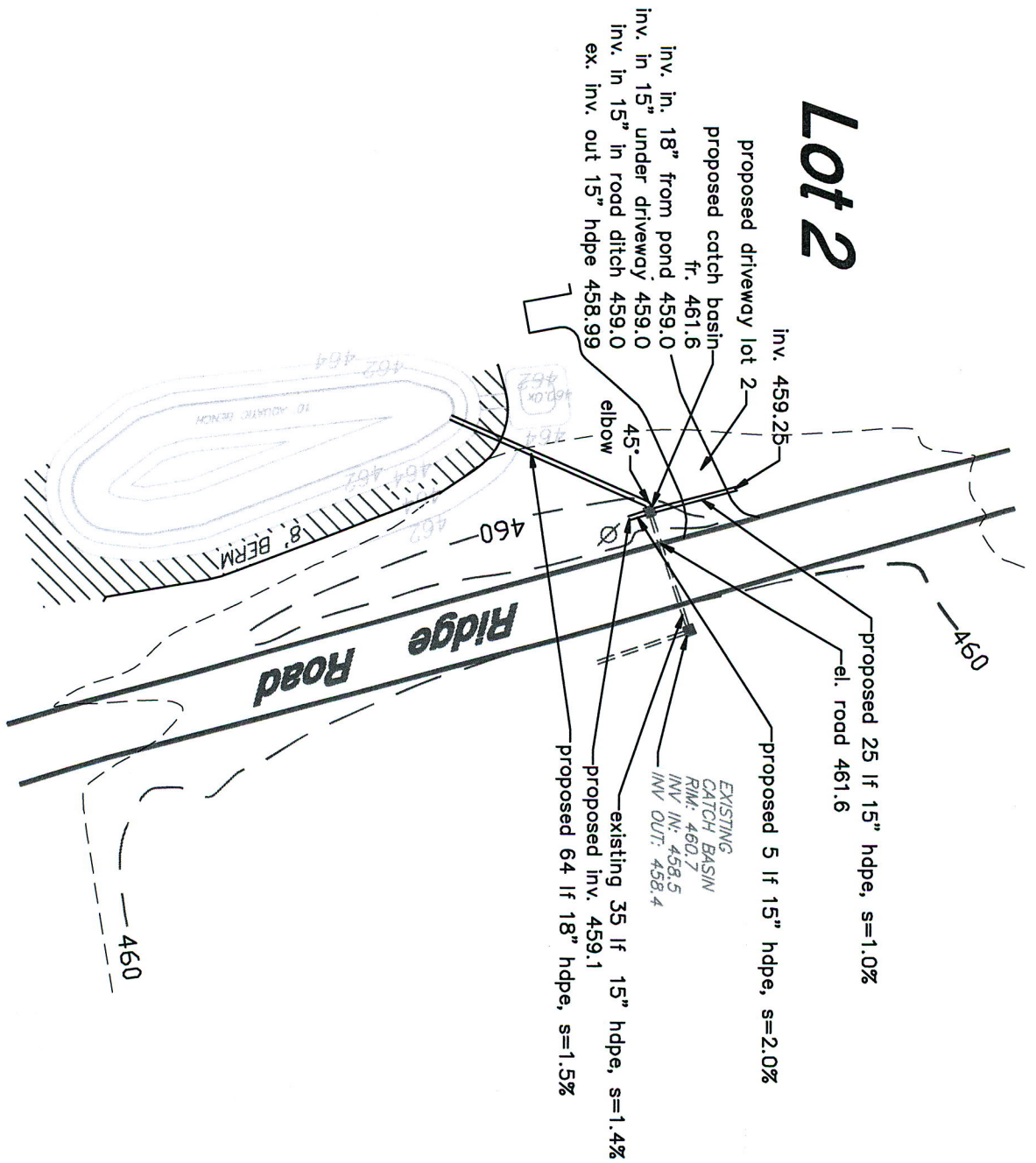
SCHEDULE "A"
PROPOSED DRAINAGE DISTRICT
SUNRISE RIDGE SUBDIVISION
LANDS OF
N+A DEVELOPMENT

ALL that piece or parcel of land situate, lying and being in the Town of Marlborough, County of Ulster, State of New York and being bounded and described as follows:

BEGINNING at a point in the centerline of Ridge Road, said point being in the most southeasterly corner of the herein described parcel, said point also being on the division line between the lands now or formerly of Martin, Tax Map SBL: 102.4-2-29, on the south and the parcel herein described on the north; thence, along the last mentioned division line, North 74°38'46" West 1145.30 feet to a point on the division line between Tax Map SBL: 102.4-2-30.4 (formerly 102.4-2-30) on the west and the parcel herein described on the east; thence, along the last said division line, North 16°51'27" East 1060.81 feet to a point on the division line between the individual lands now or formerly of Gervais, SBL: 102.4-2-8, Kaiser, SBL: 102.4-2-9, and Castrogiovanni, SBL: 102.4-2-11, on the north and the parcel herein described on the south; thence, along the last said division line, the following three (3) courses, (1) South 88°20'24" East 259.26 feet, (2) South 89°15'38" East 166.68 feet and (3) South 88° 52' 32" East 124.80 feet to a point in the centerline of Ridge Road; thence, along the centerline of Ridge Road, the following six (6) courses, (1) on a curve to the left, having a radius of 330.00 feet and an arc of 89.14 feet, (2) South 15°42'06" East 585.62 feet, (3) on a curve to the right, having a radius of 300.00 feet and an arc length of 30.58 feet, (4) South 09°51'38" East 366.63 feet, (5) on a curve to the right, having a radius of 300.00 feet and an arc length of 49.66 feet and (6) South 00°22'34" East 219.07 feet to the point or place of beginning, containing 23.024 acres more or less.

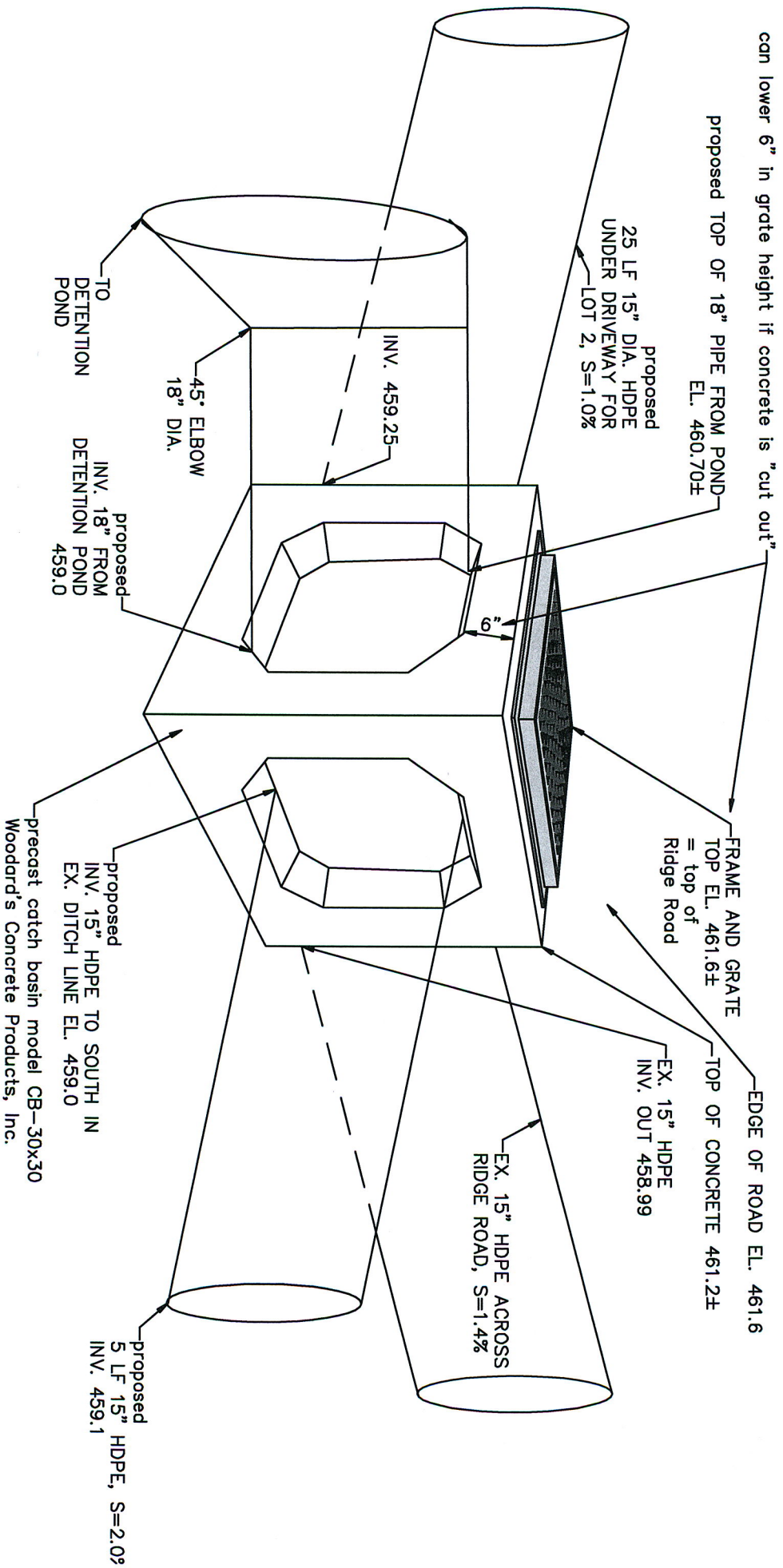


Lot 2



**Site Plan Proposed Catch Basin at end of existing
culvert under Ridge Road**

scale: 1"=50'



Proposed Catch Basin at end of existing culvert under Ridge Road

not to scale

tmp#27

10/17/18

REVISED OUTFLOW CULVERT FROM DETENTION POND A18
ORIGINAL DESIGN 24" DIA. N-12 AT 0.49%.

THIS CALCULATION 18" DIA. N-12 AT 1.5%

Manning Pipe Calculator

Given Input Data:

Shape	Circular
Solving for	Flowrate
Diameter	18.0000 in
Depth	17.0000 in
Slope	0.0150 ft/ft
Manning's n	0.0120

Computed Results:

Flowrate	14.9878 cfs
Area	1.7671 ft2
Wetted Area	1.7285 ft2
Wetted Perimeter	47.9828 in
Perimeter	56.5487 in
Velocity	8.6709 fps
Hydraulic Radius	5.1874 in
Percent Full	94.4444 %
Full flow Flowrate	13.9372 cfs
Full flow velocity	7.8869 fps

tmp#28

10-17-18

PROPOSED 24" HDPE OUT OF POND A18
PER ORIGINAL DESIGN

Manning Pipe Calculator

Given Input Data:

Shape	Circular
Solving for	Flowrate
Diameter	24.0000 in
Depth	23.0000 in
Slope	0.0049 ft/ft
Manning's n	0.0120

Computed Results:

Flowrate	18.3914 cfs
Area	3.1416 ft2
Wetted Area	3.0968 ft2
Wetted Perimeter	65.5309 in
Perimeter	75.3982 in
Velocity	5.9388 fps
Hydraulic Radius	6.8050 in
Percent Full	95.8333 %
Full flow Flowrate	17.1553 cfs
Full flow velocity	5.4607 fps

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October 18, 2018

Deed Description
Drainage Easement for a detention pond
and appurtenances in favor of the
Town of Marlborough
on lands of Nima Contracting Inc.
Nicholas Gallela
as shown on a map entitled
"3 Lot Subdivision for Nima Contracting Inc."
to be filed in the Ulster County Clerk's Office

ALL THAT PIECE OR PARCEL OF LAND SITUATE, lying, and being in the Town of Marlborough, County of Ulster, and State of New York, and is more particularly described as follows:

BEGINNING at a point on the westerly boundary of Ridge Road as shown on a map entitled "Proposed 8 lot Subdivision entitled Sunrise Ridge" filed in the Ulster County Clerk's office on September 21, 2010 as map number 10-175, said point also being S 15°-42'-06" E 31.07' from the division line between Lot 1 and Lot 2 of the "3 Lot Subdivision for Nima Contracting Inc." to be filed in the Ulster County Clerk's Office;

THENCE through Lot 1 the following three courses and distances:-

1. S 79°-08'-37" W 54.84' to a point;
2. N 74°-43'-46" W 60.16' to a point;
3. N 07°-07'-58" E 24.58' to a point on the division line between Lot 1 and Lot 2 of the 3 Lot Subdivision for Nima Contracting Inc. to be filed in the Ulster County Clerk's Office;

THENCE through Lot 2 of the 3 Lot Subdivision for Nima Contracting Inc. to be filed in the Ulster County Clerk's Office the following three courses and distances:-

1. N 07°-07'-58" E 79.67' to a point;
2. N 15°-41'-49" E 44.69' to a point;
3. N 86°-40'-46" E 43.49' to a point on the westerly bounds of Ridge Road;

THENCE S 15°-42'-06" E 160.49' along the westerly bounds of Ridge Road as shown on a map entitled " Proposed 8 lot Subdivision entitled Sunrise Ridge" filed in the Ulster County Clerk's office on September 21, 2010 as map number 10-175 to the point and place of beginning.