



183 Main Street
New Paltz, NY 12561
T 845.255.0210 F 845.256.8110
www.willinghamengineering.com

October 24, 2023

Mr. Chris Brand, Chair and Board Members
Town of Marlborough Planning Board
21 Milton Turnpike
Milton, NY 12547

Re: **NIMA Contracting, Inc – 2-lot Subdivision**
River Vista Drive
Town of Marlborough, New York
Subdivision Application
SBL: 103.3-3-28.123

Dear Chair Brand and Planning Board Members:

We are pleased to resubmit a Subdivision Application for River Vista Drive, SBL: 103.3-3-28.123. The parcel is 7.049 acres in size and is in the R-AG-1 – Rural Agricultural District. The property is currently vacant with access provided by Private Road, River Vista Drive. The applicant, NIMA Contracting Inc., proposes to subdivide the existing 7.049 acre lot into (2) lots, each proposed to contain a single family home. The lots are currently vacant.

This resubmittal is provided to address comments from the Planning Board and their consultants. Below is a point-by-point response to these comments as discussed at the Planning Board meeting held on October 2nd as well as the review letter from Town Engineer, Pat Hines.

MHE Letter dated 29 September 2023

1. The number of lots which have access from the Private Road, River Vista Drive will be (4) residential lots, which is the maximum allowed per Town Code. These lots include the (2) proposed lots from this application, as well as SBL 103.3-3-28.124 and SBL 103.3-3-28.910.
2. We have consulted SHPO and are awaiting their review of the project.
3. Copies of the approved septic plans for the (2) proposed lots are provided with this submittal.
4. The minimum side yards are depicted on the plan view and zoning table.
5. The length of the driveways has been added to the plans. Per our review of the 2020 Fire Code of NYS, section 511.2.3 Turnouts, driveways in excess of 500 feet in length require driveway turnouts. Neither proposed driveway is 500 feet in length.

Additional Comment from PB meeting

6. The application has been revised to include the e-mail addresses of the Applicant's Professionals

Please find the attached documents for your review:

- Subdivision Plan
- Septic System Approvals
- Application

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,
Willingham Engineering, PLLC

A handwritten signature in black ink, appearing to read 'Matthew Towne', with a stylized flourish at the end.

Matthew Towne, PE
NYS Professional Engineer No. 088562

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision _____ **Lot Line (3 plus lots)** _____

Application Number: _____

Date of Submission: _____

Name of Project: _____

Location of Project: _____

Tax Section Block and Lot: _____

Zoning District: _____

Number of Acres: _____ Sq. Footage of Building: _____

Description of Project **(include number of lots/units & bedrooms)**: _____

EMAIL: _____

Name of Property Owner: _____

Address of Property Owner: _____

Telephone Number of Property Owner: _____

Name of Applicant: _____

Address of Applicant: _____

Telephone Number of Applicant: _____

Name of Surveyor: _____

Address of Surveyor: _____

Telephone Number of Surveyor: _____

Name of Engineer: _____

Address of Engineer: _____

Telephone Number of Engineer _____

Name of Attorney: _____

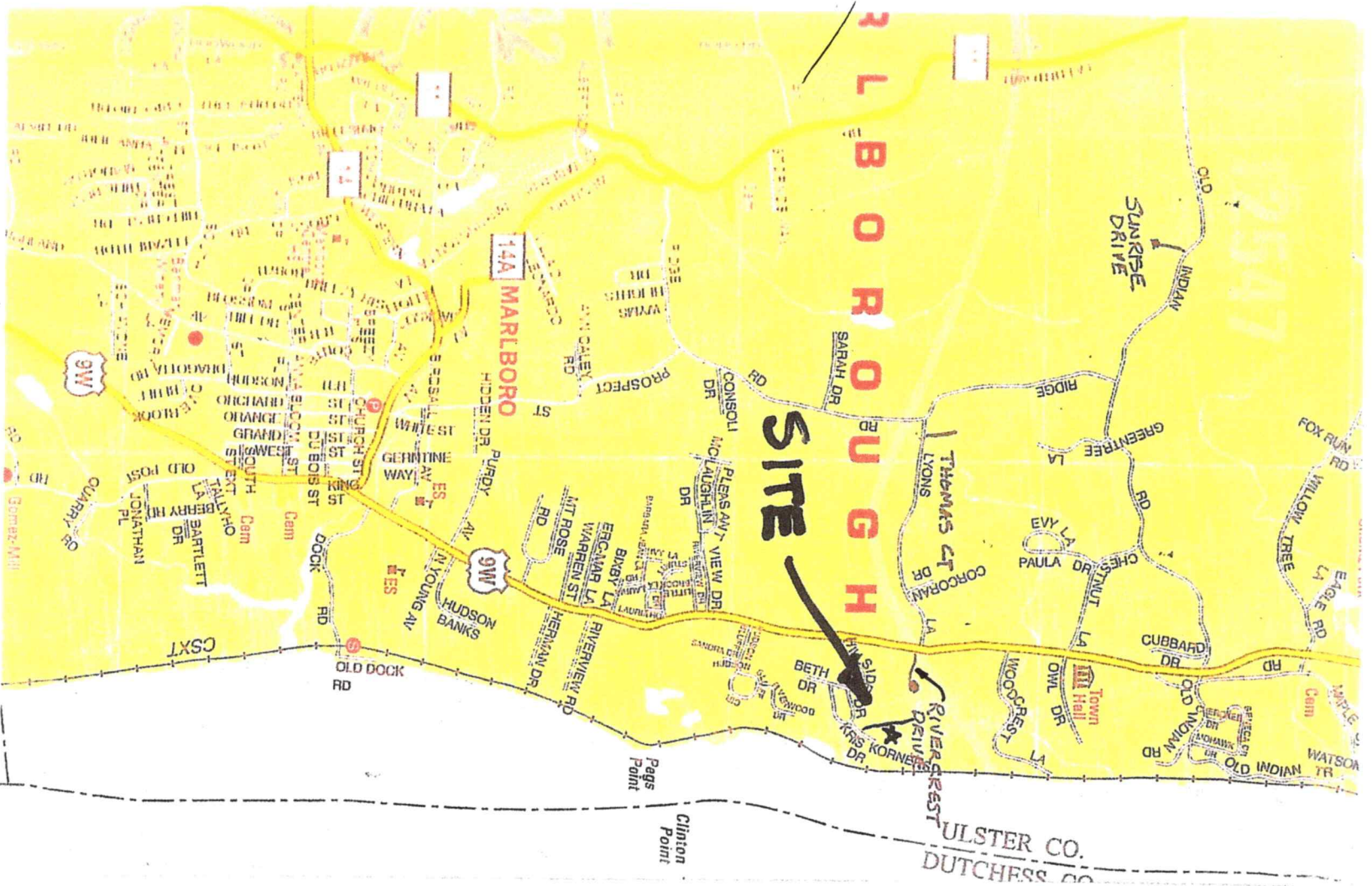
Address of Attorney: _____

Telephone Number of Attorney: _____

Reason For Application: _____

Description of Proposal: _____

Applicant's Name



LOCATION PLAN
SCALE 1" = 3000'

Received and approved 3/19/2023
for the Ulster County Health Department

[Signature]
Paula Harris, Director
Carol M. Smith, MD, MPH
Commissioner of Health

Recommended for Approval

By: Collins
Tuesday, March 14, 2023

PROPOSED SEPTIC SYSTEM

FOR

NIMA CONTRACTING INC.

HILLSIDE DRIVE LOT 11C
MARLBORO, NEW YORK

TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C

COUNTY OF ULSTER



PROPOSED SEPTIC SYSTEM NIMA CONTRACTING INC HILLSIDE DRIVE - LOT 11C MARLBORO, NEW YORK TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C	SCALE	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net	DATE	3-20-2023	—
	DRAWN BY		REVISED	3-28-2023	
	APPROVED		DRAWING	TITLE	
	LSD				
	LSD				

LOT # 11 (NEW IIC)

PERCOLATION TEST RESULTS

FROM ORIGINAL SUBMISSION: PRIMARY 20 RESERVE 16

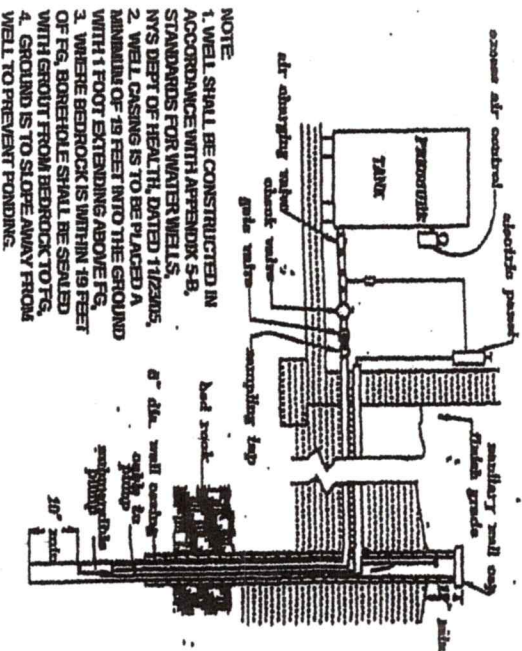
DEEP HOLE ANALYSIS 8/3/2018

DH A 9" TOPSOIL NO BEDROCK
9" TO 42" CLAY LOAM NO WATER
42" TO 60" WEATHERED SHALE NO MOTTLING
DH B 8" TOPSOIL BEDROCK AT 53"
8" TO 53" GRAVEL CLAY LOAM NO WATER
NO MOTTLING

AN ENGINEER'S CONSTRUCTION CERTIFICATE IS TO BE SUBMITTED TO THE ULSTER COUNTY HEALTH DEPARTMENT PRIOR TO FINAL CONSTRUCTION APPROVAL

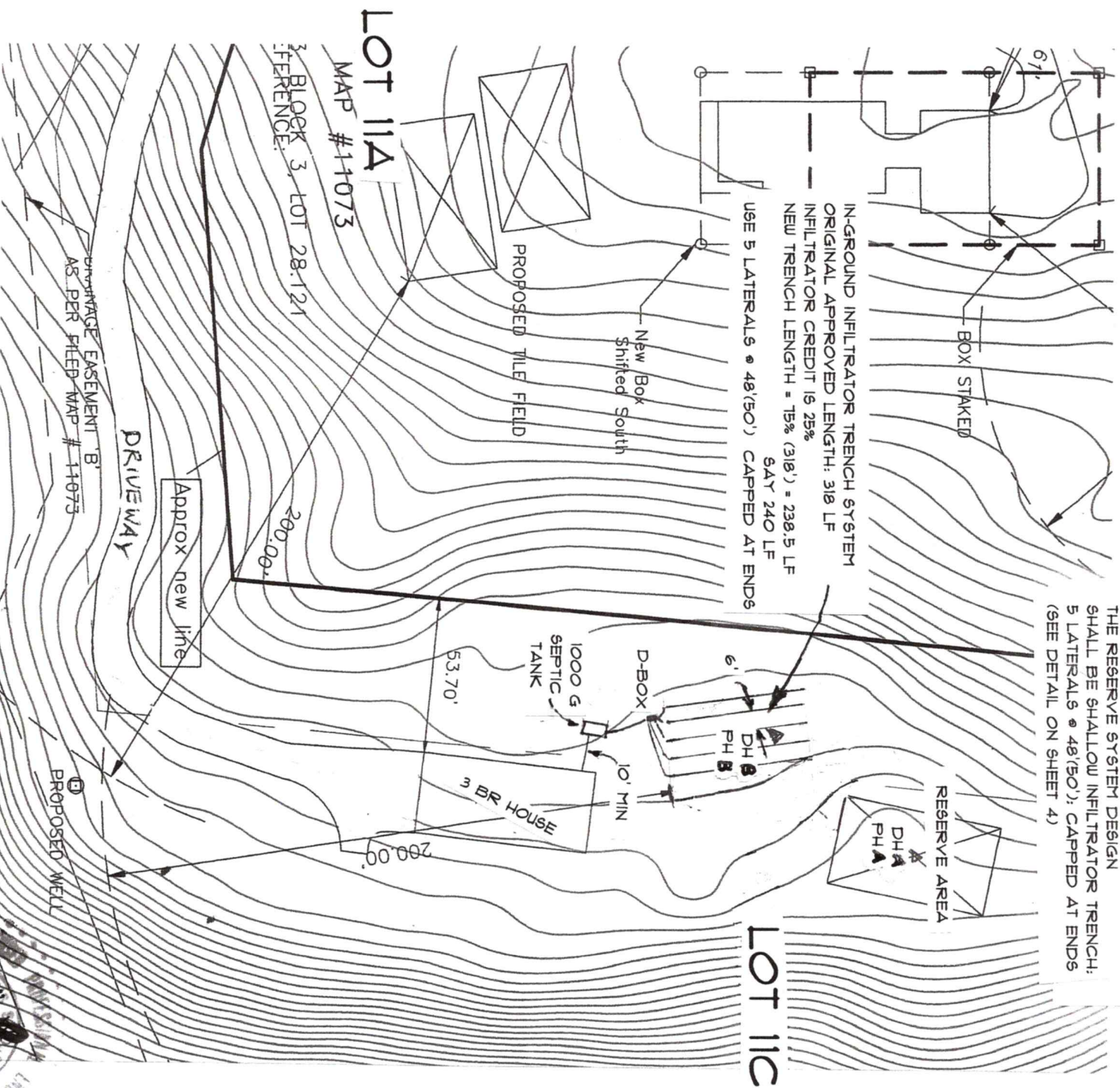
THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEPTIC FIELD. THERE ARE NO EXISTING SEPTIC FIELDS WITHIN 100' OF THE PROPOSED WELL

BASED UPON THE SOIL INFORMATION, AN INFILTRATOR TRENCH SYSTEM IS DESIGNED BASED UPON AN APPLICATION RATE OF 0.10 GALLON PER DAY PER SQ. FT.



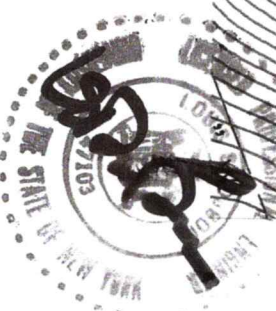
TYPICAL WELL DETAIL

(NOT TO SCALE)



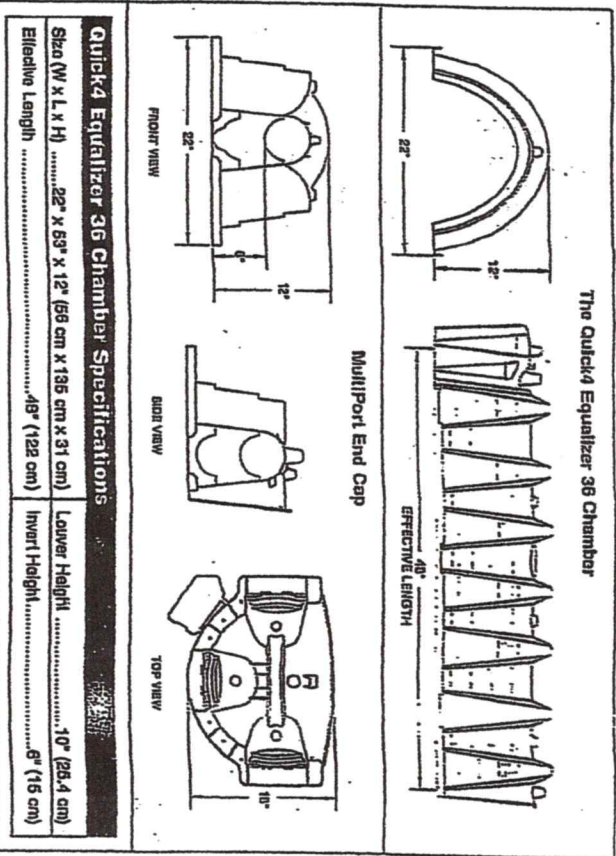
SITE PLAN
SCALE 1" = 50'

SEE FIRST PAGE FOR APPROVAL



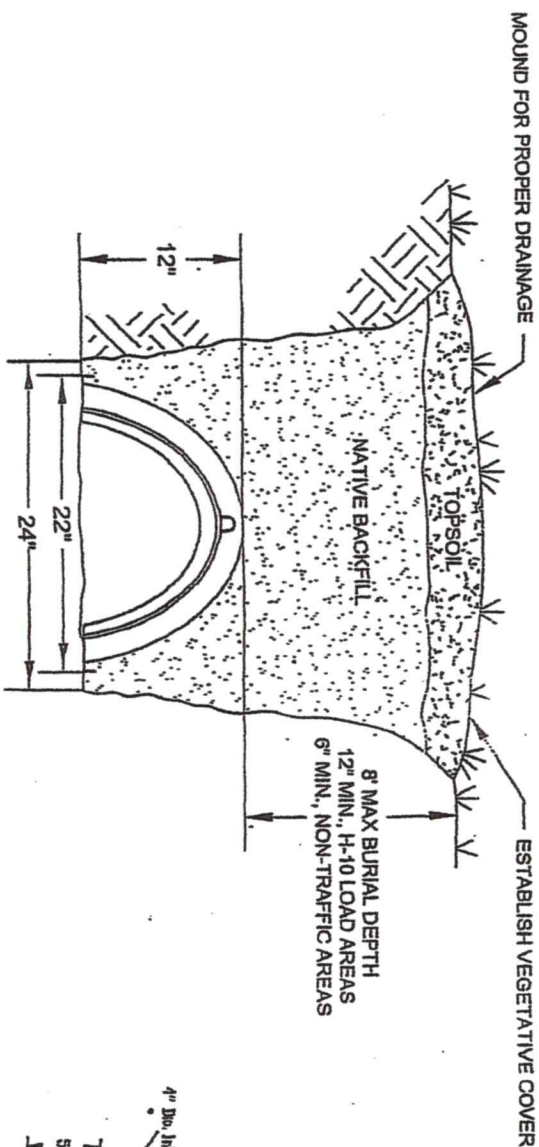
PROPOSED SEPTIC SYSTEM		DATE 3-20-2023	
NIMA CONTRACTING INC HILLSIDE DRIVE - LOT IIC MARLBORO, NEW YORK		REVISED 3-28-2023	
TOWN OF MARLBOROUGH 103.3-3-28.121 LOT IIC		DRAWING LOCATION PLAN	
SCALE AS SPECIFIED	DRAWN BY LSD	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-1102 CELL louisdubois@optimum.net	
APPROVED LSD			

The Quick4® Equalizer® 36 Chamber



INFILTRATOR SYSTEMS INC.
Environmental Onsite Wastewater Solutions
5 Business Park Road, P.O. Box 769
Old Saybrook, CT 06475
860-577-7000 • FAX 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

For technical assistance, installation instructions or customer service, call Infiltrator Systems at 1-800-221-4436.



INFILTRATOR SYSTEMS INC.
QUICK4 EQUALIZER 36
TRENCH DETAIL
(NOT TO SCALE)

Model	Length	Width	Height	Inlet	Outlet	Weight	Covers
LB-750	102"	58"	56"	46"	43"	6,900	3-8" 1-20"
LB-1000	120"	60"	56"	46"	43"	8,700	3-8" 1-20"
ST-1000	102"	58"	65"	55"	51"	8,700	3-8" 1-20"
LB-1250	126"	68"	57"	47.5"	44.5"	9,800	12"x16" 20"x27" 8"x12"
ST-1250	120"	60"	65"	55"	51"	9,500	3-8" 1-20"
ST-1500	126"	68"	65"	55"	52"	10,600	12"x16" 22"x29" 8"x12"
ST-2000	144"	78"	68"	56"	53"	13,100	12"x16" 22"x29" 8"x12"
ST-2500	144"	78"	83"	71"	68"	14,900	12"x16" 22"x29" 8"x12"
ST-3000	144"	78"	94"	82"	79"	16,000	12"x16" 22"x29" 8"x12"

Specifications

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 Bar gr. 60, Forta Ferro 5 lb/cy
Air Entrainment: 6%
Construction Joint: Butyl Rubber Sealant
Pipe Connection: Polylok Seal (patented)
Load Rating: 300 psf

WOODARD'S
CONCRETE PRODUCTS, INC.
629 Lybail Road, Bullville, NY 10915
(845) 361-3471 / Fax 361-1050
Page 1A 1/11/16

www.woodardsconcrete.com

GENERAL NOTES

- No lots shall be subdivided without the approval of the local Planning Board and the County Department of Health.
- No roof, cellar or footing drains to be discharged into the sewage disposal system.
- All trees must be cut within the primary septic field area.
- No driveways, roadways or parking areas shall be constructed over any portion of the sewage disposal system.
- No component part of any sewage disposal system shall be located or maintained within 100 feet of any spring, reservoir, brook, marsh or any other body of water. No well shall exist within 100 feet of the proposed sewage disposal system.
- A distribution box shall be used with tight joint distributors from the box to the perforated pipe lines utilizing speed levelers.
- Distributions boxes shall be baffled and be bedded with 12" crushed stone. Pipe laterals are to be placed on 6 foot centers and the ends capped, unless on a slope greater than 15%, which then the distance shall increase by 1 foot for every 2 feet in height difference. The trench width is 2 feet. The perforated pipe shall be placed with a maximum slope of 1/16" per foot and a minimum slope is 1/32" per foot. Washed gravel or crushed stone, 3/4" to 1 1/2" in size, shall be placed 6" below the perforated pipe, around the pipe and 2" above the pipe. The bottom of the trench shall be level. For infiltrator systems, the lateral spacing is 6 foot centers with end caps. Unit lengths are either 4 feet or five feet in length. Installation is per the typical section shown in plans.
- Precast concrete septic tanks are to be used. They are to be bedded with 6" of crushed stone. The earth cover over the access to the tank shall be a maximum of 12" or if greater, an extension must be furnished to have the cover within 12" of the finished grade.
- The septic line from the house to the septic tank shall be 4" solid PVC, Schedule 40, with a slope of 1/4" per foot minimum. The septic line from the septic tank to the distribution box shall be solid 4" PVC, Schedule 40, with a slope of 1/8" per foot minimum.
- The installation of low-flow plumbing fixtures is required. Toilets should be 1.6 gpf, faucets and showerheads should be 3.0 gpm maximum. No basement fixtures are permitted without special sewage design.
- The location of all septic systems and wells must be located as shown on the site plan. The installation and maintenance of residential septic systems shall follow the New York State Department of Health's "Individual Residential Wastewater Treatment Systems", dated 2012 as amended, or for commercial installations, the "Design Standards for Wastewater Treatment Works", issued by the New York State Department of Environmental Conservation, dated 2014.
- All wastewater treatment systems shall be approved and inspected by the County Health Department and certified to the DOH by a NYS Licensed Professional Engineer.
- Construction of absorption facilities shall not occur when the ground is frozen or the soil moisture content is high.



PRECAST DISTRIBUTION BOXES
& OUTLET DROP BOX

PRECAST PEGS FOR APPROVAL

PROPOSED SEPTIC SYSTEM
NIMA CONTRACTING INC.
HILLSIDE DRIVE - LOT IIC
MARLBORO, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.121 LOT IIC

SCALE
AS SPECIFIED

DRAWN BY
LSD

APPROVED
LSD

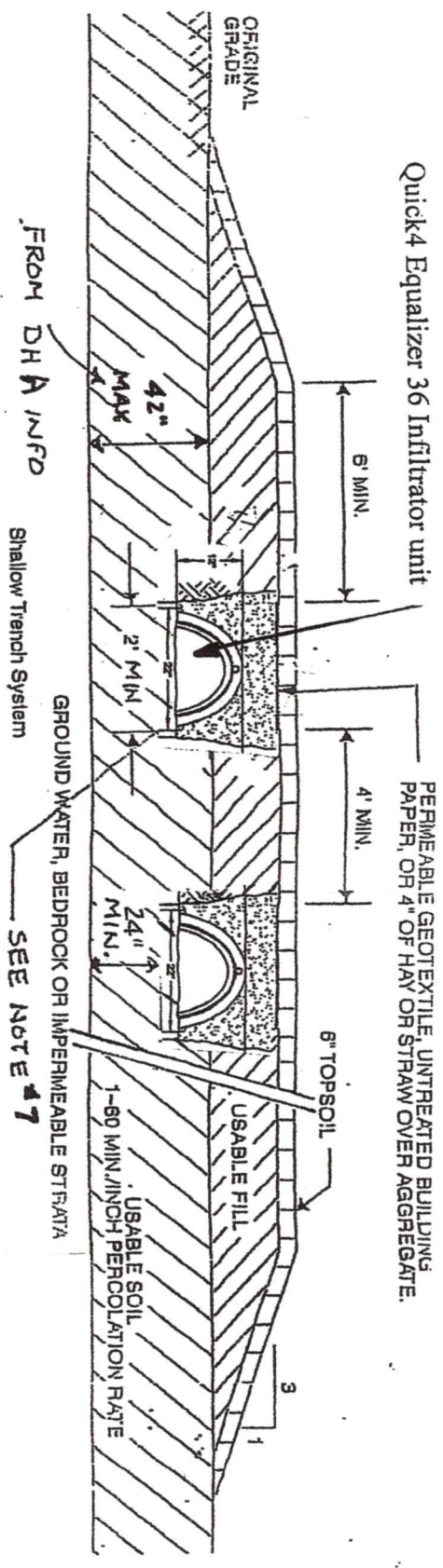
LOUIS S. DUBOIS, P.E.
8 COOK LANE
NEW FALTZ, NEW YORK
(845) 691-2241 OFFICE
(845) 691-6515 FAX
(845) 224-1102 CELL
louisdubois@optimum.net

DATE
3-20-2023

REVISED
3-28-2023

DRAWING
DETAILS/NOTES

3



- NOTES:
- BOTTOM OF ALL TRENCHES SHALL NOT BE ABOVE ORIGINAL USABLE SOIL AND TRENCHES SHOULD BE AT LEAST 6" BELOW ORIGINAL GRADE.
 - USABLE FILL SHOULD HAVE A PERCOLATION RATE SIMILAR TO BUT NOT FASTER THAN THE USABLE SOIL PERCOLATION RATE.
 - MAXIMUM DEPTH OF USABLE FILL PLUS SIX INCHES OF TOPSOIL SHALL NOT EXCEED 30 INCHES.
 - TRENCH BOTTOMS SHALL BE LEVEL. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS.
 - ON SLOPED SITES, A DIVERSION DITCH SHALL BE CONSTRUCTED UPHILL FROM THE FILL TO PREVENT SURFACE RUNOFF FROM ENTERING THE FILL.
 - FILL SHALL EXTEND AT LEAST SIX FEET BEYOND ENDS OF THE INCHES BEFORE STARTING 1 ON 3 EROSION FILL.



PROPOSED SEPTIC SYSTEM NIMA CONTRACTING INC HILLSIDE DRIVE - LOT 11C MARLBORO, NEW YORK TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C	SCALE AS SPECIFIED	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net	DATE 3-20-2023	4
	DRAWN BY LSD		REVISED 3-28-2023	
	APPROVED LSD		DRAWING DETAILS/NOTES	

NOT FOR APPROVAL

Received and approved 6/27/2022
for the Ulster County Health Department

David Smith 6/27/22
Public Health Director
Ulster M. Smith, MD, MPH
Commissioner of Health

Recommended for Approval

Byron Collins Tuesday, June 14, 2022

SEPTIC SYSTEM PLANS

FOR

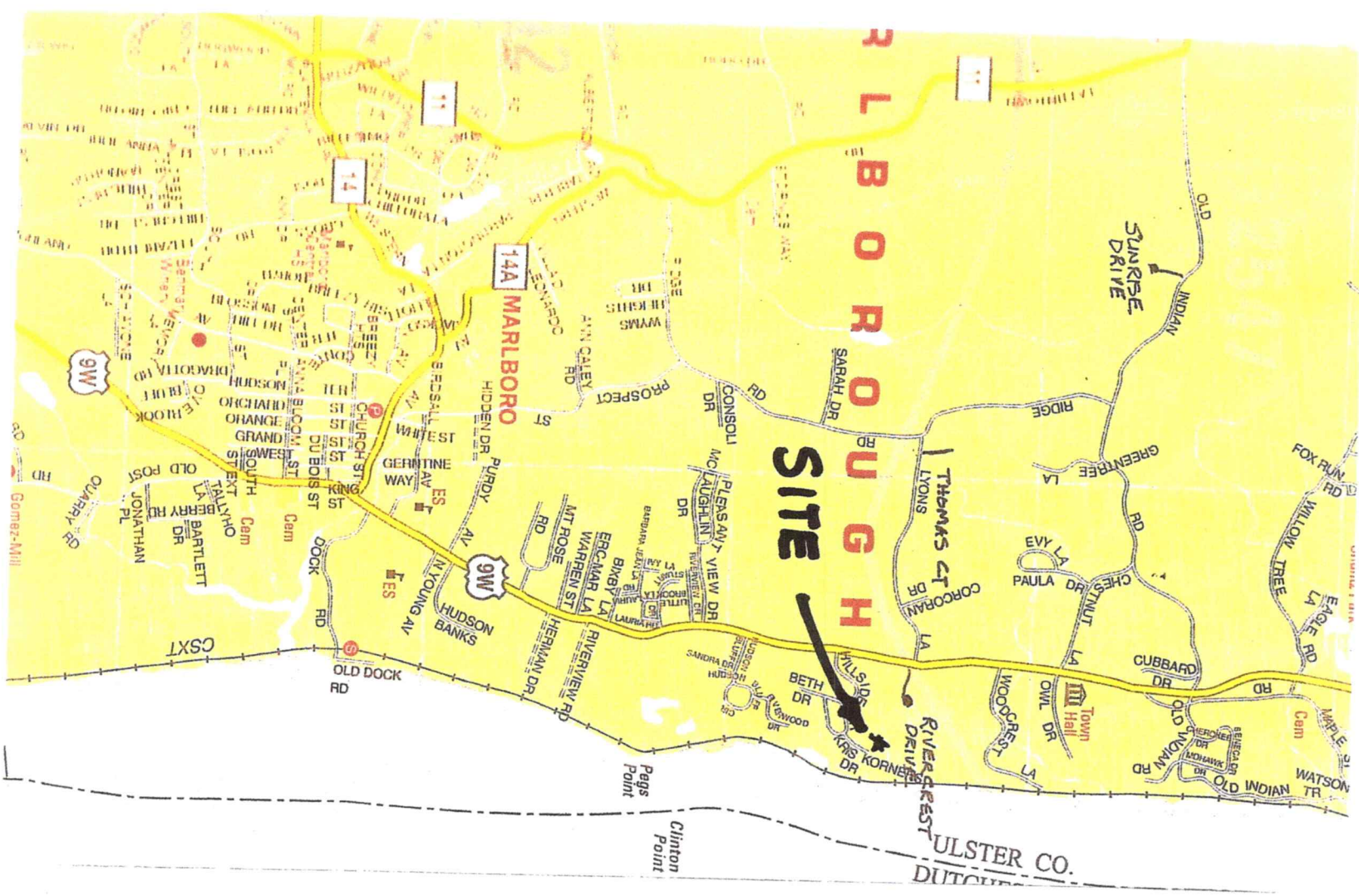
NIMA CONTRACTING INC.

HILLSIDE DRIVE
MARLBORO, NEW YORK

103.3-3-28.122

TOWN OF MARLBOROUGH

ULSTER COUNTY



PROPOSED SEPTIC SYSTEM

NIMA CONTRACTING INC.
HILLSIDE DRIVE LOT 11B
MARLBORO, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.122

SCALE
AS SPECIFIED

DRAWN BY
LSD

APPROVED
LSD

LOUIS S. DUBOIS, P.E.
8 COOK LANE
NEW PALTZ, NEW YORK
(845) 691-2247 OFFICE
(845) 691-6515 FAX
(845) 224-1102 CELL
louis@duboisoptimum.net

DATE
6/10/2022

REVISED

DRAWING
LOCATION

1

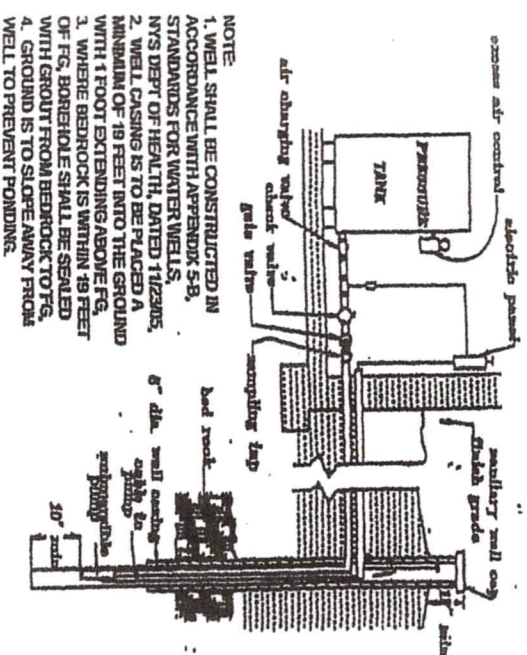
6/7/2022

HOLE	DEPTH	SOIL TYPE	SOAKED	TEST RESULT
PH 1	24"	TOPSOIL/ GRAVEL LOAM	YES	STAB @ 9 MIN
PH 2	24"	TOPSOIL/ GRAVEL LOAM	YES	STAB @ 8 MIN
<u>DEEP HOLE ANALYSIS</u>				
				6/3/2022
DH 1	0" TO 6"	TOPSOIL		NO BEDROCK
	6" TO 55"	GRAVELLY LOAM		NO WATER
				NO MOTTLING
DH 2	0" TO 6"	TOPSOIL		NO BEDROCK
	6" TO 55"	GRAVELLY LOAM		NO WATER
				NO MOTTLING

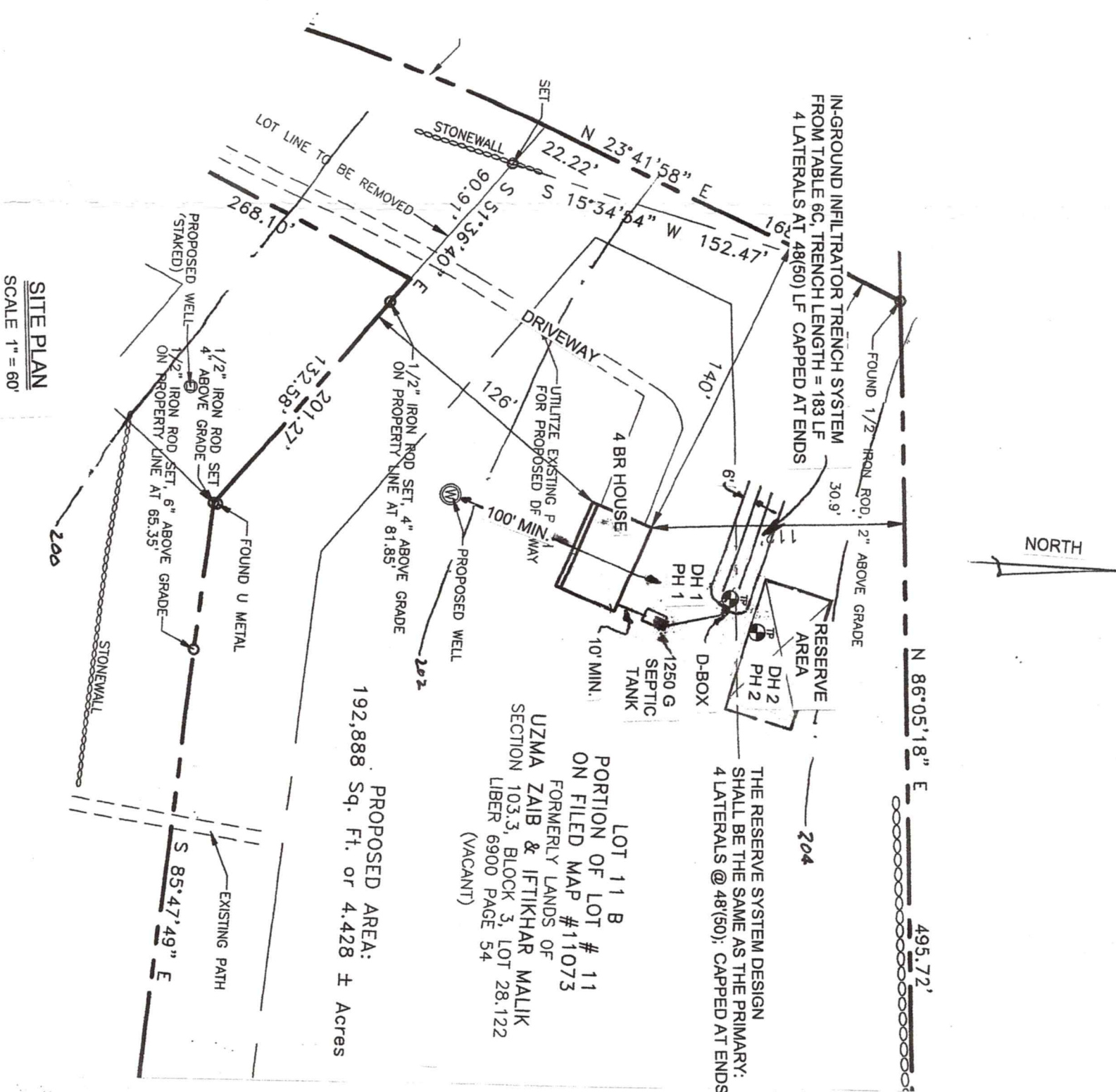
AN ENGINEER'S CONSTRUCTION CERTIFICATE
IS TO BE SUBMITTED TO THE USTER COUNTY
HEALTH DEPARTMENT PRIOR TO FINAL
CONSTRUCTION APPROVAL

THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEPTIC FIELD. THERE ARE NO EXISTING SEPTIC FIELDS WITHIN 100' OF THE PROPOSED WELL.

BASED UPON THE ABOVE INFORMATION, AN IN-GROUND INFILTRATOR SYSTEM IS DESIGNED BASED UPON AN APPLICATION RATE OF 0.90 GALLON PER DAY PER SQ. FOOT



TYPICAL WELL DETAIL
(NOT TO SCALE)



SEE FIRST PAGE FOR APPROVAL



NIMA CONTRACTING INC.
HILLSIDE DRIVE LOT 11B
MARLBORO, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.122

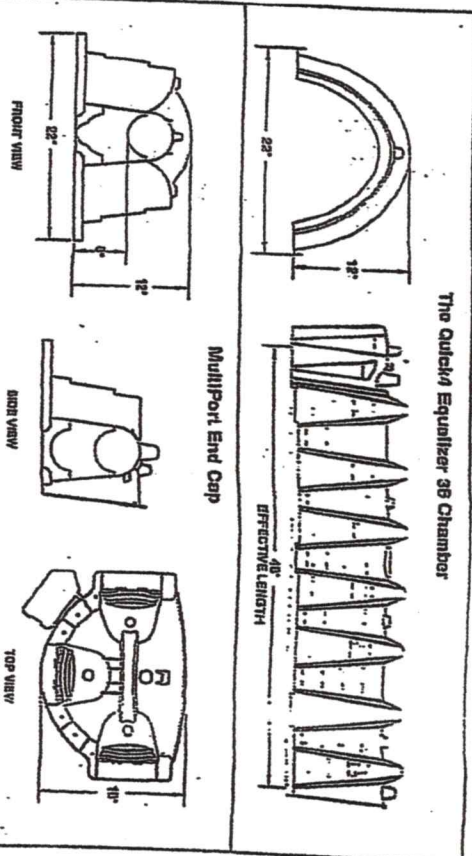
APPROVED LSD

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louisdubois@optimum.net

DRAWING

SITE PLAN

The Quick4® Equalizer® 36 Chamber

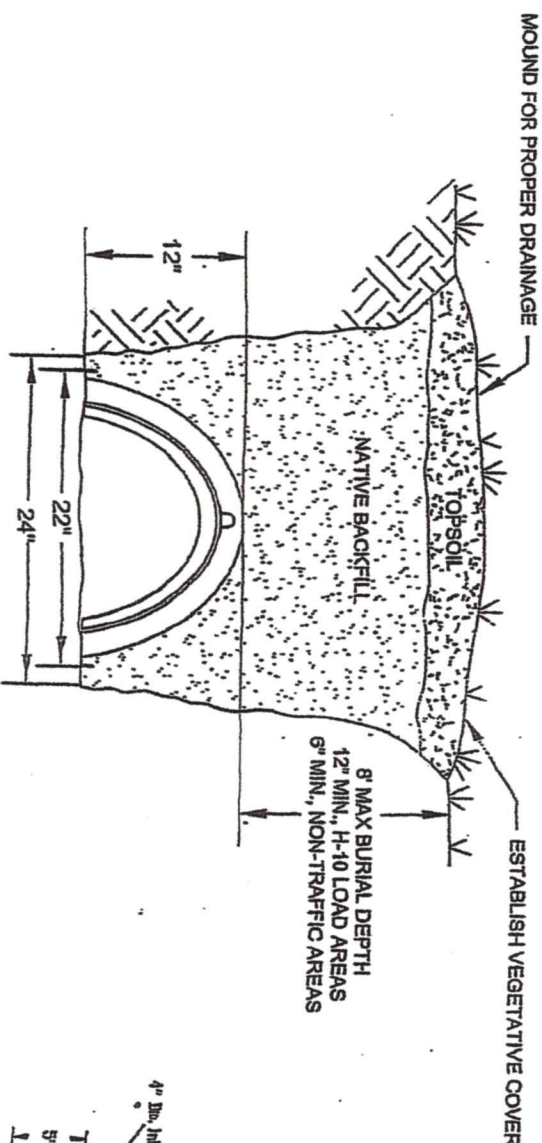



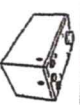







Quickd Equalizer 36 Chamber Specifications	
Size (W x L x H)	22" x 55" x 12" (56 cm x 138 cm x 31 cm)
Effective Length	46" (122 cm)
Louver Height	10" (25.4 cm)
Invert Height	6" (15 cm)

[illegible]

INFILTRATOR
SYSTEMS INC.
Environmental/Onsite Wastewater Solutions
6 Bushnass Park Road • P.O. Box 786
Old Saybrook, CT 06476
860-577-7000 • FAX 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

For technical assistance, installation instructions or customer service, call Infiltrator Systems at 1-800-221-4436.

[illegible]

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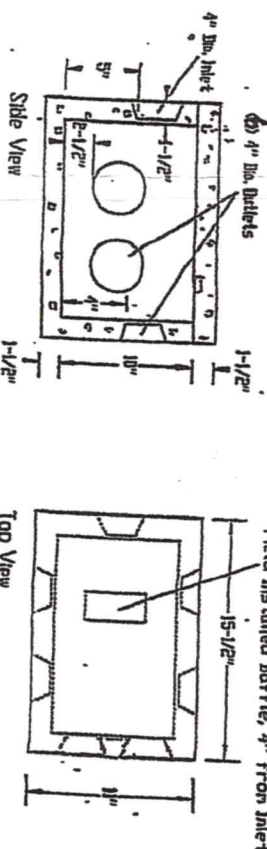
Specifications

Concrete Min. Strength: 4,000 psi at 28 days
 Reinforcement: #4 bar gr. 60, Forta Ferro 5 lb/cy
 Air Entrainment: 6%
 Construction Joint: Butyl Rubber Sealant
 Pipe Connection: Polylok Seal (patented)
 Weight varies
 Load Rating: 300 psf

WOODARD'S
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 629 Lybott Road, Bullville, NY 10915
 (845) 361-3471 / Fax 361-1050
 Page 1A 1/11/15

www.woodardsconcrete.com

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8. The installation of low-flow plumbing fixtures is required. Toilets should be 1.6 gpf, faucets and showerheads should be 3.0 gpm maximum.
9. No basement fixtures are permitted.



**PRECAST DISTRIBUTION BOXES
6-OUTLET DROP BOX**



PROPOSED SEPTIC SYSTEM
NIMA CONTRACTING INC.
HILLSIDE DRIVE LOT 11B
MARLBORO, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.122

SCALE AS SPECIFIED

DRAWN BY LSD

APPROVED LSD

LOUIS S. DUBOIS, P.E.
8 COOK LANE
NEW PALTZ, NEW YORK
(845) 691-2247 OFFICE
(845) 691-6515 FAX
(845) 224-7102 CELL
louisdubois@optimum.net

DATE 6/10/2022

REVISED

DRAWING

DETAIL / NOTES

w

