



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



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:

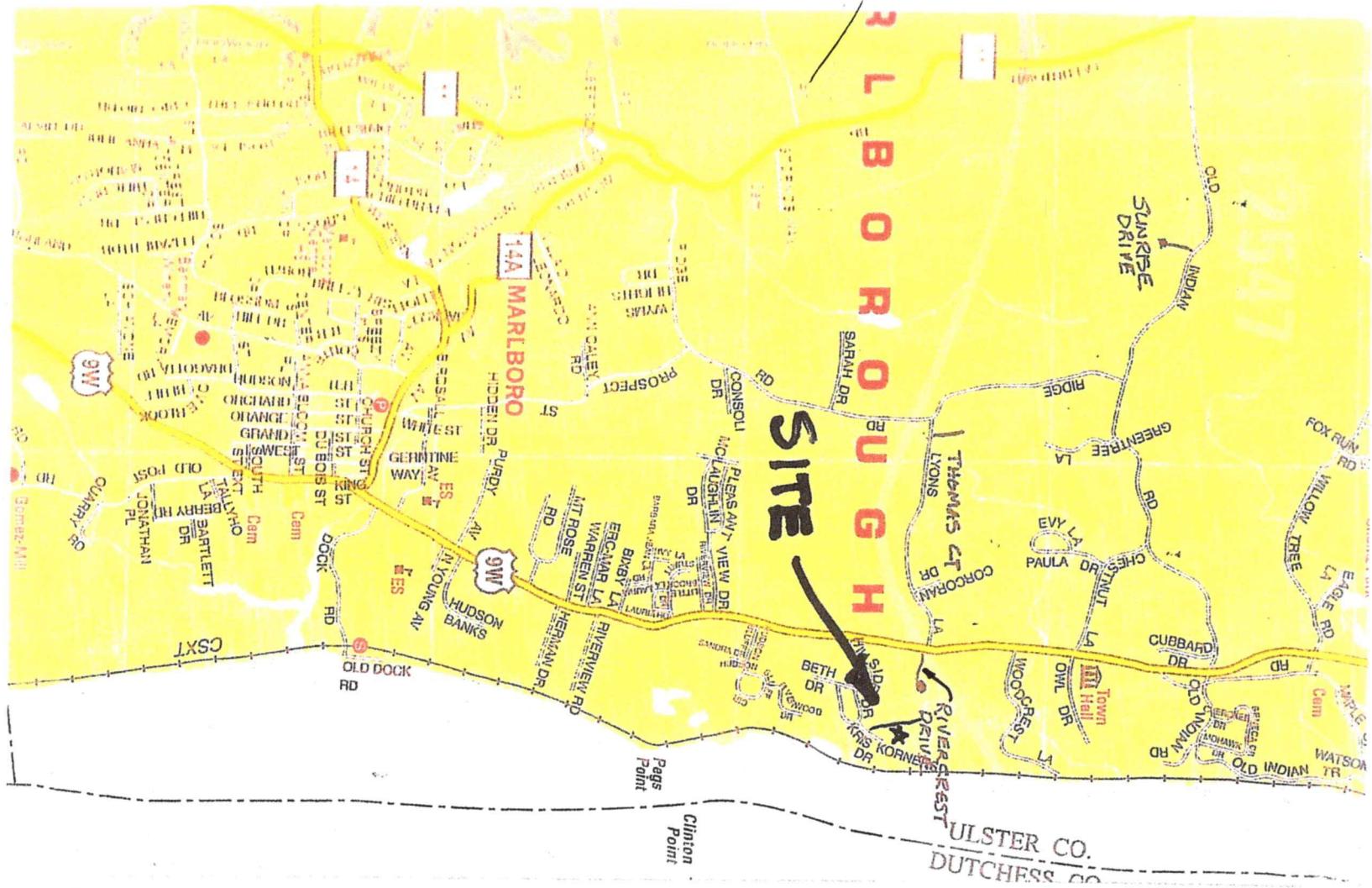
Reason For Application:

Description of Proposal:

Applicant's Name

LOCATION PLAN

SCALE 1" = 3000'



*Mark Smith, D.P.H. 3/29/23
State Health Commissioner
Carol M. Smith, MD, MPH
Commissioner of Health*

*Recommended for Approval
By
Tracy Rau, P.E.*

PROPOSED SEPTIC SYSTEM

NIMA CONTRACTING INC.

HILLSIDE DRIVE LOT 11C
MARLBOROUGH, NEW YORK

COUNTY OF ULSTER

TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C



PROPOSED SEPTIC SYSTEM
NIMA CONTRACTING INC
HILLSIDE DRIVE - LOT 11C
MARLBOROUGH, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C

SCALE DRAWN BY APPROVED	AS SPECIFIED LSD LSD	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2241 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louis.dubois@optimum.net	DATE REVISED DRAWING	3-20-2023 3-28-2023 TITLE
				1

LOT #11 (NEW 11C)

PERCOLATION TEST RESULTS

FROM ORIGINAL SUBMISSION: PRIMARY 20 RESERVE 16

DEEP HOLE ANALYSIS

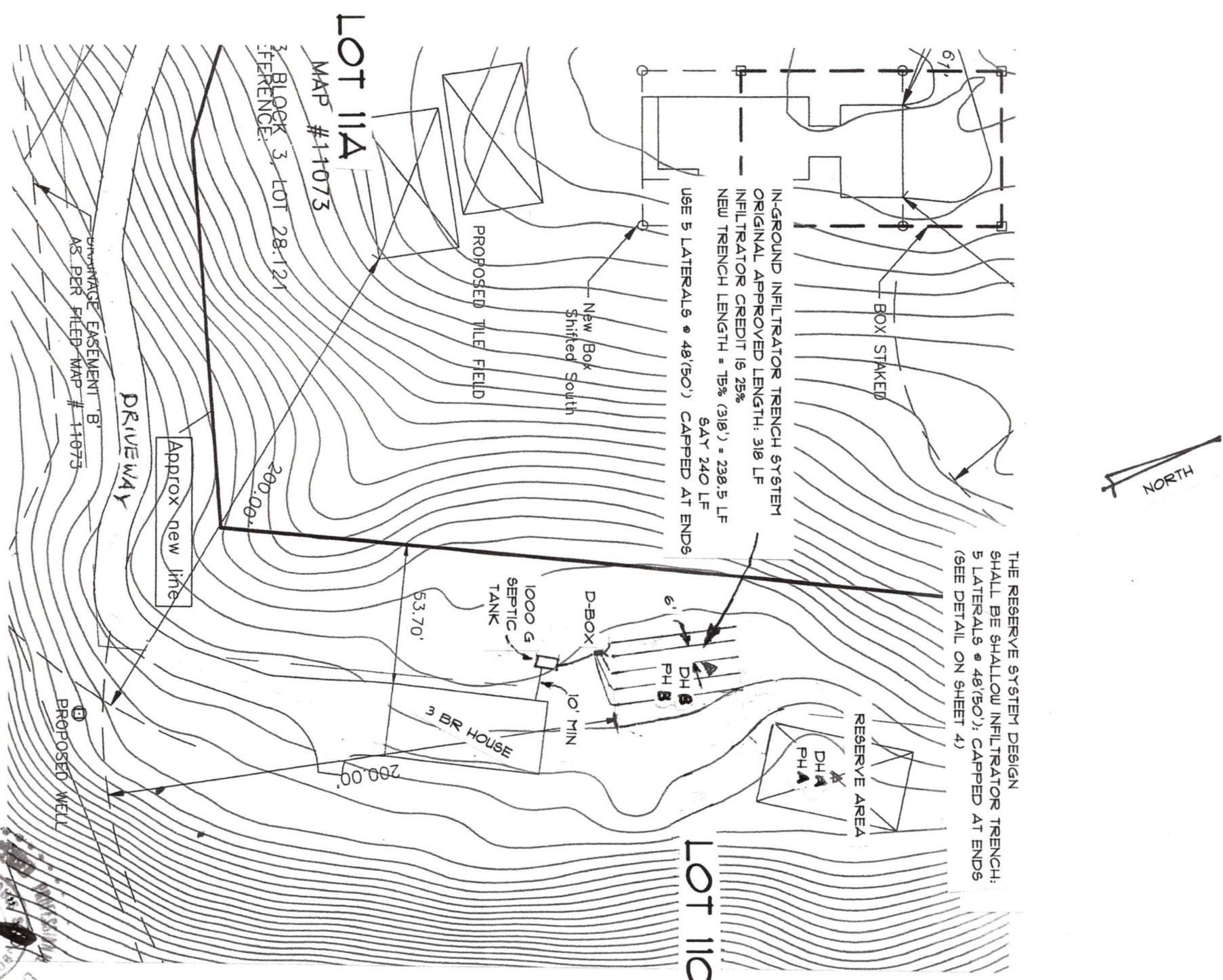
8/3/2018

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

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

BASED UPON THE SOIL INFORMATION, AN INFILTRATION TRENCH SYSTEM IS DESIGNED BASED UPON AN APPLICATION RATE OF 0.70 GALLON PER DAY PER SQ. FT.

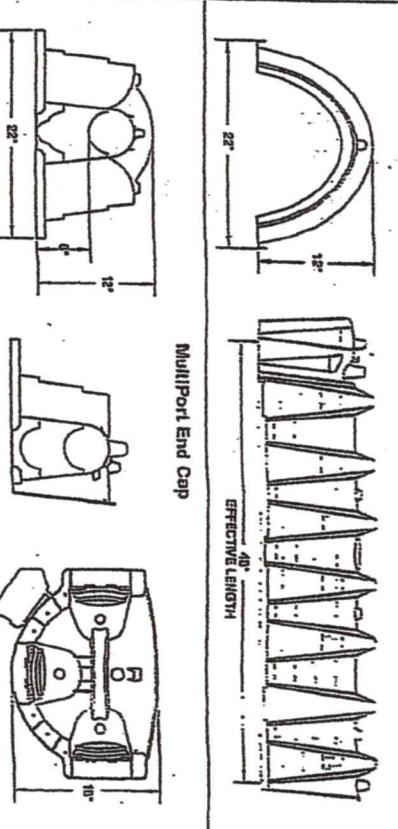
**TYPICAL WELL DETAIL
(NOT TO SCALE).**



PROPOSED SEPTIC SYSTEM		SCALE AS SPECIFIED	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2247 OFFICE (845) 691-6515 FAX (845) 224-1102 CELL louisdubois@optimum.net	DATE 3-20-2023
NIMA CONTRACTING INC HILLSIDE DRIVE - LOT 11C MARLBORO, NEW YORK TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C		DRAWN BY LSD	REVISED 3-28-2023	DRAWING LOCATION PLAN
		APPROVED LSD		

**Quick4® Equalizer® 36
Chamber**

The Quick4 Equalizer 36 Chamber



Quick4 Equalizer 36 Chamber Specifications							
Size (W x L x H)							22" x 69" x 12" (56 cm x 135 cm x 31 cm)
Effective Length							48" (122 cm)

INFILTRATOR
SYSTEMS INC.

Environmental Onsite Wastewater Solutions™
6 Business Park Road • P.O. Box 760
Old Saybrook, CT 06475 • 860-577-7000 • FAX 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

Model	Length	Width	Height	Inlet	Outlet	Weight	Covers
LB-750	102"	58"	56"	46"	43"	6,900	3-8"
LB-1000	120"	60"	56"	46"	43"	8,700	3-8"
ST-1000	102"	58"	65"	55"	51"	8,700	3-8"
LB-1250	126"	68"	57"	47.5"	44.5"	9,800	12" x 16" x 22" x 27" x 12" x 12"
ST-1250	120"	60"	65"	55"	51"	9,500	3-8"
ST-1500	128"	68"	65"	55"	52"	10,600	12" x 16" x 22" x 29" x 12" x 12"
ST-2000	144"	78"	68"	56"	53"	13,100	12" x 16" x 22" x 29" x 12" x 12"
ST-2500	144"	78"	83"	71"	68"	14,900	12" x 16" x 22" x 29" x 12" x 12"
ST-3000	144"	78"	94"	82"	78"	16,000	12" x 16" x 22" x 29" x 12" x 12"

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							

Precast Septic Tanks							
Non-Traffic Design							
750 to 3,000 Gallons							
629 Lynd Road, Bullville, NY 10515							
(845) 361-3471 / Fax 361-1050							
Page 1A 1/11/16							

WOODARD'S
CONCRETE PRODUCTS, INC.

629 Lynd Road, Bullville, NY 10515

(845) 361-3471 / Fax 361-1050

Page 1A 1/11/16

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, 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.

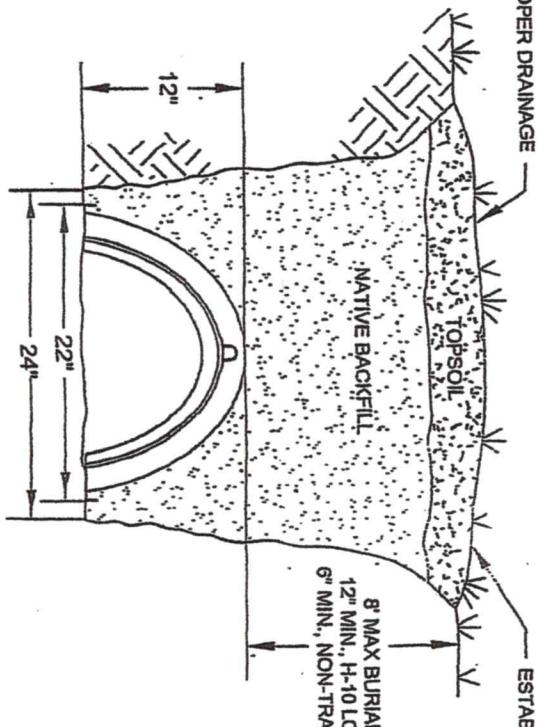
Precast concrete septic tanks are to be used. They are to be bedded with 6" of crushed stone. The earth cover over the access to the tank shall be a maximum of 12" or if greater, an extension must be furnished to have the cover within 12" of the finished grade.

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

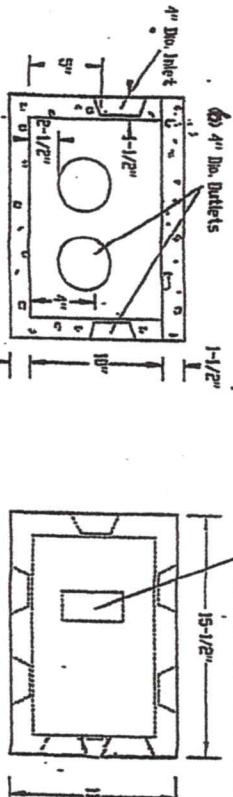
All wastewater treatment systems shall be approved and inspected by the County Health Department and certified to the DOH by a NYS Licensed Professional Engineer.

Construction of absorption facilities shall not occur when the ground is frozen or the soil moisture content is high.

Field installed Baffler, 4" from inlet



MOUND FOR PROPER DRAINAGE



PRECAST DISTRIBUTION BOXES
6. OUTLET DROP BOX



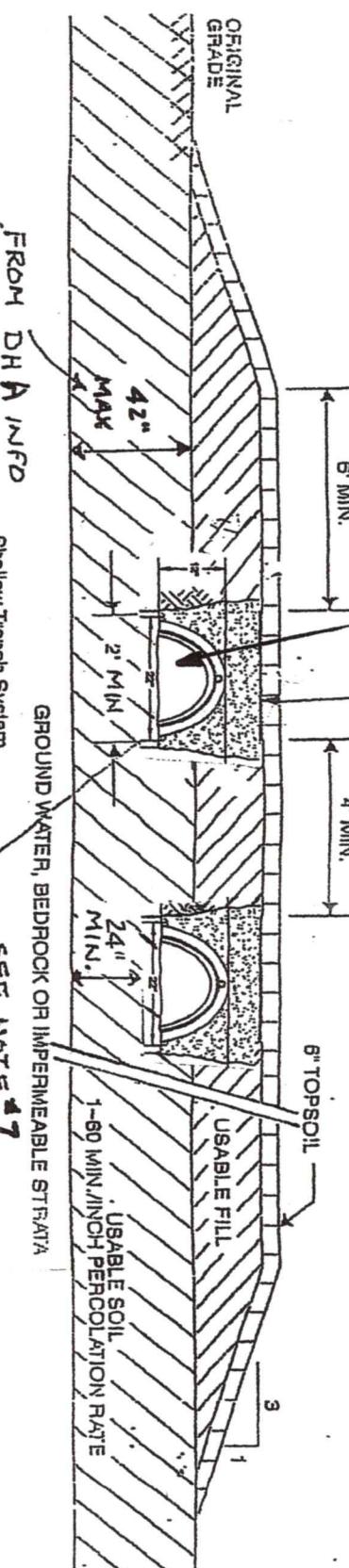
PROPOSED SEPTIC SYSTEM
NIMA CONTRACTING INC.
HILLSIDE DRIVE - LOT 11C
MARLBOROUGH, NEW YORK
TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C

DATE 3-20-2023
REVISED 3-28-2023
DRAWING DETAILS/NOTES
AS SPECIFIED
DRAWN BY LSD
APPROVED LSD
LOUIS S. DUBOIS, P.E.
8 COOK LANE
NEW PALTZ, NEW YORK
(845) 691-2241 OFFICE
(845) 691-6515 FAX
(845) 224-7102 CELL
louisdubois@optimum.net

3

Quick4 Equalizer 36 Infiltrator unit

PERMEABLE GEOTEXTILE, UNTREATED BULDING PAPER, OR 4" OF HAY OR STRAW OVER AGGREGATE.



FROM DHA INFO

Shallow Trench System

SEE NOTE #7

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.

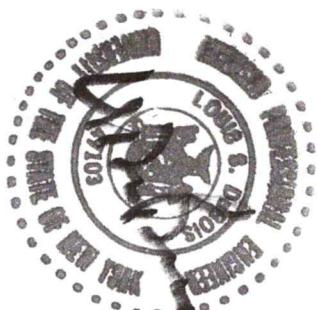
MAXIMUM DEPTH OF USABLE FILL, PLUS SIX INCHES OF TOPSOIL, SHALL NOT EXCEED 30 INCHES.

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 EXTERIOR (LEAST) SIX FEET BEYOND END(S) OF THE TRENCHES BEFORE STARTING 1 ON 3 DIGEST FILL.

REQUEST FOR APPROVAL



PROPOSED SEPTIC SYSTEM

NIMA CONTRACTING INC
HILLSIDE DRIVE - LOT 11C
MARLBOROUGH, NEW YORK

TOWN OF MARLBOROUGH 103.3-3-28.121 LOT 11C

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	3-20-2023
REVISED	3-28-2023
DRAWING DETAILS/NOTES	4

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

John H. Smith, M.D., MPH
Public Health Director
Commissioner of Health

Recommended for Approval

Bryan Collings, P.E.
Truesdale, PA

SEPTIC SYSTEM PLANS

FOR

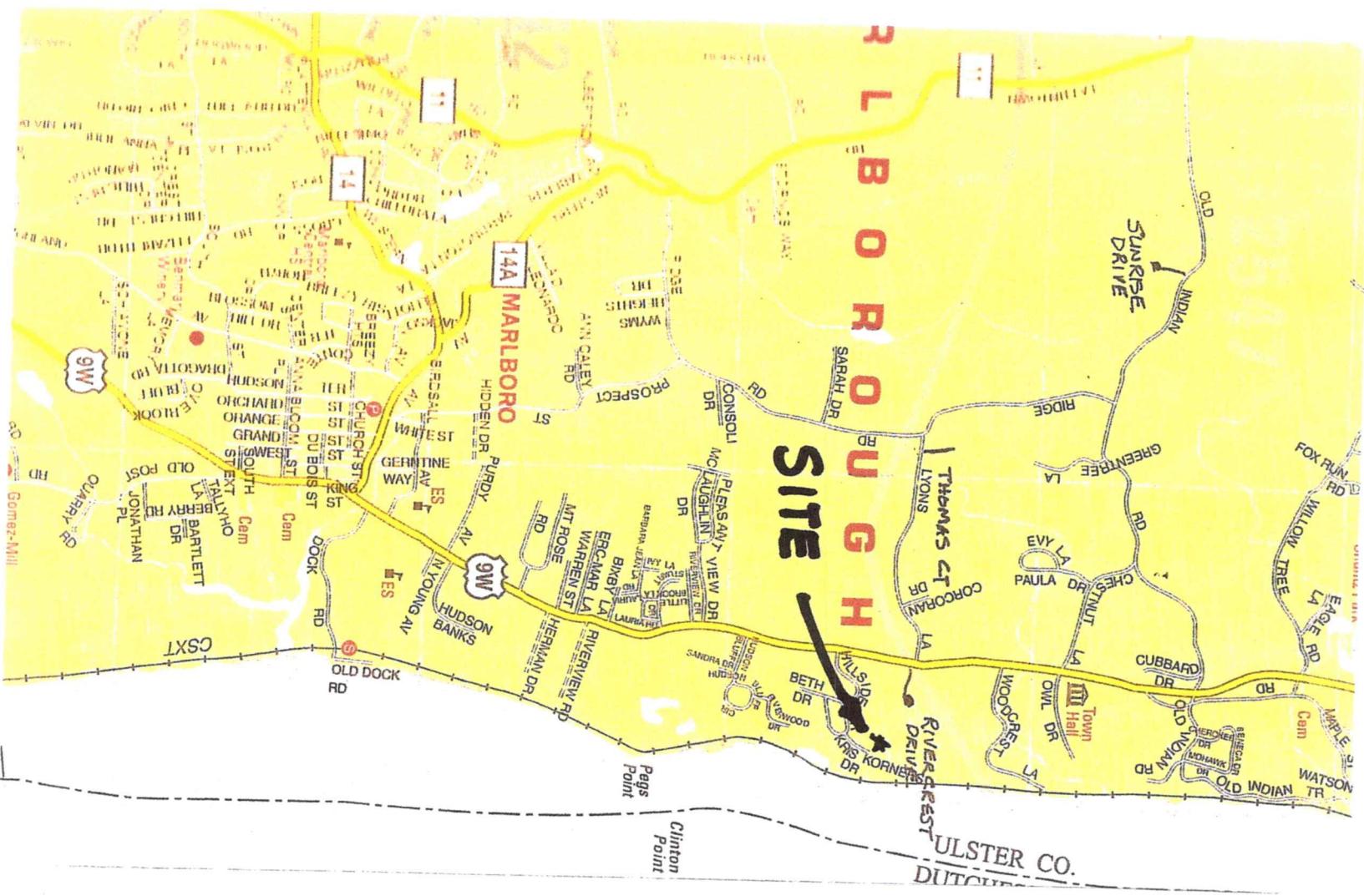
NIMA CONTRACTING INC.

HILLSIDE DRIVE
MARLBORO, NEW YORK

103.3-3-28.122

TOWN OF MARLBOROUGH

ULSTER COUNTY



LOCATION PLAN
SCALE 1" = 3000'

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

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 6/10/2022
DRAWN BY LSD		REVISED
APPROVED LSD		DRAWING LOCATION

PERCOLATION TEST RESULTS 6/7/2022

6/7/2022

PERCOLATION TEST RESULTS					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>					
DH 1	0" TO 6" 6" TO 55"	TOPSOIL GRAVELLY LOAM		6/3/2022	
DH 2	0" TO 6" 6" TO 55"	TOPSOIL GRAVELLY LOAM	NO BEDROCK 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 ABOVE INFORMATION, AN
IN-GROUND INFILTRATOR SYSTEM IS DESIGNED
BASED UPON AN APPLICATION RATE OF
0.90 GALLON PER DAY PER SQ. FOOT**

NOTE:

1. WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPENDIX 5-B, NYS DEPT OF HEALTH, DATED 11/2/2015.

2. WELL CASING IS TO BE PLACED A MINIMUM OF 18 FEET INTO THE GROUND WITH 1 FOOT EXTENDING ABOVE FG.

3. WHERE BEDROCK IS WITHIN 18 FEET OF FG, BORERHOLE SHALL BE SEALED WITH GROUT FROM BEDROCK TO FG.

4. GROUND IS TO SLOPE AWAY FROM GROUND TO PREVENT PONDING.

TYPICAL WELL DETAIL
(NOT TO SCALE)

ICAL WELL DU
(NOT TO SCALE)

SITE PLAN
SCALE 1" = 60'

2
PROPOSED AREA:
192,888 Sq. Ft. or 4.428 ± Acres

PORTION OF LOT # 11
ON FILED MAP #11073
FORMERLY LANDS OF
ZMA ZAIB & IFTIKHAR MALIK
SECTION 103.3, BLOCK 3, LOT 28.122
LIBER 6900 PAGE 54
(VACANT)

IN-GROUND INFILTRATOR TRENCH SYSTEM
FROM TABLE 6C, TRENCH LENGTH = 183 LF
4 LATERALS AT 48(50) LF CAPPED AT ENDS

16' 52.47'

30.9'

2" ABOVE GRADE

FOUND 1/2 IRON ROD,

N 86°05'18" E 495.72'

204

RESERVE AREA
DH2
PH2

NORTH

THE RESERVE SYSTEM DESIGN
SHALL BE THE SAME AS THE PRIMARY:
4 LATERALS @ 48(50); CAPPED AT ENDS

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

SCALE AS SPECIFIED	LOUIS S. DUBOIS, P.E. 8 COOK LANE NEW PALTZ, NEW YORK (845) 691-2241 OFFICE (845) 691-6515 FAX (845) 224-7102 CELL louisdubois@optimum.net	DATE 6/10/2022
DRAWN BY LSD		REVISED
APPROVED LSD		DRAWING SITE PLAN

