

PB# 83-13

Ted Buhl

Ted. C. Subdivision
Tolman 11 lots.

83-13

4 state approved
 7/13/83
 remainder preliminary
 approval grant 7/13/83
 final approval 2/13/84
 filed with T.C. office
 6/27/85

General Receipt 5170

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Fred Buhl May 2 19 83
\$ 25.00
100

For Twenty Five and 00/100 DOLLARS
application fee 83-13-Subd.

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>	<u>Check</u>	

By Pauline G. Townsend
 NP, CC

General Receipt 5254

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Fred Buhl, Inc. June 19 83
\$ 50.00
100

For Fifty and 00/100 DOLLARS
(2) Public Hearings (Fred Buhl)

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check # 326</u>		<u>50.00</u>

By Pauline G. Townsend
 RP

Town Clerk
 Title

*Remainder
approval given
final approval
filed with 10*

General Receipt 5170

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Ted Buhl May 2 19 83
\$ 25⁰⁰/₁₀₀

For Twenty Five and ⁰⁰/₁₀₀ DOLLARS
application fee 83-13-Subd.

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>		<u>Check</u>

By Pauline G. Townsend
Town Clerk

General Receipt 5254

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Ted Buhl, Inc. June 19 83
\$ 50⁰⁰/₁₀₀

For Fifty and ⁰⁰/₁₀₀ DOLLARS
(2) Public Hearings (Muharrey/Buhl)
(Ted Buhl)

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check #326</u>		<u>50.00</u>

By Pauline G. Townsend
Town Clerk

General Receipt 5278

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Ted Buhl July 14 19 83
\$ 75⁰⁰/₁₀₀

For Seventy Five and ⁰⁰/₁₀₀ DOLLARS
Bal. of Subdivision Fee 83-13

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check 75.00</u>		<u>#344</u>

By Pauline G. Townsend
Town Clerk

TED BUHL INC.
1 CORNWALL AVENUE 914 534-8770
CORNWALL-ON-HUDSON, NY 12520

July 13 1983

347

50-174
219

PAY TO THE
ORDER OF

Tommy New Windsor
One thousand & ⁰⁰/₁₀₀

\$ 1000.⁰⁰/₁₀₀

DOLLARS

CORNWALL OFFICE
Highland National Bank
OF NEWBURGH
CORNWALL, N. Y. 12518

Ted Buhl

MEMO

⑆021901748⑆ ⑆06⑆ 0186 0⑆0⑆

Received
7/14/83
Gary New

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 4/27/83
Preapplication Approval _____
Preliminary Approval 7/13/83
Final Approval 4/8/83 7/13/83
Fees Paid: 15⁰⁰ 2,100⁰⁰

APPLICATION FOR SUBDIVISION APPROVAL

Date: 27 APRIL 1983

1. Name of subdivision Ted Buhl/Toleman Road
2. Name of applicant Ted Buhl Phone 534-8770
Address 1 Cornwall Avenue, Cornwall/Hudson, NY 12520
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Mr. and Mrs. Snape Phone _____
Address 336 Ranchville Road, Ridgefield, CT 06877
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone 562-8640
McGoey, Hauser and Grevas
Address 45 Quassaick Avenue, New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Toleman Road
(Street)
0 feet South of Erie Railroad
(direction)
7. Total Acreage 15.1 Zone R-1 Number of Lots 11
8. Tax map designation: Section 56 Lot 24 (Block 1)
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Ted Buhl, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

TED BUHL
Mailing Address 1 CORNWALL AVE
CORNWALL-ON-HUDSON, N.Y. 12520

SWORN to before me this

27th day of April, 1983

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1984
Reg. No. 4673512

TED BUHL INC.
1 CORNWALL AVENUE 814 534-8770
CORNWALL-ON-HUDSON, NY 12520

Janyllay
2/9

685

1984 50-174
219

PAY TO THE
ORDER OF

Town of New Windsor

\$ *1750.⁰⁰/₁₀₀*

seventeen hundred & fifty & ⁰⁰/₁₀₀

DOLLARS

NORSTAR BANK Cornwall Office
OF THE HUDSON VALLEY, N.A. Cornwall, NY 12518

MEMO *Village of Rec Fee 74250*

Ted Buhl

⑆021901748⑆ ⑈061 0186 0⑈ 0685

County of Orange

COUNTY CLERK'S OFFICE

*Planning Bd.
received
2/27/84
ph*

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151
February 23, 1984

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr. Henry Van Leeuwen;

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for Vineyards II

Town/~~City~~ of New Windsor dated 08/23/83 and approved
by Henry F. Scheible on 02/13/84 was filed in our office on _____
02/14/84 as Map number 6481.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By: *John J. Clewett*
Acting Deputy County Clerk

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151

October 26, 1983

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr Henry Van Leeuwen:

In compliance with the Town/~~City~~ Planning Law, this is to notify you that the Plan of Subdivision for Vineyards II, Sect 1 Town/~~City~~ of New Windsor dated June 22, 1983 and approved by you on September 15, 1983 was filed in our office on September 16, 1983 as Map number 6350.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By:


Acting Deputy County Clerk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

9 January 1984

Orange County Department of Health
124 Main Street
Goshen, New York 10924

ATTENTION: MR. KENNETH J. MUNDY, P. E., SENIOR PUBLIC HEALTH ENGINEER

SUBJECT: THE VINEYARDS II, REALTY SUBDIVISION (T. BUHL)

Dear Mr. Mundy:

This is to advise you that the Planning Board of the Town of New Windsor will review and decide on the environmental aspects of the subject project, under the SEQR Act, prior to granting Final Approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. VanLeeuwen". The signature is stylized with large, sweeping loops.

Henry VanLeeuwen, Chairman
Town of New Windsor Planning Board

cc: Elias D. Grevas, L. S.



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

12 July 1983

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

ATTENTION: HENRY VAN LEEUWEN, CHAIRMAN

SUBJECT: THE VINEYARDS SUBDIVISION; TED BUHL - TOLEMAN ROAD

Dear Mr. VanLeeuwen:

Since I will be away from the office on vacation and cannot be with you at the Planning Board meeting scheduled for 13 July 1983 to discuss the above project, we are enclosing two (2) copies of each of the Preliminary Plan, Major Subdivision and Section 1, Minor Subdivision Map, Final (4 lots) for the subject project.

Since our last meeting, we have added some information to the plan. Specifically, these items are:

1. The results of soils testing on the site;
2. The location of proposed houses, driveways, sanitary systems and wells on the site;
3. The revision to Lots No. 4 and 5 on the Preliminary Plan to provide the necessary area in the event the private road becomes public;
4. The necessary notes indicating the property owner's name and means of sewage disposal and water supply.

Attached is a tabulation of the percolation tests and deep test observations taken on the site, for the Board's review in considering this subdivision.

With specific reference to Mr. Steidle's letter, which was presented to the Planning Board at the last meeting, and his statement that the subdivision is "minimum" in lot size, please be advised that all lots meet or exceed the zoning requirement of one (1) acre (43,560 square feet).

Town of New Windsor

-2-

12 July 1983

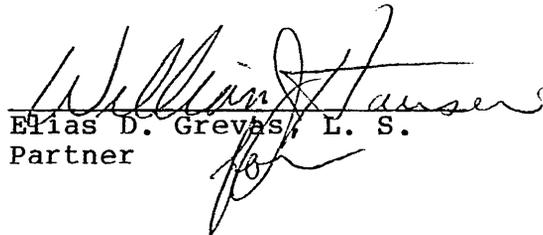
Please note that Mr. Steidle's comments concerning the street requirements are clearly set forth for public streets.

Mr. Steidle's concern over the soil type on the site is answered by the percolation tests taken on the project site and results obtained.

If you should have any questions concerning this project, please do not hesitate to contact this office.

Very truly yours,

McGOEY, HAUSER AND GREVAS


Elias D. Grevas, L. S.
Partner

encls.as

EDG/pmc



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

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Licensed in
New York
New Jersey
Pennsylvania

12 July 1983

Page 1 of 2

THE VINEYARDS SUBDIVISION
Ted Buhl
Toleman Road
Town of New Windsor, Orange County, New York

PERCOLATION TESTING

<u>LOT NO.</u>	<u>PERCOLATION TEST NO.</u>	<u>STABILIZED PERCOLATION RATE</u>
1	1	13 MINUTES
1	2	12 MINUTES
2	1	15 MINUTES
2	2	21 MINUTES
3	1	6 MINUTES
3	2	12 MINUTES
4	1	8 MINUTES
4	2	8 MINUTES
5	1	19 MINUTES
5	2	16 MINUTES
6	1	12 MINUTES
6	2	8 MINUTES
7	1	19 MINUTES
7	2	17 MINUTES
8	1	6 MINUTES
8	2	10 MINUTES
9	1	26 MINUTES
9	2	27 MINUTES
10	1	18 MINUTES
10	2	32 MINUTES
11	1	16 MINUTES
11	2	30 MINUTES

THE VINEYARDS SUBDIVISION
DEEP TEST PIT OBSERVATIONS

- Lot 1: Test Pit 5' deep; soils consist of reddish sandy loam with some silt; no water or rock at 5'.
- Lot 2: Test Pit 5' deep; soils consist of reddish sandy loam with some silt; no water or rock at 5'.
- Lot 3: Test Pit 5' deep; sandy loam, some organic material and silt, with cobbles; no water or rock at 5'.
- Lot 4: Test Pit 6' deep; sandy loam, no rock or water at 6'.
- Lot 5: Test Pit 6' deep; sandy loam, no rock or water at 6'.
- Lot 6: Test Pit 6' deep; sandy loam, no rock or water at 6'.
- Lot 7: Test Pit 6' deep; sandy loam, no rock or water at 6'.
- Lot 8: Test Pit 6' deep; silt and sand with some clay; no rock or water at 6'.
- Lot 9: Test Pit 6' deep; silt and sand with some clay; no rock or water at 6'.
- Lot 10: Test Pit 6' deep; silt and sand with some clay; no rock or water at 6'.
- Lot 11: Test Pit 5' deep; silty sand with some clay; rippable shale at 5'.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 13, 1983

Elias D. Grevas, L.S.
45 Quassaick Ave.
New Windsor, N.Y.

RE: 56-1-25

Dear Mr. Grevas:

According to my records, the attached list of property owners abut and across the street of the above mentioned property.

The charge for this service is \$20.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Paula Sarvis".

PAULA SARVIS
ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Buiting Theodore & Linda Gail
Toleman Road
Washingtonville NY 10992

Snape Ann
14 Linda Drive
Suffern NY 10901

Burdick Orlo C & Ruth
Toleman Road
Washingtonville NY 10992

Consolidated Rail Corp
Property Tax Dept
PO Box 8499
Philadelphia Pa 19101

BUHL SUBDIVISIONS-NEW WINDSOR; ASSESSMENT INCREASES DUE TO DEVELOPMENT*

ORIGINAL ASSESSMENT DATA					ASSUMED NEW ASSESSMENT DATA				
PROJECT	VALUATION	RATE/1000	TOTAL	DEV/ PLAN	NO. LOTS	VALUATION*	RATE/1000	TOTAL	NET INCREASE
RED MAPLES WHITE ASH ACRES (BEATTIE RD.)	\$144,000	\$44	\$6336	UNDER CONSTR.	30	\$60,000	\$44	\$79,200	\$72,864
VINEYARDS (TOLEMAN RD.)	43,000	44	1892	PLAN	11	60,000	44	29,040	27,148
STATION RD	72,000	44	3168	PLAN	15	60,000	44	39,600	36,432
TOTALS	259,000		11396		56			147,840	136,444 SAY 136 400

* BASED ON DEVELOPMENT CURRENTLY UNDER WAY IN RED MAPLES SUBDIVISIONS; DEVELOPED LOTS ASSESSED ON AVERAGE OF \$60,000; TOTALS ASSUME FULL DEVELOPMENT AT CURRENT RATE.

NEW WINDSOR PLANNING BOARD PUBLIC HEARING
TOWN HALL
WEDNESDAY, JUNE 22, 1983 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY VAN LEEUWEN, ERNEST SPIGNARDO,
LAWRENCE JONES, PHILIP INFANTE, CARL SCHIEFER,
HENRY REYSS AND HENRY SCHEIBLE.

OTHERS PRESENT: ANDREW S. KRIEGER, PLANNING BOARD ATTY.
PAUL V. CUOMO, P.E., PLANNING BOARD ENGINEER
SHIRLEY B. HASSDENTEUFEL, SECRETARY

TAPE 280

Ted Buhl Public Hearing

Chairman Van Leeuwen called the Public Hearing to order promptly at 7:30 P.M. and presided over same. Chairman Van Leeuwen asked the secretary to read the Public Hearing Notice that was published in the official New Windsor paper. The Sentinental, and to verify with the Assessor's list the receipts. Hearing no objections, so ordered,

Mr. Buhl: I did a graph and have passed it out to the Board members.. of the projected assessments. I would like everything to be put before the Board. You stated that you wanted standards of roads on maps. I just ran out of lots in the Beattie Road development. I have heard comments that you want to make lot size changes. I am hoping you haven't set sizes as yet. I spent all afternoon trying to lay out lots with roads. I am hoping to get to the Board of Health. My season is running out.

Mr. Grevas: Calculated road 11.6 % . 2.1 % at the top. 14 ft. crushed shale road and hard compacted shoulder. 14 ft. for normal traffic. We are talking percolation tests - 10 minute to 40 minutes. I don't have sanitary systems on lot. It is a 650 road to serve lots. Lot 11 - 2.1 acres. Lots in front 1 acre.

Mr. Infante: What is the length of that road?

Mr. Buhl: 650 ft. road.

Chairman Van Leeuwen: Road Supervisor asks for 120 ft. cul-de-sac.

Mr. Grevas: This is not a Town Road.

Chairman Van Leeuwen: If they were to be turned over to the Town. There is no objections to a private road.

Mr. Kennedy: If this becomes a public road lot 4 and lot 5 will not meet specs. They are not an acre. Could lots be made larger now?

Mr. Grevas: Lot 9 - 1.74 acres, lot 11 - 2.1 acres. Lots in front are one acre min. size.

Mr. Infante: What is length of road?

Mr. Grevas: 650 ft.

Chairman Van Leeuwen: I spoke to the Road Supervisor. He asked if the cul-de-sac could be 120 ft.

Mr. Grevas: That is fine on a town road. This is not a town road.

Chairman Van Leeuwen: If they were to be turned over to the Town, would it be possible to do it now.

Mr. Grevas: Note 9 has road brought up to Towns specs at the time of petition.

Mr. Buhl: Your idea would be simpliar.

Chairman Van Leeuwen: He had no objections to a private road. He would like cul-de-sacs wider so trucks can turn around.

Mr. Infante: I am having a problem with the depth. We are getting deeper and deeper in the woods.

Mr. Jones: I assume they know this when buying the ladd.

Mr. Infante: Twenty years go by quickly.

Mr. Jones: People who want privacy wouldn't want a public road.

Mr. Spignardo: Lots 8 and 11 should be changed.

Mr. Scheible: When I came on the Board Beattie Road was then coming in. At that time it was 5 acre lots. It took me a little time to understand a 5 acre lot and private roads. Could we set up a standard? Minimum lot size, 2 acre?, 1 acre? How long a private road?

Mr. Kennedy: Let area being shown now include roads.

Chairman Van Leeuwen: It stands on 1 acre now.

Mr. Spignardo: I see no reason because of size of lot.

Mr. Infante: Density?

Mr. Scheible: I have lived on a private road. Mc Nary Road. I have lived in a dust bowl. I had to block it off. I had to hire a lawyer and because of this pay a lawyer \$500.00. I got taken into Court. No one could help me. It was opened by the Town a short time ago so Woodwind could have access road the day of the parade.

Chairman Van Leeuwen: explained the reason for McNary Road. You don't have maintenance. That was before Planning Board.

Mr. Buhl: There is a track record. I can show you working ones.

Mr. Grevas: Cornwall has private roals. Recently they overhauled their Zoning. (Explained the provisions.) They had zoning in 1940. They have 4 lots on a private road. I would not recommend this. You have property lines that go down the middle of the road. It is not the same as MacNary Road. They have a lot of lots on private roads.

Your situation on MacNary Road is different. All the people that touch the road have maintenance agreement that they must adhere too, if they donot it becomes a lien on the property. It is not a situation of chasing someone in New York or Babylon, Long Island. It is not the same.

Mr. Buhl: I think if you look at the lot sales in Butter Hill verses Beattie Road. Butter Hill is starting to go now. There is a demand.

Mr. Grevas: You would be surprised at the number of people living on private roads. Right around us. In the past 5½ years I have got 60-65 lots on private roads in my file.

Mr. Scheible: This is all in the past, maybe 5, 6 or 7 years.

Mr. Buhl: Yes, as the construction costs started going up.

Mr. Grevas: Cornwall has private roads. Recently they overhauled their Zoning. (explained their provisions). They had zoning in 1940. They had four lots on private roads. I would not recommend this. You have property lines that go down the middle of the road. It is not the same as MacNary Road There are a lot of lots on private roads.

Mr. Reynolds: I would like to see lots 4 and 5 straightened out, so that they would conform.

Mr. Buhl: We can do that. I talked to Lou.

Mr. Reynolds: What about the cul-de-sac?

Mr. Buhl: The cul-de-sac a hundred and twenty ft. (120 ft). We will make these (pointing) lots and make them one (1) acre.

Chairman Van Leeuwen: They have agreed to do that Hank.

Mr. Jones: One thing I have to say, on these back roads. Instead of having a driveway from each lot. One driveway would serve two houses and you wouldn't have as many driveways coming out on the road.

Mr. Infante: They had that in Windsor Estates. They had problems. One guy repairs his driveway. One doesn't.

Atty. Krieger: I have seen them go as far as fences down the driveway. Even if they get along in the beginning one neighbor sells to new neighbor. One doesn't get along. Common driveways are militarized zone.

Mr. Spignardo: I don't think they should be common driveways. They should join on the property line.

Chairman Van Leeuwen: Do we have any comments from the audience?

Mrs. Reib: Do you have any specifications for private roads?

Chairman Van Leeuwen: No written specifications.

Mrs. Reib: Do you foresee more? Aren't you getting more and more?

Chairman Van Leeuwen: We will have three if this goes through. One on Beattie Road Lake Road and this if it goes through.

Mr. Spignardo: There is one on Woodthrusk Rd. It has been there years and years.

Mr. Grevas: There are a couple of old ones.

Mr. Spignardo: I take your point very well. There should be standards. Whether it be private or other. When people do petition the Town to take over roads there should be a substantial base in that road. So that it would be just widened.

Mrs. Reib: Does the Planning Board have any kind of unwritten specifications?

Chairman Van Leeuwen: No there are no written specifications.

Mrs. Reib: Do you plan in the future any specifications?

Chairman Van Leeuwen: We haven't discussed it. Right now we are taking each case individually.

Mrs. Reib: Right now aren't you getting more and more?

Chairman Van Leeuwen: As I said if this goes through we will have three.

Mrs. Reib: Did Mr. Grevas say

Chairman Van Leeuwen: That was Cornwall.

Mrs. Reib: One question I have as a mother. I understand the school bus will not go in. They won't go up more than a 10% grade.

Chairman Van Leeuwen: A school bus will not go in anyway. I have a public road that is 1400 ft. long. I put it in many years ago. The school bus will not go in.

Mr. Infante: You need 25 students.

Chairman Van Leeuwen: You need X number of houses.

Mr. Buhl: That is the first thing you tell the buyer, the school bus does not go in. You have the type buyer that either wants it or not.

Chairman Van Leeuwen: A lot of people go for this for the privacy.

Mrs. Reib: We seem to be getting more of these. I think it is a good idea. I think you need standards.

Mr. Spignardo: It is something that we should have our Engineer check out.

Man in audience: He has given me permission to cut some trees in there. I would like it on record so there would be no come back on me.

Chairman Van Leeuwen: That is between you and Mr. Buhl. We can't get involved in that.

Mr. Buhl: I am agreeable to that. Our trees are shading his raspberries.

Chairman Van Leeuwen: Anyone else?

William Istone: I live on Parcel 27. My question is water supply. I have read where developments can't maintain adequate water supply. Will addition of 11 houses in this section over tax the acquirer. Many of the houses in this section are older houses. Most of them

are thirty years older or more and wells are not deep.

Chairman Van Leeuwen: I live in an old house and I subdivided 12 lots. Actually 13. My well is 65 ft. deep. I got 19 gallons a minute when I moved in and last summer I had it tested last summer and I still get 19 gallons.

Mr. Grevas: I must say, there is no way of telling.

Mr. Istone: The reason that I raised the question is that it is known that the well that fed that existing house on the property did run dry several summers ago.

Chairman Van Leeuwen: I can't answer that. It might be too shallow. It might be 40-50 deep. It might have to be 100 ft. deep.

Mr. Grevas: There is a cystem up in the back. It look like it picked up water off a spring. You can't tell.

Mr. Scheible: I know of a situation. My father. He owns a piece of land along Route 207. The old house that was there had a well 65 ft. deep. All the water you want. A man comes along owns the restaurant. He had to give them a well. He went 450 ft. down. This was 30 ft. away. So we are talking about water. Nobody knows. That is a chance.

Mr. Infante: Getting back to the plan. Why 14 feet.

Mr. Buhl: Fourteen feet is wider than any of the private roads. How does Red Maples seem to the Board?

Mr. Infante: Two vans would scrape. Why not 18 ft.?

Mr. Scheible: Take for example. A fire truck and a car coming the other way. During the winter with the shoulders loaded with snow. I think Phil is right.

Mr. Buhl: Would sixteen feet (16) feet be a compromise?

Mr. Spignardo: What about 16ft. with 3 ft. on each side for shoulders. polled the Board. 16 ft.

Mr. Buhl: I will put 17 ft. of shale and 2 1/2 ft shoulders.

Mr. Spignardo: Let our Engineer look at that. See if there is anything he can come up with.

Chairman Van Leeuwen: We would like to see a copy of the Maintainance Agreement.

Mr. Buhl : I am trying to give you everything you want. If I can get your approval subject to. I want to get my operation under way.

Mr. Infante: You want four (4) up front.

Mr. Buhl: Yes.

Mr. William Steidle: I spent some time reviewing the subdivision. I have a letter for you and a copy for Ted. (* The letter attached to minutes filed with the Town Clerk and in the Ted Buhl -Toleman Rd. 83-13)

Mr. Steidle read the letter to the Board.

Mr. Steidle: You have certain requirements that you are bound by. Not knocking you or knocking Ted Buhl but your regulations haven't been followed too closely. I think if you do follow them you find that things are going to progress in a more orderly manner and you will end up with better subdivisions. The information is required is reasonable. It is required in every other town that I have reviewed subdivision for. I have reviewed three or four hundred. I have never seen a plan that received preliminary approval in areas with out central water and central sewer that didn't have test hole data and septic system locations. I hope that you will consider it. I am not knocking the concept. I think Ted Buhl at least in the pst has done a good job. In Cornwall he did a good job, because he was required to and he knew he had too. I would like to see the same thing here.

Chairman Van Leeuwen: Lou, do you have anything to say.

Mr. Steidle: It is not clear who the owner is.

Chairman Van Leeuwen: The owner of record is Mr. & Mrs. Snape. Ted Buhl is acting for because he is in contract with the party.

Atty. Krieger: They have to re-submit the map anyway with the ~~new~~ line on it.

Location of any sewage disposal systems, location and sizes of water mains, culverts and drains on or nearest to the property.

Mr. Steidle: That has particular importance to the neighbor next door. You have to set backs for wells and septic systems.

Chairman Van Leeuwen: The County takes care of that. After the County takes the percolation tests, they come in and tell you where you can put your septic designs.

Mr. Steidle: Hank, I did this objectively, I tried to look carefully at your ordinance I am not going to say your ordinance is good or bad. I just wanted you to look at this. You have certain set backs.

Mr. Grevas: We have to go through when we make revisions. Bill is concerned about site distance on lot 1. I will show on plan on first 4 lots site distance. We will show on plan where driveway must be. That is a good point.

Chairman Van Leeuwen: Show septic systems. House locations.

Mrs. Helen Brandel: Who refused letter sent for hearing?

Chairman Van Leeuwen: Burtling.
Any other questions?

Mr. Steidle: I would like answer from Attorney. Perhaps not tonight.

Mr. Grevas: The idea is to find out what subdivision property will look like. Preliminary is what is doing this.

Mr. William Steidle: I spent some time reviewing the subdivision. I have a letter for you and a copy for Ted. (* The letter attached to minutes filed with the Town Clerk and in the Ted Buhl -Toleman Rd. 83-13)

Mr. Steidle read the letter to the Board.

Mr. Steidle: You have certain requirements that you are bound by. Not knocking you or knocking Ted Buhl but your regulations haven't been followed too closely. I think if you do follow them you find that things are going to progress in a more orderly manner and you will end up with better subdivisions. The information is required is reasonable. It is required in every other town that I have reviewed subdivision for. I have reviewed three or four hundred. I have never seen a plan that received preliminary approval in areas with out central water and central sewer that didn't have test hole data and septic system locations. I hope that you will consider it. I am not knocking the concept. I think Ted Buhl at least in the pst has done a good job. In Cornwall he did a good job, because he was required to and he knew he had too. I would like to see the same thing here.

Chairman Van Leeuwen: Lou, do you have anything to say.

Mr. Steidle: It is not clear who the owner is.

Chairman Van Leeuwen: The owner of record is Mr. & Mrs. Snape. Ted Buhl is acting for because he is in contract with the party.

Atty. Krieger: They have to re-submit the map anyway with the ~~haw~~ line on it.

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Mr. Steidle: I would like answer from Attorney. Perhaps not tonight.

Mr. Grevas: The idea is to find out what subdivision property will look like. Preliminary is what is doing this.

The new law that defines 5 acres - 4 lots as a minor.

Mr. Steidle: You are going to the Board of Health?

Chairman Van Leeuwen: We have to give him preliminary approval so he can go to the Board of Health. We can not give final approval until after it has come back from the Board of Health.

Mr. Steidle: Give preliminary approval on the entire subdivision.

Mr. Grevas: That is what we are asking for.

Mr. Steidle: Why do you have sections?

Mr. Grevas: That is final for only one section. The reason for the Public Hearing is to request preliminary approval on the entire plan, so we can submit it to County Health Department. The reason for the second plan is for the first section. It is a minor subdivision under the Public Health Law, we are asking so we can get that off the ground and go out for 4 lots while we are submitting to County Health.

Chairman Van Leeuwen: We are requiring him to come in with entire shot plus the 4 lots so we can see what the complete subdivision looks like.

Mr. Steidle: That is what he is proposing. He is not proposing four (4) lots. He is proposing 11 lots. This is one major subdivision.

Mr. Kennedy: If he went in with 4 lots now without showing the major at all and he came in six months down the road, he would still have to show all the sanitary disposal systems according to the Board of Health.

Chairman Van Leeuwen: Gentlemen, what is your pleasure? Does any member of the Board have any questions?

Atty. Krieger: Since Lou has said he will go through the objections and answer these objections on the plan that he submits to the Board for final approval on the four (4) lots and on the others when he wants final, I see no reason why the Board couldn't act on the preliminary and decide whether or not they are going to grant final depending on whether any of these things

(noise)

Mr. Steidle: I am not trying to be a pain in the neck but there are a number of things (information) that is necessary on the plans.

Chairman Van Leeuwen: He has already conceded that he will put them on the map before we stamp the map if we decide to stamp the map.

Atty. Krieger: In all fairness, the requirements that he is referring to are requirements that specifically say must be on a preliminary plan. The best that you could give him this evening is preliminary subject to.

Chairman Van Leeuwen: He is going to show driveways, septic system designs, house locations, and show well sites.

Chairman Van Leeuwen: I will poll the Board in reference to giving any approval this evening subject to.

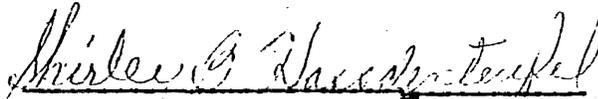
Board polled. Decision - Put on next agenda. No vote this evening.

Chairman Van Leeuwen told Mr. Buhl that he would be on the next agenda. He is to show his corrected plans. Put your requirements on your plans. Come to the July 13th meeting.

Chairman Van Leeuwen: I declare this Public Hearing closed.

Public Hearing closed 8:59 P.M.

Respectfully submitted,



SHIRLEY B. HASSDENTEUFEL
Recording secretary

Ted Buhl Public Hearing
June 22, 1983

Orlo Benedict	Falmer Rd.
William W. Jostine	Falmer Rd.
John Brandel	B. J. Rd.
Helen Bronsley	Bethlehem Rd.
Archie Reed	Jackson Rd.
Willie E. Steed	" "
903 Mississippi	SPRUCE ST 226
Duncan Thompson	293 Union Av

WORK SHEET ONLY

6/1/83 - 6/21/83

①

TED BUHL - TOLEMAN ROAD

attachment # 1

STATISTICS

NUMBER OF LOTS: 11

AREA : 14.7

AVERAGE LOT AREA (INCLUDING ROADWAY): 1.34 ACRES

ROADWAY LENGTH: 645' SMALL PRIVATE MINIMUM IMPROVEMENTS - WILL NOT
MEET TOWN REQUIREMENTS.

ROADWAY AREA (656' x 50') = 32,500 SQ. FT.

AVERAGE LOT AREA (EXCLUDING ROADWAY): 1.25 ACRES

LOTS OF ONE ACRE OR LESS: 6

LOTS NO. 4 + 5: 30,250 ± (EXCLUDING ROADWAY AREA)

AVERAGE LOT AREA WITHOUT FRONTAGE ON TOWN ROAD: 1.75 ACRES

MINIMUM FRONTAGE: 70' TO PRIVATE, UNIMPROVED ROAD

MINIMUM ZONING: 43,560 SQ. FT., 70' FRONTAGE, LOT WIDTH 125'

SOILS

MAJORITY: 413 (MdB) Dense fragipan perched water table
above the fragipan in Spring + other wet seasons.
Seasonal wetness and slow or very slow permeability
in the fragipan are limitations for many urban
uses. Severe limitations for septic systems.
(MARGIN GRAVELLY SILT LOAM).

40D (MDD) - Steep area possibly encompassing
building area on Lot 7. Severe limitations.

42A - Extreme northwest corner. Somewhat
poorly drained - perched water table.
Severe limitations.

REQUIRED INFORMATION NOT PROVIDED

1. Names and addresses of the owner of record (Section 5 B(2))
- ✓ 2. Location of any existing sewage disposal systems on and immediately adjacent to the site (Section 5 B(5))
- ✓ 3. Width, grades & profiles of proposed roads (Section 5 B(7))
- ✗ 4. Readable topography 2' contours (Section 5 B(8))
5. Typical sections of proposed roads (Section 5 B(9))
- ✓ 6. Means of providing water supply (Section 5 B(12))
- ✓ 7. Sewage disposal systems including location and results of percolation & deep test holes (Section 5 B(13))
8. Provisions for collecting & discharging storm drainage (Section 5 B(15))

(2)

9. Setback lines Section (5 B (17))

10. Distance from nearest street intersection not shown
Section (5 B (21))

Plans DO NOT COMPLY WITH

✓ 1. Section (6 B (6)) Dedication of additional width
along Tolman to $\frac{1}{2}$ of the required width.

✓ 2. ^{Road} Grades shall not exceed 10% Section (6 B (7))

✓ 3. Road improvements Section (6 B (10))

See Section (6 B (17))

Section (6 D (4))

* Check Editor's note Chapter 34 - conformance with N.W.
Sewage Disposal System

* Proposed subdivision is a major subdivision - it cannot be severed off for the purpose of granting final subdivision for a portion of the site (see definition of major subdivision & resulting requirements)

PLAN REVIEW:

1. Extremely poor sight distance at the northern end of site. (Lots 1 & 2).
2. Very steep embankment at the northern end of property.
3. Some areas of perched water table above the program (vicinity of roadway entrance).
4. Disposition of house & rooms?
5. Section of steep roadway (16%).

- ✓ 6. Undersized lots & inaccurate measurements (lots 2, 4, 5, 6, 7).
7. Inappropriate use of a private roadway for a subdivision that is minimum in every respect.
- ✓ 8. Lack of plan information (house, septic system, well, driveway locations & roadway information etc.).

W. E. STIDEE

REVIEW - JUNE 1-21, 1983

SITE INSPECTION JUNE 20, 1983

WILLIAM E STEIDLE

PAGE 1

RD#2, JACKSON AVENUE.

NEW WINDSOR, NEW YORK 12550

JUNE 21, 1983

NEW WINDSOR TOWN PLANNING BOARD

TOWN HALL

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

Re: SUBDIVISION FOR TED BUHL - TOLLMAN ROAD.
(PLANS DATED APRIL 27, 1983 - REVISION DATED MAY 25, 1983)

DEAR MEMBERS OF THE PLANNING BOARD:

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO OBJECT TO THE GRANTING OF ANY APPROVAL FOR THE ABOVE SUBDIVISION AS CURRENTLY PROPOSED. MY OBJECTIONS RELATE TO THE DESIGN THE LACK OF INFORMATION PRESENTED AND THE FAILURE OF THE DEVELOPER TO MEET THE ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF NEW WINDSOR. THE FOLLOWING SUMMARIZES MY OBJECTIONS AND OBSERVATIONS:

1. THE SUBMITTED PLAN DATED APRIL 27, 1983 AND REVISED ON MAY 25, 1983 FAILS TO PROVIDE THE INFORMATION REQUIRED UNDER SECTION 5B(2), 5B(5), 5B(7), 5B(9), 5B(12), 5B(13), 5B(15), 5B(17), 5B(21). OF PARTICULAR IMPORTANCE IS THE FAILURE OF THE PLAN TO IDENTIFY SEWAGE DISPOSAL SYSTEMS INCLUDING LOCATION AND RESULTS OF PERCOLATION & DEEP TEST HOLES AS REQUIRED UNDER SECTION 5B(13) OF YOUR SUBDIVISION REGULATIONS.
2. THE SUBDIVISION DOES NOT COMPLY WITH SECTION 6B(6) REGARDING THE DEDICATION OF LANDS ALONG AN EXISTING STREET.
3. THE SUBDIVISION ROADWAY WHICH IS PROPOSED DOES

PAGE 2

NOT COMPLY WITH STREET REQUIREMENTS INCLUDING THOSE CONTAINED IN SECTION 6 B (7), 6 B (16). IF, IN FACT, PRIVATE ROADWAYS ARE LEGAL IN RESIDENTIAL SUBDIVISIONS. SUCH ROADWAYS SHOULD ONLY BE ALLOWED AFTER CAREFUL EVALUATION AND UNDER CERTAIN CIRCUMSTANCES. PERHAPS SUCH CIRCUMSTANCES SHOULD BE LIMITED TO 5 ACRE LOT SUBDIVISIONS WHERE PROPOSED ROADWAY GRADES DO NOT EXCEED 10%. IF PRIVATE ROADWAYS ARE PERMITTED IN EVERY INSTANCE WE WILL SOON HAVE A MAZE OF PRIVATE ROADS WITH ^{ACCESS,} GRADE AND DRAINAGE PROBLEMS. IN FACT, WE MAY NEVER SEE ANOTHER TOWN ROAD IN SUBDIVISIONS NOT REQUIRING CENTRAL WATER AND SEWER.

4. THE PROPOSED SUBDIVISION IS MINIMUM IN ALMOST EVERY RESPECT. FOR EXAMPLE, SIX OF THE LOTS AT OR UNDER THE REQUIRED SIZE PERMITTED UNDER THE ZONING ORDINANCE. DEDUCTING THE ROADWAY RIGHT-OF-WAY FROM LOTS 4 AND 5 RESULTS IN LOT AREAS OF 36,250 SQUARE FEET WITH THE ABSOLUTE MINIMUM OF 125 FEET IN LOT WIDTH. CAREFUL CALCULATION AND CORRECTION OF SEVERAL INACCURATE LOT LENGTHS ON THE PLANS ^{REVEAL} SEVERAL OTHER LOTS WHICH DO NOT MEET THE MINIMUM SIZE REQUIREMENT OF 43,560 SQUARE FEET.

5. THE SOILS ON THE MAJORITY OF THE SITE CONSIST OF MADALIN SILT LOAM ACCORDING TO THE SOIL CONSERVATION SERVICE, USDA. THE SOILS ARE CHARACTERIZED BY A DENSE FRAGIPAN WITH THE WATER TABLE PERCHED ABOVE THE FRAGIPAN IN THE EARLY SPRING AND IN OTHER EXCESSIVELY WET PERIODS. SUCH SOILS HAVE SEVERE LIMITATIONS FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS

6. THE EXISTING SITE AND THE PROPOSED DEVELOPMENT ARE ALSO CHARACTERIZED BY THE FOLLOWING:

A. EXTREMELY POOR SIGHT DISTANCE AT THE NORTHERLY

PAGE 3

END OF THE SIGHT DUE TO THE RAILROAD TUNNEL, CURVATURE OF TOLEMAN ROAD, GRADES AND VEGETATION ALONG THE ROADWAY. CAREFUL ANALYSIS WILL SHOW THAT ACCESS ANYWHERE TO LOT 1 WILL BE PERILOUS AND NOT IN KEEPING WITH THE PLANNING BOARD'S RESPONSIBILITY TO PROMOTE SAFETY, CONVENIENCE AND GENERAL WELFARE OF THE MUNICIPALITY.

- B. THE NORTHEASTLY END OF THE PROPERTY CONTAINS VERY STEEP EMBANKMENTS ALONG THE ROADWAY WHICH COMPOUNDS SAFE AND REASONABLE ACCESS TO ONE OR MORE OF THE PROPOSED LOTS.
- C. PORTIONS OF THE SITE CONTAINS PERCHED WATER AS EVIDENCED BY THE EXISTING VEGETATION IN THE VICINITY OF THE ROADWAY ENTRANCE.
- D. THE PROPOSED ROADWAY TRAVERSES SEVERAL STEEP AREAS WHICH, IF THE TOPOGRAPHY ON THE PLAN IS ACCURATE, EXCEED 15%.

E. THE SITE CONTAINS A DILAPIDATED HOUSE, RUINS AND JUNKYARDS, THE DISPOSITION OF WHICH ARE NOT STATED ON THE PLANS.

IN CLOSING, I WOULD LIKE TO NOTE THAT THE SUBDIVISION IS CLEARLY A MAJOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS. BASED UPON MY UNDERSTANDING OF THE GOVERNING REGULATIONS IT IS ILLEGAL TO SECTION THE SUBDIVISION FOR THE PURPOSE OF GAINING PRELIMINARY AND/OR FINAL APPROVAL FOR ONLY A PORTION OF THE ENTIRE SUBDIVISION. IT IS ABUNDANTLY EVIDENT THAT SECTIONING A MAJOR SUBDIVISION FOR THE PURPOSE OF CONSIDERING A PORTION THEREOF TO BE MINOR IS CONTRARY TO YOUR REGULATIONS. REGARDLESS, AS NOTED ABOVE, THE SUBDIVISION PLAN DOES NOT QUALIFY FOR CONSIDERATION OF PRELIMINARY APPROVAL.

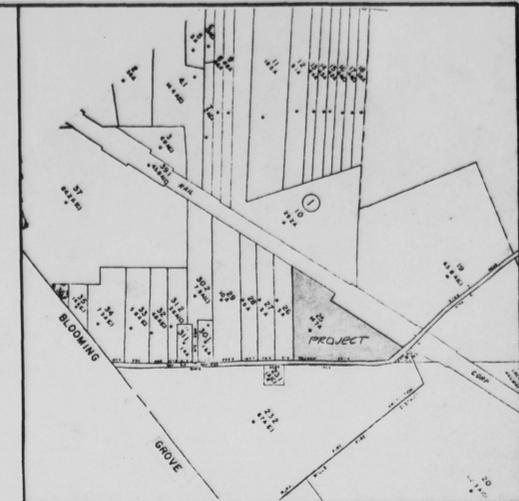
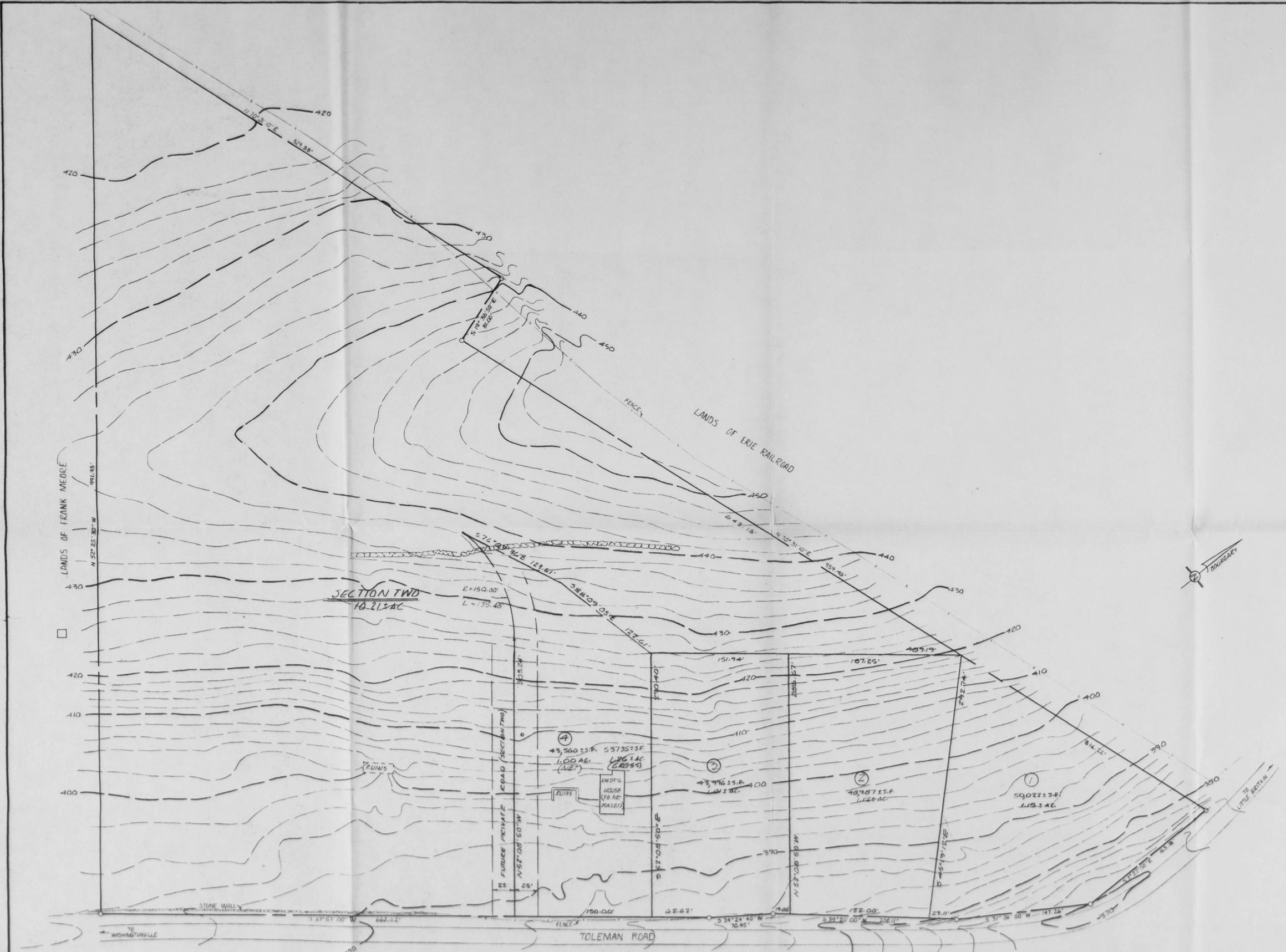
PAGE 4

I TRUST THAT THE ABOVE SUMMARY WILL BE HELPFUL
DURING YOUR CAREFUL AND THOROUGH CONSIDERATION OF THIS
SUBDIVISION PROPOSAL. THANK YOU.

SINCERELY,

Will. E. Steidle

WILLIAM E. STEIDLE



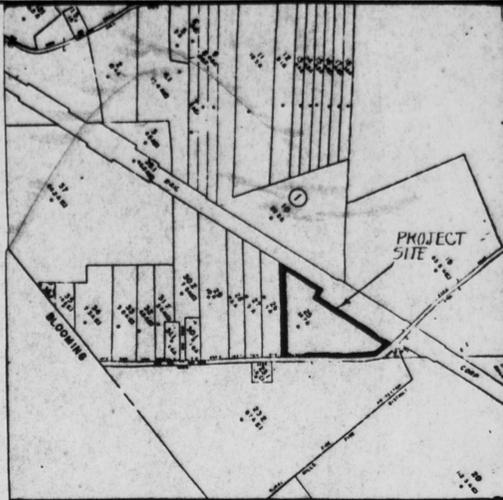
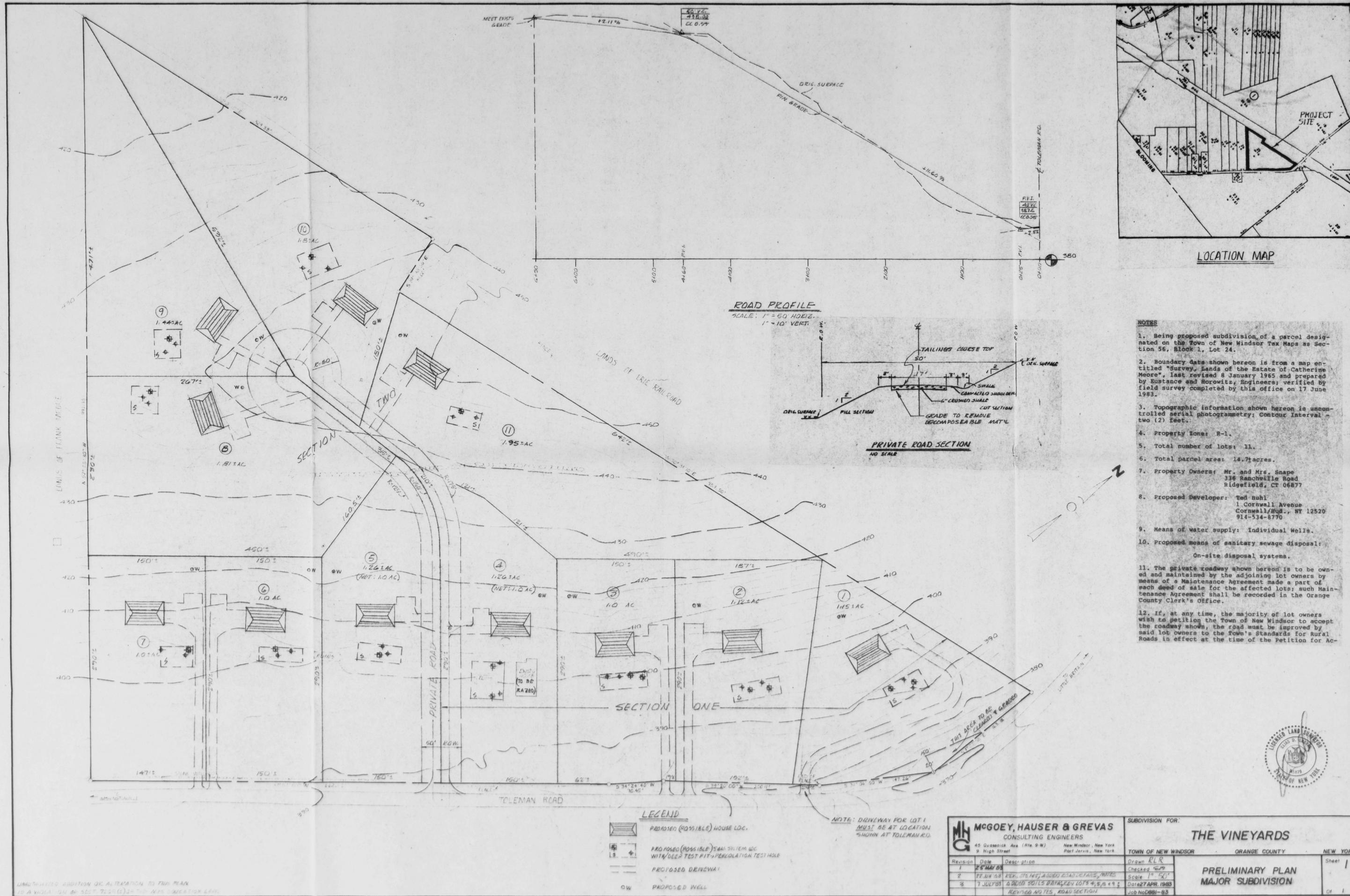
LOCATION MAP 1" = 800'

- NOTES**
1. Being proposed subdivision of a parcel designated on the Town of New Windsor Tax Maps as Section 56, Block 1, Lot 24.
 2. Boundary data shown hereon is from a map entitled "Survey, Lands of the Estate of Catherine Meore", last revised 8 January 1965 and prepared by Eustance and Horowitz, Engineers; verified by field survey completed by this office on 17 June 1983.
 3. Topographic information shown hereon is uncontrolled aerial photogrammetry; Contour Interval - two (2) feet.
 4. Property Zone: R-1.
 5. Total number of lots: 4.
 6. Total parcel area: 14.7 acres.
 7. Property Owners: Mr. and Mrs. Snape
336 Ranchville Road
Ridgefield, CT 06877
 8. Proposed Developer: Ted Buhl
1 Cornwall Avenue
Cornwall/Hud., NY 12520
914-534-8770
 9. Means of water supply: Individual Wells.
 10. Proposed means of sanitary sewage disposal:
On-site disposal systems.



UNAUTHORIZED ALTERATION TO THIS PLAN IS A VIOLATION OF SECT. 7209 (2) OF THE N.Y. EDUCATION LAW.

McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			SUBDIVISION OF: THE VINEYARDS TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Drawn RLR Checked Scale: 1" = 50' Date: 22 Jun 1983 Job No: D88183	SECTION ONE MINOR SUBDIVISION MAP FINAL			Sheet 1 Of 1



LOCATION MAP

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 - Topographic information shown hereon is uncontrolled aerial photogrammetry; Contour Interval - two (2) feet.
 - Property Zone: R-1.
 - Total number of lots: 11.
 - Total parcel area: 14.7 acres.
 - Property Owners: Mr. and Mrs. Snape
336 Ranchville Road
Ridgefield, CT 06877
 - Proposed Developer: Ted Buhl
1 Cornwall Avenue
Cornwall, N.Y. 12520
914-534-8770
 - Means of water supply: Individual Wells.
 - Proposed means of sanitary sewage disposal:
On-site disposal systems.
 - The private roadway shown hereon is to be owned and maintained by the adjoining lot owners by means of a Maintenance Agreement made a part of each deed of sale for the affected lots; such Maintenance Agreement shall be recorded in the Orange County Clerk's Office.
 - If, at any time, the majority of lot owners wish to petition the Town of New Windsor to accept the roadway shown, the road must be improved by said lot owners to the Town's Standards for Rural Roads in effect at the time of the Petition for Ac-

MCGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
45 Quamack Ave. (Rte. 9-W) New Windsor, New York
9 High Street Port Jervis, New York

THE VINEYARDS
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

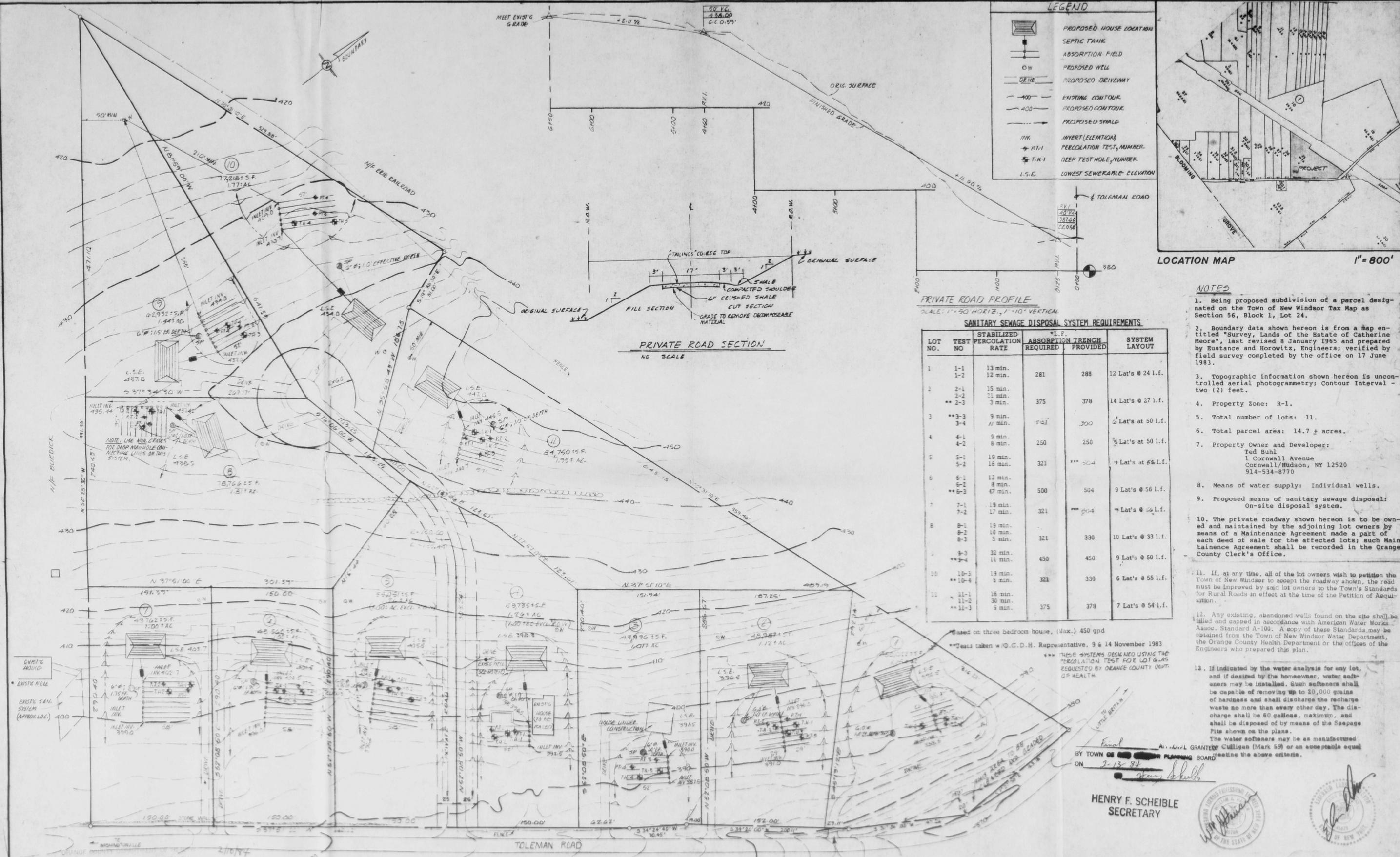
PRELIMINARY PLAN
MAJOR SUBDIVISION

Revision	Date	Description	Drawn	Checked
1	25 MAY 83		RLR	RLR
2	27 JUN 83	REV. TO INC. AVOID ROAD EASEMENT NOTES		
3	7 JULY 83	ADDED POLE DATA; REV. LOTS 4, 5, 6 & 9		

Scale: 1" = 50'
Date: 27 APR 1983
Job No: 881-93

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 225(1) OF THE E.P.S. LOCATION LAW.





SANITARY SEWAGE DISPOSAL SYSTEM REQUIREMENTS

LOT NO.	TEST NO.	STABILIZED PERCOLATION RATE	*I.P. ABSORPTION TRENCH REQUIRED	*I.P. ABSORPTION TRENCH PROVIDED	SYSTEM LAYOUT
1	1-1	13 min.	281	288	12 Lat's @ 24 l.f.
	1-2	12 min.			
2	2-1	15 min.	375	378	14 Lat's @ 27 l.f.
	2-2	21 min.			
	**2-3	3 min.			
3	**3-3	9 min.	300	300	6 Lat's @ 50 l.f.
	3-4	11 min.			
4	4-1	9 min.	250	250	5 Lat's @ 50 l.f.
	4-2	8 min.			
5	5-1	19 min.	321	***304	7 Lat's @ 62 l.f.
	5-2	16 min.			
6	6-1	12 min.	500	504	9 Lat's @ 56 l.f.
	6-2	8 min.			
	**6-3	47 min.			
7	7-1	19 min.	321	***304	9 Lat's @ 56 l.f.
	7-2	17 min.			
8	8-1	19 min.	321	330	10 Lat's @ 33 l.f.
	8-2	10 min.			
	8-3	5 min.			
9	9-3	32 min.	450	450	9 Lat's @ 50 l.f.
	**9-4	11 min.			
10	10-3	19 min.	321	330	6 Lat's @ 55 l.f.
	**10-4	5 min.			
11	11-1	16 min.	375	378	7 Lat's @ 54 l.f.
	11-2	30 min.			
	**11-3	6 min.			

