PB# 85-61

Ted Buhl

29-1-23.42

Lot 8 85-61
Ted Buhl, Station Road

filed with T.C. office 10/24/85 sh
approved
$250 Parkland fee pd.
no site fee charged-paid
with original application 83-14
this Lot 8 was held up for
Health Dept approval

General Receipt

6997

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

Oct. 22 19 85

Received of Ted Budd - Lot #8 $ 25.00

Twenty Five and 00/100 DOLLARS

For Application Fee - PS-61

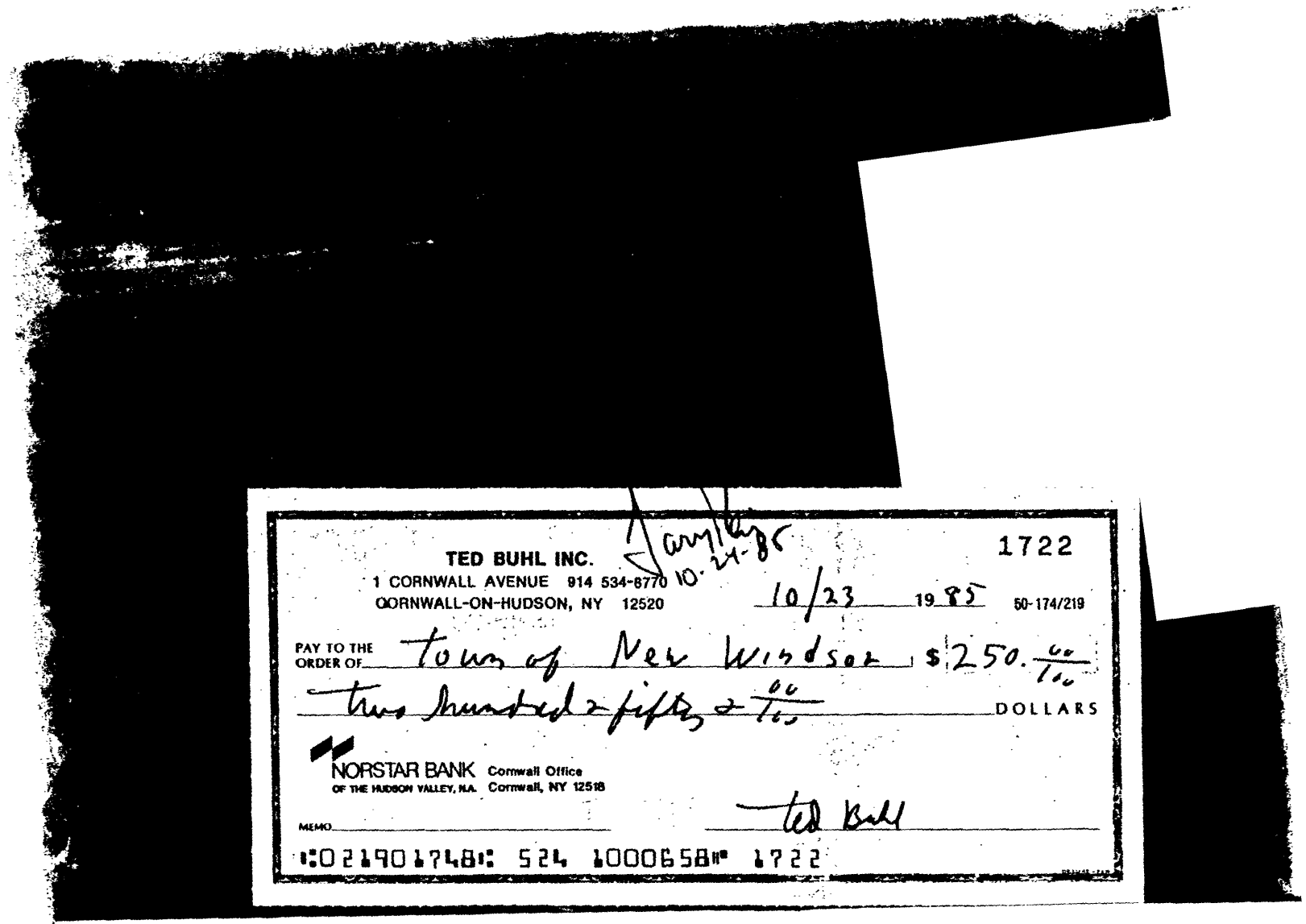
DISTRIBUTION

FUND	CODE	AMOUNT
$25.00	Check	
#1235		

By Pauline D. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Approved 10/23/85
ph



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

1722

10/23 19 85

50-174/219

PAY TO THE ORDER OF Town of New Windsor $ 250.00/100

two hundred + fifty + 00/100 DOLLARS

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

MEMO

Ted Buhl

⑆021901748⑆ 524 1000658⑈ 1722

Complete 10-24-85

(This is a two-sided form)

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

Date Received Oct 18, 1985
Preapplication Approval _____
Preliminary Approval _____ 85-61
Final Approval Oct 23, 1985
Fees Paid 25 250.00 partial

APPLICATION FOR SUBDIVISION APPROVAL

Date: 17 Oct. 1985

1. Name of subdivision Lot 8, Ted Buhl - Station Road

2. Name of applicant Ted Buhl Phone (914) 534-8770

   Address 1 Cornwall Ave., Cornwall-on-Hudson, N.Y. 12520
   (Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Applicant Phone _____

   Address _____
   (Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Elias D. Grevas Phone (914) 562-8667

   Address 33 Quassaick Ave., New Windsor, N.Y. 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 Station Road
   (Street)

   1,700 ± feet South of Route 207
   (direction)

7. Total Acreage 2.53± Zone R-1 Number of Lots 1

8. Tax map designation: Section 29 ~~Lot(s)~~ Block 1, Part of Lot 23.42

9. Has this property, or any portion of the property, previously been subdivided Yes.
   If yes, when ± May 1985 (Dec. 1984); 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, ELIAS D. GREVAS, AS AGENT FOR APPLICANT, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Elias D. Grevas

Mailing Address 33 QUASSAICK AVE
NEW WINDSOR, N.Y. 12550

SWORN to before me this
17th day of October, 1985

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 19[illegible]
Reg. No. 4673512

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Ted Buhl
I Cornwall Ave.
Cornwall-on-Hudson, NY 12520

The Orange County Department of Health certifies that a realty subdivision map entitled Lot 8 - Ted Buhl - Station Rd. dated July 17, 1985 (latest revision October 9, 1985) located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 2.53 acres Number of lots: 1

Water supply: individual wells

Sewage disposal: Septic system

The owner intends to sell lots only.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

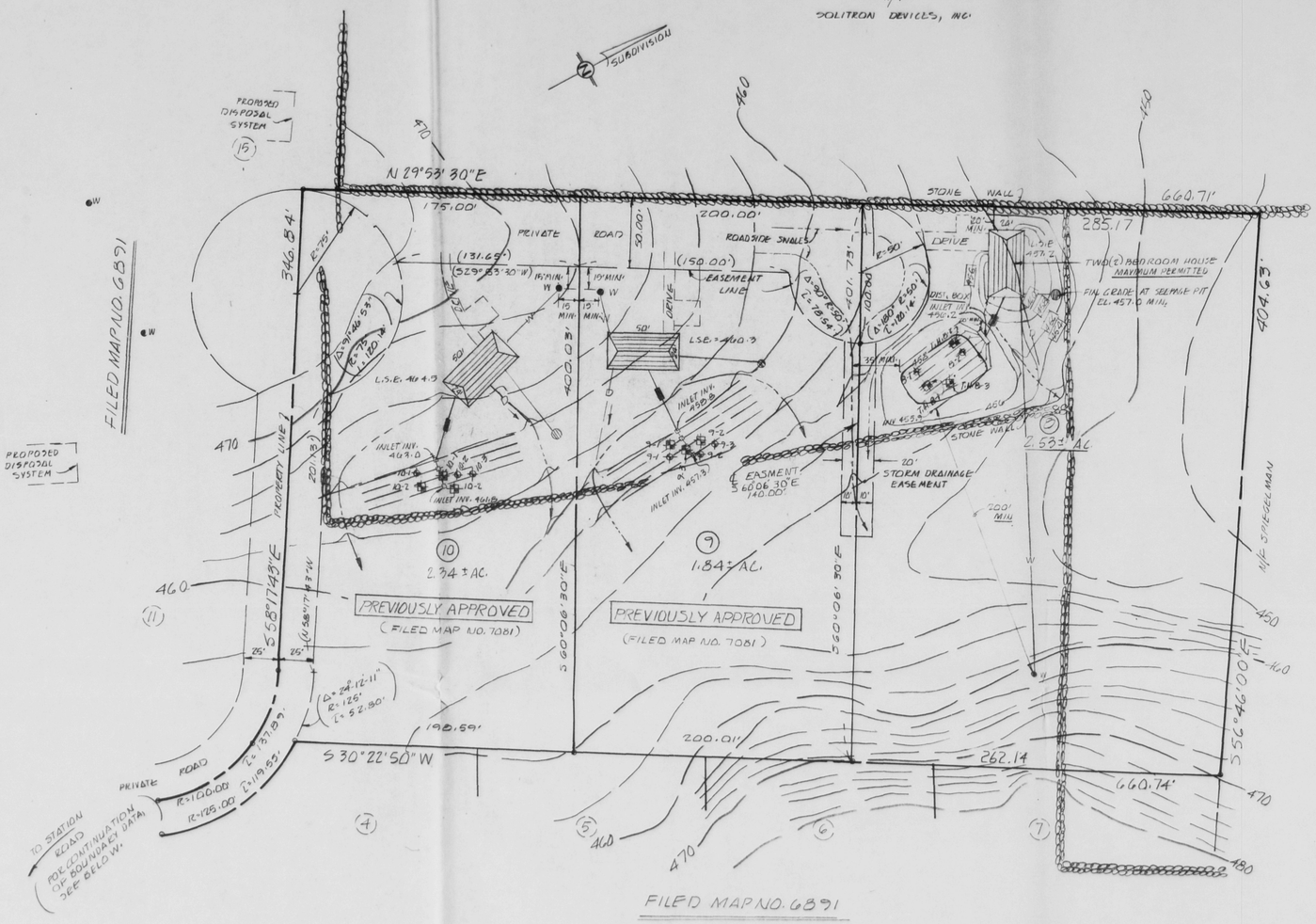
1. THAT the proposed facilities are installed in conformity with said plans.

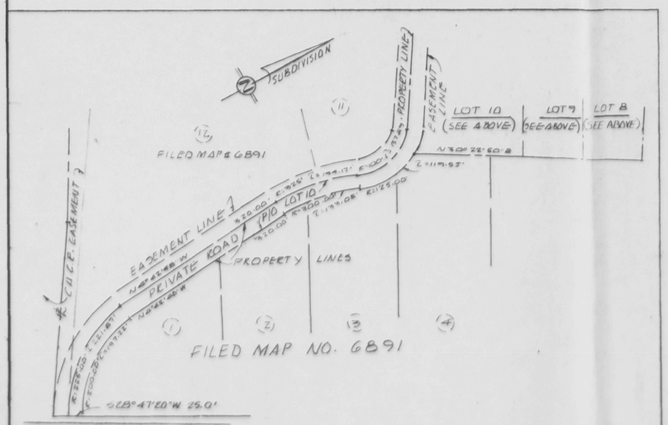
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.

3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

October 16, 1985
Date

N. J. Schleifer, P.E.
Assistant Commissioner



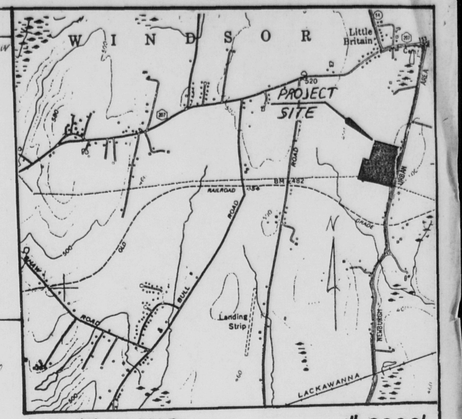


CONTINUATION - LOT 10 BOUNDARY DATA
SCALE: NONE

LEGEND

- CELLAR OR FOOTING DRAIN, DIR. OF FLOW
- PROPOSED (POSSIBLE) HOUSE LOC.
- SEEPAGE PIT - 6'-0" DIA.
- SEPTIC TANK
- SAN. SEWAGE DISPOSAL SYSTEM
- DRIVE — PROPOSED DRIVEWAY
- ● W — PROPOSED WELL
- 460 — EXISTING CONTOUR
- PROPOSED SWALE
- P-1 — PERCOLATION TEST, NUMBER
- T-1 — DEEP TEST PIT, NUMBER
- INV. — INVERT (ELEVATION)
- L.S.E. — * LOWEST SEWERABLE ELEVATION

* THE LOWEST SEWERABLE ELEVATION SHOWN IS AT THE FOUNDATION WALL AT THE HOUSE LOCATIONS INDICATED. IF THE ACTUAL HOUSE IS CONSTRUCTED FARTHER FROM THE SAN. SEWAGE DISPOSAL SYSTEM, THE L.S.E. MUST BE ADJUSTED HIGHER, AT THE RATE OF 2.0% (1/4" PER FOOT).



LOCATION MAP 1"=2000'

NOTES

1. Being a proposed development of Lot number 8 as shown on a map entitled "Ted Buhl-Station Road, Major Subdivision", said map having been filed in the Orange County Clerk's Office as Map No. 6891.
2. Boundary and topography shown is from a map entitled "Parcel Release Map, Geysen Park, Section 1", last revised January 1975 and prepared by Raimondi Associates, P.C.; verified by field survey by this office.
3. Property Zone: R-1
4. Total number of lots: 1 (this section 2.53± Acres)
5. Total parcel acreage: 28.6± acres
6. Proposed Developer: Ted Buhl, 1 Cornwall Avenue, Cornwall-on-Hudson, N.Y. 12520, (914) 534-8770
7. The private roadway shown hereon is to be owned and maintained by Lots 11, 12, 13, 14 & 15, as shown on the above-referenced Filed Map No. 6891, and the lots hereon by means of a Maintenance Agreement made a part of the Deed of sale for those Lots. Such Agreement shall be recorded in the Orange County Clerk's Office.
8. If, at any time, all of the 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.
9. If indicated by the water analysis for any lot, and if desired by the homwowner, a water softener may be installed. Such softener shall be capable of removing up to 20,000 grains of hardness and 5 ppm (5 mg/l) of iron and manganese. The unit shall discharge the recharge waste no more than every other day. The discharge shall be a maximum of 60 gallons, and shall be disposed of by means of a Seepage Pit as shown on the plans.
   The discharge line to the seepage pit shall be equipped with an on-line bronze swing check valve (Fairbanks Fig. 0640 or equal) to prevent backflow.
   The Water Softener may be as Manufactured by Culligan (Mark 59) or an acceptable equal meeting the above criteria.
10. Footing drains within twenty-five (25) feet of a well shall be watertight.
11. The wells for each lot shall be installed where shown on the Plans. Special considerations and equipment may be required for setting up well drilling equipment on steep slopes on some lots.
12. This Lot shall not be further subdivided without the express approval of the Orange County Department of Health.
13. These plans are incomplete and invalid for construction unless they consist of both sheets 1 of 2 and 2 of 2.

ZONE BULK REQUIREMENTS-SINGLE FAMILY DETACHED

MIN. LOT AREA (S.F.)	MIN. LOT WIDTH (FT.)	REQ'D FRONT YARD (FT.)	REQ'D SIDE YARDS (FT.)	REQ'D REAR YARD (FT.)	REQ'D STREET FRONTAGE (FT.)	MAX. BLDG. HEIGHT (FT.)	MIN. FLOOR AREA (S.F.)	DEVELOPMENT COVERAGE (%)
43,560	125	45	20/40	50	70	35 OR 2½ ST.	1,200	25

Subdivision APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 10-23-85
BY Henry Scheible
HENRY F. SCHEIBLE
SECRETARY

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550

REVISIONS: DATE	DESCRIPTION
9/26/85	REVISED PER DOH REVIEW
10/7/85	ADDED NOTES PER DOH REVIEW
10/7/85	REVISED F.G. CONTOURS

PREPARED PURSUANT TO SECTION 7208(h) OF THE NEW YORK STATE EDUCATION LAW.

PLAN FOR
LOT 8
TED BUHL-STATION ROAD
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: SM
Checked:
Scale: 1" = 50'
Date: 17 July 1985
Job No: D 86483

SUBDIVISION PLAN
SHEET 1 of 2

LICENSED LAND SURVEYOR ELIAS D. GREVAS 28679 STATE OF NEW YORK

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

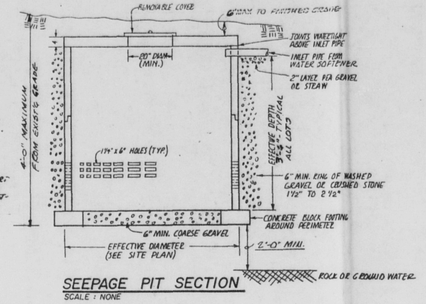
STRUCTURES NOTE

ALL PIPES AT STRUCTURES AND CONTACT SURFACES ON SEPTIC TANK & DISTRIBUTION BOX SHALL HAVE ASPHALTIC OR OTHER ACCEPTABLE SEAL.

SEEPAGE PIT DESIGN CRITERIA

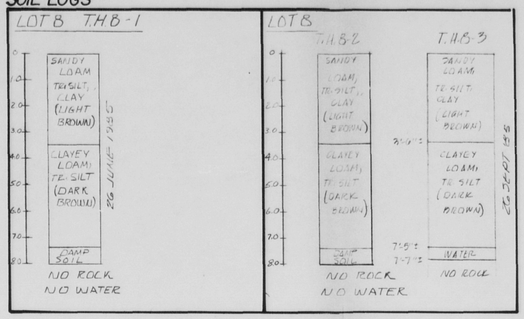
DISCHARGE RATE: 50-60 GAL. (55 MEDIAN)
DISCHARGE FREQUENCY: EVERY OTHER DAY
DESIGN FLOW: 27.5 GPD (0.45/GPD SF)
ABSORPTIVE AREA: (6'DIA. PIT) 66.0 S.F.
BOTTOM AREA NOT INCLUDED.

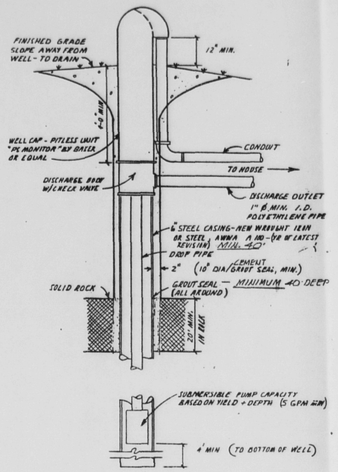
FILL MAY BE REQUIRED TO PROVIDE COVER, OVER SEEPAGE PITS IN ORDER TO MAINTAIN 3'-0" CLEARANCE TO ROCK OR GROUND WATER. THE ABSORPTIVE AREA (EFFECTIVE DEPTH) OF ALL PITS, HOWEVER, SHALL BE IN EXISTING SOIL.



SEEPAGE PIT SECTION
SCALE: NONE

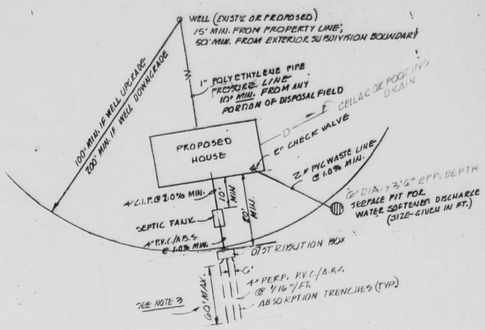
SOIL LOGS



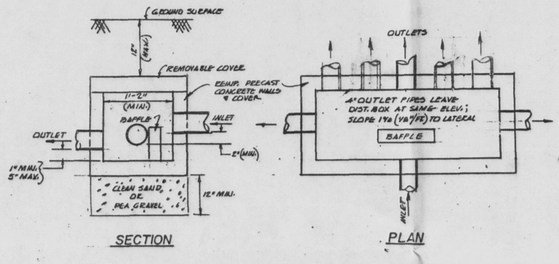


WELL DETAIL
SCALE: NONE

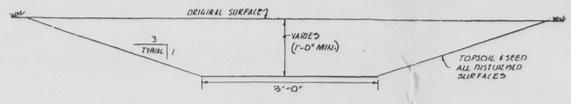
ANTICIPATED DEPTHS - 276'±; BASED ON ADJOINING WELL



TYPICAL SANITARY DISPOSAL SYSTEM LAYOUT
SCALE: NONE



DISTRIBUTION BOX DETAIL
SCALE: NONE



SWALE DETAIL
SCALE: NONE

NOTES

1. All Equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and governmental Agencies having jurisdiction including the following:

   TOWN OF NEW WINDSOR SANITATION DEPT.

2. Precast concrete septic tank capacity shown hereon is minimum.

3. Outlets from drop manholes: Laterals shall be solid wall pipe for a distance of 2' min. from the Distribution Box, all at same slope.

4. Minimum separation required from septic disposal system:

Property line:	10'
Wells Upgrade from San. Syst.:	100'
" Downgrade from San. Syst.:	200'
House to Absorp. Syst.:	20'
House to Septic Tank:	10'
Surface water to Absorp. Syst.:	100'

5. Sanitary Disposal System Designes Based On Percolation Tests Performed: 2 July 1985

Stabilized Percolation Rate	46-60	minutes per inch
Design Flow Rate	300	gallons per s.f.
Absorptive Rate	0.45	gallons per day per s.f.
Absorptive Trench	336	linear feet

6. Precast concrete structures as manufactured by
   Rotundo & Sons, Inc.
   Rehoboth, Mass.

   Woodward Concrete Products, Inc.
   Bullville, N.Y. or acceptable equal

7. Cellar, roof & footing drains to be diverted from Sanitary System areas & Wells.

8. Surface water is to be diverted from Sanitary Disposal System areas & wells.

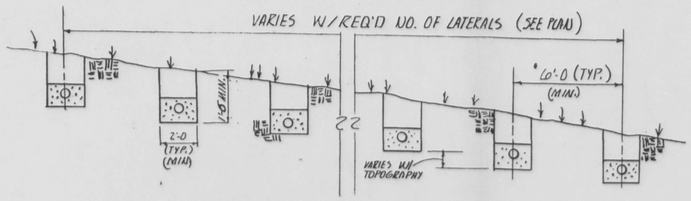
9. Water softener recharge and backwash wastes must not be discharged in the disposal fields.

10. No grading is to be done in disposal field areas.

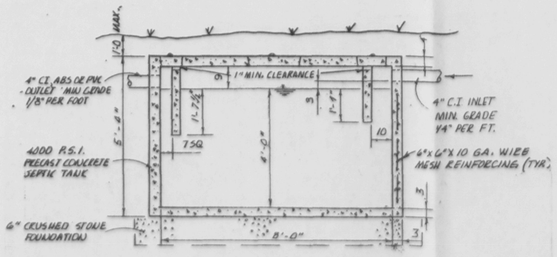
SANITARY SEWAGE DISPOSAL SYSTEM REQUIREMENTS

LOT NO.	TEST NO.	STABILIZED PERCOLATION RATE (MIN.)	LINEAR FT. ABSORPTION TRENCH Required	LINEAR FT. ABSORPTION TRENCH Provided	SYSTEM LAYOUT
8	B-1	11			
	B-2	17			
		46 ±	333	336	7 LATERALS AT 48 L.F. EACH
					* PERCOLATION RATE BASED ON PREVIOUS TESTS; RECOMMENDED BY ORANGE COUNTY HEALTH DEPT.

BASED ON TWO (2) BEDROOM HOUSE: 300 GAL./DAY; MAXIMUM PERMITTED

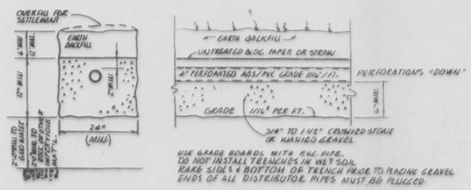


DISTRIBUTION FIELD SECTION
SCALE: NONE

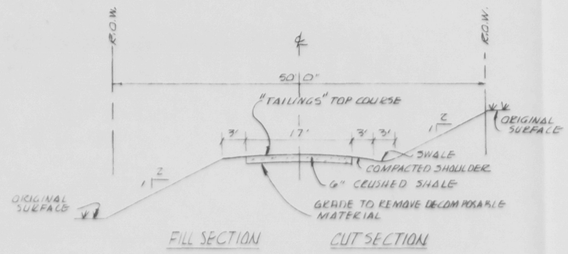


SECTION

SEPTIC TANK DETAILS, 1000 GAL.
SCALE: NONE



ABSORPTION TRENCH DETAILS
SCALE: NONE



PRIVATE ROAD SECTION
SCALE: NONE

PREPARED PURSUANT TO SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE N.Y.S. EDUCATION LAW.

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 GUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

REVISIONS:	
DATE	DESCRIPTION
7/16/85	REVISED PER BOH REVIEW
10/1/85	REVISED LIFT BOX DETAIL

PLAN FOR:
LOT 8
TED BUHL - STATION ROAD
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: E.D.G.
Checked:
Scale: NONE
Date: 17 July 1985
Job No: D864-83

CONSTRUCTION DETAILS
SHEET 2 of 2