

PB# 70-4

Coleman Heights

Coleman Heights

Ernest F. Coleman

Section "A"

Public Hearing
4-9-69

70-4

PROPERTY PURCHASED
DEC 22 1968

County of Orange

COUNTY CLERK'S OFFICE

Drawer 330



Goshen, N. Y. 10924

Tel. (914) 294-5151

CHARLES N. WINTERS
County Clerk

RICHARD E. RIKER
Deputy County Clerk

Date August 5, 1970

Chairman of Planning Board
Town of New Windsor

Dear Mr. Tallarico

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for Coleman Heights, Section A Town of New Windsor, dated January 17, 1969 and approved by you on May 27, 1970, was filed in our office on July 28, 1970, as Map Number 2545 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Charles N. Winters
County Clerk

By: Shirley B. Haddon
Principal Recording Clerk

C O M M E N T S

RE: SUBDIVISION OF COLEMAN HEIGHTS, TOLEMAN ROAD

1. The proposed subdivision should be viewed in its entirety; that is, a layout showing the development for the remaining lands of Marlil.
2. There should be a coordinated review of this subdivision with the adjoining subdivision of Toleman Estates (recreation areas, connecting roads, possible joint sewage treatment plant, and drainage).
3. There appears to be surface drainage problems and severe soil limitations for septic tanks, due to the wet soils. These problems should be resolved prior to the approval of the subdivision by your Board.

cc: Lloyd Wright
Kartiganer Engineers
Theodore Marsden
Eustance & Horowitz

GEORGE J. SHAW, JR.

Professional Engineer & Consultant

177 LIBERTY STREET — NEWBURGH, NEW YORK

PHONE 561-3695

February 25, 1970

Town of New Windsor Planning Board
Town Hall
Union Avenue
New Windsor, New York

Re: Final approval of Section A of Coleman Heights Subdivision.

Gentlemen:

A final approval review of the Sixth Lot Subdivision for Coleman Heights indicates the final items which I feel should be brought to the attention of the members of the Planning Board.

1. All of the provisions of Article 4, Section B, Paragraph 3 of the Subdivision Regulations have been fulfilled with the exception of the submission of the original drawing of the final plat on tracing cloth.

2. The following information to be supplied by the developer is not shown on the plan as required by Article 5-C of the Subdivision Regulations -

Item 3 - certification of title showing that applicant is owner.

Item 9 - There shall be at least four (4) permanent concrete or stone monuments located on the perimeter of the subdivision and similar markers will be set at property limits, angle points and street intersections.

3. Additionally, the following items required for submission of preliminary approval are not indicated on the plan as required by Article 5-B of the Subdivision Regulations,

Item 5
Item 6
Item 9
Item 13
Item 15
Item 16
Item 21

I hope this meets with your approval.

Very truly yours,

George J. Shaw, Jr.
George J. Shaw, Jr.

GJS:ms

GEORGE J. SHAW, JR.

Professional Engineer & Consultant

177 LIBERTY STREET — NEWBURGH, NEW YORK

PHONE 561-3695

Planning Board Copy

March 3, 1970

Eustace and Horowitz, Civil Engineers
P.O. Box 175
Circleville, N. Y.

Attention: Mr. Rodney Gibbs

Re: Final application of Section A of Coleman Heights Subdivision.

Dear Mr. Gibbs:

Because of certain omissions on the above reference plan which was submitted to the Planning Board for final approval, the Planning Board of the Town of New Windsor has denied your request for final approval until the following items required by the Subdivision Ordinance are incorporated in the plan.

Art. 5-C, Item 3 - Certification of title showing that applicant is owner.

Item 9 - There shall be at least four (4) permanent concrete or stone monuments located on the perimeter of the subdivision and similar markers will be set at property limits, angle points and street intersections.

Art. 5-B, Item 5 - Location of existing location of sewage disposal system.

Item 9 - Profile of proposed grading.

Item 13 - Results of percolation test and deep pit test.

Item 15 - Drainage plan.

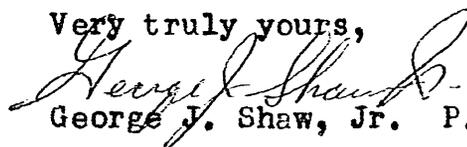
Item 16 - Covert design.

Item 21 - Distance to nearest existing street intersection.

I realize many of these items may be considered petty, but it is the Planning Board's desire that all items called for in the Subdivision Ordinance be submitted with the plan.

If I can be of any further help to you, please feel free to call on me.

Very truly yours,


George J. Shaw, Jr. P.E.

GJS:ms

*Copies made of
Superior
Building Dept*

ORANGE COUNTY DEPARTMENT OF HEALTH

DIVISION OF ENVIRONMENTAL HEALTH

34 SOUTH STREET
MIDDLETOWN, NEW YORK 10940
TEL. 343-7855

NORMAN I. CONDIT, M. D.
COMMISSIONER

MATTHIAS J. SCHLEIFER, P. E.
ASSISTANT COMMISSIONER

P/B

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

To:

July 21, 19 70

Mr. Ernest Coleman
Marll Holding, Inc.
76 West Main Street
Washingtonville, New York 10992

The Orange County Department of Health certifies that a realty subdivision map entitled Coleman Heights (Amended Plan)
(T, W, O) 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 11 of the Public Health Law.

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

Total Area 8 Acres, No. of Lots 6, Size (approx.) 1.3

Soil description Stoney clay

Ground Water Depth 3' to 7' Date Determined November, 1968
greater than 5.5' August, 1968

Water Supply Individual wells

Sewage Disposal Individual septic tanks and tile fields

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 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.
4. That **individual water supply and sewage disposal facilities will no longer be constructed or used when public facilities become available.**
5. That each individual sewage disposal system will be installed under the supervision of a licensed professional engineer and this Department furnished with a certificate of compliance with the plans as approved.
6. That no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.

T. Clark

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

June 29th, 1970



Eustance & Horowitz Engineers
P. O. Box 175
Circleville, New York 10919

Re: Coleman Heights Subdivision

Dear Mr. Gibbs:

Please note that the following fees are
due on the above captioned:

Parkland	\$600.
Subdivision	<u>70.</u>
Total	\$670.

Kindly have all checks made out to the
Town of New Windsor. Thank you.

Very truly yours,

Joseph C. Tallarico,
Chairman

jct/mr

EUSTANCE AND HOROWITZ
CIVIL AND SANITARY ENGINEERS AND LAND SURVEYORS
P. O. BOX 525 - CIRCLEVILLE, NEW YORK 10919
TELEPHONE: MIDDLETOWN (914) 361-2741

ARTHUR W. EUSTANCE, P.E. & L.S.
AARON HOROWITZ, P.E. & L.S.
RODNEY D. GIBBS, L.S.

AARON HOROWITZ
64 WESTWOOD AVENUE
ELLENVILLE, NEW YORK
TEL: ELLENVILLE 647-6490

GERALD F. PEARCE, P.E.
WILLIS E. TUTTLE, L.S.

May 25, 1970

Town of New Windsor Planning Board
Town Hall
Union Avenue
Newburgh, New York 12550

Re: Final Application of Section A
Coleman Heights Subdivision

Gentlemen:

This letter is in answer to the letter from Mr. George J. Shaw, Jr., your consultant, dated March 3, 1970, a copy of which is attached. I will number the paragraphs in this letter to correspond with the numbered paragraphs in Mr. Shaw's letter.

Article 5-C Item 3: Attached is a certification of title. *(on plans)*

Item 9: The plans show the location of the requested four permanent monuments and these will be installed. Iron rods will be placed at the other lot corners.

Article 5-B Item 5: The plans show the location of a dry well, which receives waste from the kitchen in the existing house. There is no other plumbing in this house, and the only disposal system is a dry well. If a plumbing system is installed, a new septic tank and disposal field will be necessary.

Item 9: Actually, we are not planning any changes in the grading.

Item 13: Attached are the results of the percolation tests and deep pit tests. *(Sent with plans)*

EUSTANCE AND HOROWITZ
CIVIL AND SANITARY ENGINEERS AND LAND SURVEYORS
P. O. BOX 525 - CIRCLEVILLE, NEW YORK 10919
TELEPHONE: MIDDLETOWN (914) 361-2741

-2-

- Item 15: This item asked for a drainage plan. For the first section all of the drainage goes to existing road culverts, and no changes are contemplated. There will be 12" culverts underneath the driveways. If and when anything is done in the future with the land to the rear, or west, of these lots, that drainage will be conducted to the existing water course.
- Item 16: Culvert design. The only culverts proposed now will be in front of the individual driveways, and these will be subject to the approval of the Town Highway Superintendent. We are not planning on anything in front of the 50' strip, which incidentally, is just about on the highest part of the hill, and may or may not need a culvert in the future.
- Item 21: The location plan shows these distances.

I believe that this takes care of all the items mentioned in Mr. Shaw's letter.

Very truly yours,

EUSTANCE & HOROWITZ, ENGINEERS



Arthur W. Eustance, P.E. & L.S.

AWE/sh

cc: Mr. George J. Shaw, Jr.
Mr. E.F. Coleman

EUSTANCE & BOROWITZ ENGINEERS

P.O. BOX 174

CIRCLEVILLE, NEW YORK

DEEP HOLES

11/16/66

SOIL TESTING REPORT

HOLE Number	Test Number	Character of Soil	Depth of Hole	Time: Start of Test (watch)	Time: Water dropped from 6" to 5" (watch)	Minutes taken for 1" Drop
LOT "						
1		6" TOP SOIL 8' CLAY & STONES		WATER AT 4'	ENTERING	
2		6" TOP SOIL 6 1/2' CLAY & STONES		WATER AT 4'	ENTERING	
4		6" TOP SOIL 8' CLAY & STONES		WATER	4'	

SHALLOW HOLES

RUSTANCE & HOROWITZ, ENGINEERS
P.O. BOX 175
CIRCLEVILLE, NEW YORK

ERNEST
COLEMAN

SOIL TESTING REPORT

COLEMAN HTS
TN NEW WINDSOR

HOLE Number	Test Number	Character of Soil	Depth of Hole	Time: Start of Test (watch)	Time: Water dropped from 6" to 5" (watch)	Minutes taken for 1" Drop
1		CLAYEY, GRAVELLY LOAM	24"	3:02 - 3:17	3/4 - 15 MIN	1-7 MIN
				3:17 - 3:26	1 3/8 - 9"	1-7"
				3:26 - 3:35	1 1/4 - 9"	1-7"
2		SAND	24"	3:05 - 3:22	1-17 MIN	1-17"
				3:22 - 3:31	9/16 - 9 MIN	1-16"
				3:31 - 3:49	1-18 MIN	1-18"
3		WET, CLAYEY LOAM WITH STONES	24"	10:14 - 10:45	1-78-31	1-23"
				10:45 - 11:18	1 3/8 - 32	1-24"
				11:20 - 11:53	1 7/8 - 33	1-25"
4		GRAVELLY CLAYEY LOAM	24"	1-32	1-32	1-32"
				10:23 - 10:55	1-32	1-32"
				10:56 - 11:28	1-32	1-32"
				11:28 - 12:00	1-32	1-32"
5		SAND	24"	10:26 - 11:02	1-36 MIN	1-36"
				11:02 - 11:39	1-37"	1-37"
				11:40 - 12:16	1-36"	1-36"
6		SAND	24"	10:28 - 11:06	1 3/4 - 38 MIN	1-22 MIN
				11:07 - 11:42	1 1/2 - 35"	1-23"
				11:46 - 12:09	1-23"	1-23"

NEW YORK
STATE DEPARTMENT OF HEALTH
ALBANY, N. Y. 12208

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

Mr. Ernest Coleman
Marlil Holding, Inc.
76 W. Main Street
Washingtonville, New York

January 30 19 69

This certificate is issued under the provisions of the Public Health Law in connection with the approval of plans on January 30, 1969 for your realty subdivision known as Coleman Heights

The following data was furnished in connection with the submission of the plans.

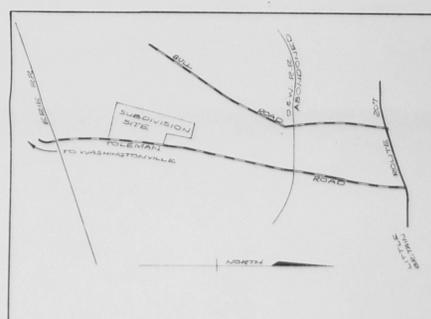
Location Town of New Windsor, Orange County
Acres (approx.) 8 No. of lots 6 Size (approx.) 1.3
Owner intends to Sell lots only
Topography Rolling
Depth to Ground Water More than 5.5' When August 1968
Soil Stoney clay
Grading (cut or fill) ± 1'
Drainage Natural drainage
Water Supply Individual wells
Sewage Disposal Individual septic tanks and tile fields

Approval of this subdivision is granted on condition:

1. That the proposed facilities for water supply and sewage disposal are installed in conformity with said plans.
2. That each purchaser of a lot shall be furnished with a legible reproduction of the approved plan showing the proposed arrangements for water supply and sewage disposal and that each purchaser shall be notified of the necessity of installing such facilities in accordance with the plans approved by the New York State Department of Health on January 30, 1969.
3. That private wells and private sewage disposal systems shall no longer be constructed or used after public facilities become available.
4. That your engineer will supervise the installation of each individual sewage disposal system and furnish this Department a certificate of inspection to indicate that the disposal systems have been constructed in full conformity with the approved plans.

District Health Officer

By R. J. Phillips, Jr.
District Sanitary Engineer



NUMBER OF ACRES - 35.80 ±

LOCATION PLAN
MAYBROOK QUADRANGLE
USGS, SCALE 1"=2000'

- LEGEND
- - DENOTES LOT NUMBER
 - (with horizontal lines) - SHALLOW TEST HOLES 11/16/66
 - (with vertical lines) - DEEP HOLES 11/16/66
 - △ - SHALLOW TEST HOLES 6/6/68
 - ⊙ - WELL

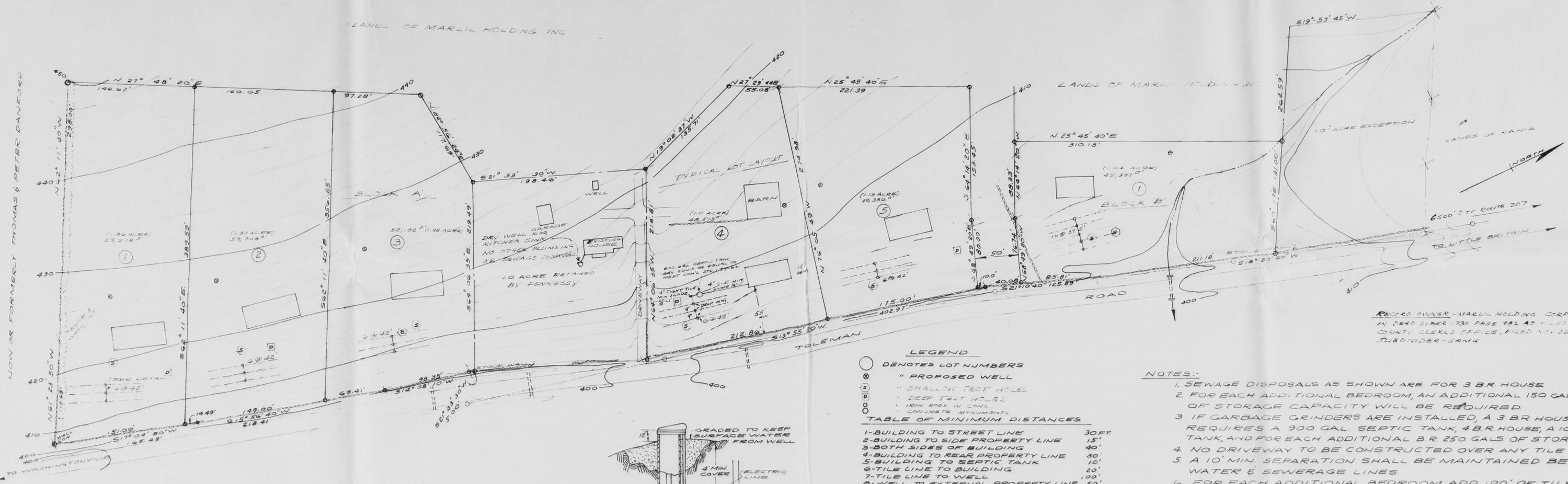
PRE-PRELIMINARY PLAN OF SUBDIVISION
LANDS OF
ELLA M. FENNESSY
BY
MARLIL HOLDING INC.



NOVEMBER 7, 1966
REVISED JUNE 12, 1968

LANDS OF MARLIL HOLDING INC.

NOW OR FORMERLY THOMAS & PETER DANFORD



RECORD OWNER - MARLIL HOLDING CORP. AS RECORDED IN DEED LIBER 1730 PAGE 982 AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE, FILED NOV 26, 1965
SUBDIVIDER - SAME

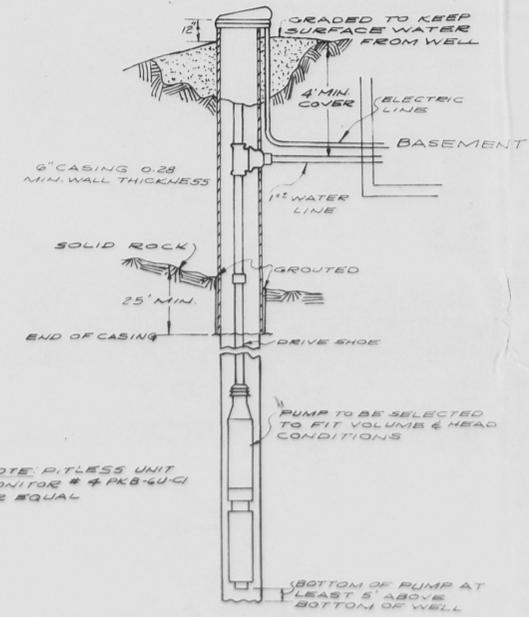
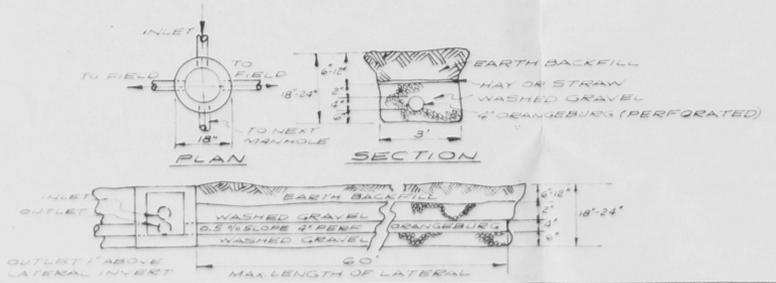
- LEGEND**
- DENOTES LOT NUMBERS
 - ⊕ PROPOSED WELL
 - ⊙ SHALLOW TEST HOLES
 - ⊚ DEEP TEST HOLES
 - IRON RODS IN CONC.
 - CONCRETE MEASUREMENTS

TABLE OF MINIMUM DISTANCES

1-BUILDING TO STREET LINE	30 FT.
2-BUILDING TO SIDE PROPERTY LINE	15'
3-BOTH SIDES OF BUILDING	40'
4-BUILDING TO REAR PROPERTY LINE	30'
5-BUILDING TO SEPTIC TANK	10'
6-TILE LINE TO BUILDING	20'
7-TILE LINE TO WELL	100'
8-WELL TO EXTERNAL PROPERTY LINE	50'
9-WELL TO SEPTIC TANK	50'
10-WELL TO INTERNAL PROPERTY LINE	15'
11-MINIMUM LOT AREA	15,000 SQ. FT.
12-SEWERAGE SYSTEM TO DITCH	25'
13-WATER SERVICE TO SEWER	10'
14-WELL TO TILE FIELD WHEN IN DIRECT LINE OF DRAINAGE	200'

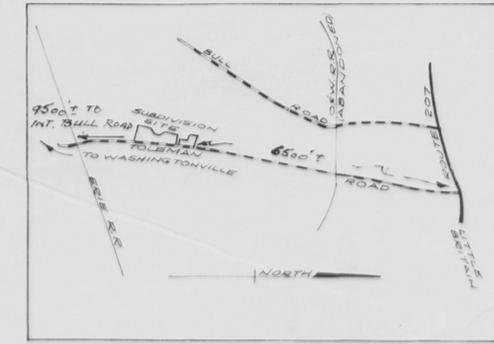
- NOTES:**
- SEWAGE DISPOSALS AS SHOWN ARE FOR 3 B.R. HOUSE
 - FOR EACH ADDITIONAL BEDROOM, AN ADDITIONAL 150 GALS. OF STORAGE CAPACITY WILL BE REQUIRED.
 - IF GARBAGE GRINDERS ARE INSTALLED, A 3 B.R. HOUSE REQUIRES A 900 GAL. SEPTIC TANK, 4 B.R. HOUSE, A 1000 GAL. TANK, AND FOR EACH ADDITIONAL B.R. 250 GALS. OF STORAGE SPACE.
 - NO DRIVEWAY TO BE CONSTRUCTED OVER ANY TILE FIELD
 - A 10' MIN. SEPARATION SHALL BE MAINTAINED BETWEEN WATER & SEWERAGE LINES
 - FOR EACH ADDITIONAL BEDROOM, ADD 100' OF TILE
 - CELLAR DRAINS, ROOF DRAINS, AND FOOT DRAINS WILL NOT BE DISCHARGED INTO THE SEPTIC SYSTEM OR IN THE VICINITY OF THE TILE FIELD.
 - GRADING IN THE TILE FIELD AREAS WILL NOT EXCEED 1 FT. OF CUT OR FILL.
 - ALL LOTS TO HAVE INDIVIDUAL WELLS & SEWAGE DISPOSALS
 - TOTAL LOTS, 5-(BLOCK A) & 1-(BLOCK B) - TOTAL AREA = 8.0 ACRES
 - ZONING - RA
 - NO CHANGE OF LOTS PROPOSED
 - NO DRAINAGE CHANGE PROPOSED
 - NO NEW ROAD CONSTRUCTION
 - ALL DRAINAGE PRESENTLY IS DIRECTED TO EXISTING ROAD CULVERTS SHOWN IN TOLEMAN ROAD.
 - ALL NEW DRIVEWAYS TO BE PROVIDED WITH A MINIMUM OF 12" METAL CULVERT SUBJECT TO APPROVAL OF TOWN HIGHWAY SUPERINTENDENT

SECTION DROP MANHOLE & TILE LINE



NOTE: PITLESS UNIT MONITOR # 4 PKB-6U-1 OR EQUAL

TYPICAL WELL SECTION



LOCATION PLAN
MAYBROOK QUADRANGLE, U.S.G.S.
SCALE: 1" = 2000'

SECTION A
PLAN OF SUBDIVISION
FOR
COLEMAN HEIGHTS
TOWN OF NEW WINDSOR, COUNTY OF ORANGE

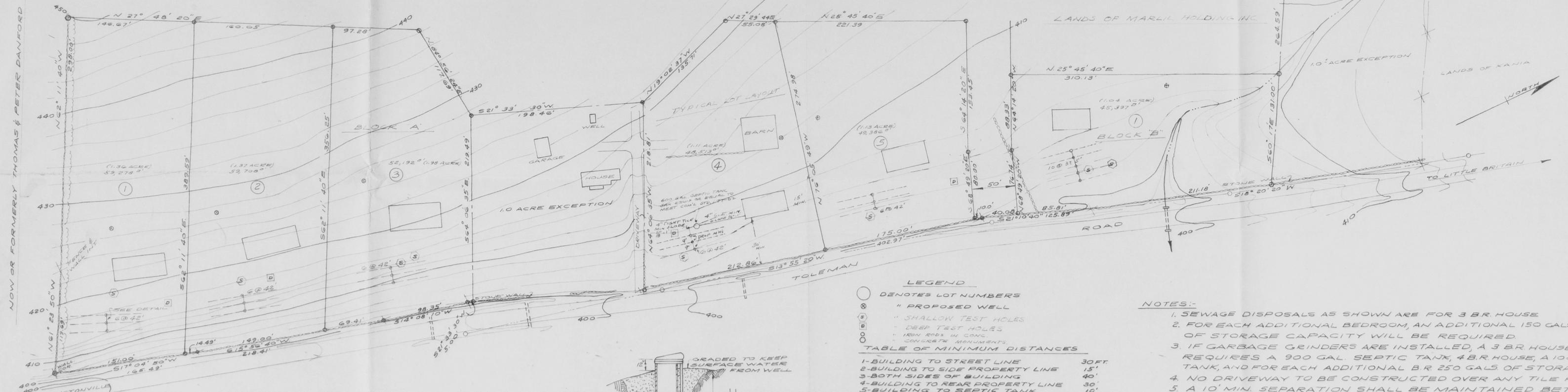
SCALE: 1" = 50'
JANUARY 17, 1969
REVISED MAY 20, 1970
MAY 28, 1970



SUSTANCE & HOROWITZ ENGINEERS
304 275 CIRCLEVILLE N.Y. 10919

Final APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON May 27, 1970
BY *Maurice R. Kowalski*

LANDS OF MARLIL HOLDING INC.

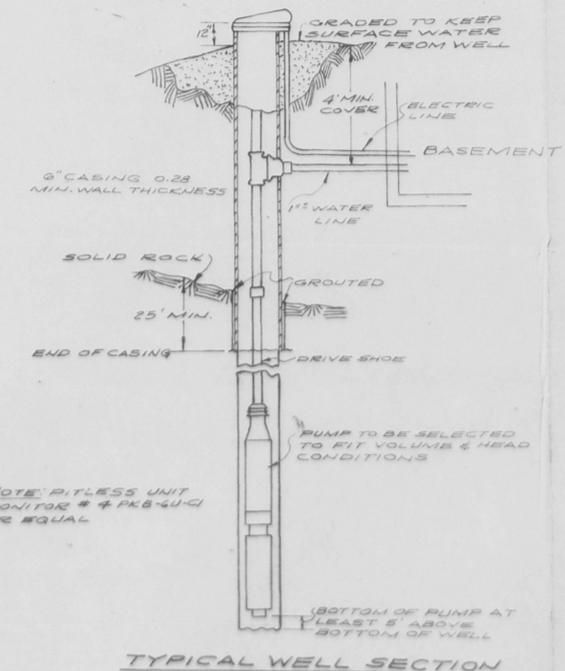
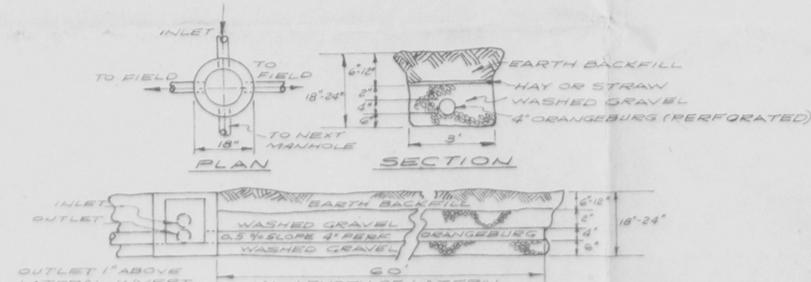


NOW OR FORMERLY THOMAS & PETER DANFORD

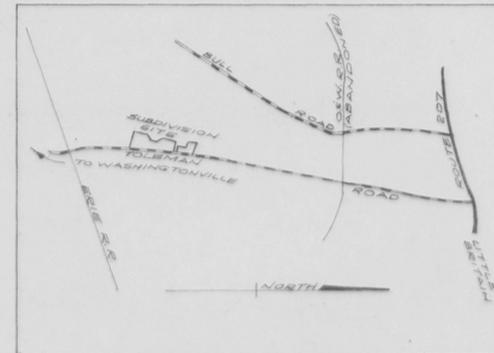
- LEGEND**
- DENOTES LOT NUMBERS
 - ⊗ " PROPOSED WELL
 - ⊙ " SHALLOW TEST HOLES
 - ⊠ " DEEP TEST HOLES
 - ⊡ " IRON RODS IN CONC.
 - ⊢ " CONCRETE MONUMENTS.
- TABLE OF MINIMUM DISTANCES**
- | | |
|---|----------------|
| 1-BUILDING TO STREET LINE | 30 FT. |
| 2-BUILDING TO SIDE PROPERTY LINE | 15' |
| 3-BOTH SIDES OF BUILDING | 40' |
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| 7-TILE LINE TO WELL | 100' |
| 8-WELL TO EXTERNAL PROPERTY LINE | 50' |
| 9-WELL TO SEPTIC TANK | 50' |
| 10-WELL TO INTERNAL PROPERTY LINE | 15' |
| 11-MINIMUM LOT AREA | 15,000 SQ. FT. |
| 12-SEWAGE SYSTEM TO DITCH | 25' |
| 13-WATER SERVICE TO SEWER | 10' |
| 14-WELL TO TILE FIELD WHEN IN DIRECT LINE OF DRAINAGE | 200' |

- NOTES:-**
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 - ALL LOTS TO HAVE INDIVIDUAL WELLS & SEWAGE DISPOSALS
 - TOTAL LOTS, 5-(BLOCK A) & 1-(BLOCK B) - TOTAL AREA = 8.0 ACRES
 - ZONING - RA

SECTION DROP MANHOLE & TILE LINE



NOTE: PITLESS UNIT MONITOR # 4 PKB-6U-1 OR EQUAL



LOCATION PLAN
MAYBROOK QUADRANGLE, U.S.G.S.
SCALE: 1"=2000'

RECORD OWNER - MARLIL HOLDING, INC.
WASHINGTON VILLE, NY
SUBDIVIDER SAME
I HEREBY CERTIFY THAT THIS IS A TRUE & ACCURATE SURVEY & PLAT.
BY *O. W. Justice* P.E.
N.Y.S. LICENSE # 19550



SECTION A
PLAN OF SUBDIVISION

FOR
COLEMAN HEIGHTS

TOWN OF NEW WINDSOR, COUNTY OF ORANGE

SCALE: 1"=50' JANUARY 17, 1969



NEW YORK STATE DEPARTMENT OF HEALTH
JAN 30 1969

RECEIVED, TOWN OF NEW WINDSOR
PLANNING BOARD 2-10-69
BY _____

This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the office of the State Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

DISTRICT HEALTH OFFICER
By *[Signature]*
DISTRICT SANITARY ENGINEER