



January 12, 2026

T/Marlborough Planning Board  
21 Milton Turnpike  
Suite 200  
Milton, NY 12547

Subject: Resubmission of Proposed subdivision of SBL 103.3-4-44 (1559 Rt 9W) (Project #23-19)

Enclosed please find revised plans for the subject project. Specific comments to address review comments by MHE dated 12/12/2025 are as follows:

- 1) No response required.
- 2) A revised application and EAF are included in this submission.
- 3) No response required.
- 4) Common driveway and maintenance agreements will be provided at a later date.
- 5) Disturbance limit shown on plan sheet 3. SWPPP is in development.
- 6) Town board indicated no interest in maintenance of the road or stormwater facilities. Lot lines adjusted such that the stormwater facilities fall entirely within lot 4.
- 7) Infiltration testing will be included in the pending SWPPP.
- 8) Acknowledged.
- 9) Acknowledged, NYSDOT permit application is in final stage.
- 10) Acknowledged, UCDoH requires Neg Dec before approving plans.
- 11) No response required.
- 12) No response required.
- 13) Private road access & maintenance agreement will be provided at a later date.

Also enclosed is correspondence from the Marlboro school district regarding a bus stop at the proposed road location on Rt 9W.

Sincerely,

Christopher Terrizzi, PE



**Subdivision** X      **Site Plan** \_\_\_\_\_      **Lot Line Revision** \_\_\_\_\_

Name of Surveyor: JONATHAN MILLEN, LLS

Address of Surveyor: 1229 RT 300 SUITE 4 NEWBURGH, NY 12550

Telephone Number of Surveyor: 845-943-7198

Name of Engineer: CHRISTOPHER TERRIZZI, PE

Address of Engineer: 11 TERRIZZI DR WALLKILL NY 12589

Telephone Number of Engineer 845-239-2020

Name of Attorney: Bob Green, Esq

Address of Attorney: 55 St John Street, Goshen NY 10924

Telephone Number of Attorney: 845-294-5573

Reason For Application: NEW 6 LOT RESIDENTIAL SUBDIVISION

Description of Proposal: 6 LOT SUBDIVISION OF EXISTING 11.7 ACRE PARCEL INCLUDING

NEW PRIVATE ROAD AND STORMWATER FACILITIES. LOTS WILL BE SERVED BY  
ON-SITE INDIVIDUAL SEPTICS AND WELLS.

Mitchell Mejia

Applicant's Name

## CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

I. The following items shall be submitted for a COMPLETED Planning Board Application Form.

1.   X   Completed Application
2.   X   Environmental Assessment Form (*May be obtained from Planning Board*)
3.   X   Letter of Agent Statement
4.   X   Application Fee (*Separate check from escrow fee*)
5.   X   Escrow Fee (*Separate check from application fee*)
6.   X   Copy of deed
7.   X   Completed checklist (*Automatic rejection of application without checklist*)
8.   X   Agricultural Data Statement (*if applicable*)
9.   X   Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.

II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.

1.   X   Name and address of applicant
2.   X   Name and address of owner (*if different*)
3.   X   Subdivision name and location
4.   X   Tax Map Data (*Section-Block-Lot*)
5.   X   Location map at a scale of 1" = 2,000
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   N/A   Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
8.   X   Date of plat preparation and/or plat revisions
9.   X   Scale the plat is drawn to (Max 1" = 100')
10.   X   North Arrow

- |     |                |  |
|-----|----------------|--|
| 11. | <u>  X  </u>   | Surveyor's Certification   |
| 12. | <u>      </u>  | Surveyor's seal and signature  |
| 13. | <u>  X  </u>   | Name, SBL and acreage of adjoining owners  |
| 14. | <u>  X  </u>   | NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.  |
| 15. | <u>  N/A  </u> | Flood plain boundaries   |
| 16. | <u>  X  </u>   | Federal Wetland Boundary   |
| 17. | <u>  X  </u>   | Metes and bounds of all lots   |
| 18. | <u>  X  </u>   | Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street. |
| 19. | <u>  X  </u>   | Show existing or proposed easements ( <i>note restrictions</i> )   |
| 20. | <u>  X  </u>   | Right of way width and Rights of Access and utility placement.   |
| 21. | <u>  X  </u>   | Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.                    |
| 22. | <u>  X  </u>   | Lot area acreage. For lots under 2 acres, list in square feet & acres.   |
| 23. | <u>  X  </u>   | Number of lots including residual lot.   |
| 24. | <u>  X  </u>   | Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.                                     |
| 25. | <u>  X  </u>   | A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.   |
| 26. | <u>  X  </u>   | Applicable note pertaining to owners review and concurrence.   |
| 27. | <u>  N/A  </u> | Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.  |
| 28. | <u>  X  </u>   | Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.                          |
| 29. | <u>  X  </u>   | 2 Foot Contours  |
| 30. | <u>  X  </u>   | Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.  |

31.   X   If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32.        The amount of grading expected or known to be required to bring the site to readiness.
33.        Estimated or known cubic yards of material to be excavated.
34.        Estimated or known cubic yards of fill required.
35.        The amount of grading expected or known to be required to bring the site to readiness.
36.   N/A   Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37.   N/A   Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38.   X   Planning Board approval block 4" x 2"
39.   N/A   Special district boundaries, agricultural, school, fire, water, sewer, etc.
40.   X   Sight distance of all intersections and driveways.
41.   N/A   Ridgeline and steep slope notation.
42.   X   Agricultural setbacks.
43.        After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: Christopher M. Terrizzi, PE  
       Licensed Professional

12/16/2025  
       Date





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: MITCHELL SUBDIVISION			
Project Location (describe, and attach a location map): 1559 RT 9W, MARLBOROUGH, NY			
Brief Description of Proposed Action: 6 LOT SUBDIVISION OF AN EXISTING 11.7 ACRE RESIDENTIAL LOT IN THE R-AG-1 ZONE INCLUDING NEW PRIVATE ROAD.			
Name of Applicant or Sponsor: MARLBORO 2025 LLC		Telephone: 845-420-9350	
		E-Mail: MITCHELL.MEJIA@YAHOO.COM	
Address: 565 LATINTOWN RD			
City/PO: MARLBOROUGH		State: NY	Zip Code: 12542
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: T/ Marlborough planning board, Ulster county health department, NYSDEC		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____11.7acres b. Total acreage to be physically disturbed? _____4.3acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____11.7acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy coderequirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ ON-SITE INDIVIDUAL PRIVATE DRILLED WELLS _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ ON-SITE INDIVIDUAL PRIVATE SEPTICS _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle, Shortnose Sturg...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?           <div style="margin-left: 20px;">             b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?           </div> </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
AN INFILTRATION BASIN APPROXIMATELY 3500 SF IN SIZE WILL RECEIVE STORMWATER RUNOFF	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
HUDSON RIVER PCB's: SITE CODE 546031	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Christopher M. Terrizzi, PE</u> Date: <u>12/16/2025</u>  Signature: <u><i>Christopher Terrizzi</i></u> Title: <u>Sponsor Engineer</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle, Shortnose Sturgeon, Atlantic Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Chris Terrizzi <cmterrizzi@gmail.com>

## Re: New 9w/private road bus stop

1 message

Emerson Segara <Emerson.Segara@marlboroschools.org>  
To: Chris Terrizzi <cmterrizzi@gmail.com>

Thu, Jan 8, 2026 at 9:34 AM

Chris,

After reviewing the current site plan and the request to incorporate a school bus stop within the proposed subdivision, we have determined that an on-site stop is not feasible. We cannot approve a bus route into the development for the following reasons:

**1. Private Road Policy & Liability** As noted, the proposed infrastructure (the 30' Common Driveway Easement) is a private road, not a dedicated Town road. Our district policy generally prohibits school buses from entering private property due to liability concerns and maintenance issues (e.g., snow removal and pavement condition). We do not have the authorization to operate large district vehicles on private easements where we cannot guarantee consistent maintenance standards.

**2. NYS "No Backing" Regulations & Turnaround Requirements** In New York State, school buses are strictly limited in their ability to back up while transporting students due to safety regulations. Therefore, any on-site stop would require a fully compliant turnaround.

- **Required Geometry:** A standard 65-passenger school bus requires a paved turning diameter of approximately **96 to 100 feet** (48–50 ft radius) to execute a U-turn without reversing.
- **Site Constraints:** The current site plan shows a "hammerhead" or "T" turnaround near Lots 3 and 4. This configuration would require the bus to perform a multi-point turn (backing up), which is prohibited for student transport in this context. The current "Common Driveway" width (30 ft) is insufficient for a continuous forward turn.

**3. Physical Space Constraints** To accommodate a bus turnaround of the required size, a cul-de-sac of approx. 100 feet in diameter would need to be paved. This would significantly encroach upon the buildable area of the rear lots (Lots 3 and 4) and likely conflict with the noted environmental constraints (Federal Wetlands and the Seasonal Stream) or the required setbacks.

Given these constraints, the school bus will stop at the intersection of the Common Driveway and Route 9W. Students will need to assemble at this junction. We recommend the site plan include a safe waiting area (a small pad or shelter) near the entrance off Route 9W, clear of the highway shoulder, rather than attempting to bring the bus into the site.

Please proceed with the site plan reflecting a Route 9W pick-up/drop-off.

On Thu, Jan 8, 2026 at 8:01 AM Chris Terrizzi <cmterrizzi@gmail.com> wrote:

Good morning Emerson,  
Just following up our conversation on Monday about that proposed private road location/ 9w bus stop.

Thanks  
Chris

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone

----- Original message -----

From: Chris Terrizzi <cmterrizzi@gmail.com>  
Date: 12/31/25 4:07 PM (GMT-05:00)

To: Emerson Segara <[Emerson.Segara@marlboroschools.org](mailto:Emerson.Segara@marlboroschools.org)>  
Subject: Re: New 9w/private road bus stop

OK, I'll give you a ring on Monday.  
Thank you

Chris

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone

----- Original message -----

From: Emerson Segara <[Emerson.Segara@marlboroschools.org](mailto:Emerson.Segara@marlboroschools.org)>  
Date: 12/31/25 3:13 PM (GMT-05:00)  
To: Chris Terrizzi <[cmterrizzi@gmail.com](mailto:cmterrizzi@gmail.com)>  
Subject: Re: New 9w/private road bus stop

Chris,

I'm having trouble visualizing the drawings. Here are the main issues for any stop:

- School buses in NY can't back up while students are on, limiting stops and turns.
- The only place the bus could turn is the circle/cul-de-sac.
- The cul-de-sac must be at least 96-100 feet wide for a large 65-seat school bus to comfortably make a loop (not a 3-point turn).
- If the circle/cul-de-sac lacks guard rails and leads to a slope or embankment, the stop is disqualified.
- Snow can reduce cul-de-sac widths, requiring service discontinuation until cleared.

I'll return to the office on Monday.

On Wed, Dec 17, 2025 at 10:37 PM Chris Terrizzi <[cmterrizzi@gmail.com](mailto:cmterrizzi@gmail.com)> wrote:

Emerson,  
Thanks for returning my call yesterday afternoon.  
As discussed, attached is a subdivision plan currently before the Marlboro planning board.  
It proposes a new private road intersecting 9w from the west approximately 200 feet north of the driveway for [1559 Rt 9w](#).  
The proposed intersection location has been conceptually approved by NYSDOT as it meets their intersection sight distance and stopping sight distance design criteria.  
The planning board requested comment from the school district/bus company, hence my phone call.  
Feel free to give me a call once you've had a chance to digest this.

thanks again  
chris  
845-239-2020

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**Emerson Segara** | Director of Business & Finance  
**Marlboro CSD** | 21 Milton Turnpike, Suite 100| Milton, NY 12547  
Phone: 845.236.8000 | [emerson.segara@marlboroschools.org](mailto:emerson.segara@marlboroschools.org)

## Marlboro Confidentiality Disclosure Statement

This message is intended only for the use of the intended recipient and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this





ULSTER COUNTY – STATE OF NEW YORK  
TAYLOR BRUCK, ACTING COUNTY CLERK  
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 7498 / 250  
INSTRUMENT #: 2025-6562

Receipt#: 2025043086  
Clerk: JCAH  
Rec Date: 06/05/2025 11:55:32 AM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: MITCHELL MEJIA

Party1: MITCHELL M&CO INC  
Party2: MARLBORO 2025 LLC  
Town: MARLBOROUGH  
103.3-4-44

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 4735

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

MITCHELL MEJIA  
3 CENTER ST  
MARLBORO NY 12542

WARNING\*\*\*

\*\*\* Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

*Taylor Bruck*

Taylor Bruck  
Acting Ulster County Clerk

06 / 06 / 25

H  
TN: 36

**BARGAIN AND SALE DEED**  
**With Covenant Against Grantor's Acts**

THIS INDENTURE made the 05 day of June, 2025

BETWEEN:

Mitchell M&Co. Inc., with an address of 565 Lattintown Road, Marlboro NY 12542, the party of the first part,

and

MARLBORO 2025 LLC, with an address of 565 Lattintown Road, Marlboro NY 12542, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED HERETO;

BEING AND INTENDED to be the same premises conveyed to the Grantor herein by Deed from Tara M. Stant dated March 5, 2021 and recorded on March 22, 2021 in Instrument # 2021-5585 in the Office of the Clerk of Ulster County.

Premises: 1559 Route 9W, Marlboro NY 12542;

Tax Map Designation: Orange County, City of Newburgh, S/B/L 103.3- 4-44;

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.



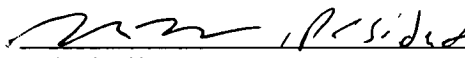
AND the party of the first part covenants:

that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;  
that this conveyance does not transfer all of the assets of the Grantor entity;  
that this conveyance does not violate the entity formation documents, entity by-laws or entity operating agreement; and  
that this conveyance has been made with the consent of the sole owner of the party of the first part who has executed this Deed.

AND the party of the first part and if applicable, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

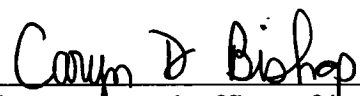
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

  
\_\_\_\_\_  
Mitchell M&Co. Inc  
by Mitchell Meja, President

STATE OF NEW YORK            )  
COUNTY OF Ulster        )

On this 5 day of June, 2025, before me, the undersigned, personally appeared Mitchell Meja, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

  
\_\_\_\_\_  
Signature and office of individual  
taking acknowledgement.

R12 : Mitchell Meja  
3 Center St  
Malboro NY 12542

# **SCHEDULE A**

Title Company: CTI Abstract Corp.  
Title Number: 2201436

ALL that tract or parcel of land situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit: Bounded on the north by lands formerly of Sherborne Sears, on the east by the public road leading from Marlborough to Milton, on the south by the lands formerly owned by Jonas Newman, deceased, and on the west by the center of a ditch running northerly and southerly, and which ditch is the division line between the lands hereby conveyed and the lands formerly owned by Philena Rose, containing 18 acres of land, be the same more or less.

Being the same premises conveyed to Francesco Lauria by Serafina Montefusco, as Administrator etc., by deed dated December 29, 1920 and recorded in Liber 480 of Deeds at page 8 and devised to the party of the first part by said Francesco Laurio (also known as Francesco Lauria) in and by his last Will and Testament which was admitted to probate in the Surrogate's Court of Ulster County, February 25, 1947.

RESERVING AND EXCEPTING from the above described premises, all that part thereof which is bounded and described as follows:

BEGINNING at a concrete monument in the westerly line of the State Road between Milton and Marlborough, and being in the stonewall along lands formerly of Jonas Newman, now of one Mandia; thence along said wall North 82° 40' West, 130.5 feet to an iron pipe set; thence through the lands of Francesco Lauria Estate, North 12° 55' East 295 feet to an iron pipe set in the southerly side of a farm drive, said pipe being 73.7 feet northwesterly from the southwesterly corner of the house and also 59.4 feet northwesterly from the northwesterly corner of the same house; thence North 89° 25' East, 148.6 feet to an iron pipe set in the westerly line of the aforesaid State Road and being 76.3 feet northeasterly from the northeasterly corner of the aforesaid house and 11.3 feet westerly of the edge of the concrete pavement; thence along the westerly side of the road South 15° 31' West, 317.4 feet to the place of BEGINNING. Containing 1 acre, more or less. The bearings herein refer to the magnetic needle as it pointed in 1952.

ALSO RESERVING AND EXCEPTING therefrom all that part thereof conveyed to the County of Ulster for highway purposes.

ALSO RESERVING AND EXCEPTING to the party of the first part, her distributees and assigns forever, the right to take and use water from the artesian well on the above described premises with the right to enter upon said premises for the purpose of repairing or relaying the pipe lines to and from said well as they now exist and to repair or replace the pumping equipment which is now used to pump water from said well. The right to the use of said water shall be a covenant running with the land.

Being and intending to be the same premises conveyed in a deed dated November 21, 2018 from Tara M. Stant, Executrix of the Estate of Carmella Fasano to Tara M. Stant, and recorded in the Ulster County Clerk's Office on February 20, 2019 as Instrument # 2019-2268.

Being known and designated as:  
1559 Route 9W, Marlboro, New York  
Section 103.3, Block 4, Lot 44

R & R to: *Robert Green, Esq.*  
*55 St. John Street*  
*Goshen, New York 10924*

FOR COUNTY USE ONLY

C1. SWIS Code

513600

C2. Date Deed Recorded

06/05/2025

C3. Book

7498

C4. Page

250

6562

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

## PROPERTY INFORMATION

1. Property  
Location

1559

Route 9W

\* STREET NUMBER

\* STREET NAME

Marlboro

\* CITY OR TOWN

VILLAGE

12542

\* ZIP CODE

2. Buyer  
Name

MARLBORO 2025 LLC

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax  
Billing  
AddressIndicate where future Tax Bills are to be sent  
if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment  
Roll parcels transferred on the deed

1

# of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐5. Deed  
Property  
Size

\* FRONT FEET

X

\* DEPTH

OR

11.10

\* ACRES

6. Seller  
Name

Mitchell M&amp;Co. Inc.

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

\*7. Select the description which most accurately describes the  
use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an  
Agricultural District☐

## SALE INFORMATION

11. Sale Contract Date

06/04/2025

\* 12. Date of Sale/Transfer

06/05/2025

\*13. Full Sale Price

0.00

( Full Sale Price is the total amount paid for the property including personal property.  
This payment may be in the form of cash, other property or goods, or the assumption of  
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives  
☒ B. Sale between Related Companies or Partners in Business.  
☐ C. One of the Buyers is also a Seller  
☐ D. Buyer or Seller is Government Agency or Lending Institution  
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)  
☐ G. Significant Change in Property Between Taxable Status and Sale Dates  
☐ H. Sale of Business is Included in Sale Price  
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)  
☐ J. None

Comment(s) on Condition:

14. Indicate the value of personal  
property included in the sale

0.00

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 24

\*17. Total Assessed Value

198,600

\*18. Property Class

240

\*19. School District Name

Marlboro

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

103.3- 4-44

## CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful  
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

## SELLER SIGNATURE

## BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or  
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible  
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

SELLER SIGNATURE

DATE

## BUYER SIGNATURE

BUYER SIGNATURE

DATE

Mejia

\* LAST NAME

Mitchell

FIRST NAME

\* AREA CODE

\* TELEPHONE NUMBER (Ex: 9999999)

565

\* STREET NUMBER

Lattintown Road

\* STREET NAME

Marlboro

\* CITY OR TOWN

NY

\* STATE

12542

\* ZIP CODE

## BUYER'S ATTORNEY

Green

LAST NAME

Bob

FIRST NAME

(845)

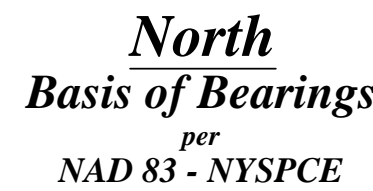
AREA CODE

294-5573

TELEPHONE NUMBER (Ex: 9999999)







**LEGEND:**

X<sup>PT</sup> PERC TEST

X<sup>DT</sup> DEEP TEST

←←←←← SWALE

lands now or formerly of  
Shirley D. Sarinsky & Wendy  
McDonald Turner  
Liber 6004 at Page 33  
Tax ID #:103.3-4-51  
31.6 Acres

FEDERAL WETLAND

NYSDEC CLASS C STREAM

100' NYSDEC  
STREAM BUFFER

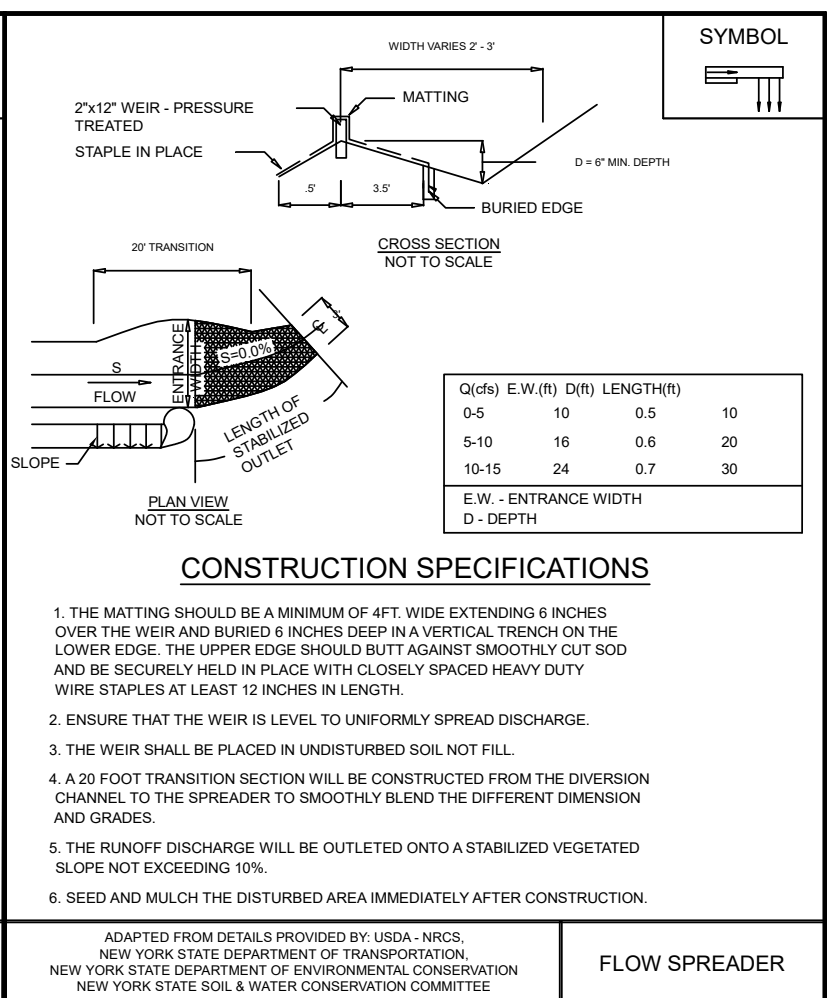
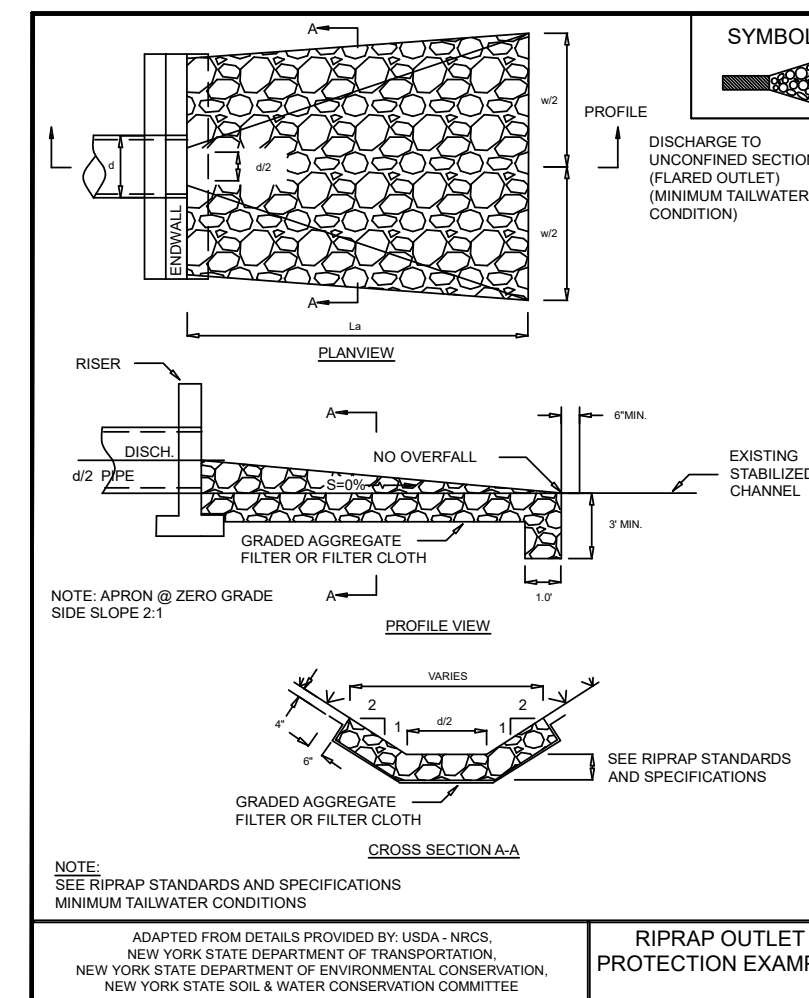
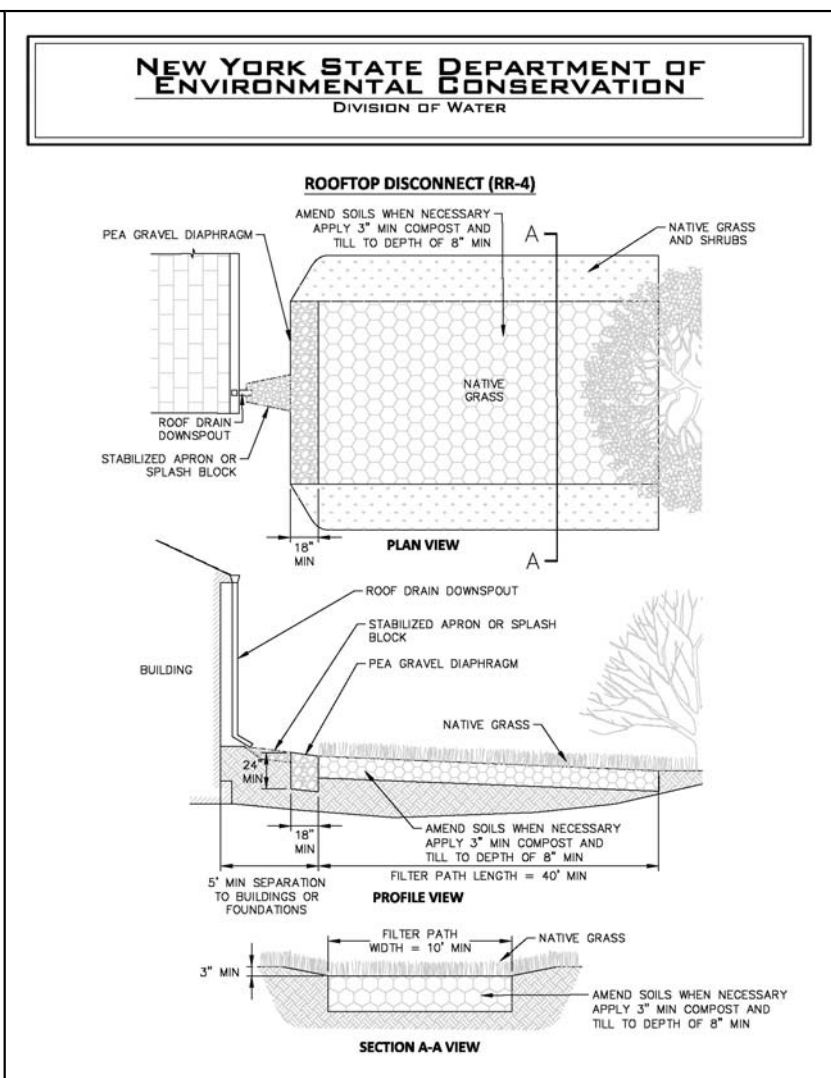
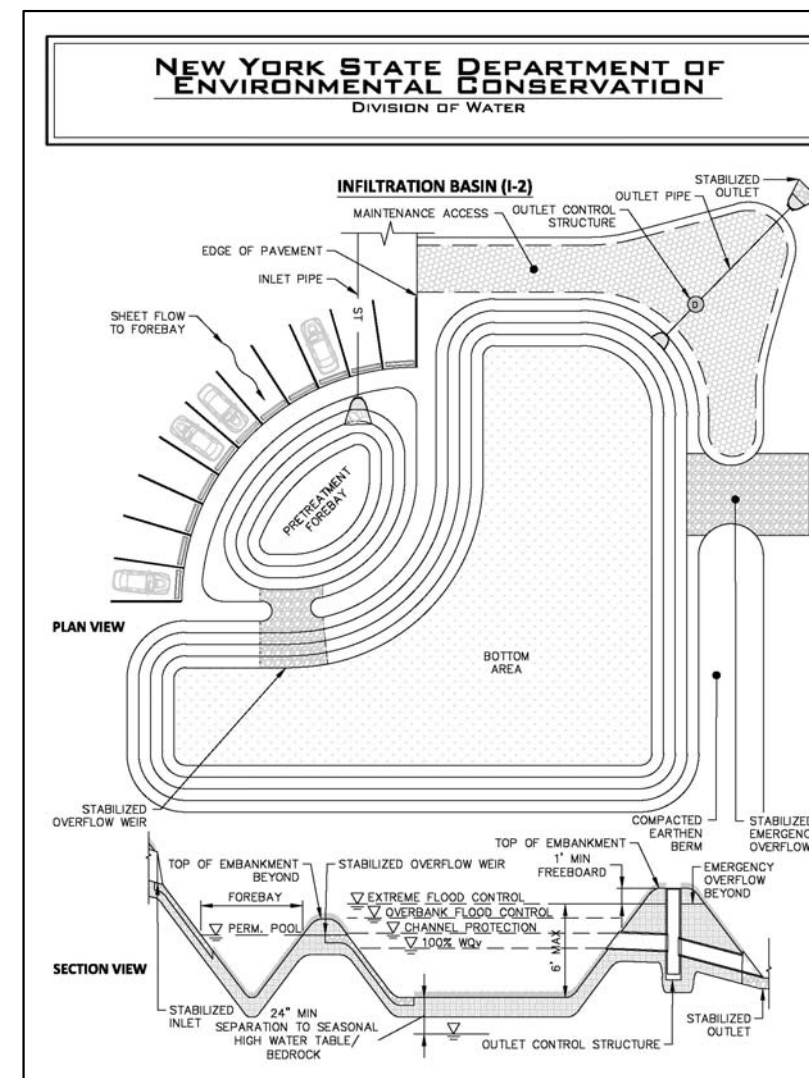
lands now or formerly of  
Marato Homes LLC  
Liber 3239 at Page 140  
Tax ID #:103.3-4-47  
1.6 Acres

lands now or formerly of  
Anthony Savino & Adrienne Savino  
Liber 3781 at Page 182  
Tax ID #:103.3-4-46  
1.09 Acres

GRASS SWALE DETAIL  
(NOT TO SCALE)

NOTES:

1. NO EXISTING WELLS WITHIN 200' DOWNHILL OF PROPOSED SANITARY FACILITIES AND NO EXISTING SEPTICS WITHIN 200' UPHILL OF PROPOSED WELLS.
2. LOT 2 SHALLOW LEACH FIELD SEPARATION FROM DWELLING & LOT 3 RESERVE SHALLOW LEACH FIELD SEPARATION FROM SEASONAL STREAM MEASURED FROM TRENCH SIDEWALLS PER 9.12.2 OF THE 2012 RESIDENTIAL DOWTS DESIGN HANDBOOK.



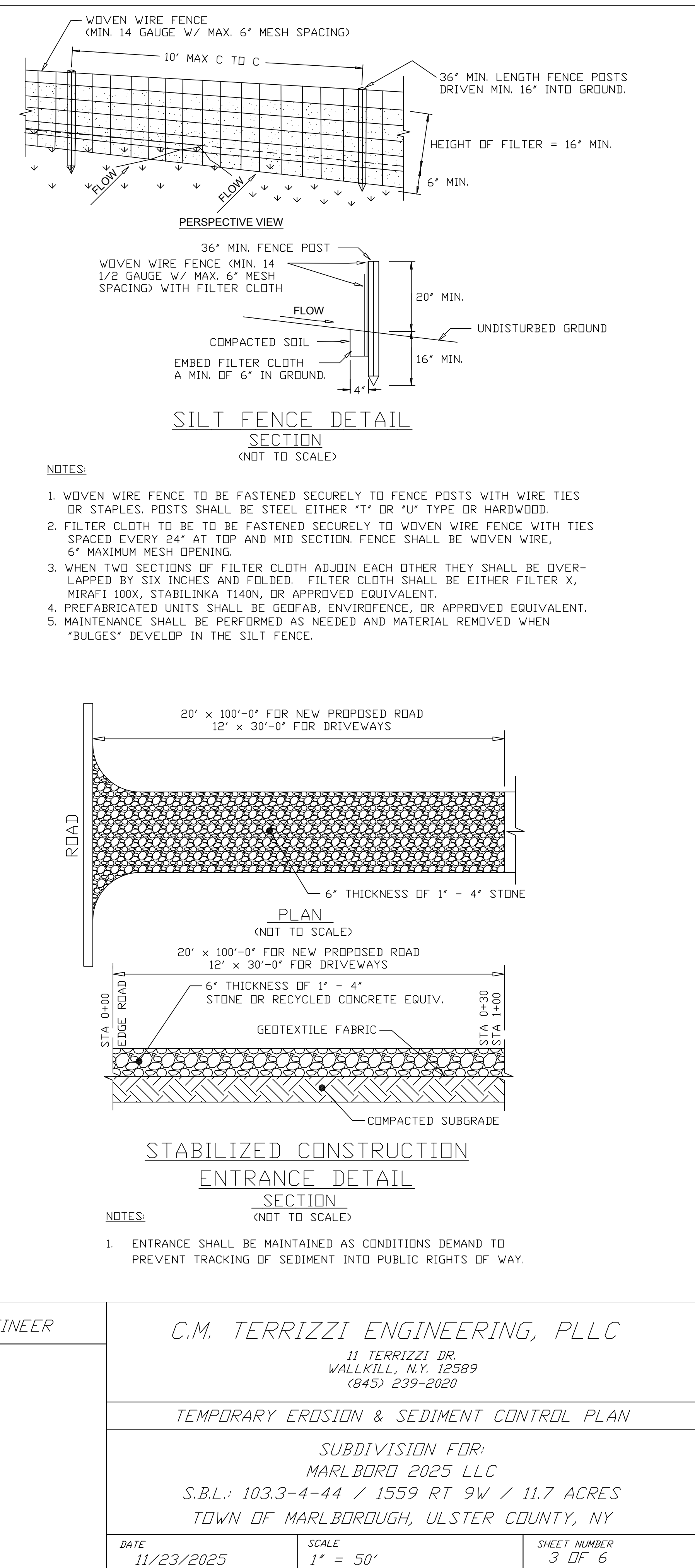
TYPICAL STORMWATER DETAILS

DRAINAGE STRUCTURES								
STRUCTURE	TYPE	RIM	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE	PIPE DIA.
CB-1	CB 30x48	371.34'	-	369.00'	116.76'	TO CB-2	6.72%	15"
CB-2	CB 30x48	363.51'	361.17'	360.67'	49.13'	TO CB-3	13.35%	15"
CB-3	CB 30x48	356.51'	354.17'	354.17'	96.59'	TO CB-4	15.17%	15"
CB-4	CB 30x48	342.02'	339.68'	339.68'	52.08'	TO CB-5	10.44%	15"
CB-5	CB 30x48	336.61'	334.27'	334.27'	74.43'	TO MH-1	6.12%	15"
CB-6	CB 30x48	333.76'	331.42'	331.42'	24.55'	TO MH-1	7.06%	15"
CB-7	CB 30x48	333.68'	331.34'	331.34'	24.55'	TO MH-1	6.70%	15"
MH-1	4' ID MH	333.85'	329.85'	329.85'	43.00'	FOREBAY	3.14%	15"
FOREBAY	-	-	326.00'	-	-	INF. BASIN	-	-
OUTLET CONTROL STRUCTURE		323.50'	-	320.00'	60.00'	TO LEVEL SPREADER	2.50%	24"

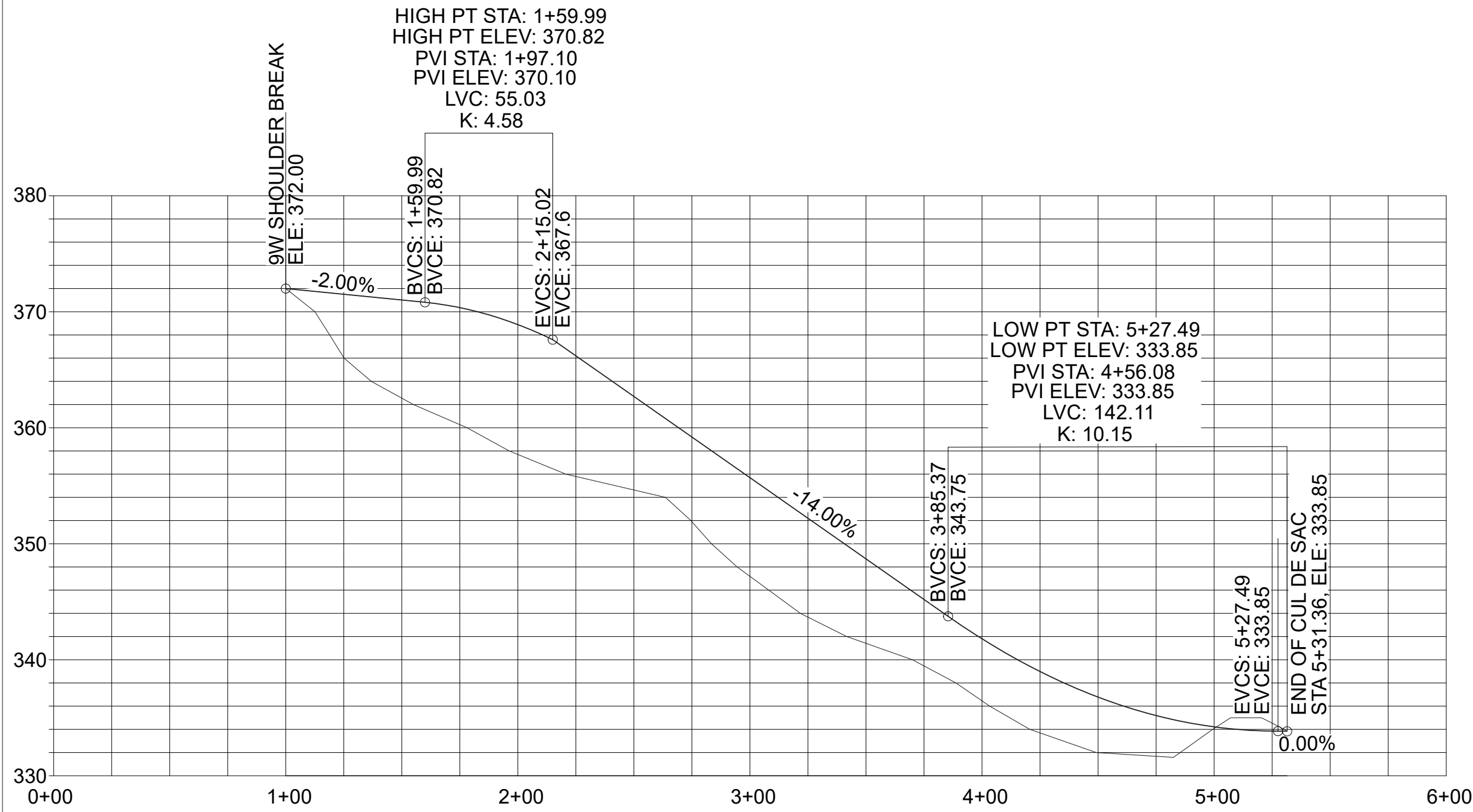
ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	PROPOSED GRADING, DRAINAGE & SEPTICS		
	SUBDIVISION FOR: MARLBORO 2025 LLC S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
	DATE 11/23/2025	SCALE 1" = 50'	SHEET NUMBER 2 OF 6

NOT FOR CONSTRUCTION

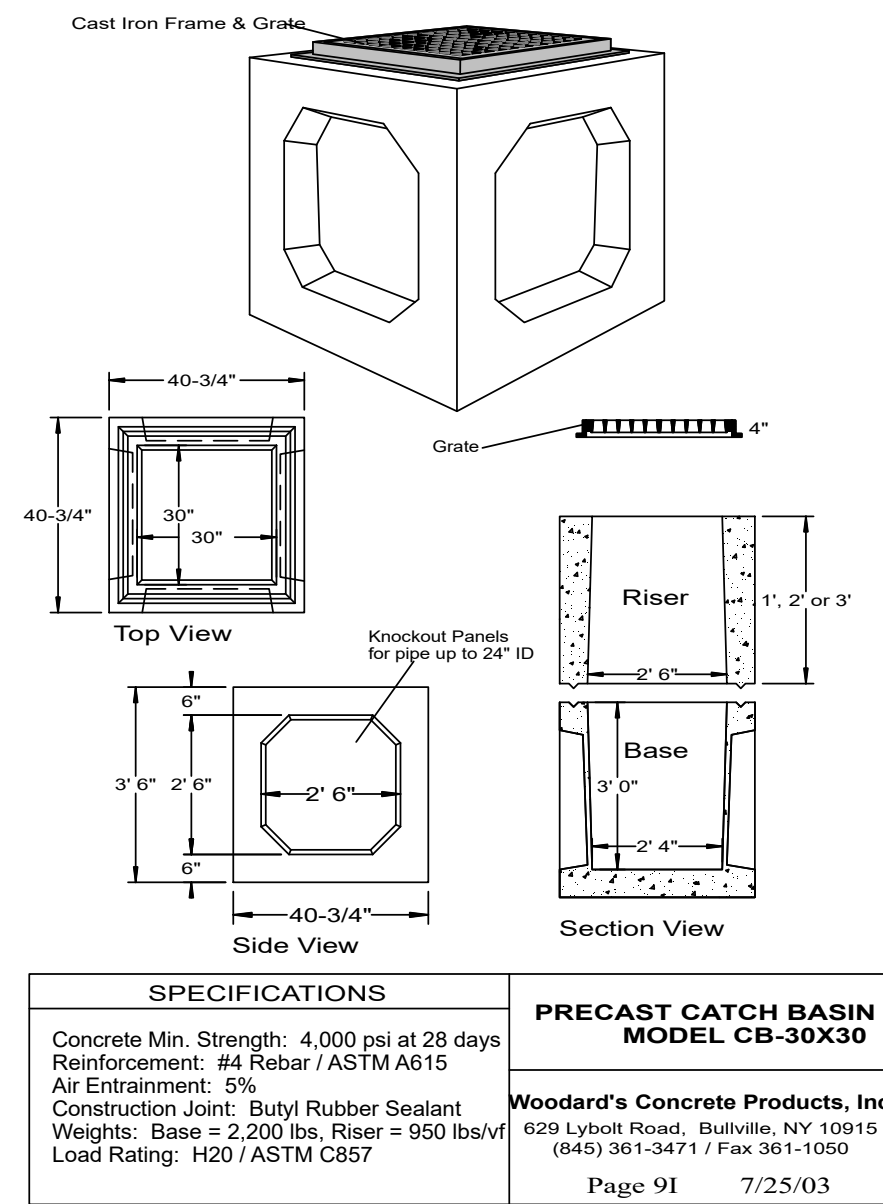
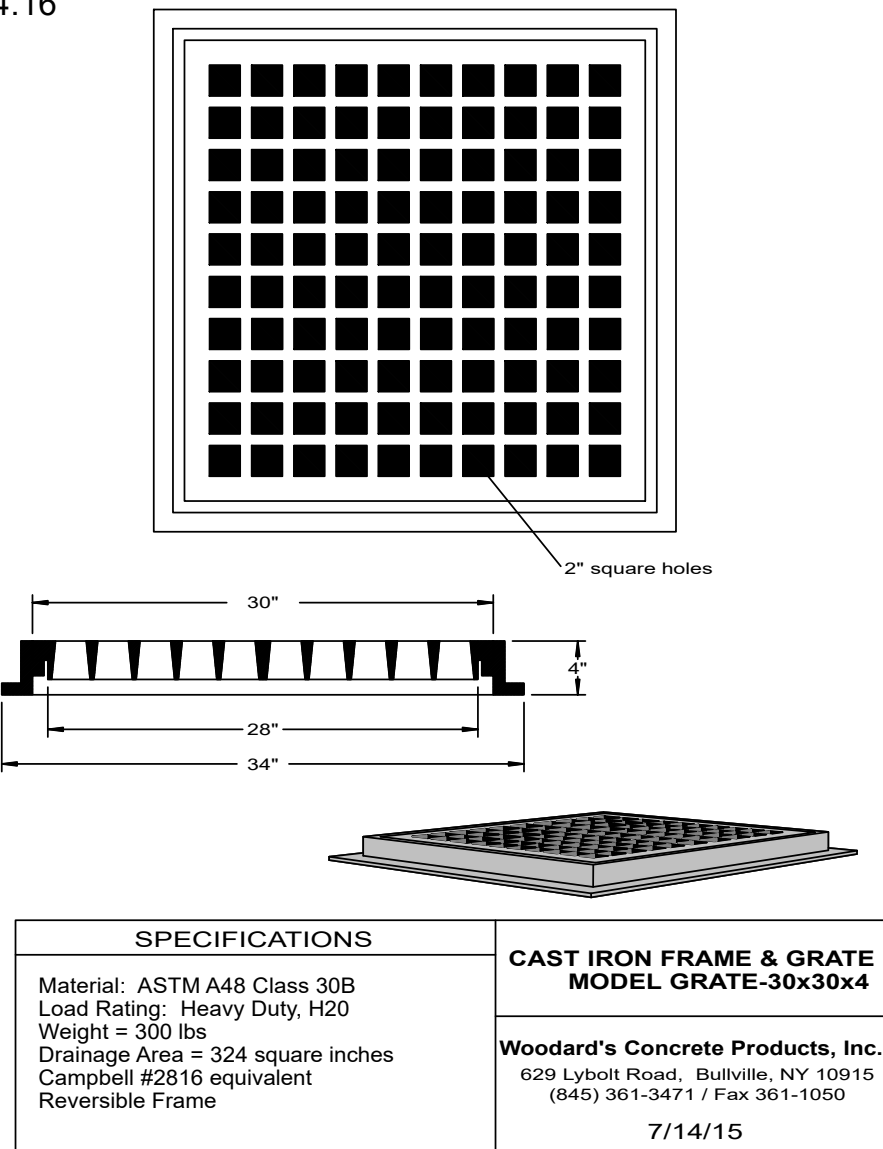
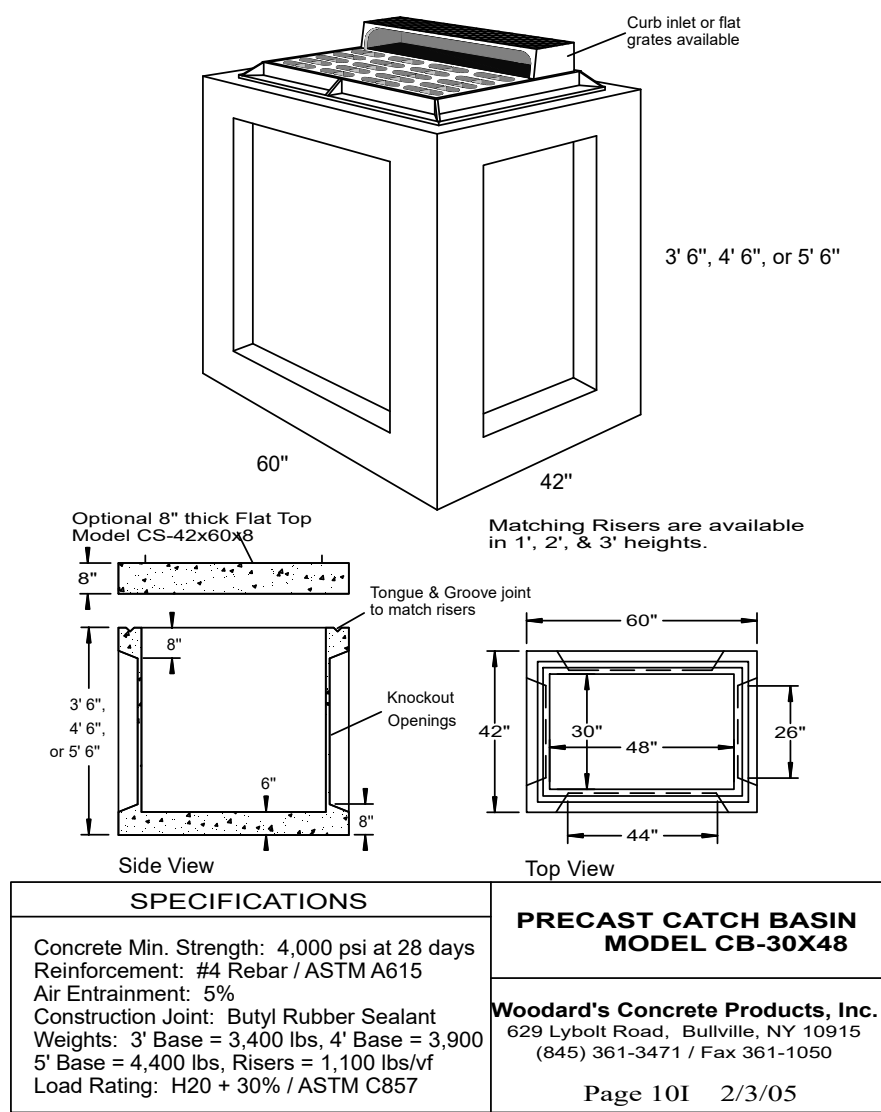
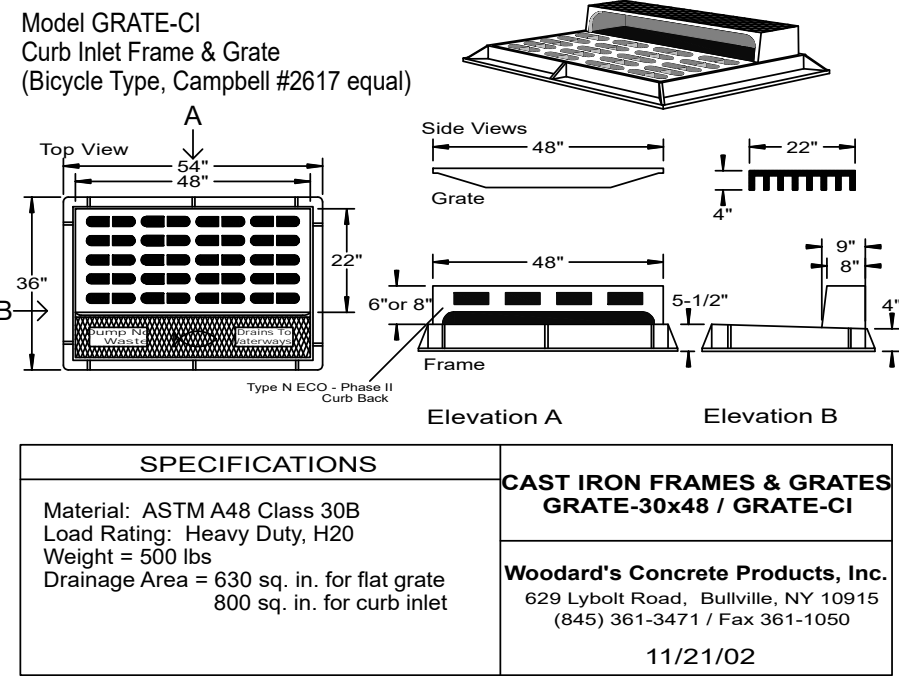




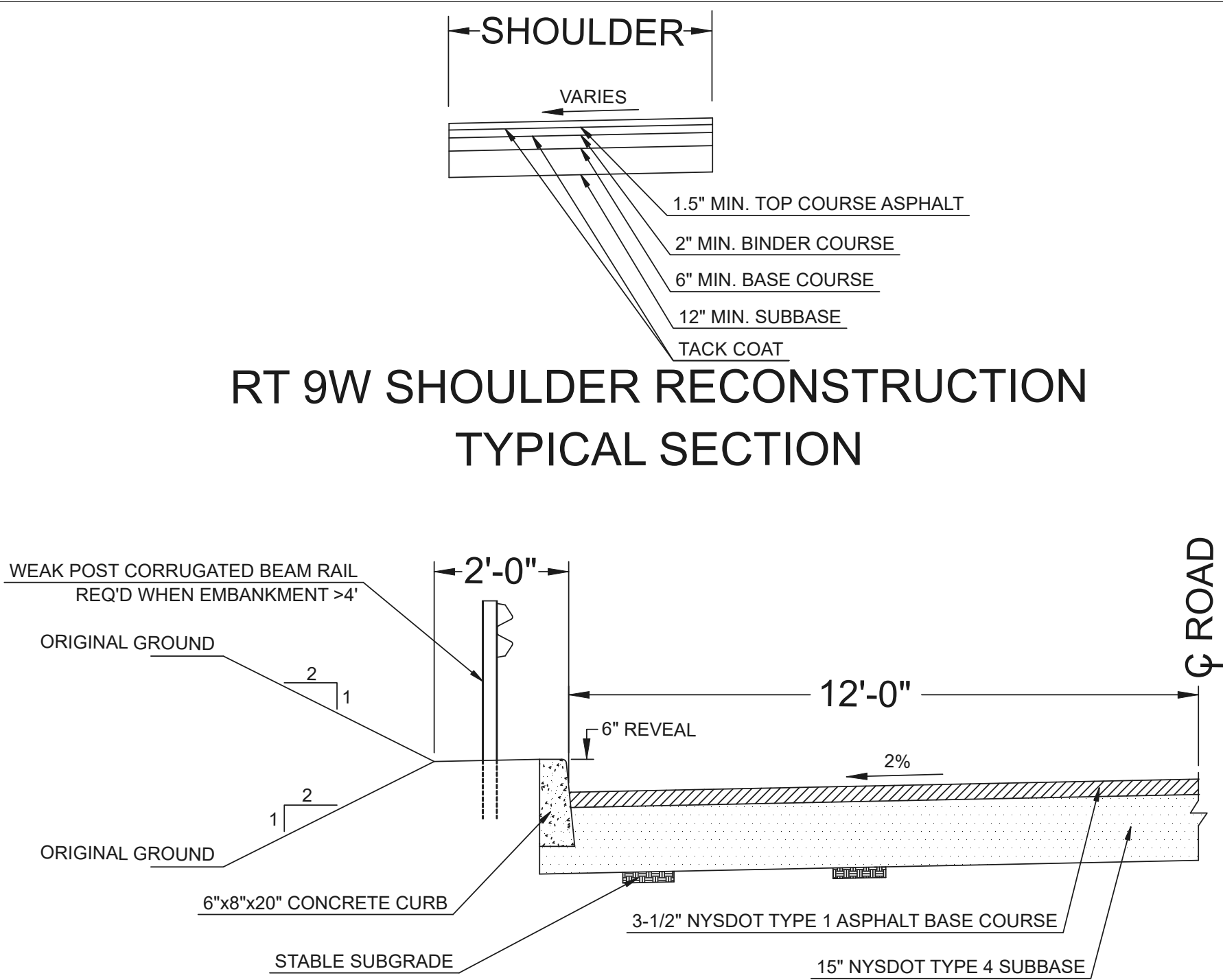
ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC 11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020	
	TEMPORARY EROSION & SEDIMENT CONTROL PLAN	
	SUBDIVISION FOR: MARLBORO 2025 LLC S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY	
	DATE 11/23/2025	SCALE 1" = 50' SHEET NUMBER 3 OF 6



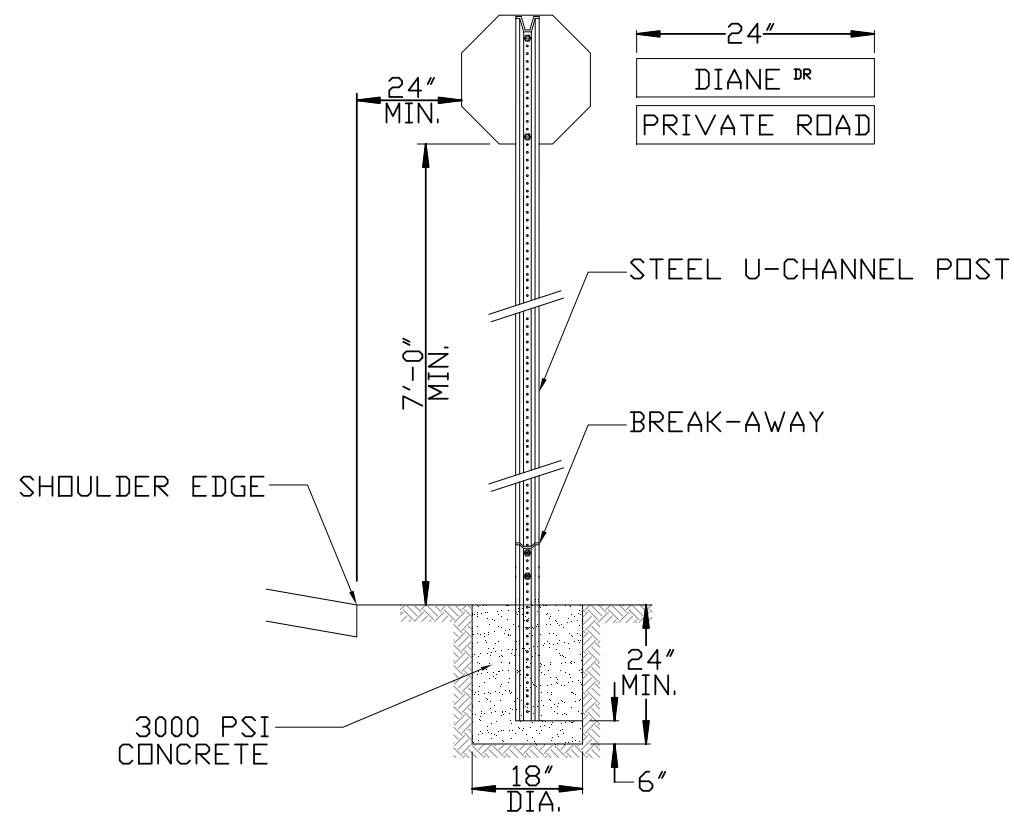
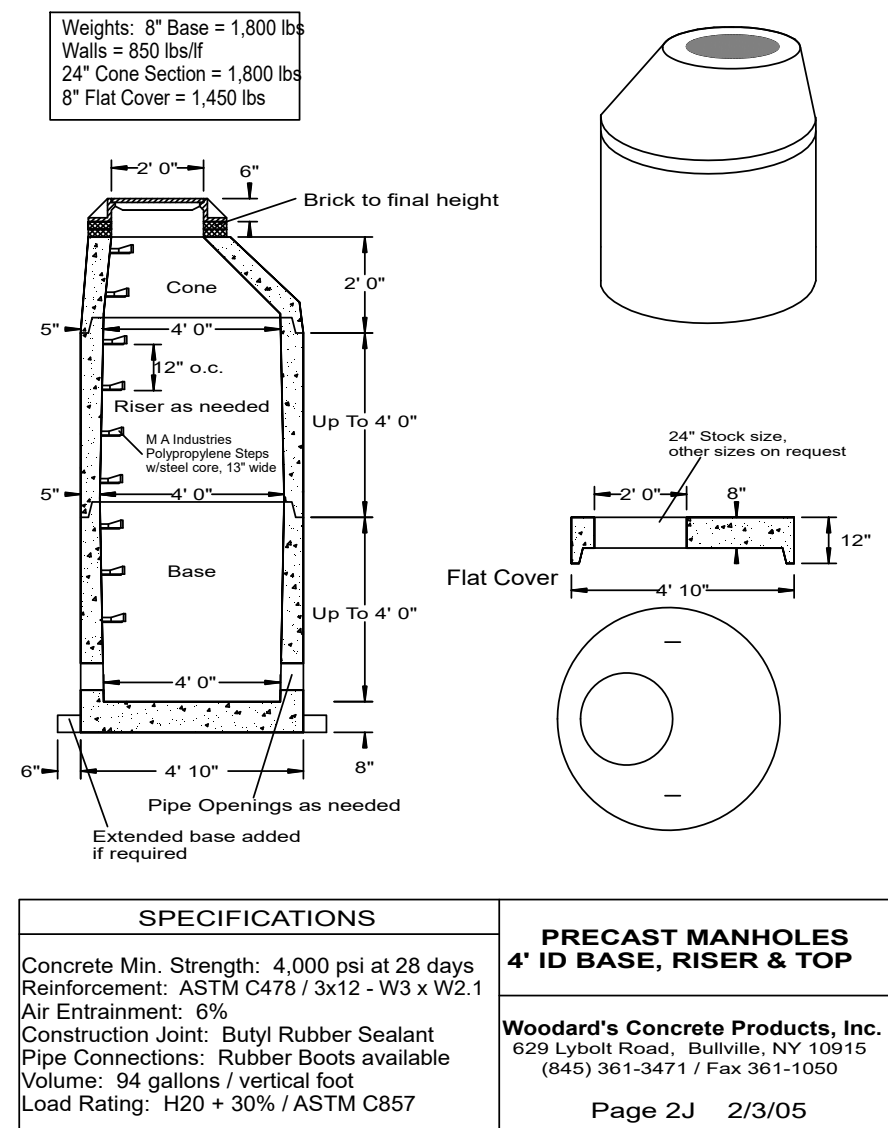
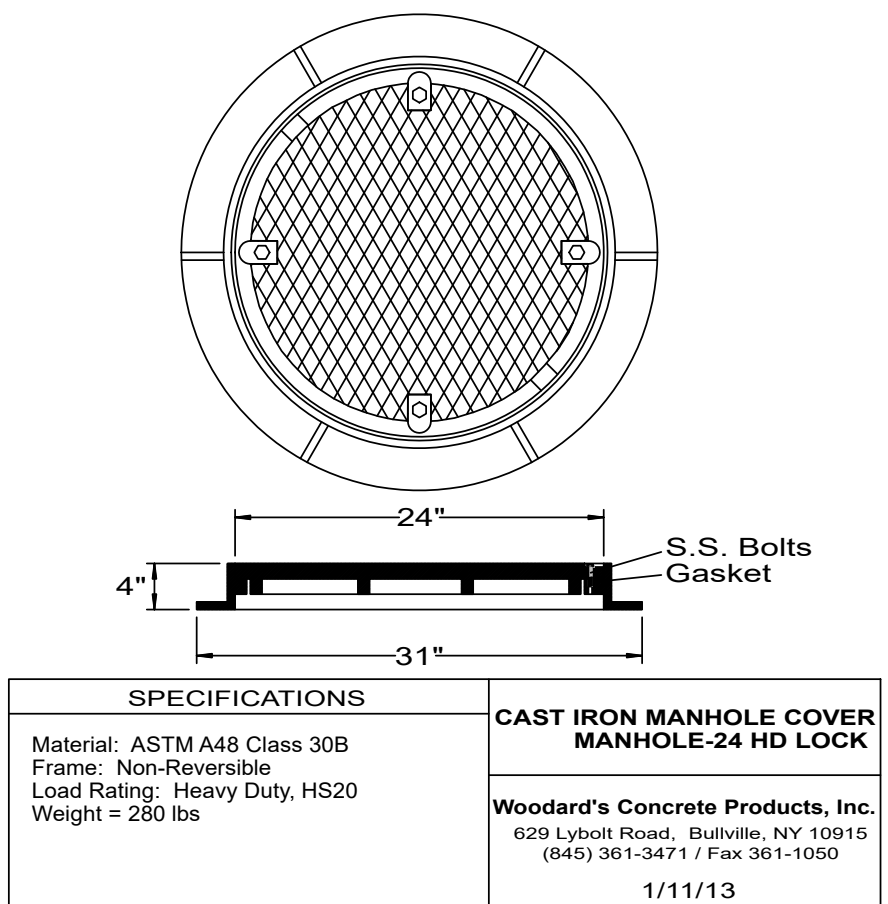
ROAD PROFILE  
VERTICAL: 1" = 50'  
HORIZONTAL: 1" = 10'  
NOTE: MAX GRADE OF A PRIVATE ROAD IS 14% PER TOWN CODE §130-14.16



## RT 9W SHOULDER RECONSTRUCTION TYPICAL SECTION

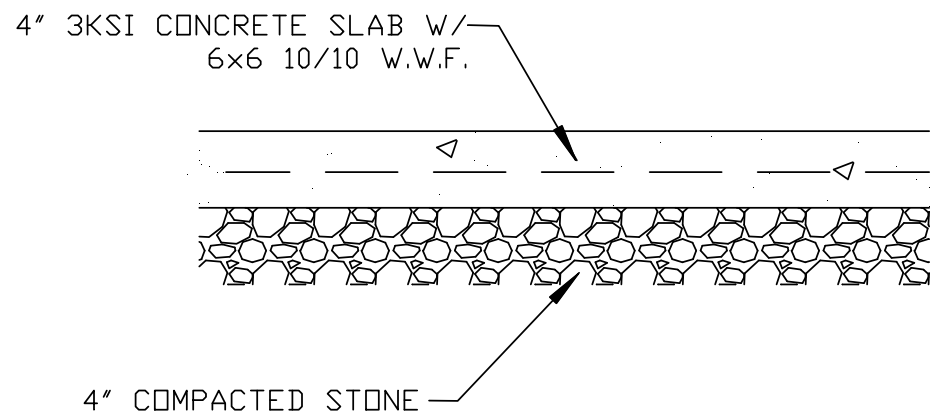


## PRIVATE ROAD TYPICAL SECTION

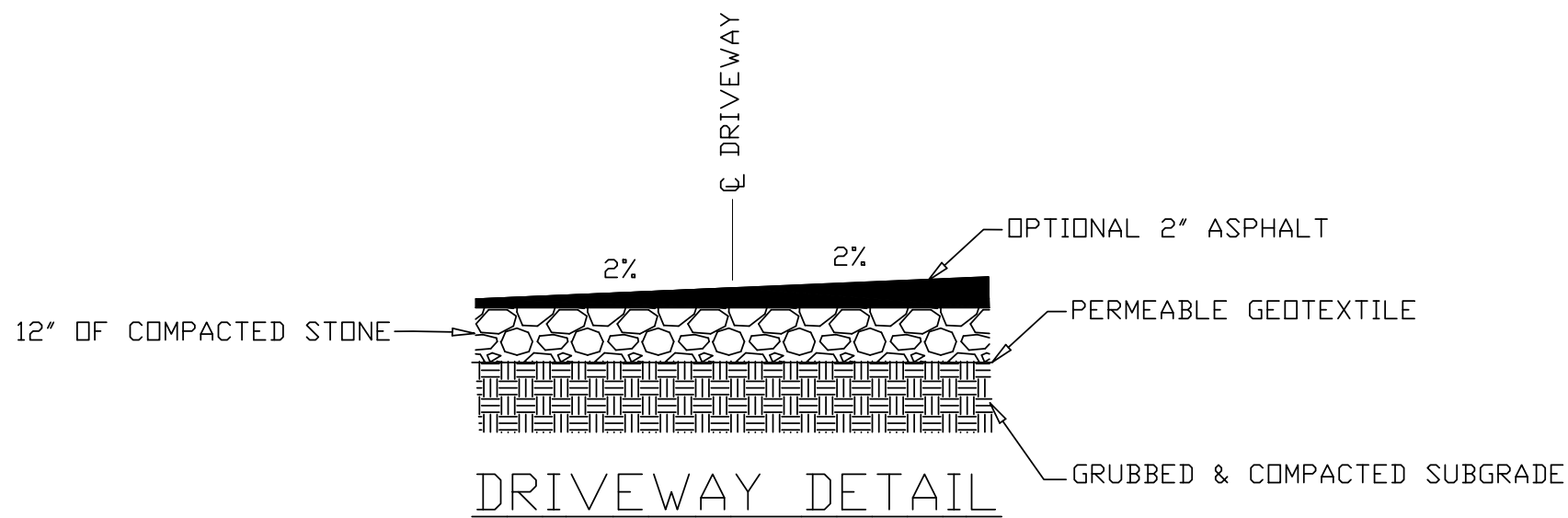


## ROAD SIGN DETAIL

- NOTES:
- STREET SIGN SHALL CONSIST OF 4" WHITE LETTERS ON BLUE FIELD SCOTCHLITE REFLECTIVE SHEETING.
  - STOP SIGN SHALL BE 24" x 24" AND CONFORM TO MUTCD REQUIREMENTS.
  - ROAD NAME "DIANE DRIVE" APPROVED BY TOWN BOARD DURING SEPTEMBER 22, 2025 MEETING.



## BUS STOP PAD DETAIL



- NOTES:
- COMMON DRIVEWAYS SERVING LOTS 2, 3, 5 & 6 SHALL BE PITCHED TO DRAIN TO THE WEST.
  - DRIVEWAY SERVING LOT 4 SHALL BE PITCHED TO DRAIN TO THE NORTHWEST.

REVISION 4: 1/11/2026 PER PB, SCHOOL DISTRICT COMMENTS  
REVISION 3: 3/4/2025 PER NYSDOT COMMENTS  
REVISION 2: 10/31/2023 PER NYSDOT COMMENTS  
REVISION 1: 10/8/2023 PER PB COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALKILL, N.Y. 12589 (845) 239-2020		
	TYPICAL ROAD DETAILS		
	SUBDIVISION FOR: MARLBORO 2025 LLC S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
DATE	SCALE	SHEET NUMBER	
11/23/2025	N.T.S.	4 OF 6	



DEEP HOLE TESTS

LOT #1 TEST HOLE #: DT1-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-56"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #2 TEST HOLE #: DT2-1	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-32"	GRAVELLY CLAY LOAM
32'-54"	RIPPABLE SHALE

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: 32'

LOT #3 TEST HOLE #: DT3-1	
DEPTH	SOIL TYPE
0'-7"	TOPSOIL
7'-16"	GRAVELLY CLAY LOAM
16'-56"	MOTTLED CLAY

MOTTLING OBSERVED AT: 16'  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

TEST HOLE #: DT4-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-30"	GRAVELLY CLAY LOAM
30"	ROCK

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: 30'

LOT #4 TEST HOLE #: DT5-1	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-64"	GRAVELLY SILT LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #5 TEST HOLE #: DT6-1	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-50"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #6 TEST HOLE #: DT7-1	
DEPTH	SOIL TYPE
0'-7"	TOPSOIL
7'-64"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #2 TEST HOLE #: DT2-2	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-23"	CLAY LOAM
23'-55"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #3 TEST HOLE #: DT3-2	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-13"	GRAVELLY CLAY LOAM
13'	BEDROCK

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: 13'

TEST HOLE #: DT4-2	
DEPTH	SOIL TYPE
0'-5"	TOPSOIL
5'-20"	GRAVELLY LOAM
20'-40"	CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #4 TEST HOLE #: DT5-2	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-54"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #5 TEST HOLE #: DT6-2	
DEPTH	SOIL TYPE
0'-4"	TOPSOIL
4'-50"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

LOT #6 TEST HOLE #: DT7-2	
DEPTH	SOIL TYPE
0'-8"	TOPSOIL
8'-38"	GRAVELLY CLAY LOAM

MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

ALL DEEP SOILS TESTS ABOVE PERFORMED AND WITNESSED BY UCDOH ON FEBRUARY 10, 2023

LOT #3 TEST HOLE #: DT3-4	
DEPTH	SOIL TYPE
0'-6"	TOPSOIL
6'-34"	SILTY CLAY LOAM, SOME GRAVEL

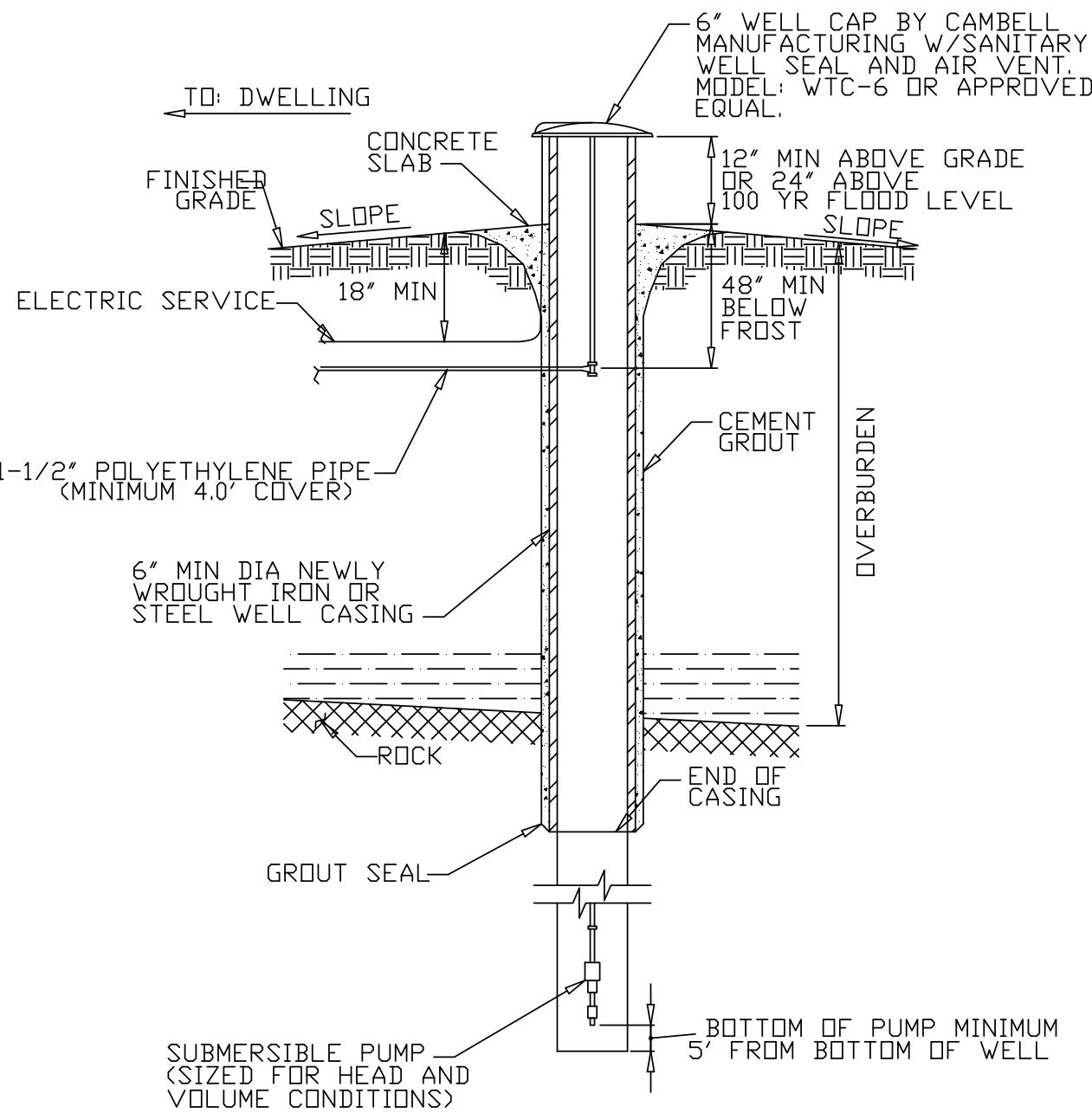
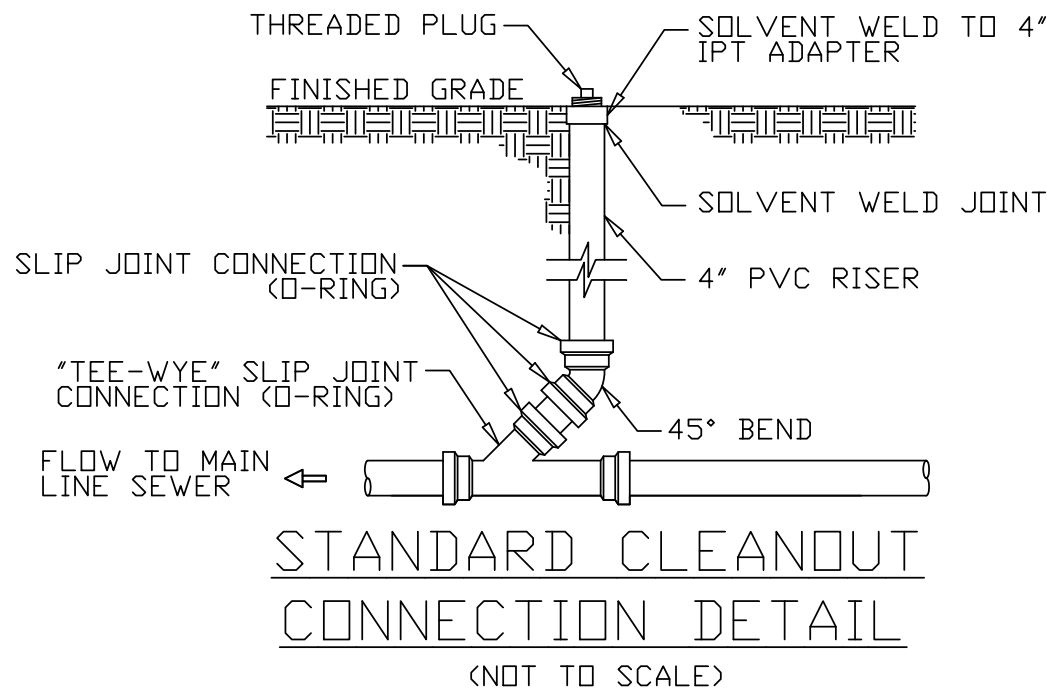
MOTTLING OBSERVED AT: N/A  
WATER OBSERVED AT: N/A  
BEDROCK OBSERVED AT: N/A

DEEP SOILS TEST # DT3-4 DUG ON MAY 4, 2024 AND WITNESSED BY UCDOH ON MAY 14, 2024.

WASTEWATER TREATMENT DESIGN CRITERIA

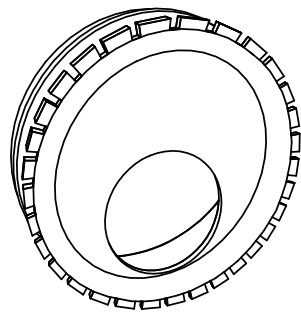
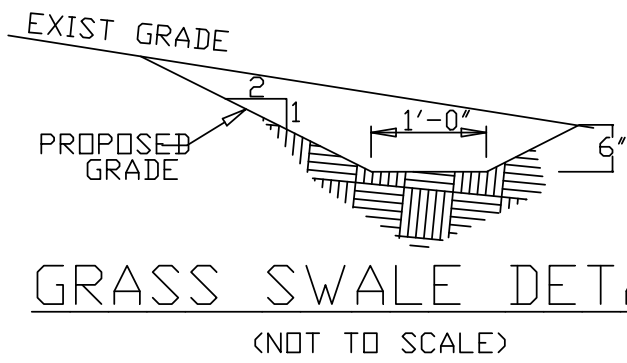
LOCATION	PERC NO.	DEPTH OF PERC HOLE	STABILIZED PERC RATE	DESIGN PERC RATE	SYSTEM TYPE	DEPTH BELOW ORIGINAL GRADE TO TRENCH BOTTOM	DESIGN MINIMUM TRENCH LENGTH FOR 4 BEDROOM HOUSE (MAX) AT 110 GPD PER BEDROOM					
							REQUIRED	PROVIDED				
EXISTING LOT 1 RESERVE (EXIST. 4BR HOME)	PT1-1	24'	22 MINUTES	21-30 MINUTES	ELJEN GSF*	24'	124 LF*	128 LF				
	PT1-2		27 MINUTES									
PROPOSED LOT 2	PT2-1	8'	8 MINUTES	8-10 MINUTES	SHALLOW ELJEN GSF*	8'	84 LF*	84 LF				
	PT2-2		8 MINUTES									
	PT2-3		7 MINUTES									
PROPOSED LOT 3	PT3-1	12'	14 MINUTES	NOT USED								
	PT3-2		44 MINUTES									
	PT3-3		8 MINUTES	8-10 MINUTES (PRIMARY)	SHALLOW ELJEN GSF*	12'	84 LF*	96 LF				
	PT3-4***		10 MINUTES									
	PT3-5***	10'	25 MINUTES	21-30 MINUTES (RESERVE)		10'	124 LF*	132 LF				
-	PT4-1	6'	3 MINUTES	NOT USED								
	PT4-2		13 MINUTES									
	PT4-3		4 MINUTES									
PROPOSED LOT 4	PT5-1	24'	15 MINUTES	11-15 MINUTES	ELJEN GSF*	24'	92 LF*	96 LF				
	PT5-4		8 MINUTES									
	PT5-2		>60 MINUTES	NOT USED								
	PT5-3		>60 MINUTES									
PROPOSED LOT 5	PT6-1	24'	40 MINUTES	31-45 MINUTES	ELJEN GSF*	24'	148 LF*	160 LF				
	PT6-3	20'	8 MINUTES									
	PT6-2	24'	>60 MINUTES	NOT USED								
	PT6-4***	22'	33 MINUTES						31-45 MINUTES		24'	148 LF*
PROPOSED LOT 6	PT7-1	12'	24 MINUTES	21-30 MINUTES	SHALLOW ELJEN GSF*	12'	124 LF*	132 LF				
	PT7-2		13 MINUTES									
	PT7-3		13 MINUTES									

PROPOSED LOTS 2, 3 & 5 PERC TESTS PERFORMED ON FEBRUARY 19, 2023.  
PROPOSED LOTS 4, 5, 6 & 1 RESERVE PERC TESTS PERFORMED ON FEBRUARY 26, 2023.  
\*QUALIFIES FOR TRENCH LENGTH REDUCTION PER APPENDIX 75-A.  
\*\*PERC TESTS PT3-4 & PT6-4 PERFORMED ON FEBRUARY 11, 2024.  
\*\*\*PERC TEST PT3-5 PERFORMED ON MAY 4, 2024.



NOTES:

- WELL SHALL BE CONSTRUCTED PER NYSDOH APPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
- DRILL HOLE SHALL BE THE DIAMETER OF THE CASE PLUS 4", WITH 20' MINIMUM OF GROUT AND CASING INTO ROCK. GROUT MIXTURE SHALL BE 5.5 GALS OF WATER TO 1 BAG OF NEAT CEMENT
- DRIVE CASING AT LEAST 10' IN ROCK.
- WELL YIELD MUST BE AT LEAST 5 GPM
- WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
- WELL CASING SHALL BE IN COMPLIANCE WITH "10 STATE STANDARDS" AND AWWA STANDARD A-100, LATEST EDITION. A MINIMUM OF 40' OF WELL CASING SHALL BE USED. WELL CAP SHALL BE A MINIMUM OF 24" ABOVE THE 100 YR FLOOD ELEVATION.



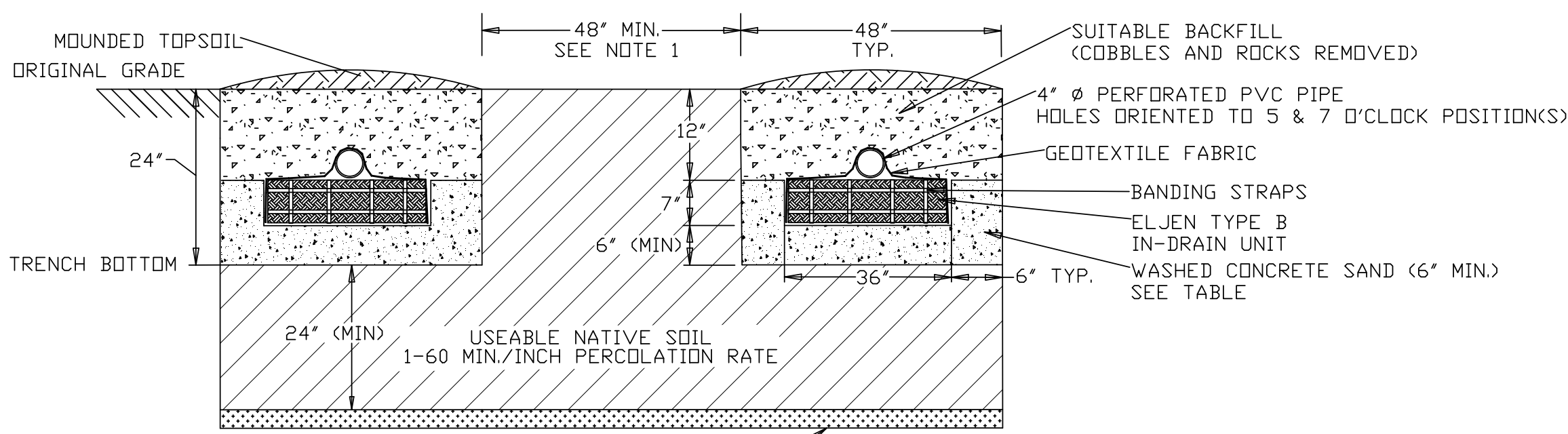
TUF-TITE SPEED LEVELER DETAIL  
(NOT TO SCALE)

- INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX.
- ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY.
- FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.

REVISION 1: 5/15/2024 PER UCDOH COMMENTS

ENGINEER	C.M. TERRIZZI ENGINEERING, PLLC		
	11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020		
	SEPTIC DESIGN CRITERIA & STANDARD DETAILS		
	SUBDIVISION FOR: MARLBORO 2025 LLC S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES TOWN OF MARLBOROUGH, ULSTER COUNTY, NY		
	DATE 7/31/2024	SCALE N.T.S.	SHEET NUMBER 5 OF 6

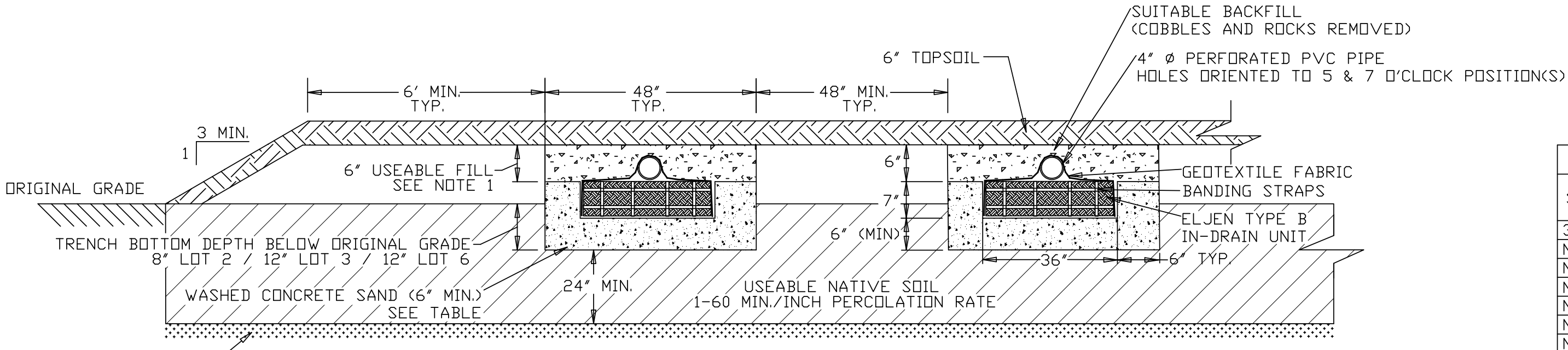




### LOTS 1, 4, & 5 ELJEN GSF

#### NOTES:

1. 4' SEPARATION BETWEEN TRENCHES ON LOTS 1 & 5. 12' SEPARATION ON LOT 4.



### LOTS 2, 3 & 6 SHALLOW ELJEN GSF

#### NOTES:

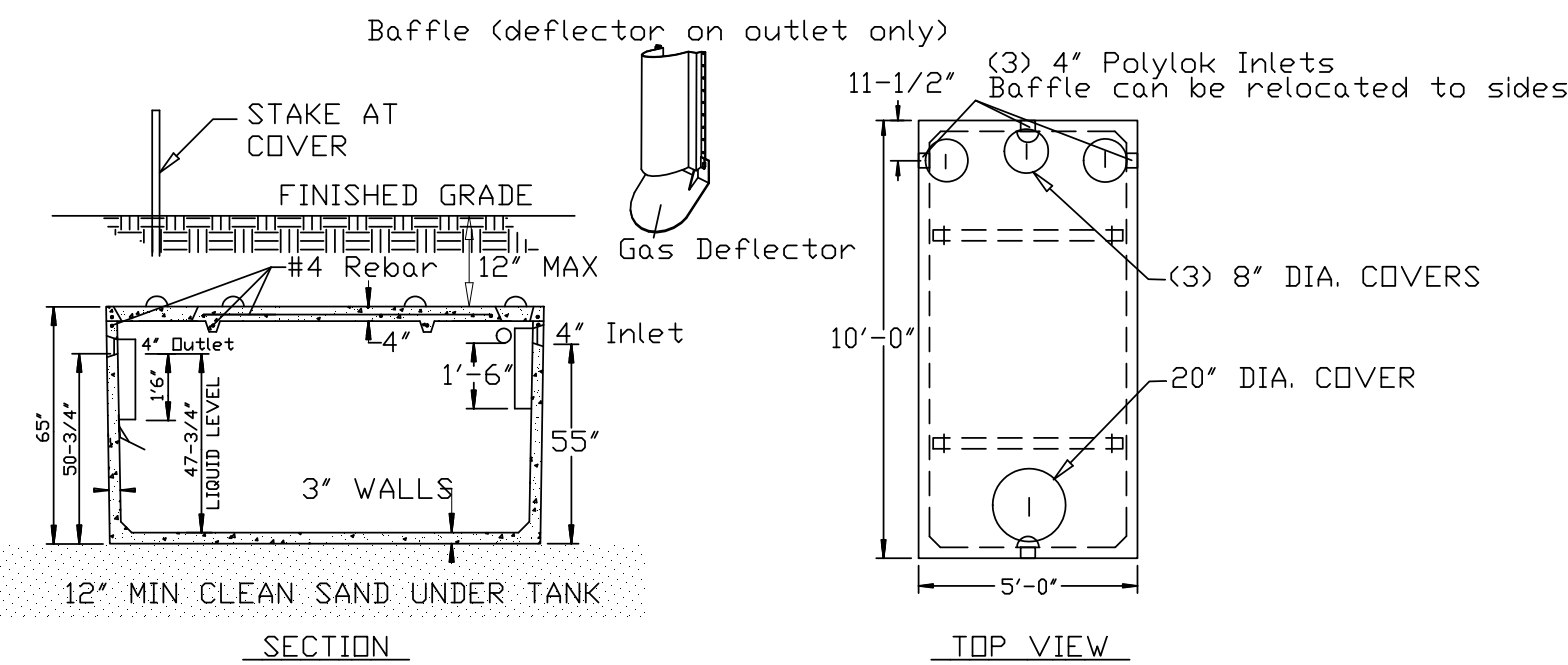
1. USEABLE FILL SHALL HAVE A PERC RATE SIMILAR TO BUT NOT FASTER THAN THAT OF THE USEABLE SOIL.

### ELJEN SYSTEM NOTES:

- THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
- THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
- ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR RAISED BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND. A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
- SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
- FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL SHALL BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND "DREDGING" DIRECTLY BENEATH THE GSF SYSTEM.
- ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES.
- ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
  - SPREADING THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
  - PLACE SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
- BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
- ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.

### SEPTIC SYSTEM GENERAL NOTES:

- ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
- NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
- NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- ALL TREES ARE TO BE CUT AND REMOVED FROM THE AREA OF THE SEWAGE DISPOSAL SYSTEM IN A MANNER THAT WILL NOT SIGNIFICANTLY DISTURB THE VIRGIN SOIL.
- NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
- THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
- ALL TRENCHES SHALL BE EQUAL LENGTH.
- SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
- A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER DESIGN PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ULSTER COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED & TESTED FOR WATER TIGHTNESS.
- THIS SEPTIC DISPOSAL SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS JACUZZI TYPE SPA TUBS (OVER 100 GAL.) OR WATER SOFTENERS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEPTIC DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND APPROVED BY THE ULSTER COUNTY HEALTH DEPARTMENT.
- NO GRADING CUTS ARE TO BE MADE IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM. NO FILL IS TO BE PLACED IN THE AREA OF THE SEWAGE DISPOSAL SYSTEM, UNLESS SO INDICATED ON THE PLANS.
- PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ULSTER COUNTY DEPARTMENT OF HEALTH.
- SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS. DISTRIBUTION BOXES SHOULD BE INSPECTED ANNUALLY TO ASSURE THEY ARE LEVEL AND OPERATING PROPERLY. PUMP CHAMBERS SHOULD BE INSPECTED PERIODICALLY BY A TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND PHYSICAL DAMAGE.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
- DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.

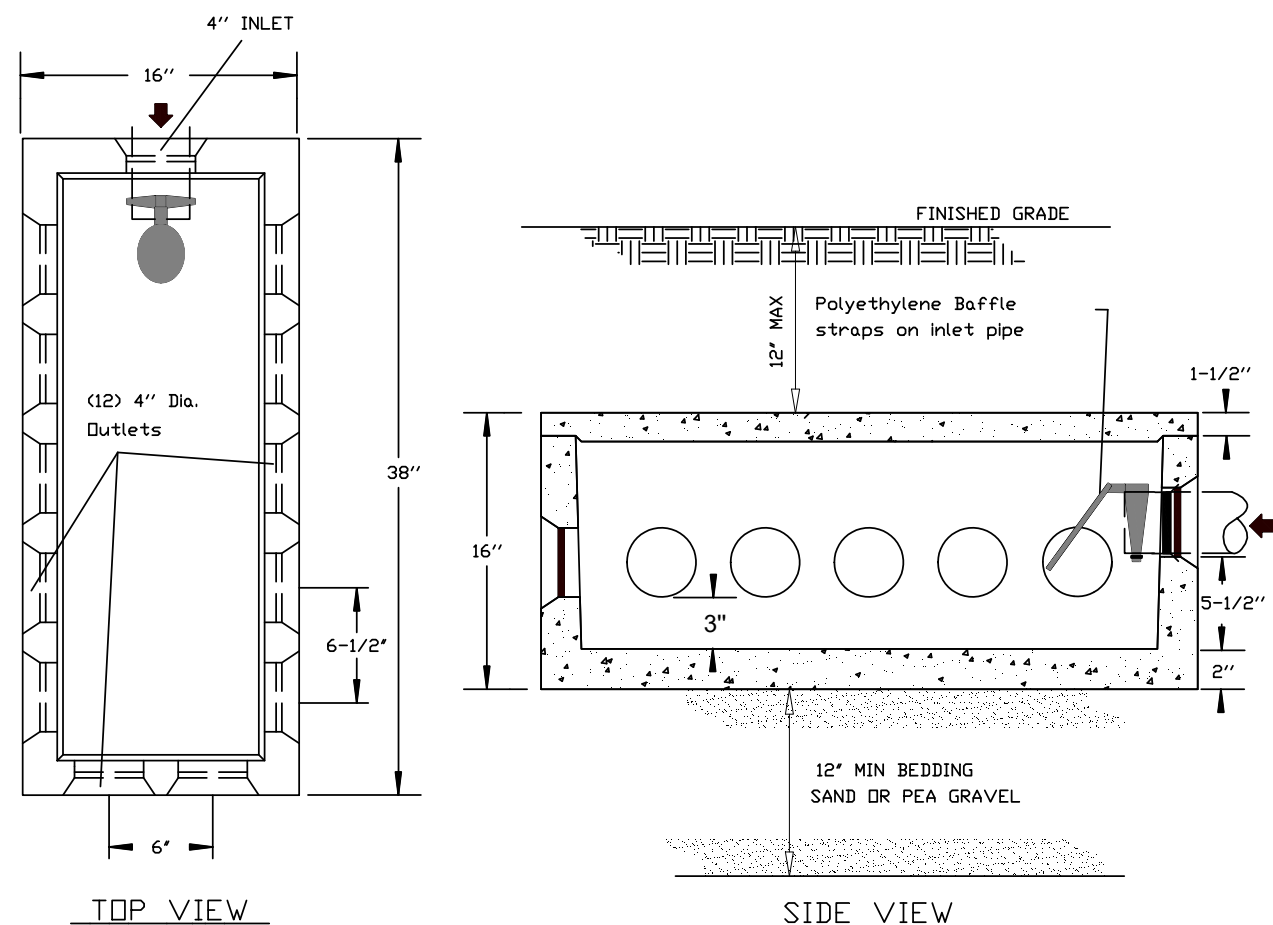


### 1,250 GAL SEPTIC TANK DETAIL

(NOT TO SCALE)

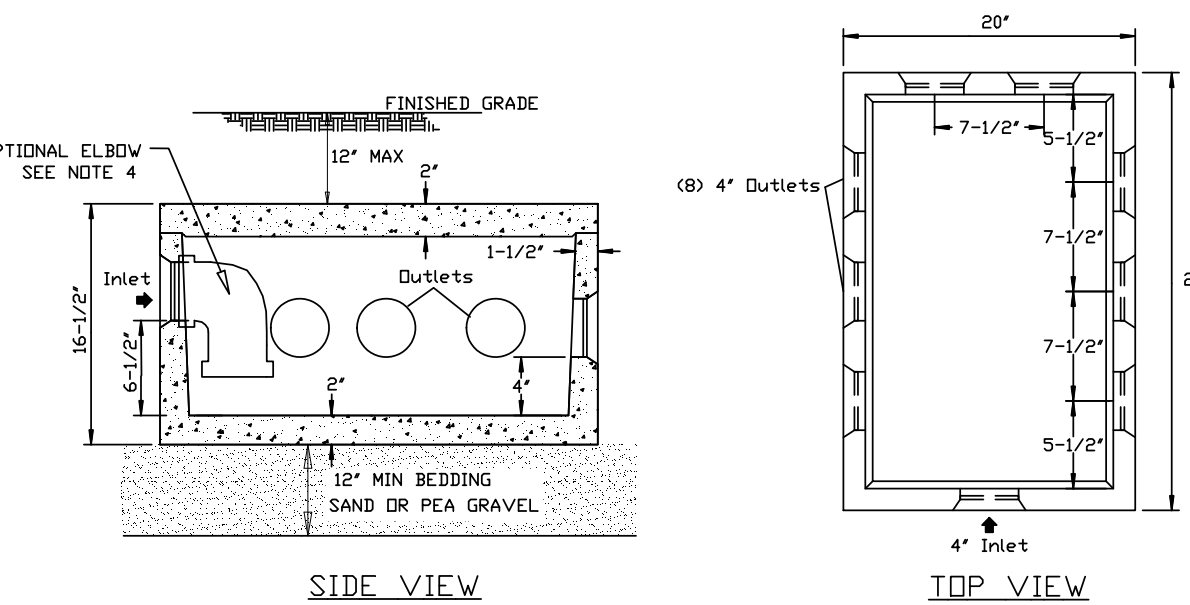
#### NOTES:

- SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.
- CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. AT 28 DAYS.
- STEEL REINFORCEMENT: #4 BAR GR.60, FORTA FERRO 5LB/CY.
- CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
- POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.



### 12 HOLE DISTRIBUTION BOX DETAIL

(NOT TO SCALE)



### 8 HOLE DISTRIBUTION BOX DETAIL

(NOT TO SCALE)

#### D-BOX NOTES:

- DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-9 (8-HOLE), DB-12 (12-HOLE), OR EQUAL.
- POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
- INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL. FLOW EQUALIZERS ARE REQUIRED ON ALL OUTLETS. TUF-TITE SPEED LEVELERS OR EQUIVALENT.
- BAFFLE TEE OR ELBOW REQUIRED FOR ALL PUMP SYSTEMS AND WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.

REVISION 1: 5/15/2024 PER UCDDH COMMENTS

ENGINEER

C.M. TERRIZZI ENGINEERING, PLLC

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(845) 239-2020

SEPTIC SYSTEM DETAILS

SUBDIVISION FOR:

MARLBORD 2025 LLC

S.B.L.: 103.3-4-44 / 1559 RT 9W / 11.7 ACRES

TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE  
7/31/2024

SCALE  
N.T.S.

SHEET NUMBER  
6 OF 6

NOT FOR CONSTRUCTION