



January 12, 2026

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

Subject: Proposed 2-lot subdivision of SBL 95.4-3-13.210 (99 Peach Lane)

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 action required.
- 2) Signed NYSDEC wetland validation is included in this submission.
- 3) UCDoH is satisfied with the sewage disposal systems per the included email. Final stamps and signatures are pending Planning board approval.
- 4) Disturbance limits and area are shown on plan sheet 4. A SWPPP has been compiled and a SPDES permit ID has been issued.
- 5) A revised application and EAF are included in this submission.
- 6) Off-site drainage discussed during the 12/15/2025 PB meeting.
- 7) All existing and proposed pipes and inverts are included in this submission.

In addition, a Common driveway agreement is still in development.

Sincerely,

Christopher Terrizzi, PE

Town of Marlborough Planning Board Application

Application For: *(Check One)*

Subdivision **Site Plan** **Lot Line Revision**

Application Number: 25-02

Date of Submission: May 2025 (REVISED JANUARY 2026)

Name of Project: 99 PEACH LANE 2-LOT SUBDIVISION

Location of Project: 99 PEACH LANE, MILTON

Tax Section Block and Lot: 95.4-3-13.210

Zoning District: R-AG-1

Number of Acres: 23.3 Sq. Footage of Building:

Description of Project (include number of lots/units & bedrooms):

2 LOT RESIDENTIAL SUBDIVISION

EMAIL: ksaltalamachia@necsd.net

Name of Property Owner: Katrina Nason

Address of Property Owner: 129 Peach Lane, Milton NY 12547

Telephone Number of Property Owner: 845-235-3917

Name of Applicant: SAME AS ABOVE

Address of Applicant: SAME AS ABOVE

Telephone Number of Applicant: SAME AS ABOVE

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: Joe Saffioti

Address of Attorney: 5031 Rt 9w Suite 1 Newburgh Ny 12550

Telephone Number of Attorney: 845-562-3500

Reason For Application: NEW 2 LOT RESIDENTIAL SUBDIVISION

Description of Proposal: 2 lot subdivision of existing 23.3 acre parcel served by individual on-site

septics and wells.

Katrina Nason

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. Completed Application
 2. Environmental Assessment Form (*May be obtained from Planning Board*)
 3. Letter of Agent Statement
 4. Application Fee (*Separate check from escrow fee*)
 5. Escrow Fee (*Separate check from application fee*)
 6. Copy of deed
 7. Completed checklist (*Automatic rejection of application without checklist*)
 8. Agricultural Data Statement (*if applicable*)
 9. 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. Name and address of applicant
 2. Name and address of owner (*if different*)
 3. Subdivision name and location
 4. Tax Map Data (*Section-Block-Lot*)
 5. Location map at a scale of 1" = 2,000
 6. 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. Date of plat preparation and/or plat revisions
 9. Scale the plat is drawn to (Max 1" = 100')
 10. North Arrow

11. X Surveyor's Certification

12. _____ Surveyor's seal and signature

13. X Name, SBL and acreage of adjoining owners

14. X NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.

15. N/A Flood plain boundaries

16. N/A Federal Wetland Boundary

17. X Metes and bounds of all lots

18. X 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. X Show existing or proposed easements (*note restrictions*)

20. X Right of way width and Rights of Access and utility placement.

21. N/A Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.

22. X Lot area acreage. For lots under 2 acres, list in square feet & acres.

23. X Number of lots including residual lot.

24. X Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.

25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.

26. X Applicable note pertaining to owners review and concurrence.

27. N/A Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.

29. X 2 Foot Contours

30. X Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. N/A 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



Chris Terrizzi <cmterrizzi@gmail.com>

RE: UCDOH Plan Review - Peach Ln Project

1 message

Christopher L. Sutton <csut@ulstercountyny.gov>
To: Chris Terrizzi <cmterrizzi@gmail.com>

Thu, Dec 18, 2025 at 2:35 PM

Hey Chris,

I've reviewed the revisions for this project and they look great! I have no further comments.

I do need (3) full sets of plans, stamped and signed by yourself and whoever the licensed surveyor is. The copies I've been reviewing only have pages 2,3 & 5 out of 1 – 5 and the most recent set has no stamps or signatures. At your convenience, please submit the requested plans.

Please reach out if you have any questions.

Thank you,

Chris Sutton (he/him)

Public Health Engineer Trainee

Ulster County Department of Public Health

[239 Golden Hill Dr, Kingston, NY 12401](https://www.ulstercountyny.gov/239-Golden-Hill-Dr-Kingston-NY-12401)

(845) 340-3552

csut@ulstercountyny.gov



From: Chris Terrizzi <cmterrizzi@gmail.com>
Sent: Tuesday, December 16, 2025 11:20 AM

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

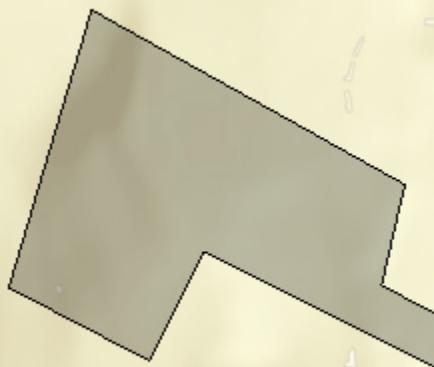
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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.			
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:			
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest		Agriculture	
		Aquatic	
<input type="checkbox"/> Parkland		Other(Specify):	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>		
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	<input type="checkbox"/>	<input 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: <u>Individual drilled wells</u> _____ _____	<input 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: <u>Individual in-ground septic</u> _____ _____	<input 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 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?	NO	YES	
<input 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 type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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?			<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?			<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:			<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:			<input type="checkbox"/> NO <input type="checkbox"/> YES <input 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:			<input type="checkbox"/> NO <input type="checkbox"/> YES <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:			<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name:		Date:	
Signature: <u>Christopher Terrizzi</u>		Title:	



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

STORMWATER POLLUTION PREVENTION PLAN W/ EROSION & SEDIMENT CONTROLS

**2-LOT SUBDIVISION OF SBL 95.4-3-13.210
for
NASON**

**TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK**

PREPARED BY

Christopher Terrizzi, PE

**C.M. TERRIZZI
ENGINEERING**

**11 Terrizzi Drive
Wallkill, NY 12589**

JANUARY 8, 2026

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APPENDIX A: SOILS MAP

APPENDIX B: NOI

APPENDIX C: PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

APPENDIX D: CONTRACTOR & SUB-CONTRACTOR CERTIFICATION STATEMENTS

APPENDIX E: SWPPP INSPECTION FORM

1.0 Project Overview

The Nason Subdivision project site is 23.38 acres located in the Town of Marlborough as Section 95.4 Block 3 Lot 13.210.

The project proposes to subdivide the parcel into two separate lots and construct two new individual private homes, including driveways, wells and septic systems. One common driveway is proposed to service the lots from Peach Lane.

Based on the proposed subdivision plan, it is estimated that the total area of disturbance for the proposed construction is approximately \pm 3.50 acres. The proposed impervious ground cover percentage is 3.00%, an increase from the 0% currently on the property. In accordance with the NYSDEC Stormwater General Permit (GP 0-25-001) for stormwater discharge, single family residential subdivisions with less than 5 acres of disturbance are required to prepare a Stormwater Pollution Prevention plan (SWPPP) that only includes erosion and sediment controls.

2.0 Existing Conditions & Soils

The existing site is wooded with a 4.40 acre state wetland and pond fed by a stream along the northeasterly property line. The topography generally slopes downward from southwest to northeast with steep slopes up to 25%.

The U.S.D.A. Natural Resources Conservation Service soil survey shows soils at the project site include primarily the following:

Soil Name	Symbol	Percent of Parcel	Hydrologic Soil Group
Volusia gravelly silt loam, 3-8% slopes	VoB	29.9%	D
Canandaigua silt loam, till substratum	Cd	22.4%	C/D
Bath gravelly silt loam, 15-25% slopes	BgD	17.4%	C
Bath and Mardin soils, sloping, very stony	BRC	11.7%	C
Bath very stony soils, steep	BHE	8.8%	C
Bath gravelly silt loam, 8-15% slopes	BgC	5.3%	C
Volusia gravelly silt loam, 8-15% slopes	VoC	4.4%	D

3.0 Erosion & Sediment Control Measures

Erosion and sediment control measures are shown on plan sheet 4. The following general measures shall be implemented:

- a. Soil disturbances shall be minimized in both area and duration.
- b. Disturbed areas shall be stabilized as soon as final grades are accomplished.
- c. Plan sheet 4 identifies the limits of disturbance, silt fence locations and topsoil stockpile locations. Sheet 4 also contains sequencing notes for the proposed construction. The following general practices shall be implemented:
 1. Clearing limits shall be staked prior to any soil disturbances.
 2. Silt fence shall be installed at locations shown on the plans and shall be maintained in good condition and repaired or replaced as necessary.
 3. Stabilized construction entrances shall be installed at locations shown on the plans to eliminate the tracking of sediment onto public streets.
 4. Seeding and mulching is necessary to stabilize final grades.
 5. Soil stabilization shall be implemented within fourteen (14) days after soil disturbance completion.

4.0 Good Housekeeping & Material Management Practices

The following good housekeeping and material management practices shall be followed during construction to reduce the risk of spills or exposure of materials to stormwater runoff:

1. The minimum quantity of materials required shall be brought on site and shall be stored in an orderly manner in their original labeled containers.
2. Material disposal shall meet all manufacturer's recommendations and federal, state, county and local regulations.

Petroleum products:

1. Fuels, oils & chemicals shall be stored in appropriate and tightly closed containers. In the event of a spill, it shall be contained and cleaned up immediately in accordance with all federal, state, county and local regulations. Spills in excess of reportable quantities shall be reported to the NYSDEC as soon as it is discovered.
2. All vehicles on site shall be regularly inspected and maintained to prevent leaks.

Fertilizers & Paint:

1. Fertilizers shall be stored in original water-tight containers away from stormwater discharges.
2. Any spills or contamination of runoff with fertilizers shall be immediately contained, collected, cleaned up, and disposed of in accordance with Federal, State, County and Local regulations.

Sanitary Waste Facilities:

1. Should portable sanitary units be located on-site, they shall be placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

Concrete Trucks:

1. Concrete trucks shall only wash out at designated washout locations.

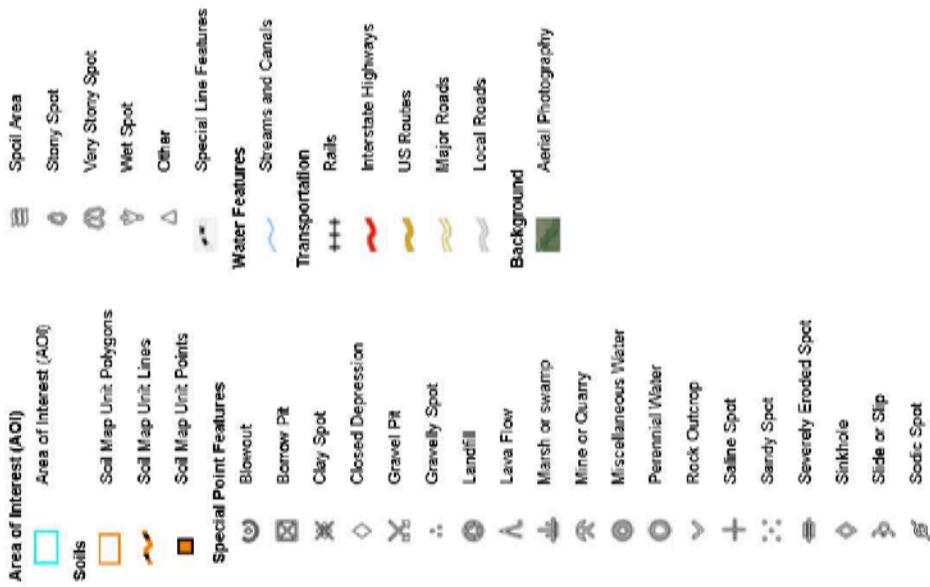
APPENDIX A

SOILS MAP

Soil Map—Ulster County, New York
(Peach Lane SBL 954-3-13-210)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [Web Mercator \(EPSG-3857\)](http://websoilsurvey.nrcs.usda.gov/)

Coordinate System: Web Mercator (EPSG-3857)
Maps from the Web Soil Survey are biased on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ulster County, New York
Survey Area Date: Version 24, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgC	Bath gravelly silt loam, 8 to 15 percent slopes	1.2	5.3%
BgD	Bath gravelly silt loam, 15 to 25 percent slopes	4.0	17.4%
BHE	Bath very stony soils, steep	2.0	8.8%
BR	Bath and Mardin soils, sloping, very stony	2.7	11.7%
Cd	Canandaigua silt loam, till substratum	5.2	22.4%
VoB	Volusia gravelly silt loam, 3 to 8 percent slopes	6.9	29.9%
VoC	Volusia gravelly silt loam, 8 to 15 percent slopes	1.0	4.4%
Totals for Area of Interest		23.1	100.0%

APPENDIX B

NOTICE OF INTENT (NOI)

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.14

(Submission #: HQJ-F66P-YXXNN, version 1)

Details

Submitted 1/8/2026 (1 days ago) by Christopher Terrizzi

Alternate Identifier 99 Peach Lane  Region 3

Submission ID HQJ-F66P-YXXNN

Status Deemed Complete

NOTE (CREATED)

SPDES Permit ID

NYR11Q522

Created on 1/9/2026 2:22 PM by **Rhea Pineda**

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?

Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?

No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?

No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?

No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?

Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?

No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR § 428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?

Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?

No

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.

Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?

No

Owner/Operator Information

8. Owner/Operator Name

Katrina Nason

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
Katrina Nason	8452353917	ksaltalamachia@necsd.net

10. Owner/Operator Mailing Address

129 Peach Lane
Milton, NY 12547
USA

11. Is the billing contact different from the Owner/Operator Contact?

No

12. What type of organization is the owner/operator?

Private Owner

Site Information

13. Project/Site Name

99 Peach Lane

14. Site Address

99 Peach Lane
Milton, NY 12547
Ulster

DEC Region

3

15. Site Latitude & Longitude

41.67613665786841,-73.98901258570388

Project Details**16. This eNOI submission is for:**

An entire common plan of development or sale in accordance with Part I.D.1.b.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".

Table 1

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.

2-lot subdivision of a 23.3 acre wooded parcel. Parcel contains a 4.40 acre state wetland that was delineated in September 2025. Proposed improvements include 2 new single family homes served by private wells and septic systems and a common driveway.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)

23.3

20. Total Area to be Disturbed (acres)

3.5

21. Existing Impervious Area to be Disturbed (acres)

0.0

22. Future Impervious Area Within Disturbed Area (acres)

0.7

Nature of the project:

New Construction

23. Do you plan to disturb more than 5 acres of soil at any one time?

No

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)

0

B (%)

0

C (%)

65

D (%)

35

25. Enter the planned start and end dates of the disturbance activities.**Start Date**

04/01/2026

End Date

11/30/2026

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Twaalfskill Creek and trib - 1301-0199

27. Type of waterbody identified in question 26?
Wetland/State Jurisdiction On Site
Stream/Creek On Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?
No

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?
No

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
No

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
Yes

33. Is this property owned by a state authority, state agency, federal government or local government?
No

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?
Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?
Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP
Christopher M Terrizzi, PE

41. SWPPP Preparer Organization Name
C.M. Terrizzi Engineering, PLLC

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
Christopher Terrizzi	8452392020	cmterrizzi@gmail.com

43. SWPPP Preparer Address
11 Terrizzi Drive
Wallkill, NY 12589-2783

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Upload the completed form

[Download SWPPP Preparer Certification Form](#)

44. Please upload the SWPPP Preparer Certification

appf_swppcertform.pdf - 01/08/2026 11:11 PM

Comment

NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?

Yes

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?

Yes

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.

None

57. Is this NOI for a change in owner/operator per Part I.G.?

No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?

No

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.

[Owner/Operator Certification Form](#)

61. Upload Owner/Operator Certification Form

appj_operatorcertform.pdf - 01/08/2026 11:14 PM

Comment

NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?

Yes

Additional Project Information

62. Enter any additional pertinent project information in the text box below.

NONE PROVIDED

Attachments

Date	Attachment Name	Context	User
1/8/2026 11:16 PM	Letter of Authorization.pdf	Generated Document	Christopher Terrizzi
1/8/2026 11:14 PM	appj_operatorcertform.pdf	Attachment	Christopher Terrizzi
1/8/2026 11:11 PM	appf_swppcertform.pdf	Attachment	Christopher Terrizzi

Status History

	User	Processing Status
1/8/2026 10:46:33 PM	Christopher Terrizzi	Draft
1/8/2026 11:16:35 PM	Christopher Terrizzi	Submitted
1/8/2026 11:16:38 PM	Christopher Terrizzi	Deemed Complete
1/9/2026 2:22:34 PM	Rhea Pineda	In Review
1/9/2026 2:22:51 PM	Rhea Pineda	Deemed Complete

Audit

Event	Event Description	Event By	Event Date
Letter of Authorization	The Letter of Authorization document has been generated and is available for download.	Christopher Terrizzi	1/8/2026 11:16 PM

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Christopher Terrizzi	1/8/2026 11:16:35 PM
Issue SPDES Permit ID	Rhea Pineda	1/9/2026 2:22:51 PM

APPENDIX C

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____
Permit No. _____ Date of Authorization _____
Name of Operator _____
Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector¹ conduct an assessment of the site prior to the commencement of construction² and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site log- book shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization³ using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist

(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

- Has a Notice of Intent been filed with the NYS Department of Conservation?
- Is the SWPPP on-site? Where? _____
- Is the Plan current? What is the latest revision date? _____
- Is a copy of the NOI (with brief description) onsite? Where? _____
- Have all contractors involved with stormwater related activities signed a contractor's _____

2. Resource Protection

Yes No NA

- Are construction limits clearly flagged or fenced?
- Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
- Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

- Clean stormwater runoff has been diverted from areas to be disturbed.
- Bodies of water located either on site or in the vicinity of the site have been identified and protected.
- Appropriate practices to protect on-site or downstream surface water are installed.
- Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

- A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
- Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
- Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

- Silt fence material and installation comply with the standard drawing and specifications. Silt fences are installed at appropriate spacing intervals
- Sediment/detention basin was installed as first land disturbing activity.
- Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

- The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
- The plan is contained in the SWPPP on page _____
- Appropriate materials to control spills are onsite. Where? _____

APPENDIX D

CONTRACTOR & SUB-CONTRACTOR CERTIFICATION STATEMENTS

CONTRACTOR CERTIFICATION STATEMENT

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Contractor:

Name:

Signature:

Title:

Company Name:

Company Address:

Company Phone Number:

Site Address:

Specific SWPPP Responsibilities:

Date of Certification:

Name and Title of Trained Contractor for SWPPP

Implementation:

SUB-CONTRACTOR CERTIFICATION STATEMENT

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharges* from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Sub-Contractor:

Name:

Signature:

Title:

Company Name:

Company Address:

Company Phone Number:

Site Address:

Specific SWPPP Responsibilities:

Date of Certification:

Name and Title of Trained Contractor for SWPPP

Implementation: _____

APPENDIX E

SWPPP INSPECTION FORM

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

- 1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
- 2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;
- 3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
- 4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);
- 5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and
- 6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name) _____ **Date of Inspection** _____

Qualified Inspector (print name) _____ **Qualified Inspector Signature** _____

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

- Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
- Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
- All disturbance is within the limits of the approved plans.
- Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

- Is construction site litter, debris and spoils appropriately managed?
- Are facilities and equipment necessary for implementation of erosion and sediment working order and/or properly maintained?
- Is construction impacting the adjacent property?
- Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

- Maximum diameter pipes necessary to span creek without dredging are installed.
- Installed non-woven geotextile fabric beneath approaches.
- Is fill composed of aggregate (no earth or soil)?
- Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA

- Stone is clean enough to effectively remove mud from
- Installed per standards and specifications?
- Does all traffic use the stabilized entrance to enter and
- Is adequate drainage provided to prevent ponding at

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

- Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
- Clean water from upstream pool is being pumped to the downstream pool.
- Sediment laden water from work area is being discharged to a silt-trapping device.
- Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)**2. Flow Spreader****Yes No NA**

Installed per plan.
 Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
 Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales**Yes No NA**

Installed per plan with minimum side slopes 2H:1V or flatter.
 Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
 Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam**Yes No NA**

Is channel stable? (flow is not eroding soil underneath or around the structure).
 Check is in good condition (rocks in place and no permanent pools behind the structure).
 Has accumulated sediment been removed?.

5. Rock Outlet Protection**Yes No NA**

Installed per plan.
 Installed concurrently with pipe installation.

Soil Stabilization**1. Topsoil and Spoil Stockpiles****Yes No NA**

Stockpiles are stabilized with vegetation and/or mulch.
 Sediment control is installed at the toe of the slope.

2. Revegetation**Yes No NA**

Temporary seedings and mulch have been applied to idle areas.
 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[] [] [] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).

[] [] [] Joints constructed by wrapping the two ends together for continuous support.

[] [] [] Fabric buried 6 inches minimum.

[] [] [] Posts are stable, fabric is tight and without rips or frayed areas. Sediment accumulation is _____ % of design capacity.

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[] [] [] Installed concrete blocks lengthwise so open ends face outward, not upward.

[] [] [] Placed wire screen between No. 3 crushed stone and concrete blocks.

[] [] [] Drainage area is 1 acre or less.

[] [] [] Excavated area is 900 cubic feet.

[] [] [] Excavated side slopes should be 2:1.

[] [] [] 2" x 4" frame is constructed and structurally sound.

[] [] [] Posts 3-foot maximum spacing between posts.

[] [] [] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8- inch spacing.

[] [] [] Posts are stable, fabric is tight and without rips or frayed areas.

[] [] [] Manufactured insert fabric is free of tears and punctures.

[] [] [] Filter Sock is not torn or flattened and fill material is contained within the mesh sock. Sediment accumulation _____ % of design capacity.

3. Temporary Sediment Trap

Yes No NA

[] [] [] Outlet structure is constructed per the approved plan or drawing.

[] [] [] Geotextile fabric has been placed beneath rock fill.

[] [] [] Sediment trap slopes and disturbed areas are stabilized. Sediment accumulation is _____ % of design capacity.

4. Temporary Sediment Basin**Yes No NA**

Basin and outlet structure constructed per the approved plan.

Basin side slopes are stabilized with seed/mulch.

Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment basin dewatering pool is dewatering at appropriate rate.
Sediment accumulation is _____% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

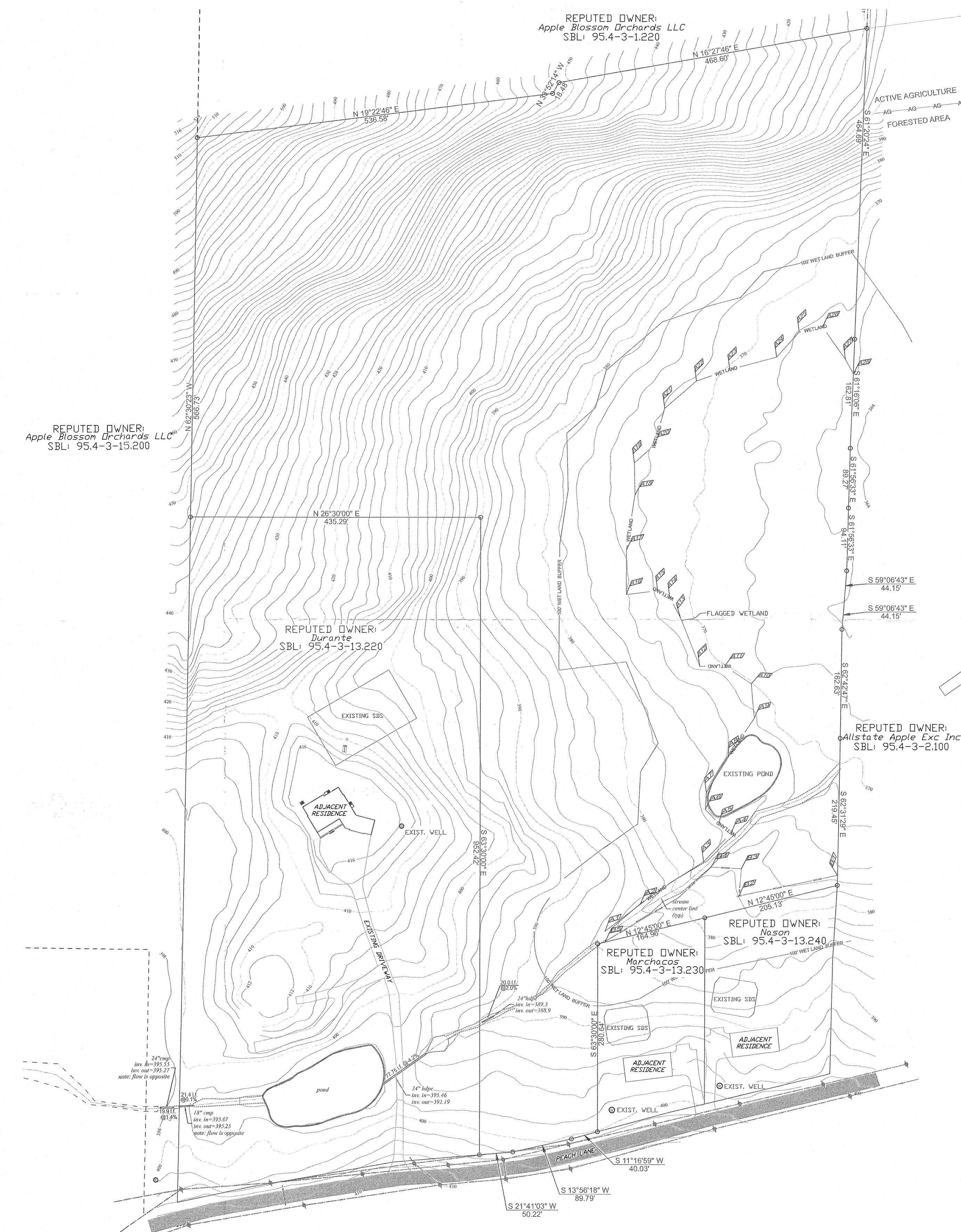
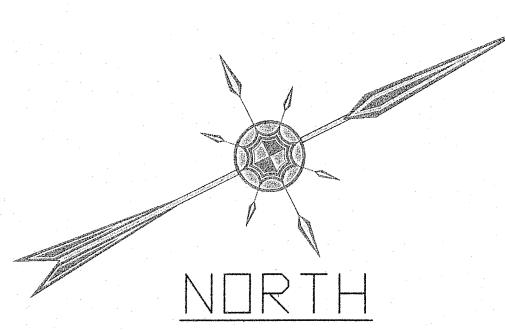
CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

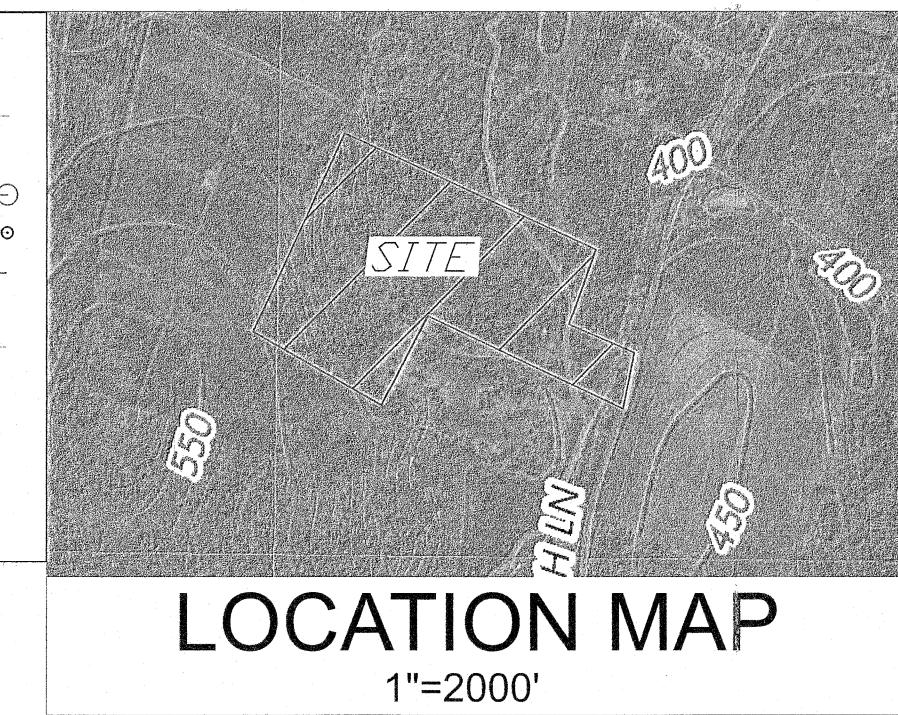
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
 - a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
 - b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:



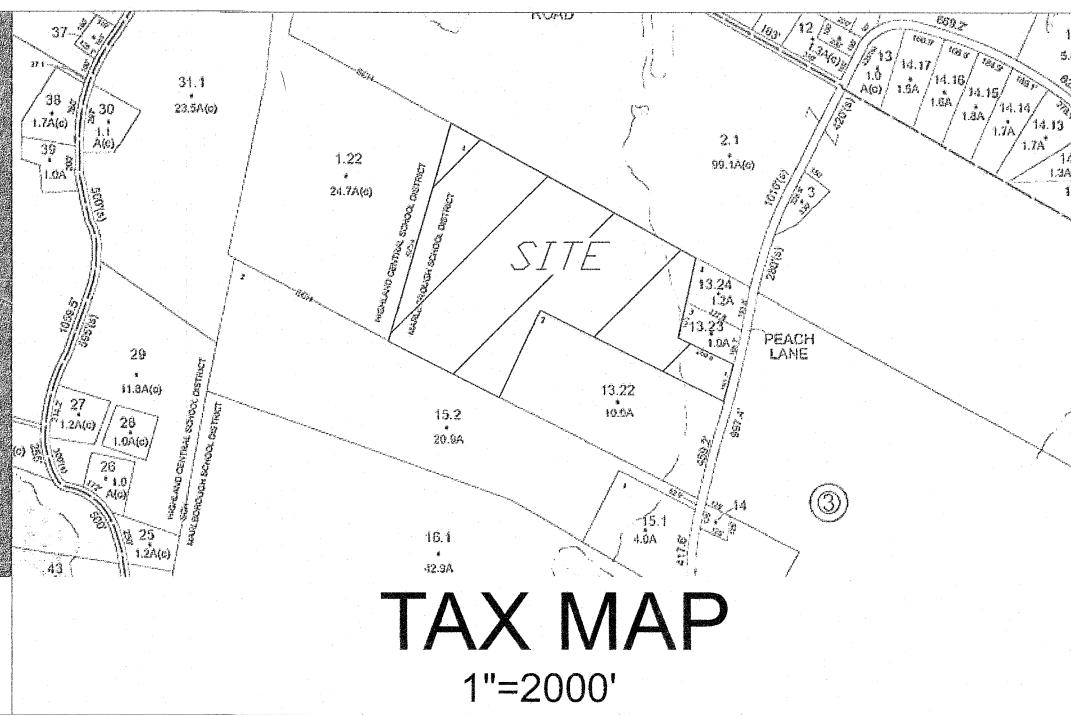
LEGEND

- CLEANOUT
- TEMPORARY SILT FENCE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DEEP TEST
- PERCOLATION TEST
- SWALE
- DISTURBANCE BOUNDARY
- APPROXIMATE BOUNDARY OF ACTIVE AGRICULTURE
- AG - AG



LOCATION MAP

1"=2000'



TAX MAP

1"=2000'

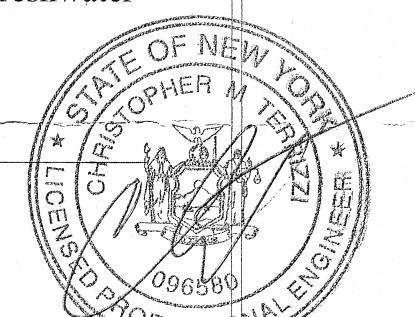
NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater

Wetland PO-4 as delineated by Michael Nowicki on September 23, 2025.

DEC Staff: Paul DeWandlish 12/22/25 Surveyor/Engineer:

Date Valid: 12/22/2025 Expiration Date: 12/22/2030 SEAL



Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC staff. Re-validation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

RECEIVED

DEC 22 2025

Natural Resources
NYSDEC Region 3 - New Paltz

NOTES:

1. THE PREMISES SHOWN HEREON IS LOT 1 OF THE NASON SUBDIVISION FILED MAP 21-67A GENERALLY DESCRIBED AS DEED LIBER 6886 PAGE 256 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.

C.M. TERRIZZI ENGINEERING, PLLC

11 TERRIZZI DR.
WALLKILL, NY 12589
(845) 239-2020

EXISTING CONDITIONS & WETLAND DELINEATION

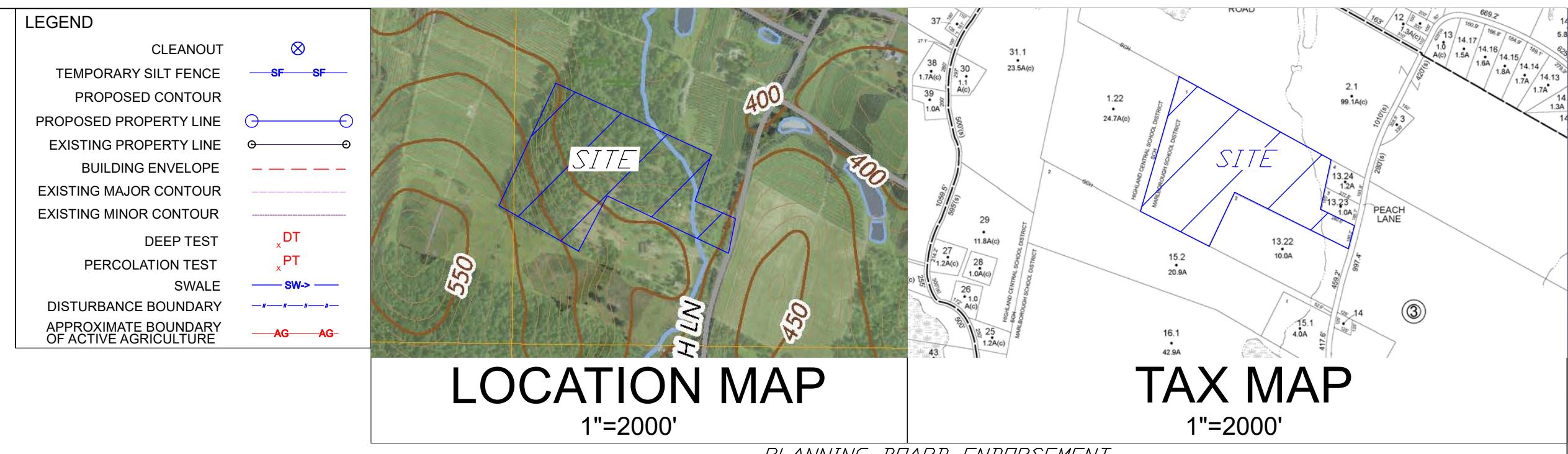
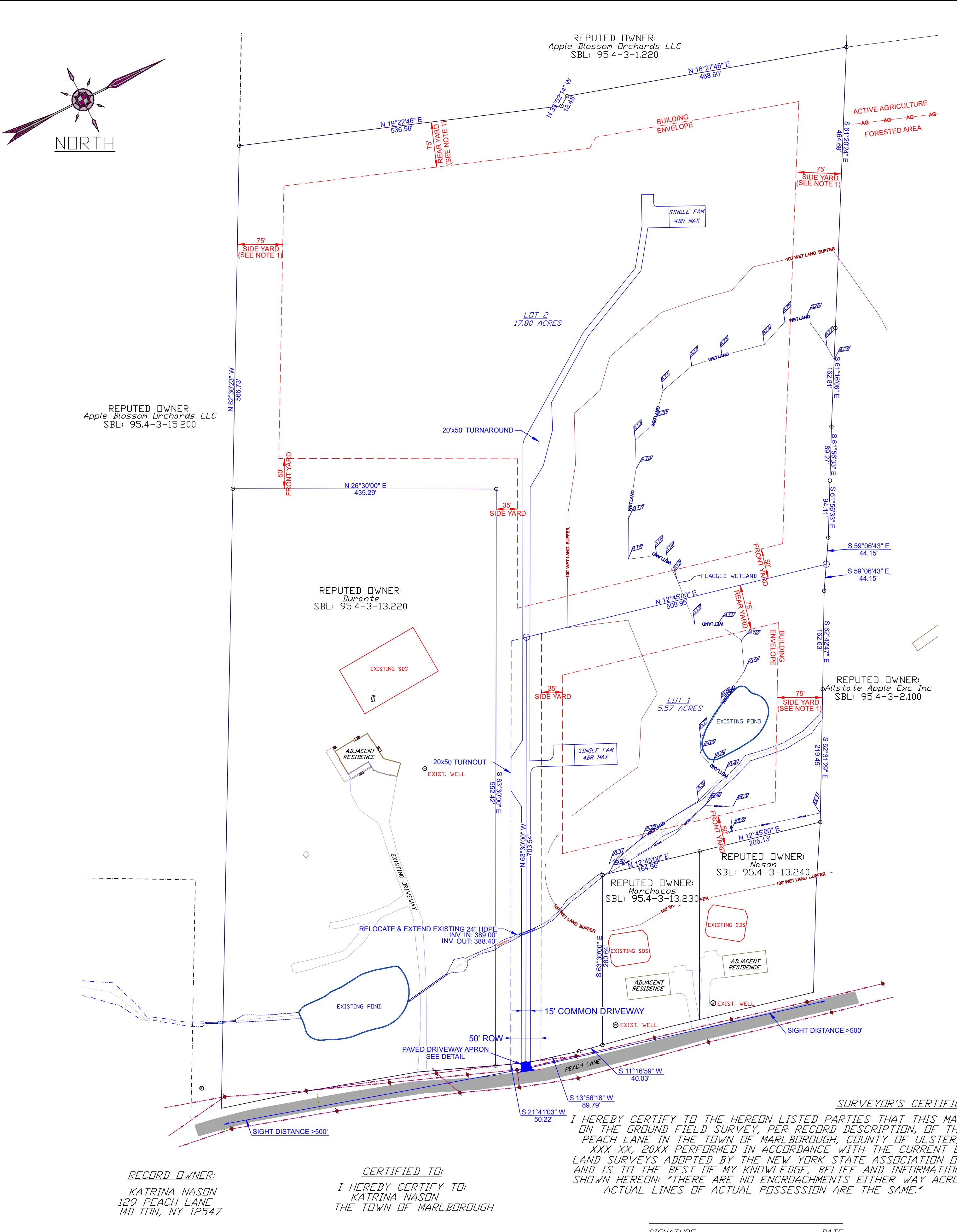
2-LOT SUBDIVISION FOR:
NASON

S.B.L. 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE
9/30/2025

SCALE
1" = 100'

SHEET NUMBER
1 OF 5



PLANNING BOARD CHAIRMAN **DATE**

OWNER'S ENDORSEMENT

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT ARE FAMILIAR WITH ITS CONTENTS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREE TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK'S OFFICE.

OWNER **DATE**

TOWN OF MARLBOROUGH R-AG-1 ZONING SCHEDULE

LOT AREA	MINIMUM REQUIRED	LOT #1 PROPOSED	LOT #2 PROPOSED
1 ACRE (43,560 SF)	5.57 ACRES (242,996 SF)	17.80 ACRES (775,537 SF)	
YARDS (feet)			
FRONT	50'	172'±	588'±
REAR	75'	190'±	208'±
SIDE	35'	54'±	220'±
ONE BOTH	80'	390'±	932'±
LOT WIDTH (feet)	150'	486'±	993'±
LOT DEPTH (feet)	200'	544'±	717'±

NOTES:

- MINIMUM SETBACK NEXT TO ACTIVE AGRICULTURAL LANDS PER SECTION 155-52. EXISTING FORESTED AREA WITHIN THE 75' SETBACK SHALL REMAIN UNDISTURBED TO ACT AS BUFFER TO MITIGATE ADJACENT AGRICULTURE ACTIVITIES.
- LOTS 1 & 2 SHALL BE SUBJECT TO A COMMON DRIVEWAY MAINTENANCE AGREEMENT FILED WITH THE ULSTER COUNTY CLERK.

AGRICULTURAL DATA STATEMENT:

THIS SUBDIVISION IS LOCATED IN AN AGRICULTURE DISTRICT. IT HAS ACTIVE FARMING OPERATIONS IN THE VICINITY. BE ADVISED OF THE FOLLOWING:

- FARMING DOES NOT OCCUR ONLY BETWEEN 8:00 AM AND 5:00 PM AND IS DEPENDENT ON MOTHER NATURE. RESIDENTS SHOULD BE AWARE OF NOISE FROM AGRICULTURE MACHINERY BEING OPERATED IN NEARBY FIELDS IN EARLY MORNING AND EVENING HOURS AND NOISE FROM CROP DRYING FANS WHICH ARE ON 24 HOURS A DAY DURING THE HARVESTING SEASON.
- THE ROADS LEADING TO AND FROM THE SUBDIVISION ARE FREQUENTLY TRAVELED BY FARMERS AND THEIR SLOW MOVING FARM VEHICLES AND EQUIPMENT.
- FARMERS VERY OFTEN SPRAY THEIR CROPS WITH PESTICIDES IN ACCORDANCE WITH ACCEPTED PRACTICES REGULATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) NOTIFICATION LAW NO. 325, OCTOBER 1988.
- EXISTING AGRICULTURAL OPERATIONS MAY CREATE BOTH UNAVOIDABLE ODORES AND UNSIGHTLINESS COMMONLY ASSOCIATED WITH FARMING OPERATIONS IN THE AREA.
- THERE ARE DANGERS IN LETTING CHILDREN AND PETS ROAM INTO ANY ADJACENT AGRICULTURAL FIELD, WHICH IS PRIVATE PROPERTY.

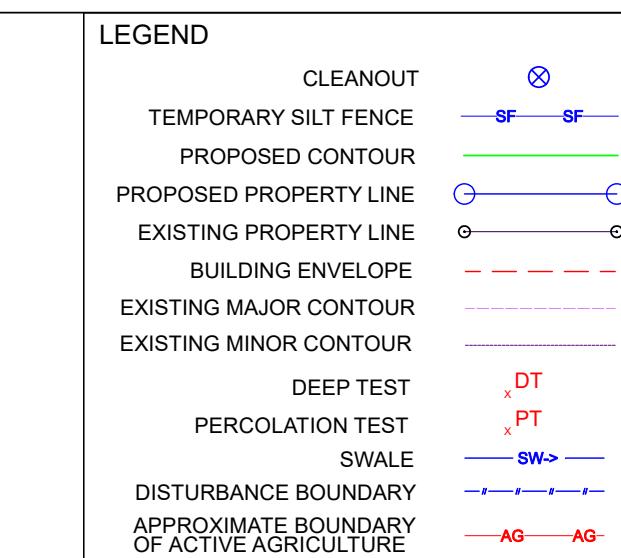
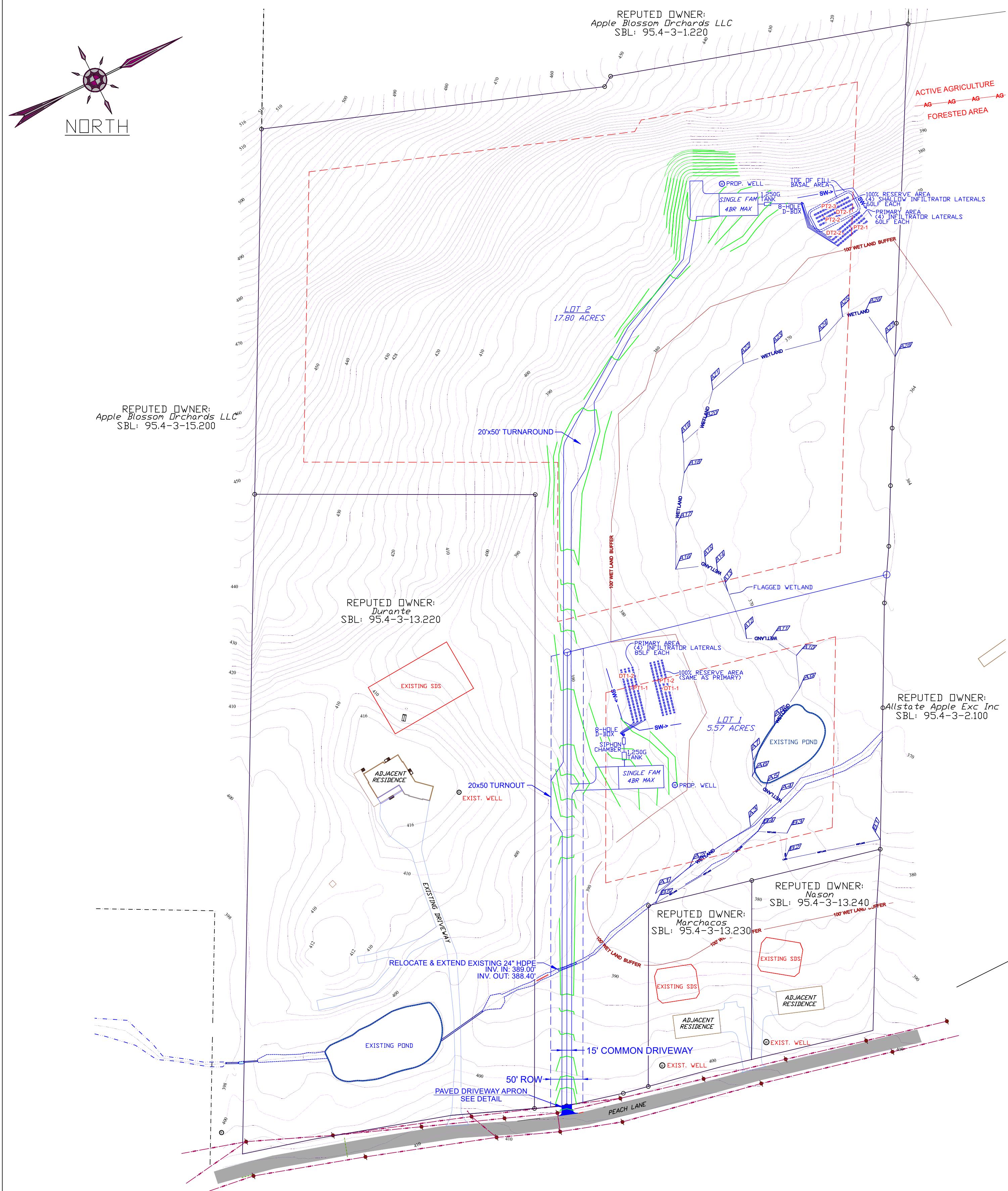
SURVEYOR **ENGINEER**

C.M. TERRIZZI ENGINEERING, PLLC
11 TERRIZZI DR.
WALLKILL, NY 12589
(845) 239-2020

PROPOSED LAYOUT

2-LOT SUBDIVISION FOR:
NASON
S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE 11/17/2025 **SCALE** 1" = 100' **SHEET NUMBER** 2 OF 5



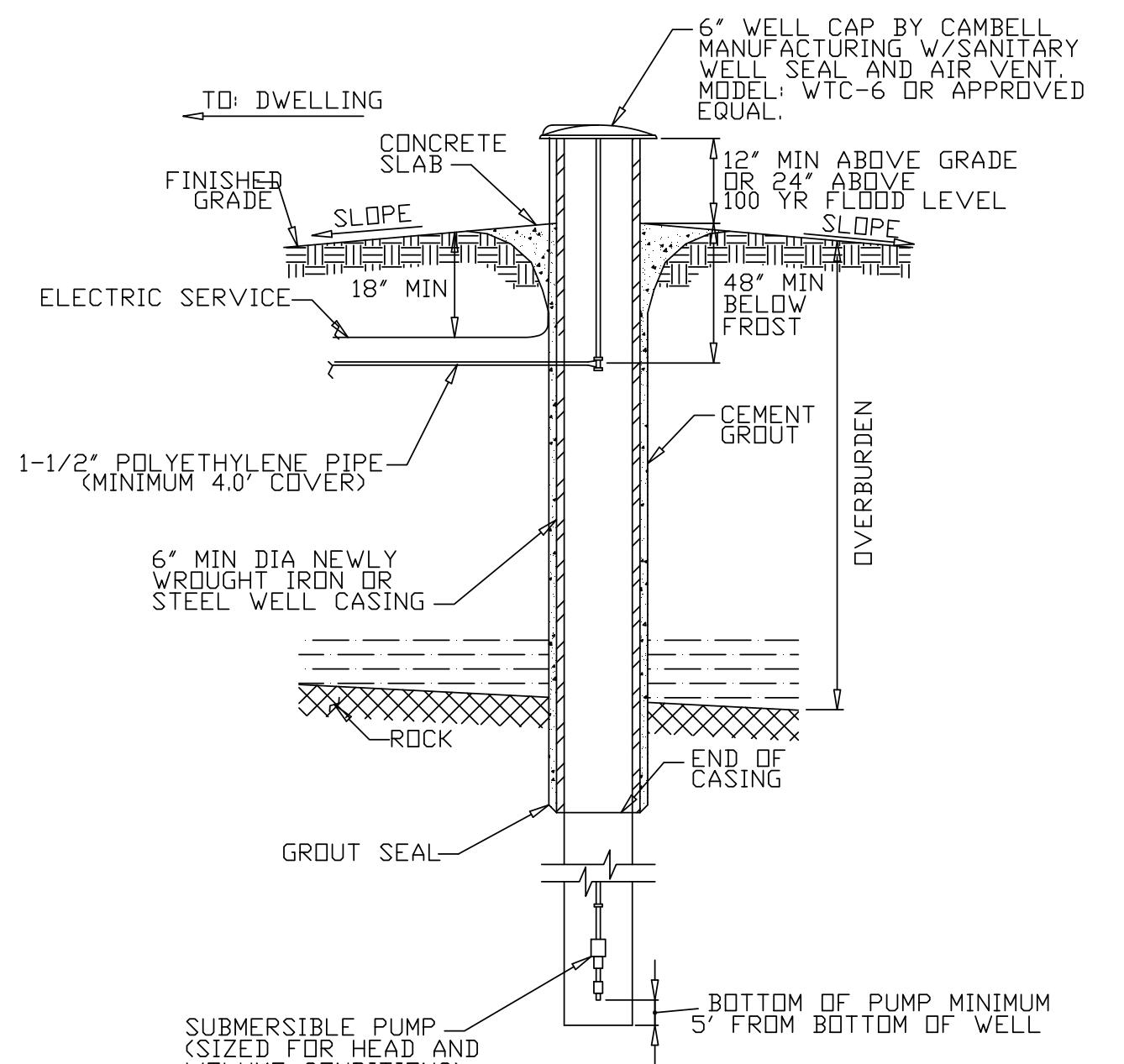
INVERT ELEVATIONS TABLE						
	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
LOT 1	BUILDING LINE	-	385.20' (MIN. RAW)	20'	TO 1250G TANK	-2.0%
	1250G TANK	384.80'	384.56'	12.0'	TO SIPHON CHAMBER	-2.0%
	SIPHON CHAMBER	384.32'	382.57'	3.0'	TO D-BOX	-1.0%
	D-BOX	382.54'	382.33'	VARIABLES	TO TRENCHES	-1.0% MIN.
	TRENCHES	18" BELOW ORIGINAL GRADE				0%
LOT 2	STRUCTURE	INV. IN	INV. OUT	PIPE LENGTH	PIPE ROUTE	PIPE SLOPE
	BUILDING LINE	-	377.79' (MIN. RAW)	10'	TO 1250G TANK	-2.0%
	1250G TANK	377.35'	376.99'	47.0'	TO D-BOX	-2.0%
	D-BOX	376.29'	376.08'	VARIABLES	TO TRENCHES	-1.0% MIN.
	TRENCHES	18" BELOW ORIGINAL GRADE				0%

INDIVIDUAL DRIVEWAY DETAIL

(NOT TO SCALE)

COMMON DRIVEWAY APRON

(NOT TO SCALE)



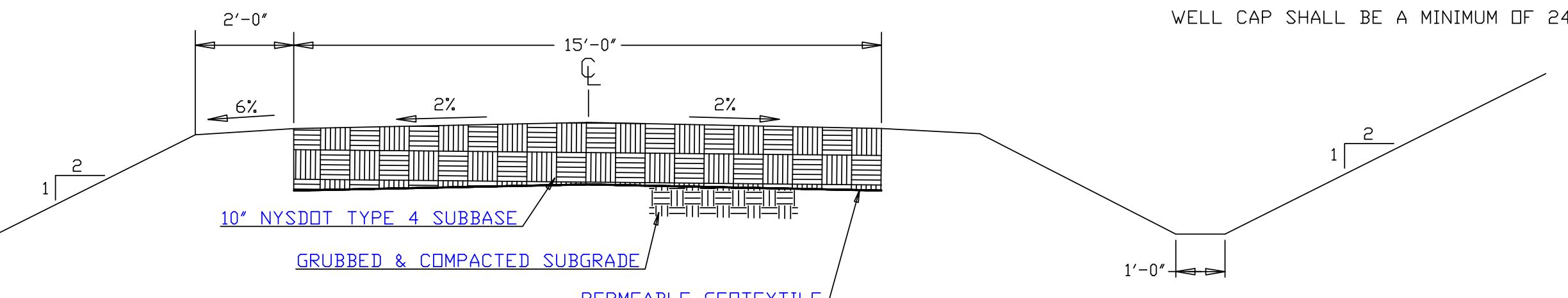
WELL DETAIL

(NOT TO SCALE)

NOTES:

1. WELL SHALL BE CONSTRUCTED PER NYSDOH APPENDIX 5-B, "STANDARDS FOR WATER WELLS, LATEST EDITION."
2. 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
3. DRIVE CASING AT LEAST 10' IN ROCK.
4. WELL YIELD MUST BE AT LEAST 5 GPM
5. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE APPROVED PLAN. MINIMUM
6. SEPARATIONS FROM WELLS MUST BE STRICTLY ADHERED TO.
7. 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

PERMEABLE GEOTEXTILE



NOTES

NOTES

1. NO EXISTING WELLS WITHIN 200' DOWNHILL OF PROPOSED SANITARY FACILITIES AND NO EXISTING SEPTICS WITHIN 200' UPHILL OF PROPOSED WELLS.

ENCLAVE

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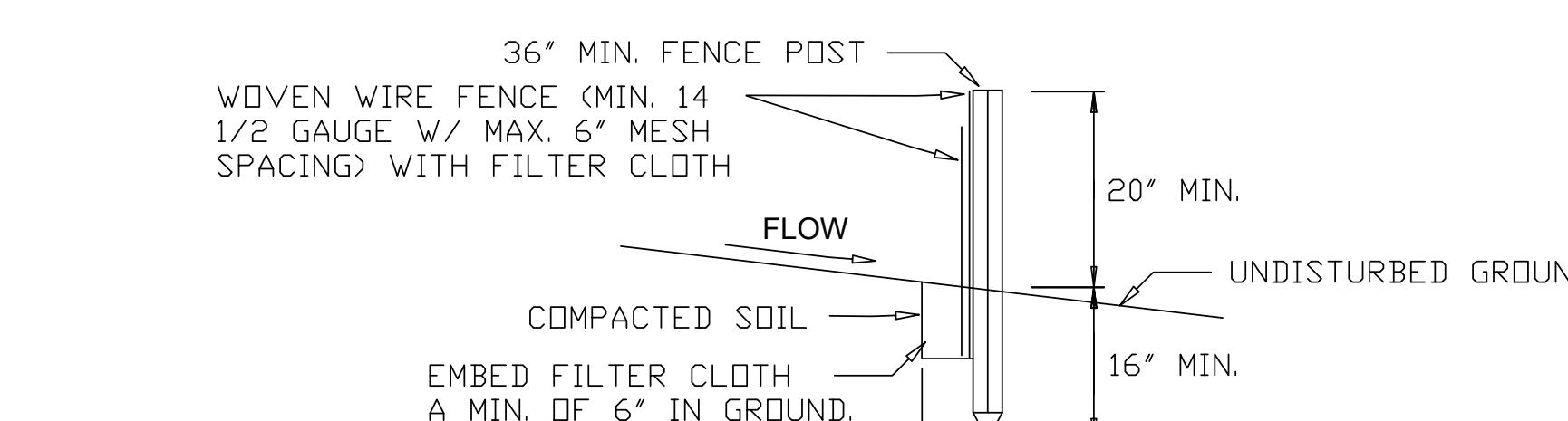
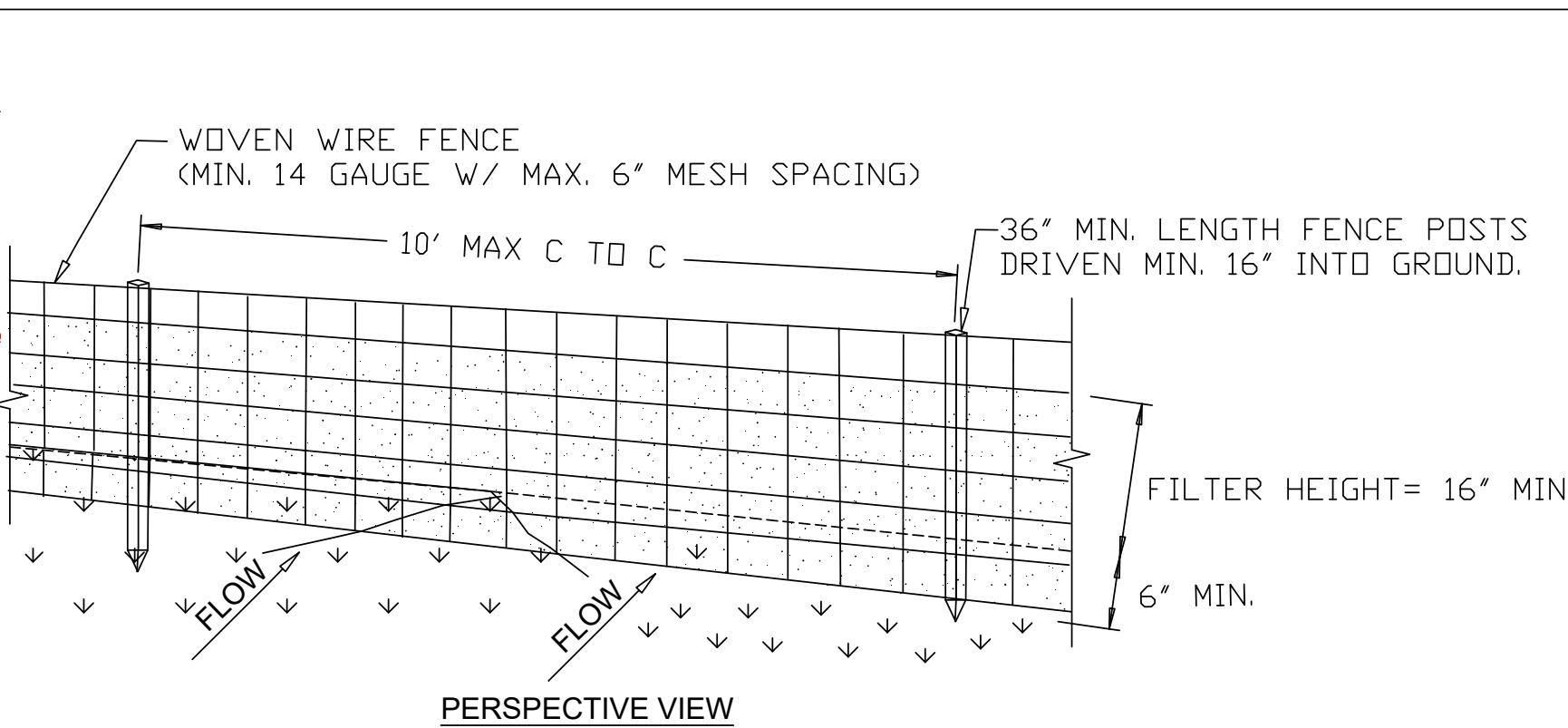
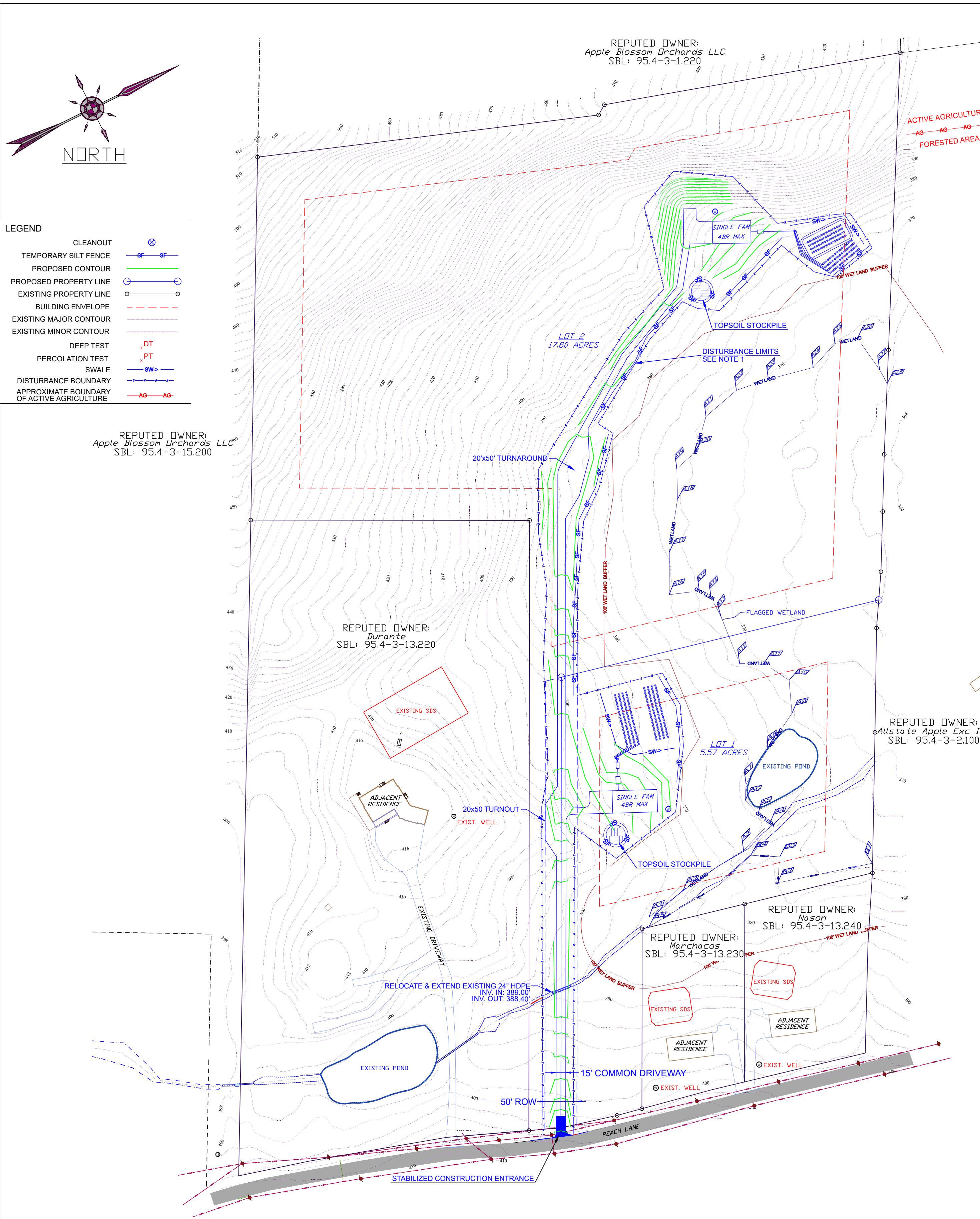
11 TERRIZZI DR.
LLKILL, N.Y. 12589

PROPOSED GRADING, SEPTIC & MISC DETAILS

3-PLOT SUBDIVISION FOR: MANSON

NASHON
S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES
TOWN OF MARIETTA, ONEIDA COUNTY, NY

E 1/17/2025	SCALE 1" = 100'	SHEET NUMBER 3 OF 5
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SILT FENCE DETAIL

SECTION

(NOT TO SCALE)

STABILIZED CONSTRUCTION

ENTRANCE DETAIL

SECTION
(NOT TO SCALE)

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

EROSION CONTROL SEQUENCE NOTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. ALL FRESHLY DISTURBED AREAS THAT WILL REMAIN DISTURBED FOR MORE THAN A PERIOD OF TWO WEEKS (14) DAYS SHALL BE STABILIZED BY TEMPORARY SEEDING.

1. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENT BARRIERS (SILT FENCE) SHALL BE PLACED ALONG THE DOWN GRADE PERIMETER OF THE SITE (OR PHASE) AND ANY OTHER AREAS WHERE SILT FENCE IS INDICATED AS TO BE INSTALLED AS SHOWN ON THE APPROVED PLANS. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPGRADE.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS SHOWN AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THOROUGHFARE.
3. SEED AND MULCH IS REQUIRED TO STABILIZE FINAL GRADES.
4. UPON COMPLETION OF CLEARING AND GRUBBING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
5. TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADE OF SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.

NOTES

NOTES:

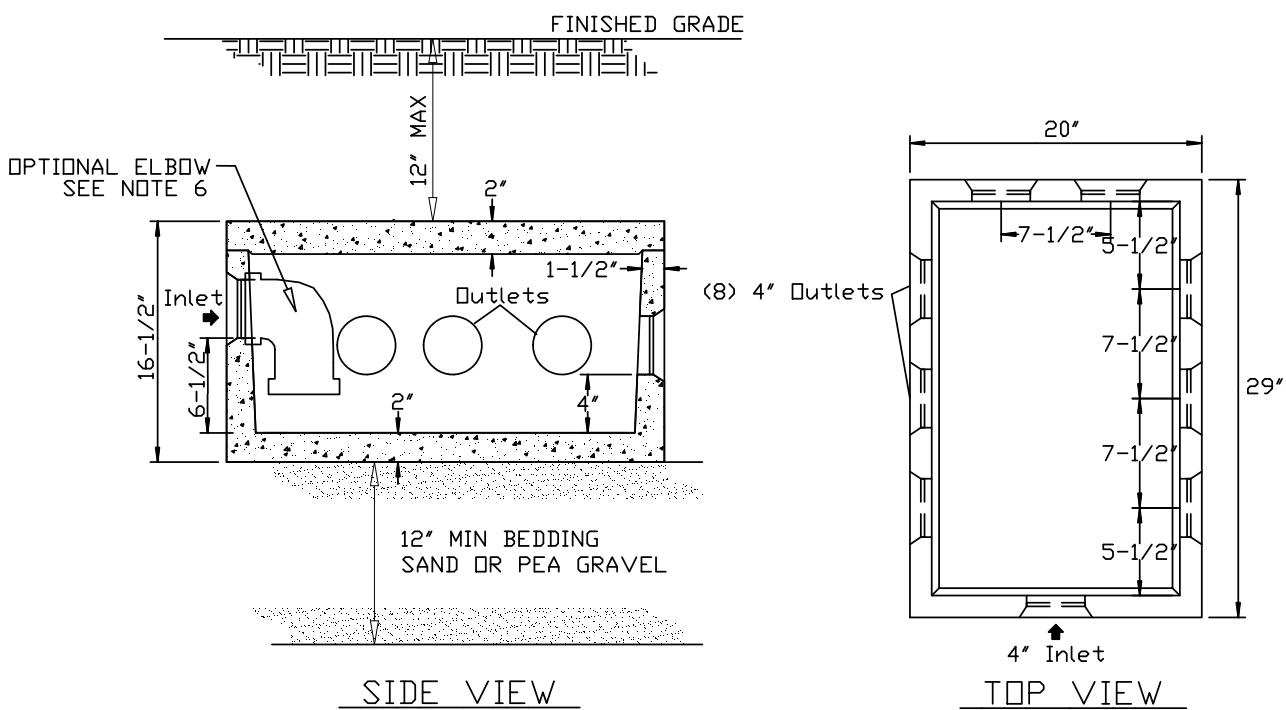
1. THE PROPOSED DEVELOPMENT WILL DISTURB A TOTAL OF 3.50 ACRES AND THEREFORE REQUIRES A SWPPP THAT INCLUDES EROSION AND SEDIMENT CONTROLS AS PER NYSDEC SPDES

ENGINEER	<p><i>C.M. TERRIZZI ENGINEERING, PLLC</i></p> <p>11 TERRIZZI DR. WALLKILL, N.Y. 12589 (845) 239-2020</p>	
<p><i>EROSION & SEDIMENT CONTROL PLAN AND DETAILS</i></p>		
<p><i>2-LOT SUBDIVISION FOR: NASON</i></p>		
<p><i>S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES</i></p>		
<p><i>TOWN OF MARLBOROUGH, ULSTER COUNTY, NY</i></p>		
DATE	SCALE	SHEET NUMBER
11/17/2025	1" = 100'	4 OF 5

DEEP HOLE TESTS

LOT #1 TEST HOLE #: DT1-1			
DEPTH	SOIL TYPE	DEPTH	SOIL TYPE
0'-6"	TOPSOIL	0'-6"	TOPSOIL
6"-52"	GRAVELLY SILTY CLAY LOAM	6"-40"	SILTY CLAY LOAM
		40"-60"	GRAVELLY SILT 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	DEPTH	SOIL TYPE
0"-5"	TOPSOIL	0"-8"	TOPSOIL
5"-32"	SILTY LOAM	8"-24"	GRAVELLY SILT LOAM
32"-52"	MOTTLED CLAY	24"-56"	SANDY GRAVEL
MOTTLING OBSERVED AT: 32"			
WATER OBSERVED AT: N/A			
BEDROCK OBSERVED AT: N/A			
LOT #3 TEST HOLE #: DT3-1			
DEPTH	SOIL TYPE	DEPTH	SOIL TYPE
0"-5"	TOPSOIL	0"-6"	TOPSOIL
5"-14"	CLAY LOAM	6"-12"	CLAY LOAM
14"-24"	MOTTLED CLAY	12"-20"	MOTTLED CLAY
MOTTLING OBSERVED AT: 14"			
WATER OBSERVED AT: N/A			
BEDROCK OBSERVED AT: N/A			

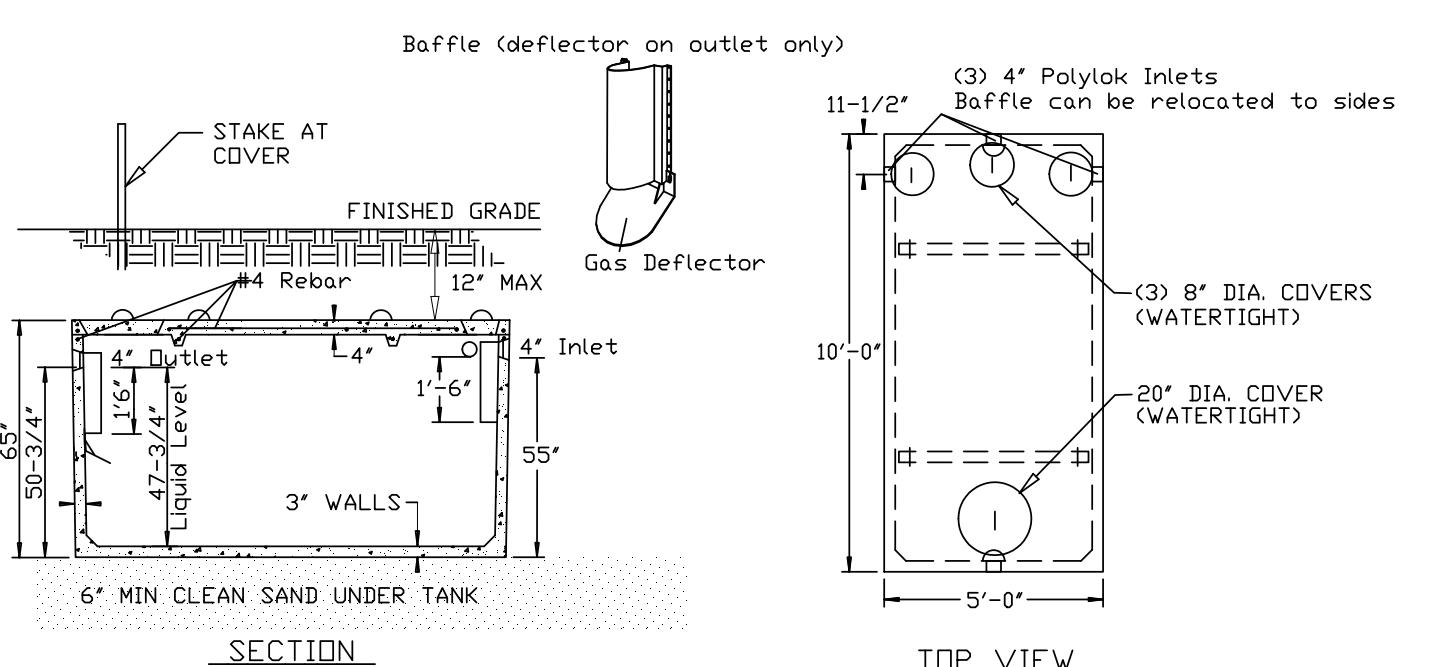
ALL DEEP SOILS TESTS PERFORMED AND WITNESSED BY UCDOH ON JANUARY 13, 2025



8 HOLE DISTRIBUTION BOX DETAIL

NOTES:

1. DISTRIBUTION BOX SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL NO. DB-9 OR EQUAL.
2. POLYLOK SEAL TO BE USED AT INLET AND ALL OUTLETS.
3. INVERT ELEVATIONS OF ALL OUTLETS TO LATERALS MUST BE EQUAL.
4. THE DISTRIBUTION BOX SHALL BE PLACED ON A 12" BED OF SAND OR PEA GRAVEL AND SHALL HAVE A MINIMUM COVER OF 12".
5. ALL UNUSED OUTLETS SHALL BE SEALED AND ALL LATERAL ENDS SHALL BE CAPPED.
6. BAFFLE TEE OR ELBOW REQUIRED WHEN INLET PIPE SLOPE EXCEEDS 1/2" PER FOOT.



1,250 GAL SEPTIC TANK DETAIL

NOTES:

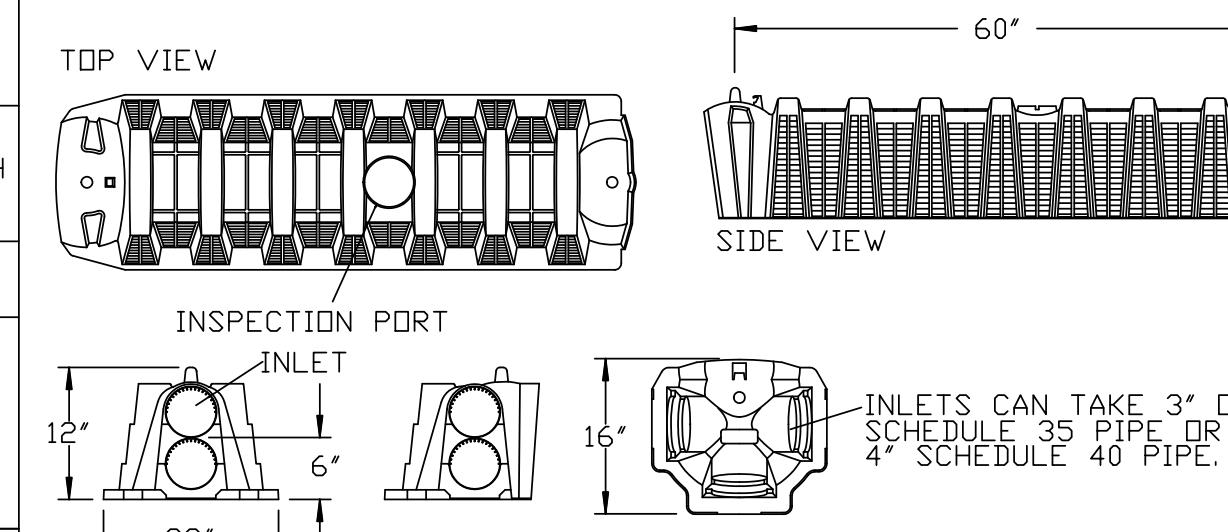
1. SEPTIC TANK SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL ST-1250 OR EQUAL.
2. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
3. STEEL REINFORCEMENT: #4 BAR GR-60, FORTA FERRO SLB/CY.
4. CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
5. POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.
6. 12" MAX COVER WITHOUT RISER TO GRADE
7. SIPHON SHALL BE RISSY PLASTICS MODEL 313 SHORTENED TO A 8.5" DRAW.

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 AT 10 GPD PER BEDROOM	
							REQUIRED	PROVIDED
PROPOSED LOT 1	PT1-1	24"	30 MINUTES	31-45 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBERS*	24"	4 BEDROOMS MAX 330 LF*	340 LF
	PT1-2		40 MINUTES					
PROPOSED LOT 2	PT2-1	24"	8 MINUTES	16-20 MINUTES	OPEN BOTTOM GRAVELLESS CHAMBERS*	24" (PRIMARY)	4 BEDROOMS MAX 236 LF*	240 LF
	PT2-2	8"	15 MINUTES			8" (SHALLOW RESERVE)		
	PT2-3		19 MINUTES					

PT1-1, PT1-2, PT2-1, PT2-2 & PT2-3 PERFORMED ON FEBRUARY 4, 2025.

*QUALIFIES FOR 25% TRENCH LENGTH REDUCTION PER APPENDIX 75-A.

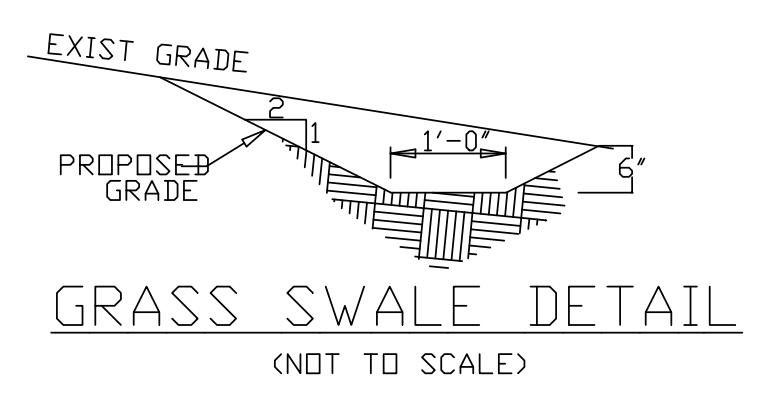


INFILTRATOR CHAMBER DETAILS

EQUALIZER QUICK5-36 OR EQUAL

NOTES:

1. END CAPS SHALL BE INSTALLED AT EACH TRENCH END.

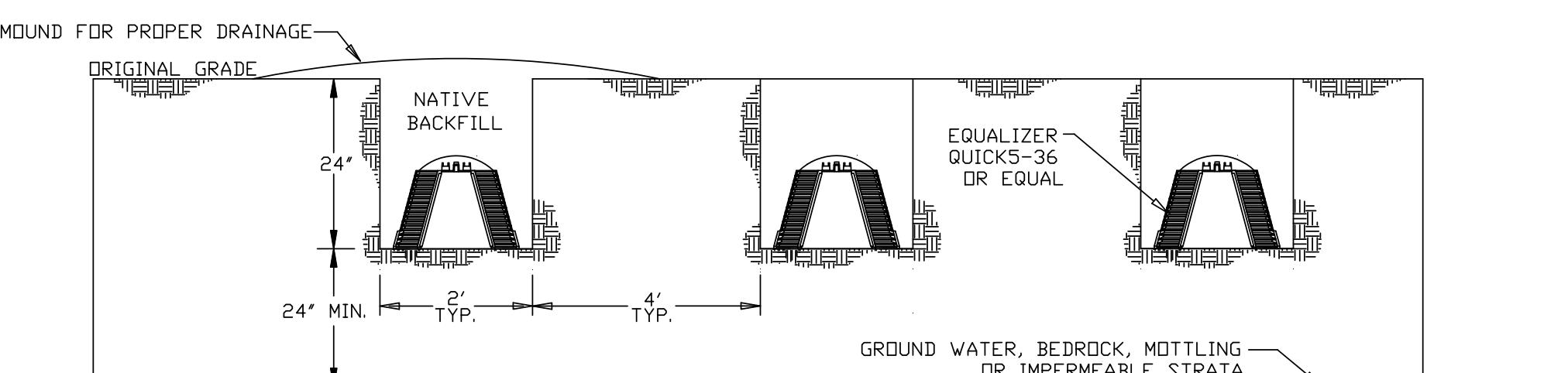


GRASS SWALE DETAIL

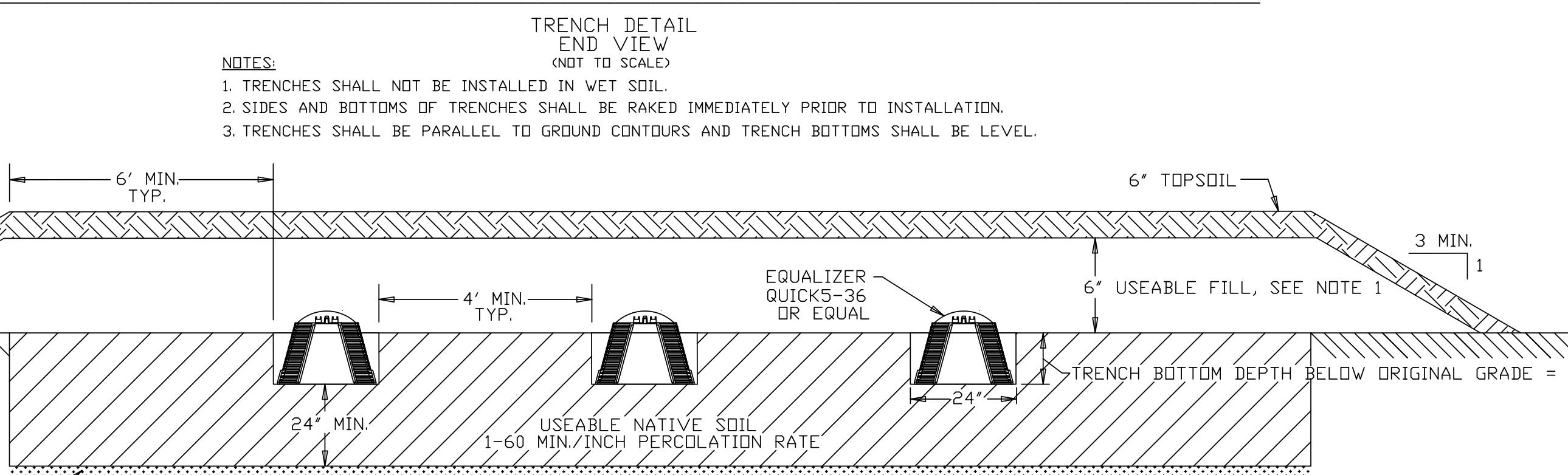
(NOT TO SCALE)

SEPTIC SYSTEM GENERAL NOTES:

1. ALL SEWAGE DISPOSAL SYSTEMS ARE TO BE LOCATED AT LEAST 100 FEET FROM STREAMS AND AT LEAST 35 FEET FROM DRAINAGE EASEMENTS.
2. NO MORE THAN ONE (1) SINGLE FAMILY DWELLING PER LOT.
3. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
4. 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.
5. NO ROOF, CELLAR, OR FOOTING DRAINS ARE TO BE DISCHARGED INTO THE AREA OF THE SEWAGE DISPOSAL SYSTEM, OR TOWARD THE WELL.
6. THE PERIMETER OF THE ABSORPTION FIELD SHALL BE GRADED TO DIVERT SURFACE RUNOFF.
7. ALL TRENCHES SHALL BE EQUAL LENGTH.
8. SEPTIC TANKS SHALL BE PRECAST CONCRETE AND SHALL BE MANUFACTURED TO WOODARDS CONCRETE PRODUCTS SPECIFICATIONS, OR AN APPROVED EQUAL.
9. 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.
10. 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.
11. 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.
12. PROPOSED SEWER LATERALS ARE TO BE LAID OUT AND CONSTRUCTED PARALLEL WITH EXISTING GROUND CONTOURS.
13. 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 UNNECESSARY COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
14. THE DESIGN AND LOCATION OF THE SANITARY FACILITIES SHOWN SHALL NOT BE CHANGED WITHOUT REVIEW AND APPROVAL OF THE ULSTER COUNTY DEPARTMENT OF HEALTH.
15. 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.
16. 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.
17. THE OWNER/APPLICANT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
18. DISCHARGING BRINE BACKWASH FROM WATER SOFTENING EQUIPMENT TO THE SEPTIC SYSTEM MAY SHORTEN THE LIFE OF THE ABSORPTION FIELD.



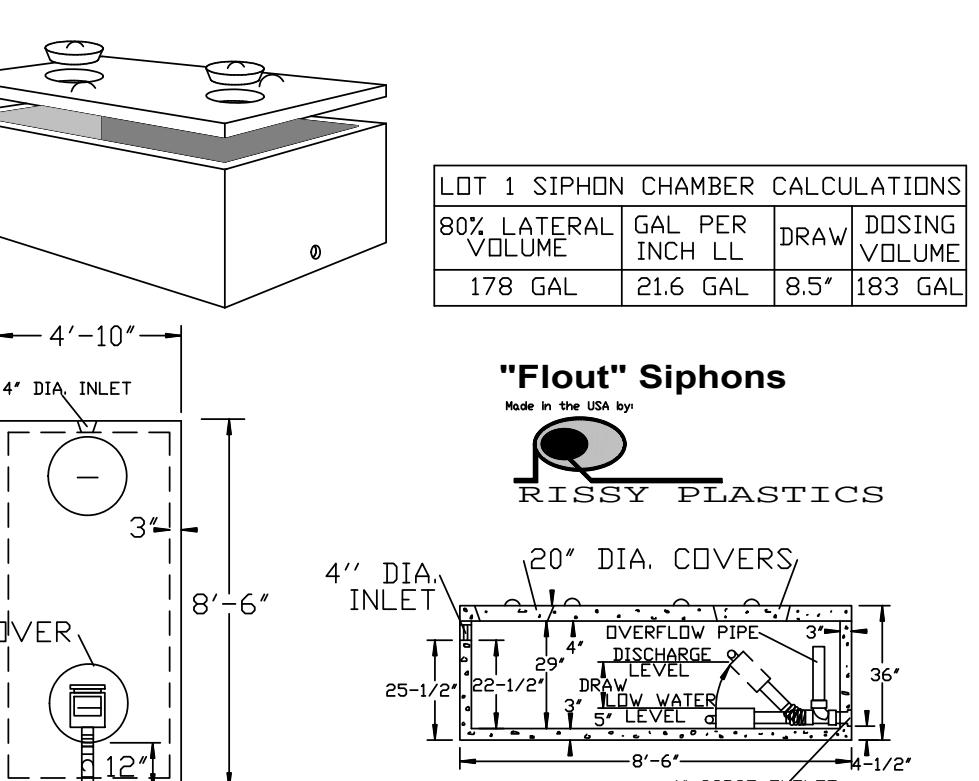
LOT 1 & LOT 2 PRIMARY OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM



LOT 2 SHALLOW RESERVE OPEN-BOTTOM GRAVELLESS CHAMBER SYSTEM

NOTES:

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



LOT 1 SIPHON CHAMBER

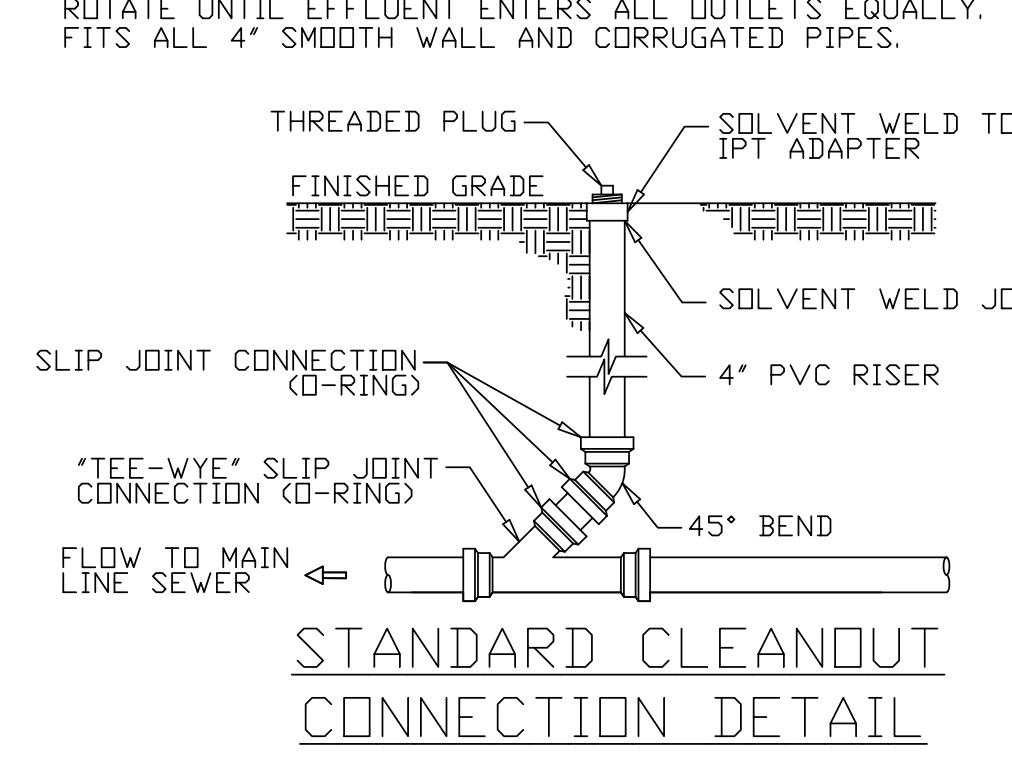
NOTES:

1. SIPHON CHAMBER SHALL BE PRECAST WOODARDS CONCRETE PRODUCTS MODEL SC-5X9 OR EQUAL.
2. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
3. STEEL REINFORCEMENT: 6x6x10GA WWM.
4. CONSTRUCTION JOINT: SEALED WITH BUTYL RUBBER SEALANT.
5. POLYLOK SEAL TO BE USED AT ALL PIPE CONNECTIONS.
6. 12" MAX COVER WITHOUT RISER TO GRADE
7. SIPHON SHALL BE RISSY PLASTICS MODEL 313 SHORTENED TO A 8.5" DRAW.

TUF-TITE SPEED LEVELER DETAIL

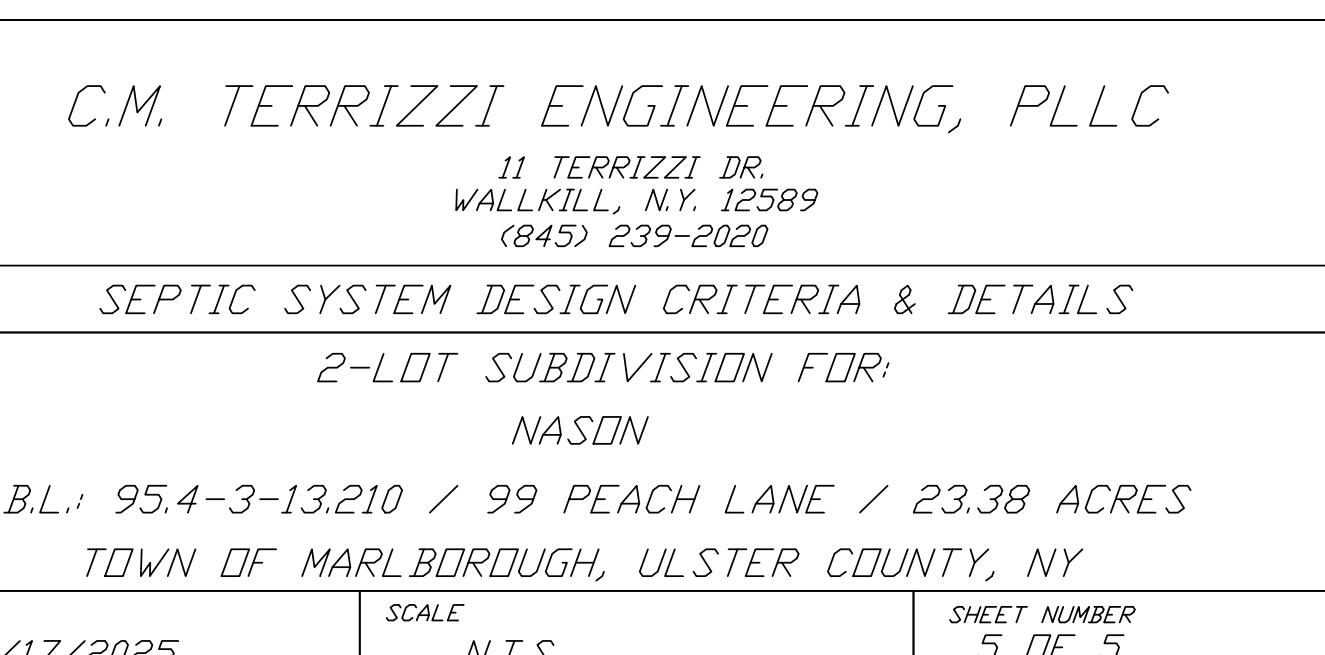
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INSERT LEVELER IN THE END OF ALL OUTLET PIPES IN THE D-BOX. ROTATE UNTIL EFFLUENT ENTERS ALL OUTLETS EQUALLY. FITS ALL 4" SMOOTH WALL AND CORRUGATED PIPES.



STANDARD CLEANOUT CONNECTION DETAIL

(NOT TO SCALE)



2-LOT SUBDIVISION FIR:

NASON

S.B.L.: 95.4-3-13.210 / 99 PEACH LANE / 23.38 ACRES

TOWN OF MARLBOROUGH, ULSTER COUNTY, NY

DATE 11/17/2025 SCALE N.T.S. SHEET NUMBER 5 OF 5