

PARCEL INFORMATION		
PARCEL ID:	135689-6056-02-873710-0000	
TOTAL AREA:	0.30 ACRES +/- AC	
ZONING DISTRICT:	R40	
BULK REQUIREMENTS	MIN. REQUIREMENTS	MIN. PROVIDED
MIN. AREA	40,000 S.F.	13,068 S.F.
MIN. LOT WIDTH	125'	87.1'
MIN. LOT DEPTH	125'	199'
MIN. LOT FRONTAGE	50'	95.46
MIN. FRONT YARD	50'	20.1"
MIN. SIDE YARD	25'	31.8/11.1"
MIN. REAR YARD	50'	106.9'
BLDG. HEIGHT (MAX.)	2.5	2.0
MAX. BUILDING COVERAGE (% LOT AREA)	12.0%	8.5%
MAX. FLOOR AREA RATIO	0.12	0.085

\* PRE-EXISTING, NON-CONFORMING

#### DC EHSD - STANDARD NOTES FOR RESIDENTIAL PROJECTS

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."  
"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC  
"RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK", NEW YORK STATE DEPARTMENT OF HEALTH.  
"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT", NEW YORK STATE DEPARTMENT OF HEALTH.  
"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."  
"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."  
"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF WATER SUPPLY AND SEWAGE DISPOSAL AND TREATMENT FACILITIES; AND, AS A CONDITION OF THIS APPROVAL, A CONSTRUCTION INSPECTION BY A REPRESENTATIVE OF THE DC EHSD SHALL BE DONE TO DETERMINE THAT CONSTRUCTION AT THE TIME OF INSPECTION WAS COMPLETED IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND ANY AMENDMENT THEREOF.

APPROVAL OF ANY PLAN (S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

THE DC EHSD SHALL BE CONTACTED PRIOR TO THE COMMENCEMENT OF THE HOME CONSTRUCTION AND/OR ISSUANCE OF A BUILDING PERMIT FOR A PRE-CONSTRUCTION INSPECTION TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.

ALL WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS, EXISTING OR APPROVED, LOCATED WITHIN 300 FEET OF THE PROPOSED WELL ONSITE WASTEWATER TREATMENT SYSTEM ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE ONSITE WASTEWATER TREATMENT SYSTEM AND WELL.

IF THE TANK IS DELIVERED TO THE SITE IN SECTIONS, THEN IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHSD FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANK MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE ONSITE WASTEWATER TREATMENT SYSTEM OR WITHIN 50 FEET OF ANY WELL.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE ONSITE WASTEWATER TREATMENT SYSTEM.

THERE SHALL BE NO VEHICULAR TRAFFIC OVER THE ONSITE WASTEWATER TREATMENT SYSTEM PRIOR TO CONSTRUCTION, THE AREA OF THE SYSTEM SHALL BE STAKED OUT AND FENCED OFF.

ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.  
ADDITIONAL NOTES FOR FILL SECTIONS  
SEPTIC FILL SPECIFICATION: SAND AND GRAVEL FILL, WITH A STABILIZED PERCOLATION RATE WHICH IS LESS THAN OR EQUIVALENT TO THE PERCOLATION RATE OF THE VIRGIN SOIL, AND NO MORE THAN 15 MINUTES PER INCH SHALL BE USED.

A NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SHALL CERTIFY IN WRITING THAT THE FILL MATERIAL IS IN THE PROPER LOCATION, OF THE PROPER QUANTITY AND DIMENSIONS, AND OF PROPER QUALITY. PROPER QUALITY MUST BE DEMONSTRATED BY STABILIZED PERCOLATION TESTS, THE RESULTS OF WHICH SHALL BE SUBMITTED WITH THE ENGINEER'S CERTIFICATION.

PRIOR TO THE PLACEMENT OF THE FILL, THE AREA OF THE OWTS SHALL BE CLEARED OF DEBRIS, AND ALL BRUSH, TREES, OR OTHER VEGETATION CUT TO THE LEVEL OF THE VIRGIN GROUND, NO TOPSOIL SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED ON THE PLANS.  
PRIMARY AND RESERVE FILL PADS MUST BE INSTALLED SIMULTANEOUSLY AT THE TIME OF THE PRIMARY SYSTEM'S INSTALLATION.

#### WELL ABANDONMENT NOTES

WELLS NOTED TO BE ABANDONED IN ACCORDANCE WITH AWWA-A100. REFER TO AWWA LATEST EDITION (2020). A NYS LICENSED PROFESSIONAL ENGINEER SHALL CERTIFY, IN WRITING, THAT THE WELL HAVE BEEN PROPERLY ABANDONED. THE OWNER OF THE PROPERTY MUST OBTAIN A DCHD PERMIT FOR WELL ABANDONMENT.

NYS INDIVIDUAL WATER SUPPLY WELLS - FACT SHEET #4

#### WELL DECOMMISSIONING METHODS

PRIOR TO ABANDONMENT OF ANY WELL THE PUMP, DROP PIPE, ELECTRICAL CONTROLS, ETC. MUST BE REMOVED FROM THE CASING. LEAVING THESE ITEMS INSIDE THE WELL CASING WILL CAUSE VOIDS WHEN FILLING THE WELL, WHICH MAY INCREASE THE POSSIBILITY OF CONTAMINATION OF THE WELL AND LOCAL AQUIFERS.

DRIVEN POINTS MADE OF SMALL DIAMETER PIPE SHOULD BE PULLED OUT OF THE GROUND. THE HOLE SHOULD BE FILLED WITH GROUT IF POSSIBLE. THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.

- DUG WELLS SHOULD BE BACK FILLED WITH SOIL SIMILAR TO SURROUNDING SOILS, AND COMPACTED TO MATCH THE SURROUNDING SOILS. BROKEN CONCRETE, WOOD, OR OTHER DEBRIS SHOULD NOT BE USED AS BACKFILL. PRIOR TO BACK FILLING, THE SIDE WALL LINING OF THE DUG WELL SHOULD BE REMOVED TO THE FULL DEPTH IF SAFETY CAN BE MAINTAINED OR TO AT LEAST FOUR FEET BELOW GROUND LEVEL. DUG WELLS THAT HAVE PENETRATED FRACTURED ROCK SHOULD HAVE A CEMENT OR GROUT SEAL PLACED IN THE ROCK SECTION PRIOR TO BACK FILLING. AFTER BACK FILLING, THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.
- DRILLED WELLS CAN BE DIFFICULT TO DECOMMISSION PROPERLY. WHENEVER PRACTICAL, THE WELL CASING SHOULD BE PULLED OUT OF THE GROUND OR OVERDRILLED, AND THE LENGTH OF THE DRILL HOLE SEALED WITH GROUT. WHEN FULL CASING REMOVAL IS IMPRACTICAL, THE ENTIRE LENGTH OF THE DRILLHOLE INCLUDING CASING INTERIOR SHOULD BE GROUTED, AND THE CASING CUT OFF AT LEAST FOUR FEET BELOW GROUND. WELL CASINGS THAT PENETRATE MULTIPLE AQUIFERS SHOULD BE PERFORATED PRIOR TO PRESSURE GROUTING THE INTERIOR. AFTER BACK FILLING, THE AREA SHOULD BE GRADED SO THAT SURFACE WATER FLOWS AWAY FROM THE ABANDONED WELL LOCATION.
- ARTESIAN WELLS, WELLS IN CREVICED ROCK SUCH AS LIMESTONE, AND WELLS PENETRATING MULTIPLE AQUIFERS POSE THE MOST DIFFICULT DECOMMISSIONING PROCEDURES. THE DEPARTMENT RECOMMENDS THAT WELL DRILLERS FOLLOW THE PROCEDURES FOUND IN AMERICAN WATER WORKS ASSOCIATION STANDARD A100 "AWWA STANDARD FOR WATER WELLS".

#### USING GROUTS

THE PROPER USE OF GROUT IN DECOMMISSIONING A WELL CAN PROVIDE THE BEST PROTECTION AGAINST CONTAMINANT MIGRATION. EFFECTIVE GROUTING REQUIRES CAREFUL PLACEMENT TO ENSURE NO VOIDS ARE LEFT IN THE WELL AND THAT THE SEAL IS COMPLETE. REGISTERED WELL DRILLERS CAN ENSURE PROPER GROUT SELECTION AND INSTALLATION.

GROUT IS A MATERIAL THAT HAS A LOW PERMEABILITY, SUCH AS NEAT CEMENT, BENTONITE SLURRY, BENTONITE CHIPS, BENTONITE PELLETS, GRANULAR BENTONITE, OR OTHER MATERIALS THAT HAVE EQUIVALENT SEALING PROPERTIES. NUMEROUS GROUT PRODUCTS ARE AVAILABLE, AND A PROPER MATCH OF GROUT TO METHOD IS ESSENTIAL.

#### REGULATORY REQUIREMENTS

IN SOME LOCATIONS, ONE OR MORE REGULATORY AGENCIES AND/OR MUNICIPALITIES MAY HAVE SPECIFIC REQUIREMENTS FOR DECOMMISSIONING ABANDONED WATER WELLS. THE LOCAL HEALTH DEPARTMENT SHOULD BE CONSULTED FOR INFORMATION ON REGULATORY REQUIREMENTS PRIOR TO DECOMMISSIONING.

STATE REGULATIONS REQUIRE THAT ANYONE ENGAGED IN THE BUSINESS OF WATER WELL DRILLING IN THE STATE OF NEW YORK FIRST OBTAIN A CERTIFICATE OF REGISTRATION FROM THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC). WATER WELL DRILLING ACTIVITIES COVERED BY THIS REGULATION INCLUDE WELL DECOMMISSIONING.

#### REGISTERED WELL DRILLERS

THE DECOMMISSIONING OF ABANDONED INDIVIDUAL WATER SUPPLY WELLS CAN BE DIFFICULT AND DANGEROUS (DEC). THOUGH DECOMMISSIONING MAY BE DONE BY THE HOMEOWNER, IT IS STRONGLY RECOMMENDED THAT THE SERVICES OF A DEC REGISTERED WELL DRILLER BE OBTAINED.

#### DCHD WAIVER REQUESTS

REQUEST: THE PROPOSED PRIMARY AND REPLACEMENT OWTS FIELDS ARE ONLY 123 FEET AWAY FROM THE EXISTING DOWNHILL WELL WHICH SERVES THE EXISTING DWELLING. THE MINIMUM REQUIRED DISTANCE AS PER DUTCHESS COUNTY STANDARDS IS 200' DUE THE LIMITED SPACE ON THE PROPERTY. A 31 FEET WAIVER IS RESPECTFULLY REQUESTED.

JUSTIFICATION:AS A MEANS OF MITIGATION, A CLAY BARRIER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF BOTH THE PRIMARY AND RESERVE ABSORPTION FIELDS. (SEE DETAIL 5 ON SHEET DET.1 FOR SPECIFICATIONS) THE CLAY BARRIER SHALL BE 5' DEEP. THERE IS NO IMPACT TO HUMAN HEALTH EXPECTED.

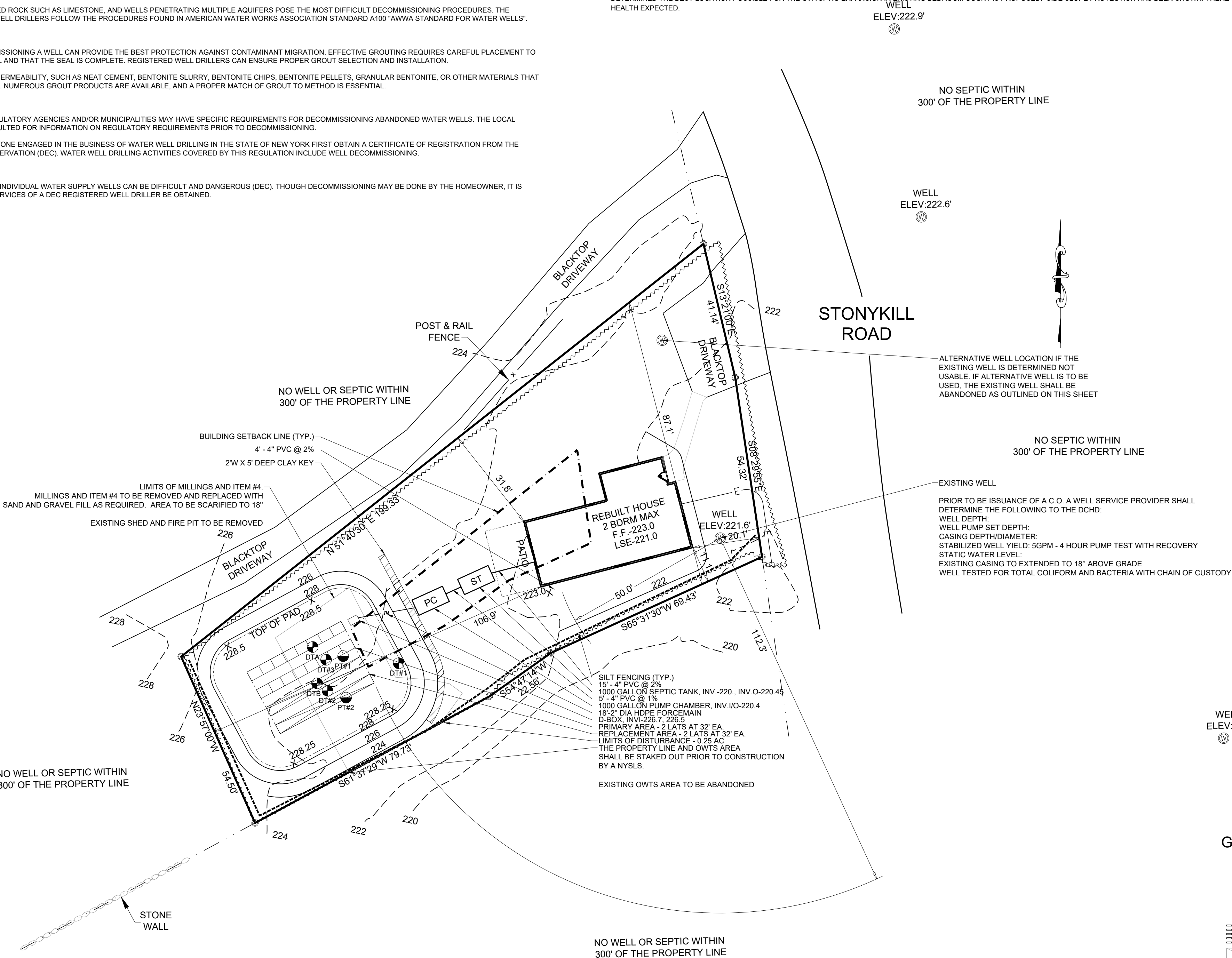
REQUEST: THE PRIMARY AND REPLACEMENT AREA REQUIRE A 10' GRADING WAIVER TO A PROPERTY LINE.

JUSTIFICATION:AS A MEANS OF MITIGATION, THE EXISTING PROPERTY LINE AND OWTS SHALL BE STAKED BY A NYSLS PRIOR TO CONSTRUCTION. THE PRESENCE OF ROCK AND WELL LOCATION HAVE DETERMINED THE BEST LOCATION POSSIBLE FOR THE OWTS. NO EXPANSION IN EXISTING BEDROOM COUNT IS PROPOSED. THERE IS NO IMPACT TO HUMAN HEALTH EXPECTED.

REQUEST: THE PRIMARY AND REPLACEMENT AREA REQUIRE A 10' GRADING WAIVER TO A PROPERTY LINE.

JUSTIFICATION:AS A MEANS OF MITIGATION, THE EXISTING PROPERTY LINE AND OWTS SHALL BE STAKED BY A NYSLS PRIOR TO CONSTRUCTION. THE PRESENCE OF ROCK AND WELL LOCATION HAVE DETERMINED THE BEST LOCATION POSSIBLE FOR THE OWTS. NO EXPANSION IN EXISTING BEDROOM COUNT IS PROPOSED. THERE IS NO IMPACT TO HUMAN HEALTH EXPECTED.

REQUEST: THE OWTS SIDE SLOPE FROM A 3:1 TO A 2:1 SLOPE.  
JUSTIFICATION:AS A MEANS OF MITIGATION, THE EXISTING PROPERTY LINE AND OWTS SHALL BE STAKED BY A NYSLS PRIOR TO CONSTRUCTION. THE PRESENCE OF ROCK AND WELL LOCATION HAVE DETERMINED THE BEST LOCATION POSSIBLE FOR THE OWTS. NO EXPANSION IN EXISTING BEDROOM COUNT IS PROPOSED. SIDE SLOPE PROTECTION HAS BEEN SHOWN. THERE IS NO IMPACT TO HUMAN HEALTH EXPECTED.



#### GENERAL LEGEND

- EXISTING HOUSE  
FF: 835.5
- SEPTIC TANK  
ST
- DISTRIBUTION BOX  
PRIMARY OWTS AREA
- REPLACEMENT OWTS AREA
- CLEAN OUT  
FD  
RL  
325
- FOOTING DRAIN  
ROOF LEADER  
REGRADED CONTOUR
- LIMIT OF DISTURBANCE  
PERCOLATION TEST LOCATION  
DEEP SOIL TEST LOCATION
- PROPOSED SILT FENCE

#### Owner Information

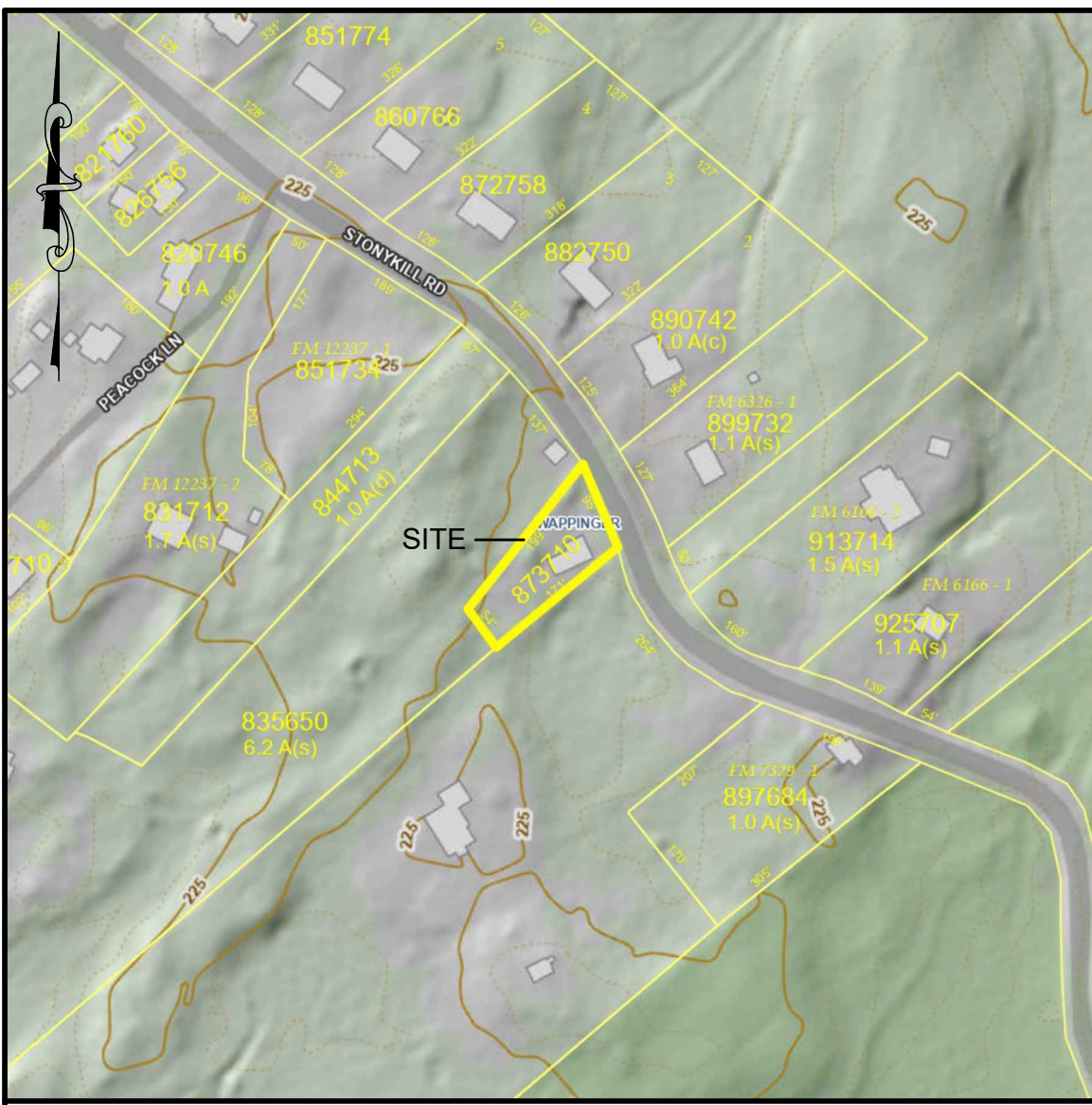
ZAVALA, MARIA  
112 STONYKILL RD  
WAPPINGER FALLS, NY 12590

#### Owner's Consent Note

THE UNDERSIGNED OWNER(S) OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER

DATE



#### AREA MAP

SCALE: 1" = 200'

#### SITE SPECIFIC NOTES:

- THE INTENT OF THIS PLAN IS TO SEEK AND OBTAIN ZBA APPROVAL FOR THE RECONSTRUCTION OF AN EXISTING 2 BEDROOM DWELLING FOR PARCEL 135689-6056-02-873710. THERE IS NO EXPANSION IN BEDROOM COUNT OUR BUILDING FOOTPRINT.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AT THE SITE WITH THE OWNER OR DEVELOPER AND A REPRESENTATIVE FROM THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO INSTALLATION TO DISCUSS APPROVED ARRANGEMENTS FOR THE WATER SUPPLY AND SEWAGE DISPOSAL PER THE APPROVED PLAN.
- IF A SEPTIC TANK IS DELIVERED TO THE SITE IN SECTIONS, IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE D.C.H.D. FIELD INSPECTOR AND/OR CERTIFYING ENGINEER THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS SEALED AND WATERTIGHT.
- THE DWELLING LOCATION SHALL MEET THE MINIMUM REQUIREMENTS AS SET FOR BY THE TOWN ZONING ORDINANCE. THE TOWN ZONING AND BUILDING DEPARTMENTS SHALL BE CONSULTED TO INSURE CONFORMITY WITH ALL APPLICABLE ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
- BOUNDARY / TOPO INFORMATION TAKEN FROM SURVEY PROVIDED BY ROBERT V. OSWALD L.S. DATED MAY 22, 2025.
- THE FOOTING DRAIN AND ROOF LEADER SHALL BE PROVIDED A 3' L X 1' W RIP RAP SPLASH PAD.
- ALL PROPOSED WELLS AND SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
- THE SITE DOES NOT CONTAIN ANY FEMA FLOODPLAIN PER DC GIS REVIEW.
- NO TOWN OR FEDERAL WETLANDS EXISTS ON THIS SITE PER DC GIS.
- THE ELJEN SYSTEM CONSTRUCTION MUST BE CERTIFIED BY A NYS PROFESSIONAL ENGINEER.
- A SEPTIC TANK EFFLUENT FILTER, IF PROVIDED, MUST BE ACCESSIBLE VIA A WATERTIGHT, LOCKABLE EXTENSION TO GRADE, BE NSF STAND AS COMPLIANT, AND BE THE RESPONSIBILITY OF THE APPLICANT/SITE OWNER TO MAINTAIN IN CONFORMANCE WITH MANUFACTURER REQUIREMENTS.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
SEPTEMBER 28, 2025	
Revisions	
Project No.	2025.000
License No. 083970	
<b>DAY STOKOSA</b> ENGINEERING P.C.	
3 Van Wyck Wappingers Falls, New York 12590 (845)-223-3202	
PROJECT LANDS OF ZAVALA	
Town of Wappingers Dutchess County, New York	
DRAWING ZBA PLAN	
SCALE AS NOTED	DRAWN BY BJS
DATE 8-20-25	CHECKED BY BJS
DRAWING No. <b>1</b> Page 1 of 1	