



DEPARTMENT OF HEALTH

Eli N. Avila, MD, JD, MPH, FCLM
Commissioner of Health

124 Main Street
Goshen, New York 10924-2199

Steven M. Neuhaus
County Executive

Environmental Health (845) 291-2331
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October 20, 2017

Sugar Loaf Trails, Inc.
152 Gibson Hill Road
Chester NY 10918

Re:
Approval of plans for:
Gibson Hill Estates (Lot #13)
Realty Subdivision
Town of Chester

SBL: 15-3-23.1

Dear Applicant:

Plans entitled Gibson Hill Estates (Lot #13), prepared by Lehman & Getz, P.C., and dated May 1, 2013, latest revision October 11, 2017, are approved.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you. The engineer, or other design professional, is now responsible for submitting scanned copies of the approved documents to the OCHD within 30 days. These documents should be submitted using the email address that has been provided for entry into our Sharefile system. Failure to submit these documents may delay our review and/or approval of subsequent projects.

Very truly yours,

Edwin L. Sims, P.E.
Acting Dir. of Env. Health/
Principal Public Health Engineer

ELS/ajc

cc: Engineer ✓
O.C. Planning Dept.
File

Enc.

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Sugar Loaf Trails, Inc.
152 Gibson Hill Road
Chester NY 10918

The Orange County Department of Health certifies that a realty subdivision map entitled Gibson Hill Estates (Lot #13), dated May 1, 2013, latest revision October 11, 2017, located in the Town of Chester showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

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

Total area: 3.06 +/- acres Number of lots: 1

Water supply: Individual Wells

Sewage disposal: Individual Subsurface Sewage Disposal Systems

The owner intends to build n some lots and sell some lots with out buildings.


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

1. **THAT** the proposed facilities are installed in conformity with said plans.
2. **THAT** no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. **THAT** the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT** the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.

5. **THAT** the sanitary facilities (water supply, any water treatment, and sewage disposal facilities) on these lots shall be inspected for compliance with the approved plans at the time of construction by a P.E., R.A. or exempt L.L.S. and that written certification to that effect shall be submitted to this Department and the Local Building Code Enforcement Officer within 30 days and prior to occupancy.
6. **THAT** individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.
7. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.
9. **THAT** all local and state agency rules and regulations be complied with.

October 20, 2017

Date

 **P.E.**
Edwin L. Sims, P.E.
Acting Dir. of Env. Health/
Principal Public Health Engineer