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Professional Engineering and Land Surveying
Established 1981

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4 May 2026

Town of Ulster Building, Planning, Zoning
584 East Chester Street Bypass
Kingston, New York 12401

ATTENTION: FRANK ALMQUIST - PLANNING BOARD CHAIRMAN

SUBJECT: PROPOSED ZENA HOMES RESIDENTIAL SUBDIVISION, 44 EASTWOOD DRIVE, TOWN OF ULSTER, ULSTER COUNTY, NEW YORK, TAX PARCEL #39.1-1-21.100, OUR JOB NO. D24-112

Dear Chairman and Board Members:

As per your request, our office has reviewed the following documents regarding the **Subject** project site, with regards to sanitary sewer only:

- A letter dated April 24, 2026 addressed to NPV and our office, prepared for the **Subject** project by MJ Engineering and Land Surveying, P.C.
- A letter dated April 27, 2026 addressed to the Town of Ulster Planning Board, prepared by Zarin & Steinmetz, LLP.

The results of our review are as follows:

Sanitary Sewage Disposal Systems

1. The letter provided by MJ Engineering and Land Surveying contained preliminary soil data for each proposed lot. A deep soil test and a percolation test were performed in each primary sewage disposal area and reserve area. The percolation rates reported varied between 5 and 20 minutes per inch, which is significantly better than the initial indicated percolation rates of 53 to 84 minutes per inch on the March 2024 plan set.

The deep soil test results indicated the depth to bedrock or groundwater varied between 12” to 60”.

Based on these results the soil is suitable for the design of individual on-site raised sewage disposal systems. As noted in the letter, these raised systems will be constructed above the natural soil surfaces. Therefore, our office suspects the amount of site grading previously proposed will be reduced.

Conclusions

As stated in our 5 March 2026 review letter, many of the lots will require some reconfiguration or adjustments for the layout of the sewage disposal systems; however, the soil results found indicate individual on-site sewage disposal systems can be designed. Our office does not believe a community type wastewater treatment system will be needed based on the preliminary soil test results.

Please note that the Ulster County Health Department will have final approval of what will be required for the subdivision sewage treatment system(s); however, our office does not anticipate they will require a community type system given the preliminary soil results.

If you have any questions or require any additional information, please feel free to contact me.

Respectfully submitted,

PRAETORIUS AND CONRAD, P.C.



Bruce D. Utter, P.E.

BDU/bdu

cc via email: Stacia Hudler – Planning/Zoning Secretary
Warren Tutt – Code Enforcement Officer
Jason Kovacs, Esq. – Town Attorney
Max Stach – NPV -Town Planner
James Quigley, 3rd – Town Supervisor