

Praetorius and Conrad, P.C.

Professional Engineering and Land Surveying
Established 1981

Richard J. Praetorius, P.E.
Thomas W. Conrad, L.S.
Jeffrey A. Hogan, P.E.
Bruce D. Utter, P.E.
Khattar I. Elmassalemah, P.E.
Daniel J. McCarthy, L.S.

P.O. Box 360 – 74 Main Street
Saugerties, New York 12477

Telephone: (845) 246-3671
Telephone: (518) 750-2030
Fax: (845) 246-3691
www.praecon.com

07 April 2026

Town of Saugerties Planning Board
4 High Street
Saugerties, NY 12477

ATTN: Chairman C. Howard Post and Respected Board Members

**SUBJECT: PROPOSED 8 RESIDENTIAL LOTS SUBDIVISION- SOLO HOLIDAYS LLC
TOWN OF SAUGERTIES -ULSTER COUNTY-NY
PARCEL ID: 27.2-8-32.110 AND 27.2-8-28
OUR JOB NO. D25-093 Our Job No. D25-093**

Dear Chairperson Post and Planning Board Members:

On behalf of the Applicant, we are pleased to provide an update regarding the progress of the proposed 9-lot residential subdivision located at the intersection of NYS Route 212 and Cottontail Road.

Property Ownership:

The Applicant has officially acquired the subject property and now holds full ownership. This milestone demonstrates a significant level of commitment to the project. While proof of financial capacity is not required by applicable regulations, this information is being voluntarily provided in the interest of transparency, particularly in light of prior public concerns.

Water Quality Testing:

A comprehensive water quality study was conducted utilizing existing on-site wells to evaluate potable water conditions and to assess any potential influence from the nearby Town transfer station, which has been classified as a contaminated area by the New York State Department of Environmental Conservation. The results of the testing indicate that groundwater quality meets applicable residential potable water standards. A complete copy of the water testing report can be provided to the Board upon request.

NYS Department of Transportation Coordination:

Our office has coordinated with the regional office of the New York State Department of Transportation regarding the proposed site entrance. We submitted the previously prepared traffic study for the former campground use and demonstrated that the proposed 9-lot residential subdivision will generate significantly less traffic impact.

We received correspondence via email from Michael P. Tinnie, Field Permit Engineer, indicating no

objection to the proposed curb cut location, provided that standard NYSDOT requirements are followed. We are currently awaiting formal written confirmation and will submit it to the Board upon receipt.

Private Road and Maintenance:

The proposed road serving the subdivision will be privately owned and maintained. A road maintenance agreement will be established among the lot owners, and the road will not be dedicated to the Town.

Wetland Mitigation and Permitting:

Our office has consulted with a qualified wetland biologist and initiated the wetland permitting process with the U.S. Army Corps of Engineers. The project is anticipated to disturb approximately 0.5 acres of wetland area to facilitate site access. In mitigation, the Applicant is proposing the enhancement or creation of over one acre of wetland area contiguous with the existing resource.

This portion of the project is currently under review, and additional details will be provided as they become available.

Stormwater Management (SWPPP):

Our office is currently advancing the stormwater management design for the project. We are in the process of preparing a Stormwater Pollution Prevention Plan (SWPPP), which will be submitted to the Town Engineer for full review and approval upon completion.

Fire District Coordination:

Preliminary plans have been shared with the Centerville Fire District. While we are awaiting formal written comments, initial verbal feedback indicated no concerns regarding emergency access for fire apparatus.

We appreciate the Board's continued review of this application and remain committed to advancing the project in a responsible and transparent manner.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

PRAETORIUS AND CONRAD, P.C.



Khattar I. Elmassalemah, P.E.