

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

January 28, 2025

Mr. Patrick Hines
McGoey, Hauser and Edsall
33 Airport Center Drive
New Windsor, New York 12553

229 Mount Zion Road
Lot #3 – UCCO Filed Map #23-185
Town of Marlborough
Ulster County, New York

Mr. Hines,

Our office has been retained by the owner of an 18.69 acre parcel located at 229 Mount Zion Road in the Town of Marlborough, Ulster County, New York, to review the parcel and to offer an opinion with respect to a suitable location for the construction of a new residence.

As you know, the Owner has constructed a driveway from Mount Zion Road to the west side of the property. This area of the property was also cleared in anticipation of the construction of a new single-family home. It is my opinion that this proposed house location on the west side of the lot is better suited for residential use than other areas on the lot.

In reviewing the site and the topography map prepared by Control Point Associates, Inc., PC, there is only 6.45 acres out of the 18.69 acres of the site that is between 0.0% and 15% slopes. These areas are located near the east side of the lot running almost north to south where the federal wetland is located. There is also an area at the west side of the lot where the proposed house is shown.

There is a large federal wetland in the “flat” area on the east side of the lot. This wetland has been caused by runoff being trapped between the upper slope on the west side of the wetland and a secondary ridge on the east side of the wetland. There is an existing pond on the north end of the federal wetland that is at the same elevation as the property located immediately south of Mount Zion Road. It is my opinion that control of surface water may be a concern for a residence constructed in the area near Mount Zion Road. During a large storm event, surface stormwater will flow from the west side of the lot and collect in the trough created by the west slope and the secondary ridge on the east side of the lot. This condition has created the federal wetland in that area of the property.

Excessive runoff due to a large storm event may cause surface water to collect in the trough and then overflow to the north through the flat area near Mount Zion Road.

The only other location on the property that is suitable for construction, in my opinion, would be on the west side of the lot where the proposed house has been shown.

The Owner's retained the services of an Engineer to design a subsurface sewage disposal system immediately to the south of the proposed house location. The system was approved by the Ulster County Board of Health for a 4-bedroom home. The system was designed by Louis S. Dubois, PE, on August 22, 2023. The approval is valid for a 2-year period.

The Town of Marlborough Building Inspector, Mr. Thomas Corcoran, Jr., inspected the site for the proposed house in September of 2023. Mr. Corcoran stated that the location of the proposed house is in the Town of Marlborough Ridge Line but also stated that... "*the area shown to me as an acceptable area for a new home construction.*"

Therefore, it is my opinion that the area on the west side of the parcel where the proposed house is located is the most suitable location for a new residence.

Please feel free to contact me if you require any further information on this matter.

Sincerely,



Mark A. Day, PE