



August 12, 2024

Ms. Roxanne Pecora, Chairperson  
Town of Esopus Planning Board  
Esopus Town Hall, 284 Broadway  
Ulster Park, NY 12487

**RE:      **Castlemore Holdings Proposed Tourist Cabins Traffic Assessment****  
          **38 Hudson Lane, Town of Esopus, New York**  
          **CHA File: 14360-1035**

Dear Chairperson Pecora:

On behalf of the Town of Esopus Planning Board, acting as Town Designated Engineer (TDE), CHA Consulting, Inc. (CHA) has reviewed the May 31, 2024 Traffic Assessment submitted by Creighton Manning. CHA's comments regarding the May 31<sup>st</sup> Traffic Assessment were discussed during a phone call between CHA and Creighton Manning, and a revised Traffic Assessment dated July 31, 2024 was resubmitted by Creighton Manning and reviewed by CHA.

The July 31, 2024 Traffic Assessment addressed CHA's comments on the May 31<sup>st</sup> submission. Minor formatting issues, typos and items requiring additional clarification have been corrected. One comment related to sight distance was discussed on July 31<sup>st</sup> and is summarized below:

Sight Distance

Sight Distance was based on vehicular speeds of 30 miles per hour rather than the regulatory (not posted) speed limit of 35 miles per hour. After discussing the nature of the road (dead end road), including the horizontal and vertical curvature, it is CHA's opinion that CME's sight distance calculations based on the lower 30 miles per hour are reasonable. While Sight Distance for left turning vehicle looking left was slightly lower than the recommended distance by 5 feet, this was not considered a significant issue during the initial or final review.

No other significant issues were identified during the review of the revised July 31<sup>st</sup> Traffic Assessment.

Should you have any questions or need anything further, please do not hesitate to contact me at (518) 453-3927 or [tstellato@chacompanies.com](mailto:tstellato@chacompanies.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony P. Stellato, Jr.', written over a white background.

Anthony P. Stellato, Jr., PE  
Managing Engineer VIII

cc (via email):

Lisa Mance – Town Planning Board Secretary  
Matthew Towne –Willingham Engineering  
Kenneth Wersted – Creighton Manning Engineering  
Robert Fijol, PE - CHA

M:\14360\Corres\1035 Castlemore Holdings\TIS Review\Castlemore Holdings TIS Review CHA Comments.doc