



January 25, 2024

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

RE: Castlemore Holdings MIMA, LLC – 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 received the following documents for the above referenced project prepared by Willingham Engineering:

- Stormwater Pollution Prevention Plan dated May 2023, last revised December 2023
- Site Plans dated October 2, 2023, last revised December 4, 2023, containing the following sheets:
 - SP-1 – Site Plan
 - SP-2 – Existing Conditions Plan
 - SP-3 – Landscaping Plan
 - SP-4 – Landscaping Plan
 - SP-5 – Lighting Plan
 - SP-6 – Lighting Plan
 - SP-7 – Grading and Utility Plan
 - SP-8 – Grading and Utility Plan
 - SP-9 – Erosion & Sediment Control Plan
 - SP-10 – Erosion & Sediment Control Plan
 - SP-11 – Driveway Profiles
 - SP-12 – Driveway Profiles/Site Details
 - SP-13 – Site Details
 - SP-14 – Erosion & Sediment Control Details
 - SL – Slopes Map

CHA performed an Engineering Review limited to grading and stormwater engineering, as requested. Based on the above, CHA offers the following TDE review comments:

Stormwater Pollution Prevention Plan

1. Correspondence from the Office of Parks, Recreation and Historic Preservation states that a Phase IA/IB archaeological survey is recommended. Compliance with this request and final sign off should be obtained and included. A determination from Natural Heritage with regards to endangered species should also be included.

Site Plans

1. The stormwater management ponds are designed to provide water quality volume within their permanent pools, however, the ponds are not graded in accordance with the design manual. Ponds containing permanent pools must provide an aquatic bench and meet depth requirements. The ponds should be re-graded per Chapter 6 of the NYS Stormwater Management Design Manual.

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

Sincerely,



Anthony P. Stellato, Jr., PE
Vice President

cc (via email): Lisa Mance – Town Planning Board Secretary
Matthew Towne, P.E. – Willingham Engineering

V:\Projects\ANY\CivData\14360\Corres\1035 Castlemore Holdings\SWPPP Review\Castlemore Holdings SWPPP Review_240124.docx

