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October 9, 2024

Ms. Christina M. Zolezi, P.E.
Senior Project Engineer
Langan Engineering, Environmental,
Surveying, Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, New York 10601

RE: The Spa at the Eldred Preserve
1040 State Route 55
Town of Highland, New York
SBL No. 4-1-3.1

Dear Ms. Zolezi:

We have reviewed the SWPPP dated April 26, 2024 and associated drawings with the latest revision date of August 12, 2024 for the above referenced project and offer the following comments:

SWPPP

1. The SWPPP states that most of the WQv from the new impervious areas will be treated via bioretention practices and the minimum RRv will be met, yet due to site constraints 100% of the remaining WQv will not be met however, a large majority will be captured and treated. Please note that the Design Manual requires that the minimum RRv be met as well as the remaining WQv. Also, based on review of the grading plans it appears that much of the new impervious surface will bypass the four (4) drainage inlets and will not flow into the bioretention practices. Keystone is requesting that you revise the grading to capture all of the new impervious surface and size the green infrastructure practices accordingly to treat the minimum RRv and 100% of the remaining WQv. Please indicate flow from roof leaders and also include the NYSDEC's NOI Questions in the WQv/RRv calculations (Appendix D). Please note that we consider the pre-development cover type to be grass and not impervious, therefore 25% WQv treatment of disturbed, existing impervious area does not appear applicable as indicated in Section 3.1.
2. Please revise the SWPPP's building area from 14,665 square feet to 15,050 square feet as noted on the plan set.
3. Provide a draft eNOI for review.

Please note that the downstream analysis (water quantity) calculations are considered acceptable and we will continue a full SWPPP review upon receipt of these revisions.

Thank you for your understanding. If you have any questions, please contact our office.

Respectfully,

Keystone Associates
Architects, Engineers and Surveyors, LLC

Kenneth D. Ellsworth, P.E.
Managing Member

KDE:las

cc: Jeff Spitz
Helene Hoffman

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