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October 19, 2026

Mr. Howie Post, Chairperson
Town of Saugerties Planning Board
Town of Saugerties
4 High Street
Saugerties, NY 12477

Re: Engineering Review-Solo Holidays LLC
Town of Saugerties, NY

Dear Chairman Post and Planning Board Members:

Our firm has completed our initial engineering review of the 9-lot subdivision proposed by Solo Holidays LLC on property off of Cottontail Lane and NYS Route 212 in the Town of Saugerties. The review focused on the SWPPP report and Plan Set (both dated 9/1/2026) from Praetorius and Conrad, P.C. The plans and SWPPP are generally well-prepared. We offer the following review comments:

1. The SWPPP should clarify whether the stormwater design is using the 2024 NYS DEC Stormwater Design Manual, or the 2015 Design Manual. The report references "the 2010 version of the Design Manual" in the Runoff Reduction Volume section. We advise using the most recent Design Manual.
2. Regarding the calculations on Water Quality Volume, Runoff Reduction Volume, and to properly review the design of the proposed stormwater management practices and to ensure compliance, we would advise including the NYS DEC's Runoff Reduction Spreadsheets.
3. A calculation is provided for Channel Protection Volume, but it is noted that this volume is not being achieved, and that "this will lead to erosion and sedimentation issues". The Channel Protection Volume should be met as required unless proper justification to waive this criteria is included.
4. The report notes that no test holes were performed due to prior experience working on this site. In this case, please include and reference any test holes from the previous projects.
5. The HydroCAD models are using square feet instead of acres for very large areas. Please change this unit to acres to ease our review.
6. The cross-sectional details for bioretention and dry retention ponds displayed on Sheet 8 of the plans should include a reference to the elevations of the proposed ponds, and should include any applicable construction, maintenance, and planting notes. A planting schedule should be provided for the bioretention areas.
7. Regarding the Wetland Disturbance and Mitigation Plan shown on Sheet 7, has this plan been submitted to the Army Corps Of Engineers for review?
8. The report should summarize pre-development and post-development land cover areas in a table.

9. The drainage area maps are difficult to analyze for review in the current form. We would recommend adding proposed contours to Drainage Area maps and providing these on a larger sheet if possible.

Please feel free to reach out to our firm with any questions or concerns.

Respectfully submitted,

BRINNIER AND LARIOS, P.C.

Paul Larios, P.E.

cc: Adriana Beltrani, AICP (NPV)
Becky Bertorelli, Planning Board Secretary
Dylan Tuttle (NPV)
Sean Weaver, Building Inspector
Khattar Elmassalemah, P.E.