



PLANNING CONSULTANTS, INC.

April 22, 2024

Chairman Joseph F. Hasenkopf, Esq.  
Town of Cairo Planning Board and Members  
512 Main Street  
PO Box 728  
Cairo, NY 12413

**RE: Blackhead Mountain Lodge  
64 & 74 Crows Nest Road  
Responses to Public Comments**

Dear Chairman, Hasenkopf and Members of the Planning Board,

Below are responses to written and verbal comments received from the public to date. Verbal public comments were received at the March 7, 2024, Public Hearing and April 4, 2024, Public Hearing. This correspondence and the table below identify comments received to date.

To eliminate redundancy and to address comments and concerns in an effective manner, we have grouped all relevant comments into sections for organization purposes. Please note that comments addressed directly to the Planning Board concerning their practices or procedures have not been responded to in this letter. Please see the table below with comments sorted categorically to show which category each individual expressed concern in.

A full list of submitted materials and revised reports can be found in our submission cover letter, dated April 22, 2024.



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	NAME	1. SCALE/MASSING/CHARACTER	2. TRAFFIC/ROADS	3. STORMWATER / PONDS	4. WATER DEMAND & SUPPLY	5. WASTEWATER	6. SEQRA	7. ECONOMIC IMPACTS	8. LIGHTING	9. CONSTRUCTION	10. ENVIRONMENT	11. SAFETY	12. HELIPAD/HELICOPTER
1	Jeanine Pahl Krisman			X	X		X			X		X	X
2	Jen Schwartz	X	X	X	X	X	X	X		X	X	X	
3	Patrick Aitcheson	X	X	X	X	X		X		X		X	X
4	C.J Matherne	X					X			X			
5	Jeanine Morick			X	X	X	X						
6	Theresa Loebagh				X								
7	Thomas Berkley												X
8	Mace Burr	X		X		X	X			X	X		
9	Bebe Reigner							X					X
10	Dwight Tobin	X						X		X	X	X	
11	Stephen Petronio	X	X	X	X	X	X			X	X		X
12	Jean-Marc Flack	X	X	X	X	X	X	X	X		X	X	X
13	Thomas Krever							X					
14	Mereven Schendel							X					
15	George Goth	X										X	X
16	Stephanie Fisher	X	X					X		X			
17	Steve S. (?)	X	X		X								
18	Robert Warrings	X				X				X			
19	Dan Joyce												X
20	Oliver Hull												X
21	Gary Egan		X								X		X
22	Mary Finneran	X				X	X				X		
23	Joseph Merlino	X	X	X	X	X		X	X	X	X		X
24	Mary Casella	X	X	X						X		X	
25	Tracy Lamanac	X		X		X					X		
26	Brenda Obremski	X	X	X	X		X	X		X	X	X	
27	Ashley Barad					X				X			X
28	Friends of Round Top	X	X		X	X	X	X		X	X		
29	Frank (Last Name Unknown)							X					
30	Greg (Last Name Unknown)	X											X

## 1. SIZE/MASSING/CHARACTER

- Project is too big and does not fit in the character of the Comprehensive Plan
- Project exceeds the standards everyone else follows.
- What happened to the smaller plan submitted October 2022?
- How is this a resort/hotel if residential condos/townhomes are provided?
  - i. 30 condos approved, but is now approved for 100? How?
- Full capacity virtually doubles the population of Round Top
- Developers only care about profit not the effects on residents/community
- A building-by-building breakdown of the project site should be provided.

**Response:** Existing conditions on the three parcels that encompass the project site include the following:

- A 22-key hotel, country club, and 18-hole golf course 64 & 74 Crows Nest Road
- A single-family home at 54 Crows Nest Road, and
- Approved site plan for 36 condominium units at 153 Bald Hills Road N.

The existing and approved density of the combined project site is currently 59 units with a large, water-intensive golf course.

While the proposed project does increase the density to 127 keys/units, with the large 102.31 acres site, this equates to approximately 1.24 units per acre. The control for density in the MT zoning district is lot coverage, with a permitted lot coverage of up to 60%. Based on the most recent site plan set, the proposed project proposes 18.9% lot coverage. The proposed expansion has been designed intentionally to concentrate improvements and new structures within the existing disturbance of the man-made golf course greens. The design intent of the resort is low density cabins and hotel units spread throughout the site, intermingled between wooded areas, meadows, natural rock outcrops and water features. The proposed use and square footage of each proposed structure is listed on the Overall Site Plan (sheet OP-I) in table format on the left-hand side of the sheet.

According to the Town of Cairo Zoning Code, the proposed use is defined as “Hotel” and “Tourist Resort/Spa”. Both uses are expressly permitted by special use permit within the Mountain Top Residential (MT) Zoning District and the project as designed does not require any area variances from the ZBA (as verified by the Zoning Determination letter issued by Cairo Building Department on February 27, 2024). Further, the referenced zoning determination letter concludes that the proposed Condominium ownership does not constitute a residential use.

Furthermore, resorts and tourism generators of this nature are specifically encouraged within the stated intent of the MT zoning district as well as Town's Comprehensive Plan. Excerpts from the comprehensive plan are included in EAF Appendix C. The proposed project responds to the stated vision of the Comprehensive Plan by encouraging tourism, given careful consideration to the necessary transportation and infrastructure improvements needed to support the project, proposing a low-height nature inspired design that respects the natural area and protects viewsheds of the mountain range, and last but not least, broadens the Town's tax base with a project that will not be seeking any property tax abatement programs that are traditionally offered to tourism projects of this size. Finally, the project directly aligns with the comprehensive plan's recommendation for economic development. According to "Other Economic Development Recommendations" Section of the Comprehensive Plan, recommendation Number 6 states that the Town of Cairo "work with the resort owners to capitalize on tourism opportunities. The resort/golf/ski and outdoor and cultural experiences available in or near Cairo should be a focal point for new development."

## **2. TRAFFIC IMPACTS AND ROAD CONDITIONS:**

- High traffic volumes during both operation and construction will cause road damage and deterioration.
- Culturally significant rock walls along the roadside will be damaged.
- Roads surrounding the project site are dangerous and hard to navigate, especially in winter months due to dangerous turns, narrow widths, and blind spots.
  - Crow's Nest Rd is essentially one lane with a dead end that makes turning around difficult.
  - Existing entrance to BHML is a dangerous hard right over a culvert.
  - Turns heading towards BHML on Crow's Nest Rd from the intersection of Bald Hills Rd have been a collision hazard previously.
  - The intersection of Crow's Nest and Blackhead Mtn Rd coming up from Route 31 has many blind spots. Treacherous travel up this hill during the winter.
  - Minimal driveway frontages with blind spots, some driveways located on curves.
  - Left from Route 31 onto Blackhead Mtn Rd is often overshoot onto the right lane. Visually obstructed views located at this turn.
- The previously provided Traffic Impact Statement is insufficient.

**Response:** An updated and expanded Traffic Assessment has been provided in EAF Appendix H.2. The Traffic Assessment was updated to include analysis of existing conditions of roadways serving the site, site distance analysis for proposed driveways,

estimated trip generation and trip distribution for the proposed project, future traffic volume projections, evaluation of traffic operation under future projects, construction impacts, and recommendations. Please see EAF Appendix H.2. for the full report.

### **3. STORMWATER MANAGEMENT & ONSITE WATER FEATURES:**

- Where will stormwater go?
- What will be the impact of the project on the shared pond that crosses the property boundary?
- Investigation and delineation of wetlands is required under USACE.
- What permits are the applicant seeking from the USACE?
- Runoff and Flooding is already an issue in the area.
  - How to protect the town infrastructure from flooding damages
  - Creeks flood already without the new development.
  - Who is responsible for flooding/erosion damages?
  - Existing drainage for roads is insufficient. Culvert washes out at 179 Bald Hills Rd

**Response:** Stormwater practices onsite are designed according to the NYSDEC Stormwater Design Manual and will include conveyance piping, grass swales, rain gardens, bio retention, and infiltration basins. It is the design intent to prioritize infiltration of the surface runoff into the groundwater table and to utilize the surface runoff for the growth of aquatic vegetation throughout the property, enhancing the overall habitat conditions of the project. The goal is to manage the post-development stormwater discharge to match or improve on the pre-development conditions, provide necessary water quality treatment and quality control to prevent discharge of pollutants into receiving waters. Given the unique landscape at the site, the project intends to incorporate stormwater treatment into the proposed water features onsite system where applicable.

Please see Sheet OG-1 and sheets SG-1 through SG-4 for details on proposed site grading and drainage. An updated Engineering Report has also been included in EAF Appendix R.1. A full SWPPP (Stormwater Pollution Prevention Plan) will be prepared for review and approval by the NYSDEC. No modifications are currently proposed to the large pond the crosses the southern property boundary.

Regarding wetlands, a survey including a wetland delineation was completed by Holtz Surveying on August 10, 2023 which are illustrated on Sheet EX-1 *Existing Conditions*. A letter by Ecological Solutions, LLC, dated December 20, 2023, is included in EAF Appendix F. The delineation was completed in accordance with the USACE Wetlands Delineation

Manual (January 1987), Routine Determination Method and Northcentral/Northeast supplement. Wetlands on the site are in the form of man-made ponds that are features on the existing golf course and watercourses that are located near the existing lodge. These areas are features that have clear banks that define the limit of each resource area.

The Wetlands analysis by Ecological Solutions LLC has determined that there appear to be no New York State Department of Environmental Conservation (NYSDEC) Article 24 wetlands on the site. Conversations with NYSDEC are ongoing to clarify and confirm jurisdiction. The US Army Corps of Engineers (USACE) will have jurisdiction over some of the wetlands onsite. Three of the golf course ponds are likely not regulated by the USACE since they do not drain off the site and are isolated from navigable waters - i.e. the Hudson River. Five smaller ponds at the Southeastern corner of the site are connected via drainage ditches/watercourses that drain off the site and appear to be jurisdictional to USACE. As the project progresses and the site plan layout and overall road system are reviewed by the Town of Cairo Planning Board, a Pre-Construction Notification (PCN) Form will be submitted to USACE for review.

#### **4. WATER DEMAND & POTABLE WATER SUPPLY**

- The water estimates provided are an underestimate of the water that will be required for a resort and spa of this size.
- Aquifer mapping and tests are necessary to determine aquifer capacity and replenishment rates.
- Request for 72-hour well tests
- Why were wells west of Route 23 not shown in the initial report?
- What happens when wells dry/water table shifts? Will grade changes affect well levels?
- Has the applicant already applied for the DEC Water Withdrawal Non-Public Permit?

**Response:** The estimated potable water demand for the proposed facility is 46,192 GPD. This calculation includes anticipated water usage for all lodging units, restaurant and bars, amenities, multi-use barn, spa facility, and laundry services. The total water demand number has also been updated to include anticipated employee lodging and dining. The above uses are all reflected in the design flow estimate provided of 46,192 GPD. Water demand for irrigation purposes is anticipated to be initially important prior to the resort's operation to establish ideal plant viability but will decrease over time as those trees and shrubs become self-sustaining. Therefore, an added water demand for irrigation is not included in the total estimated potable water demand.

It should be noted that the anticipated water demand is not all new. The existing water demand for the current golf course and country club is estimated at 14,310 GPD. Thus, the anticipated water demand of 46,192 GPD is a + 31,882 GPD increase over current demand and service to the site. That number of 14,310 GPD does not include the irrigation water demands for the golf course, which were significant and required a 210,000 GPD Water Withdrawal Permit from NYS DEC.

<b>Current Water Demand at BHML:</b>	<b>Proposed Water Demand at BHML:</b>	<b>Change</b>
14,310 GPD	46,192 GPD	+ 31,882 GPD

Primary and principal aquifer mapping for New York State has been completed and can be found on the NYSDEC website under Aquifers In New York State.

Wells within a two-mile radius (11 wells) of Blackhead Mountain Lodge, that had publicly available information (NYSDEC-DEC info Locator map) are included in the updated Wastewater & Water Preliminary Engineers report (EAF Appendix G2). A map showing the wells with available well reports is provided in Attachment 2 of the report. A summary of wells on site and testing completed to-date is provided in the report.

## 5. WASTEWATER:

- Need more details on wastewater plan.
- Sewage will be dumped into the creek. Needs a written guarantee that sewage will not be dumped into creeks.
- What will happen to sewage sludge?
- What will be effluent nutrient and detergent impacts on the creek?
- Will the Creek still be safe for swimming and drinking?
- Will Shingle Kill be swimmable with effluent discharge?
- What does “almost drinkable” mean?
- Will the project increase PFOS and PFAS levels?
- Why can’t wastewater be recycled to use for irrigation, water features, toilets, etc.
- Will the applicant commit to an effluent recapture and recycling program instead of discharging -their effluent into ditches and streams?
- Has the applicant applied for the DEC’s SPDES General Permit for Stormwater Discharges from Construction Activity?
- Can WWTP discharge be used for potable/drinking water by guests onsite?

**Response:** Please see EAF Appendix G.2 for an updated Water and Wastewater Engineering Report. Please also see the letter dated April 22, 2024 with responses to consultant and agency comments.

There will be no effluent nutrient and detergent impacts on the creek. Wastewater contains nitrogen and phosphorus from human waste, food and certain soaps and detergents. The NYSDEC reviews proposed wastewater treatment plant discharge flows and design point and provides effluent limits requirements for proposed facilities. The NYSDEC completed a water quality review of the wastewater treatment plant discharge location and provided a determination on February 13, 2024, of the required effluent discharge limits for the wastewater treatment plant. The effluent limits were provided in the February 16, 2024, submitted Wastewater & Water Preliminary Engineers report. The wastewater treatment plant will be designed to meet or exceed the received effluent discharge limits required by the NYSDEC. Additionally, as part of the SPDES permitting for the wastewater, the NYSDEC requires reporting, in which a certified wastewater treatment plant operator will be required to complete.

The ability to utilize the Shingle Kill for swimming is under the purview of NYSDEC. The wastewater treatment plant effluent limits set for the site are based on aquatic organisms such as trout spawning which are greater than bathing beach standards set forth by the New York State Department of Health. As an example, NYSDOH Section 6-2.15 Water Quality Monitoring with respect to bathing beaches, includes bacteriological quality limits from fecal coliform to be 1,000 fecal coliforms of bacteria per 100ml, the NYSDEC effluent discharge limit set for the proposed wastewater treatment plant at Blackhead Mountain Lodge is 200/400 fecal coliform of bacteria per 100 ml.

NYSDEC would determine whether WWTP discharge can be used for potable/drinking water by guests onsite. However, there is a lack of regulatory guidance and approval paths as well as implications of greater energy and chemical use for the treatment based on supplementing supply with mixed raw water stream from the ground surface.

Blackhead Mountain Lodge is proposing the relocation of the onsite wastewater treatment plant discharge point to a location onsite west of the current proposed location. The relocation of the wastewater treatment plant discharge point will allow for the discharge water to infiltrate through the proposed onsite watercourse, providing continuous irrigation to the planted waterbodies (additional reduction in nitrogen) as well as providing continuous flow to reduce the potential for stagnant water in these features. Also, the relocated discharge point will allow for recharge of groundwater onsite.

## **6. STATE ENVIRONMENTAL QUALITY REVIEW ACT**

- EAF classifies project as redevelopment rather than new development



- Incorrect and contradictory answers were provided in Part 1 FEAF
- The Planning Board must evaluate Part 2 of the FEAF item 15.
- Change from 6.07 acres to 13.27 acres of impervious surfaces requires a classification as new development. Will the applicant commit to applying for all associated permits, including stormwater, by accurately classifying the project as a mix of redevelopment and new development?
- The Cairo ordinance for construction noise is 7am-8pm Monday-Friday, and 8am-6pm on Saturday.
- The applicant reports in the EAF pt 1 they will not be removing “natural sound barriers,” yet the applicant proposes to remove 17.2 acres of trees, which serve as natural sound barriers. The answer, then, should be “yes.”
- In the EAF pt 1, The “Existing land use” section is incomplete (p. 9). Applicant failed to include “residential” land use, which is the dominant use adjoining and surrounding the project property.
- In the EAF pt 1, the applicants answered “no” to the question “is the project site or adjoining area currently used for hunting, trapping, fishing...” The answer is clearly “yes” because the project site abuts state land.
- In the EAF pt 1, the “Sensitive plant and animal species” list (p12) is incomplete. The applicants must add “golden eagles” and “peregrine falcons” to the list of NY endangered species. Applicants must add “bald eagles” and “timber rattlesnakes” to the list of “threatened species.” This is what I know based on observation as a resident who lives across the street. If the applicant wants to promote itself as environmentally focused and sustainable, they must commit to a full four-season flora and fauna report.
- A Positive Declaration is required for a project of this size.

**Response:** Please see the updated EAF Part 1 included as part of this submission. Updated information and changes are notated with an asterisk. The methodology and justification for how the applicant responded to each question is outlined in an addendum titled *EAF Part 1 - Notes Addendum*. Additionally, an independent engineering firm, Lamont Engineering, has been retained by the Cairo Planning Board to review all SEQRA forms and materials for accuracy and compliance. Please our detailed responses to their questions in the Consultant & Agency Response Letter dated April 22, 2024.

## 7. **ECONOMIC IMPACTS:**

- What is the value of the tax revenue expected from the project? Will tax abatements or incentives be requested or provided?
- Property values in the area will go down.
- Feasibility analysis is required. What is the exit strategy if the project fails?

- Visitors at the resort will not engage with or frequent local businesses.
  - Will there be a formalized business outreach program or advisory board?
- Will local businesses be used in construction/operation?
- BHML would be open to the public, but the public will not be able to afford it
- Tax revenue will not come for a long time/will not happen positively.
- The strain on resources will not be covered by tax revenue benefits

**Response:** Please see the Fiscal Impact Assessment provided in EAF Appendix S for detailed information on estimated tax revenue and economic impacts. Regarding support for local businesses, the applicant is committed to purchasing from local suppliers, whether for construction materials, food for the resort restaurants, or amenities for resort guests. This practice is intended to support local businesses, reduce transportation emissions, and ensure that resort guests enjoy all that the region has to offer beyond the resort campus. The team also looks forward to partnering with Greene County Tourism to direct hotel guests to local businesses and activities within the region.

## 8. **LIGHTING:**

- Even dark sky rated lighting will create a glow and have a negative impact on the night sky.
- A photorealistic rendering of the property at night should be provided.
- A Visual Impact Statement analysis should be required.

**Response:** The proposed lighting plan centers on utilization of dark sky, or full cut-off, fixtures to eliminate up lighting and light trespass of light onto adjacent properties. All proposed fixtures have a BUG rating of 0, which means light is maximized where it is needed, and extra light or glare is minimized.

A photometric plan showing calculated light levels on the ground was provided in our most recent submission and calculation points showing 0.0 represent no light being cast onto ground surface. Given the rural nature of the site and neighborhood, lighting patterns will generally be a “pool to pool” approach – lighting in pools separated by dimmer or darker zones in between rather than providing a continuous level of light as is often seen in urban areas and shopping center parking lots. The two primary parking areas will have light levels that are more uniform in order to address safety requirements of mixing cars and pedestrian activities in the same space but is still designed to be fully shielded and directed in such a way to ensure 0 footcandles at the property boundary. Additional landscaping buffers are also proposed near the parking facilities to further shield adjacent properties from excess light.

## 9. **CONSTRUCTION:**

- What is the anticipated timeline for construction and operation.
- When will the hours of construction be?
- How many construction workers will be needed?
- How many truck trips are estimated per day during construction and what measures will be implemented to ensure contractors designated routes?
- Labor will not be going to residents, cheap labor. Use local contractors and unions.
- Will blasting be required during construction? How will noise be managed?
- Where will construction workers stay? Temporary/affordable housing?
- Damage to personal property from construction mishaps will be an issue.

**Response:** Based on the tentative project schedule, it is anticipated that the proposed resort will be fully built and occupied by 2028, with the majority of the construction onsite completed by Fall 2027. Construction workers and vehicles trips are estimated and accounted for in the updated Traffic Assessment (EAF Appendix H.2).

Excavation will utilize mechanical processes to the greatest extent practicable, including the utilization of rippers and hydraulic hammers for rock excavation. Rock excavation by blasting will be implemented only where the integrity of the rock is such that mechanical methods would be impractical. If rock blasting is to be used, it will be specified controlled blasting, which requires the use of special blasting techniques to control blast induced ground vibration, fly rock, and air blast overpressure. Monitoring of rock blasting operations will be performed by a qualified New York State registered Professional Engineer.

## 10. **ENVIRONMENTAL ISSUES:**

- The amount of proposed tree clearing is substantial and detrimental to the environment.
- Will burning be used to clear trees?
- How will rewilding be implemented? How will invasive species be managed?
- A full inventory of Flora and Fauna on site is required.
- Disturbances to plants and animals (bears, deer, birds) will be detrimental.
- Pesticides/insecticides/herbicides will be released when the golf course is demolished.
- Risk of fire from amenities in BHML
- Air pollution assessments and acceptable EPA/DOH permits for wood burning stoves should be required.

**Response:** While some removal of existing trees will need to occur during construction, removal of mature trees and forested areas has been minimized to the greatest extent possible. Internal areas of the site will be rewilded with tree plantings and restored with pollinator meadows and native plantings to improve biodiversity and re-establish native habitat throughout the resort.

The table in section (E.1)(b) of the EAF has been updated to reflect a more detailed accounting of existing land uses and cover types on the project site. Categories for “Lawn / Golf Course” and “Individual Trees / Clusters of Trees within Golf Course Grass/Lawn” have been added to more accurately distinguish between these cover types and more traditional “Forested” areas with mature trees and understory vegetation. As noted in the revised table, the project includes a net benefit of +16.32 acres of forested area via the retention of a large swath of existing forested area on the upper slopes of the project site and via the proposed rewilding. Additionally, the proposed landscaping plan (sheets LL-1 – LL-3) has also been factored into the calculations for acreage after project completion. Please see the EAF Part I – Notes Addendum dated April 22, 2024, for additional information on methodology used to calculate numbers within the EAF.

Please see Landscaping Plan Sheets LL-0 and LL-1 for a visual analysis of existing versus proposed cover types. Sheet LL-1 includes detailed notes on rewilding implementation and invasive species management.

## **11. SAFETY:**

- The project will place a strain on the Police Department. How will additional policing costs be covered?
- Private security will not be appropriate as their records cannot be FOIL’d by the public.
- The project will place a strain on the volunteer fire department causing a need for additional fire resources needed.

**Response:** Please see provided Fiscal Impact Assessment for estimated impacts to Town and Fire Department revenues. Additional discussions will be conducted with the staff of the Town of Cairo Police Department and Round Top Fire District to discuss anticipated impacts to resources. The proposed development is also estimated to have enhanced fire prevention, safety infrastructure, and on-site facilities, which will mitigate the frequency and severity of fire-related incidents.

## **12. HELIPAD/HELICOPTER:**

- The proposed helicopter pad is prohibited by the Town zoning code.

# KARC

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- A helipad would cause significant impacts in regard to noise, light, animal life, and air pollution. Will result in more than 60 to 70 decibels of noise.
- How many helicopter landings are anticipated per day and what will be the hours of operation?

**Response:** The proposed helipad has been removed from the site plan.

Thank you.  
Sincerely,



Natalie Quinn, Agent for Applicant

cc: RCBG JV Manager LLC  
Kelly Libolt, KARC  
Rodney Morrison, LRC

03/07/2024 – Town of Cairo

Planning Board Public Hearing – Public Comments Transcript (by individual)

**Wally Maassmann:**

I have my teleprompter here. It's a lot of pages, but there's not much on each one. So it is. My name is Wally Maassmann and my family and I have owned Blackhead Mountain Lodge for almost 60 years. Throughout those years I've seen and I've lived through many changes in our community and today I feel it necessary for me to say a few words. We all have our opinions and each one of you is certainly entitled to voice any concerns. I'm not speaking today to debate or to argue, but I would really like to state a few facts. When we purchased our beautiful property and resort back in 1967, Round Top was a bustling tourism community, as were Purling, Acra and Cairo. Hundreds, if not thousands, of people flocked to our area for the nature, the beauty and the good things it had to offer. It was mostly during the summer months when these businesses operated and when the area attracted a large volume of tourists. Everyone hears about the many resorts we had back then. Well, here are some of the ones I remember well, and I'm going to bore you with listing them. In Round Top alone besides the resorts that we still have today, we had Mario's Pine Lodge, Greenacres, the Del Wood, Walter's Valley View House, Round Top Hotel, The Woodlands, Gibson's Millbrook House, The Glenwood, Parella's known later as the Mountain Dale, Maple Lawn Hotel, Broken Wheel Ranch, Bremuna Ranch, Pickwick Lodge, Wearing's Spa House and Vienna Woods. We also had many housekeeping cottages and old fashioned boarding houses, and there were many in Acra, Purling and Cairo also. We had two gas stations in Round Top and they were always busy. We also have two general stores with delis and gift shops. When tourists on vacation, they need gas in their car and they travel around to attractions and look for souvenirs to bring home. And before getting back on the thruway, they have to gas up their cars in order to drive home. Cairo also had two clothing stores, two jewelry stores, a shoe store, two supermarkets, two liquor stores, many gift shops, an Italian market, a movie theater, a bowling alley, and even a car dealership. Cairo was a bustling and prosperous little town. I respect the people that try hard to open a business in Cairo, and I applaud those who have succeeded because that is not an easy thing to go through without enough people supporting it. And that's what the vacationers do. They always had extra money and they were always ready to spend it. And I can add here that the locals at that time, loved and appreciated the vacationers even though they caused some traffic and sometimes hogged the streets. Residents were okay with the volume of vacationers because they knew the positive impact that tourism had on their community. Hopefully we can see some of that again as the world comes smaller and more and more people are traveling to Disney and going on cruises, some resort businesses closed because it became harder for them to survive. It's sad to see these abandoned buildings that are remaining on the once very beautiful properties. We at Blackhead tried very hard not to walk away. We were continually making upgrades and changes in order to go with the times and the demands of the vacationers. And I might add here. Some of the changes we made were not always received with open arms by many of the local residents, such as when we went to the construction of the golf course. Also, some of you might know or remember that we did have approval for six buildings with a total of 35 two story townhomes on our driving range, and there was much opposition to that as well. So after many years of hard and dedicated work of running a resort, a golf course and a public restaurant, which incidentally was not patronized and supported by many of the locals, we decided to sell and look for a suitable buyer. We know that most of

the prospective buyers who were persisting in trying to purchase Blackhead Mountain Lodge would not be well received by the community. So we waited for someone like the people that purchased it. We sold to four young men who have a vision. They all brought their families here and they fell in love with the property just like we did. It could have easily gone to counties closer to New York City or where they were more welcomed, but they loved the serenity and the beauty of our area. They are investing money and energy into trying to make Blackhead something very beautiful that they can also be proud of. They are not coming here to destroy our community as some people seem to think. Let's not deter them. Let them do the project they're excited about. Let's not chase them away. Let's not force them to resell it to whoever will take it off their hands. And we all know who that might be. And no one will want to come to improve anything in our community. Our community will deteriorate, and over time, each one of our homes and residences will decrease in value. And we all of the Maassmann's are not leaving the area. Eddie and Peter and their families live next door to the project. My husband and I live just down the road as does our granddaughter Monica and her family. My family and I can walk with our heads up high because we feel that we have sold to good people. I believe my comments are valid because of my years of life and experience in our little town of Round Top. I have seen good economic times and bad ones, and the good times were when we had tourism in our community. We welcome the owners of our resort with open arms and we hope that they will be the first of other investors to help bring back tourism to our area. This new business and all other prospective new businesses will not only increase the tax base for our town through real estate taxes that they will pay, but it will generate a lot of revenues through the sales tax that is collected. That is huge. And we know that a good portion of that tax money comes back to our county. It would also definitely help to rejuvenate our main street and having a nice and prosperous Main Street would then also help those resorts that are still here and trying to make a living and survive. So I'm going to finish by saying, yes, let's save Round Top, let's save Round Top from more tax exempt properties. Let's save Round Top so that we don't have any more vacant and abandoned buildings collapsing and crumbling. Let's save our Round Top for its beauty by welcoming people who have plans to beautify it even more. Let's save Round Top by welcoming new and ambitious entrepreneurs to invest in our community. Let's save Round Top so a few more select investors with a dream may come here to our beautiful little town and let's save Round Top so that our children and grandchildren can be proud of the community that they live in. Thank you.

**Jeanine Pahl Krisman:**

My question is really for the engineer. I don't, still direct the audience. So, my name is Jeanine Pahl Krisman. My father and I reside on Crow's Nest Road. And I feel bad going right after you. To put my perception of this project into context. My family and Blackhead share approximately 3000 feet of property line. Upon reading through the application and supporting documentation, I have a few questions. I'm very nervous. So, this is a very selfish question. So, I apologize to the rest of the audience as it relates to the shared Pond water feature that we have with Blackhead. The renderings indicate that the shared pond will remain as it exists today. Can you please confirm, one, that the proposed dams will not redirect or alter the current drainage or flow of water from the shared stream away from the pond. And two, that by changing the depth of the other ponds and the creation of new ponds, water will not be redirected or diverted from the shared pond. And three, that Blackhead will continue to maintain said pond as to ensure the sustainability, i.e. the pond ecosystem and the volume of water. And then my next question as it relates to resort guest safety and the safety of my property and the persons to avoid, and

the persons meaning the guests in the resort, to avoid resort guests from venturing onto private land. What precautions is Blackhead implementing? Again, we share approximately 3000 feet of bordering property. My next question as it relates to the helipad, how many anticipated landings per day? What are the operational hours and days for the helipad? My next question. When does blackhead anticipate breaking ground and what is the anticipated timeframe for completion of the project? My next question. I can give you a copy of this, if that helps whoever is taking minutes. Okay. My next question. Crow's Nest Road is a dead-end roadway. I see a comment on the rendering related to ingress egress, however. Can you walk me through the specific preventative measures the general contractor will implement to ensure means of ingress and egress for homeowners, fire, and other emergency vehicles if they're not impaired during construction and once the resort is operating? And my last, this is really not a question, is more of a comment or concern. How much of an impact does the full environmental assessment form have on the board's decision to approve the application? I ask this question because some of the responses are inaccurate. Some examples include but are not limited to, Section E2 subsections M and Q as it relates to subsection M, the applicant failed to mention Black Bear. As it relates to subsection Q, the applicant indicated no to the question, asking if the project site adjoins an area currently used for hunting, trapping, fishing or shellfishing. Winds on Blackhead Range Wilderness, which encompasses Catskill Park. permits, hunting and trapping during appropriate seasons. Game species in the area include again, are not limited to, white tailed deer and black bear. Additionally, residents, my father and his friends do hunt on our property. Additionally, in Section B2 Subsection C, the applicant misrepresents the anticipated water usage per day. The applicant refers to Appendix G, Wastewater report, which reads in pertinent part that the anticipated water usage per day is 34,792. However, the application itself reads 29,292. Today She said approximately 37,000. Same D2 subsection J reads No when asked if the proposed action resulting in an increase in traffic above present level. The subsection refers the reader to Appendix H Traffic Report, which reads in pertinent part that there will be an estimated 7% increase or 42 additional vehicles per day. Substantial is a speculative term for the residents that live on Blackhead Mountain Road. 7% or 42 additional vehicles per day may be substantial. The board should request that the applicant revise all sections that contain inaccurate information to accurately describe the construction and operation of the proposed project. This request was also made by Evan Hogan, environmental Analyst, one for the New York State DEC, in his letter dated February 15th, 2024. As the FEAF conflicts with the reference documents and many requirements are not complete. I request the Planning Board keep the public hearing open until all application requirements are complete and have been reviewed by independent experts and the public. Thank you for your time this evening.

**Jen Schwartz:**

Okay. I have a lot of questions. I'm Jen Schwartz, I live at 136 Crow's Nest Road, which is across the street from the proposed development. I have submitted a bunch of my specific concerns already, so I don't want to run through them all. And everybody deserves a chance to speak. But I do have a couple of questions pertaining to the presentation and a couple of statements of my personal feelings. So I just want to note that we are at the very beginning of the process according to Cairo's own site plan review law that is not true. A public hearing is not supposed to be declared until the Planning Board has accepted a completed application, and this public hearing is extremely premature. Now, I'm going to say to the planning board, and I hope all of you tell them that we need to keep this public hearing open until there is a fully complete application with every required submission not just completed, but with



independent experts evaluating it and having sent their reviews and then giving the public enough time to review that. Technically speaking, technically speaking, when a public hearing is declared, they could close it tonight and then vote on. They're actually supposed to have already made a similar determination according to the law. Now, we, they might say that we wanted to open the hearing early so that people can learn about this project and make comments. And that's great. But that should have been made extremely clear. None of this is in any of the planning board minutes. I went to the last planning board meeting a month ago, and even though Blackhead Mountain was on the agenda, the board refused to discuss it on the record. There have been a lot of things that this board could have done to communicate this project, which is unprecedented by their own admission, in the town of Cairo. We have never seen something this size and with so much environmental and infrastructure risk, not to mention the risk of taxes, not to mention the risk of property values. And you do something like this and you change something fundamental about the town forever. So that's the most important thing to me tonight to make clear where we're actually at in this process. I'm just going to respond to the presentation with a couple of points because that'll be the fastest thing to do. I was actually really hoping that we would come tonight and there would be more information provided. This application is woefully incomplete. There is. I mean, we could run through lots of things, but let me start just by responding to what was discussed. There is an argument that they are developing over disturbed lands. No one is arguing that this is not virgin forest or wilderness. It's a golf course. But disturbed means something when you're talking about flooding, it means something when you're talking about stormwater runoff and stormwater management. And according to the DEC and applying for permits, it is not disturbed because it is the land and a golf course is a permeable surface. Once you put a road on it or building on it, it becomes impervious. Where is all the stormwater going to go? So when they say that it's already been developed and we're just putting one resort on top of another one, that is not accurate for the purposes of protecting flooding and infrastructure for the rest of the town. And we will all live downstream of this property. And I'm just going to note here that the water estimates to which I am personally most concerned about as someone who lives across the street, and as someone who is a community member and cares about everyone and our water, they talked about the number of units in the presentation, but their initial application that was submitted on December 21<sup>st</sup>, said that there were 212 bedrooms on the application update submitted on February 16th. That number had grown by 25% to 264 bedrooms. So let's say two people per bedroom and then let's add in the 200 people who will be full time staff. That is 772 people. According to the 2020 census, the population of Round Top is 622 people. We will be more than doubling the resource demands on our hamlet. That also means resource demands for fire, police and everything else, road maintenance. We cannot just, this is this is a massive amount of resource demand that's being added. Look it's, there are a million things we could discuss about what is missing from the application, from proper aquifer mapping to the water withdrawal numbers, which are woefully low. They are terrible underestimates the number of 37,000 is still using the 212 bedrooms. They did not update that to include 264, which I think the number is now like 46,000 gallons per day. And that is still according to the DEC way underestimated. Part of that plan, they say in the spa, it's going to be 70 guests a day using its 8 gallons of wastewater. Luxury spas and luxury resorts are some of the highest users of water demand out of any infrastructure in the world, even with low flow faucets, even with everything else. I do want to ask this, this idea that we don't know who the investors are, but are any of them here tonight, by the way, or is it just the engineer and the consultants representing them, but the actual landowners are not here. Okay. So I think it's vitally important and maybe I don't know if the planning board knows who the investors are, but they should and they must,

because when they say that these are going to be cabin-like units, I wonder if they will actually be \$2 million units. They said small as 1200 square feet. That is the smallest we are talking about. We need to understand the economic scope of this resort and if it is viable, there are plenty of other luxury resorts in our area and a lot of them are new and they have 12, 20, maybe 30 bedrooms. This is at a scale that is significantly bigger. I have no idea what your comps are in the Catskills. We have not seen any sort of feasibility analysis. There are real estate development experts who think this kind of project is non-viable for our area. And I have heard nothing about what the consequences are if that doesn't work out. All we're hearing about is a tax assessment, but none of that has been done and we have no idea if once you add in all the additional strain on our resources, how that'll even map out. So that the question about who the brand is, so it's, are you denying that it's Six Senses? So there's no formal engagement with the brands. Is there any sort of licensing? Is there any sort of consulting? They said they will collect the comments and get back to us. I do have one question. Well, I will say that we would have had no idea that Six Sense is what was involved if the chairman of the Planning Board hadn't said it to several of us. I don't know where we would have gotten that idea otherwise, and I will say that there is an Earth lab on your site plan and an Earth Lab is a trademarked name for a type of amenity that comes with Six Sense's properties. So if it's not Six Senses, I have to wonder why that's on there. I also I'm just I'm going to I'm going to just close with a personal note, and I want to address anybody here who thinks that me personally or any of my neighbors are against development. I am not against development, and in fact, I'm sure many of you remember last spring when this property was purchased, the new landowners came around town and told a story that this was going to be a small boutique wellness hotel, that they were going to preserve, not a nine-hole golf course and we were jazzed about that. We thought, amazing, we're going to have a new restaurant, we'll have a spa, and it's going to basically take the existing buildings, revitalize them and add a few cabins. This wasn't just a rumor. It was actually an application that was submitted to the planning board in October 2022. I have FOILED for, and any of you can request it from the town clerk. There was a much smaller development plan by the same exact developer submitted in October 2022, and that is the exact kind of resort that they went around town after they purchased telling us this was going to be. So I was thrilled about that and I know a lot of my neighbors are thrilled about that. We would love to see this area revitalized. So it was devastating and it felt like a major betrayal when this thing was dropped in January 2024, and frankly, it was filed as old business. And I'm not sure that many of us would have known about it if one of our neighbors happened to show up at the January 4th meeting because it was not on the, the agendas aren't released, the minutes aren't posted, and there's no information. So this idea that, like I as a person who lives across the street that I'm against development, is just, couldn't be further from the truth. I am invested in this town literally and figuratively, and I badly want to see it strong. I also, however, do not like hearing from our planning board or from my neighbors that the vision for the economic revitalization of this town is going back to what it was half a century ago. That time has passed. That is not a plan. It is not a strategy. I would like to see a real strategy for how to make our town economically stronger. Now, there are a lot of people like me, a lot of you in this room who have moved here in the past couple of decades. Raise your hand if you've moved here in the past couple of decades to live in this town and invest here. A lot of us. The reality is that Round Top over the past few decades has become more of a full-time residential town. And that's wonderful. People are raising their families here. People are choosing to live here. People are retiring here, and they are buying houses, they are fixing them up and they contribute to the tax base, and they are making it better. And we want to see our town succeed. I do not want to feel as a taxpaying resident who has invested in my town, has close relationships with a lot of people who live

here, that I should be railroaded and then my needs don't matter and that my economic security doesn't matter and that my property value doesn't matter because of a massive resort. And I refuse to engage in this argument that our only options are a totally oversized resort that is not in the character of our town and fundamentally changes what Round Top is not just about, but changes resources. That is not the only option. This idea, this thinly veiled thing going around that was the alternative, is not cool to say and I am not okay with that. And frankly, if there's been decades of nonprofits coming in here, that is not due to me who's lived here for three years, that is due to decades of poor mismanagement and poor land use controls. I would love to see a vibrant resort on this property, but it must not look anything like this current one. And it must take all of these considerations under total comprehensive review. And I think that everybody here deserves that. And I just want to clarify one more time that I am asking, I did not mean to get this stressed out, but I am asking the planning board, please kindly leave this public hearing open now that it has been opened, until a full and proper completed application is in, until you have hired not just one engineer but an engineering firm with hydrologist, geologists and civil and environmental engineers, to review everything and to ask the developers to put money in escrow to fund it, and then to give the public time to review it after all of that is complete and to not plan for any steps. This is a standard procedure. I don't want anyone to think this is extra special. This is standard by the law. Thank you.

**Patrick Aitcheson:**

So first off, I, I did submit this letter to you to you have it for your excerpt. So I'm Patrick Aitcheson. I live at 52 Walnut, basically downstream, about a half mile down the unnamed street on the proposal. Well, first off, thank you, Jen, for everything you said there. This is, I am for development. I am thrilled when businesses open here, and as the economy expands, I'm thrilled with all that. However, this is a giant project, 320,000 square feet. To me, that's like 100 like really large homes. So just to put it in scale and this is not just a renovation or a slight increase of the previous resort, this is a very large increase. A lot of things have been talked about. One concern I have is the water. If we're going to have 37,000, probably a lot more gallons of treated sewage water being dumped or poured into the unnamed stream. I'm wondering why that has to happen. Why can't you take some of that water and use it to irrigate the, you know, all the lawns and so on you're going to have. Why can't this water not being used to fill the like six acres of water of water features there. Why can't his water not be used to reuse in the toilets and that I've heard before this is labeled like almost drinkable, why can't you not take this to drinkable level and put this back in use throughout the resort. my property, my water doesn't leave my property. I don't put my problems on other people. I have a septic system. I have a well, the septic system, the water stays on my property. Why can't they take steps to use their water, as much water as possible and not dumping to the stream? the stream, as I said runs down along a lot of our property that a lot of the folks over here, it's a long property. I have a neighbor whose family swims in the swimming hole. So should kids. Are we okay with kids swimming in this treated sewage water? Is there health issues there? Am I going to have health issues from this water going into my well and anything the health issues for the town is all the sewage water makes its way down into Cairo. So that's a big deal. So I'm just trying to understand this whole water situation and why I have to deal with their water, their sewage. That's like a big thing. This construction project, I assume, since it's the equivalent of 100 large homes, is going to go on for years, I don't know what's involved in building 320,000 square feet. I'm assuming we're talking like thousands of truckloads of materials going and then waste being removed. Our roads, I don't know that they're really

able to handle these trucks and the damage that's going to be done to them and then the town is going to be liable to fix our roads. So I feel like the developer should help with maintaining the roads if they're the ones causing the cost of that. I worry about our fire department. Our fire department is a volunteer fire department. You're adding, as we pointed out, basically double the population of Round Top. I assume that means a lot more need for fire equipment. And I'm not sure how you handle staffing since we're a volunteer fire department. So how does that, how does that get handled when such a large, large, massive project goes in? And I'm really not clear this whole helicopter thing, like why do we need to heliport there? I don't understand that. And I, I really don't need the noise of a helicopter. And I worry also about the helicopter noise affecting the animals. You know, this is a semi-rural area, and helicopters make a lot of noise and a lot of pollution, so I'm not clear on that either. And of course, I want to have, I'd love if this the public hearing to remain open until all the questions are answered, all the reviews are done, and there's a chance for more feedback from the community. And I know you said you're going to answer our questions. Where do those answers go? Like, I'm just not clear. Like, how does the audience, how does the public then access the responses to the questions then.

**C.J. Matherne:**

Hello, I'm C.J. Matherne. I live on Crow's Nest Road. 136 Crow's Nest. I'm with Jen, I'm her husband, but I'm not as good at public speaking, but, and she's done a lot of research to get this information. None of this is made up. I moved to Green County 10 years ago, and I did live in Brooklyn for three years and didn't like it. But I moved up here. I'm from the South. I grew up in Miami, Florida, where I saw a lot of development after Hurricane Andrew, when my family lost their homes. Anyone who ever tells me to trust a developer, I immediately believe that they're in the pocket of the developer. They have something to gain from that developer that everyone else doesn't. And so this is really hard for me to get behind. I've also worked in Poughkeepsie and seen what Baxter does. I also believe I've heard that they might be involved in this. Is Baxter involved in the actual construction of what's proposed right now? We don't, we don't know. Okay. I believe that if Baxter, like that construction group, is involved in this, those whatever many hundreds of jobs that go to construction workers will not be going to you. They'll be going to whatever Baxter wants them to go to. To create a size of development this size, this type of size. You need a lot of workers, and they're not going to be able to afford you. They're going to get them as cheap as they can and they're going to make it happen all day and all night as much as they can. And I would like to know my question, that I would like to propose to the board and to you, is how many, in the current application for building there's no timetable. I don't know how many years this will take to build. Because where I'm from, it takes years. It takes a lot of equipment and grading land is no joke. So I really ask that keep this hearing public open as everyone has and you will, but also that you declare a positive SEQRA on this because it's not the case. Its too big, too big, its not complete. Thank you.

**Jeanine Morick:**

Hi, my name is Jeanine Morick, I live in Round Top on Black Mountain Road, just past the intersection of Bald Hills Road at the bottom of the first descent, less than a quarter of a mile downhill from the Blackhead Mountain Lodge property. I'd like to address the stormwater management and disposal of the wastewater from the wastewater treatment plant for a moment. Flooding, historically, this area and

specifically Blackhead Mountain Road, have sustained major flooding, flooding and runoff from the elevations above. The unnamed creek that runs parallel to Blackhead Mountain Road has overflowed its banks many times in my 33 years of living here. The great Flood of 1996 closed Green County, parts of Blackhead Mountain Road were washed away, including the bridge below. The Shingle Kill Creek was the heart of the flooding. Since then, we've had more catastrophic, catastrophic weather systems. Hurricane Irene in 2011 and Ida and Henri were just two weeks apart in 2021. The unnamed creek overflowed and the runoff from above was significant. Property damages and cleanup were substantial, not to mention the impact on Blackhead Mountain Road. On page 6 of the environmental assessment form, there's a question concerning wastewater treatment. If public facilities will not be used, described plans to provide wastewater treatment for the project, including specifying proposed receiving water, name and classification of surface discharge, or describe subsurface disposal plans. Answer: A new wastewater treatment plant is proposed with discharge into an unnamed, unregulated onsite stream channel located near the existing maintenance building, which discharges into another unnamed, unregulated stream and then ultimately to the Shingle Kill. By the way, the Shingle Kill is a protected trout spawning creek. The unnamed creek runs parallel to Black Mountain Road. My question, is it possible to recycle the wastewater from the treatment plant and reuse it on the resort property and not discharge it into our creeks and increase our stream level and flow speeds? The biggest concern is water, And not only that, you made a comment about water wells and how they people had been contacted in the area about water well placement. I looked on the map on the CNA Engineering and Land Survey preliminary report, and there are no wells on that report that are west of Route 33. There's nothing in Round Top, there's no wells and we all have private wells. So on your property, you also talk about buildings. Well, you don't mention the multi-use barn that's been added. What will that be used for? It's supposed to be able to seat 200 people. Is it going to be for concerts? I mean, you've got a hotel, you've got a restaurant, you've got a spa, and then you're going to have a multi-use barn on top of that. And then these privately owned condominiums included on the property. Well, are they in addition, to the 127 keyed units? And if they're privately owned, how does that make this a resort? So these are questions that I have. Thank you very much.

**Theresa Loebagh:**

I just live at 41 Nirvana Way and I came here, I just have, I'm interested in, you know, new businesses coming. I just have a concern for our wells, you know, around it. I live maybe a quarter mile past. Nirvana Way is off of Floyd Hawver and it's about a quarter mile from Maple Lawn and it's like another mile to the Blackhead Mountain site. So I'm about a mile east of the resort. And I just wanted to know, with the the grade changes that they'll make, it'll change the water and if underground, whatever they're going to do, would it affect my well, that's all.

**Thomas Berkley:**

Sorry. There's been a lot of issues brought up, a lot of which were on my list of questions for the planning board, for the developers and for all our concerned people that live near this resort or downhill from this resort. My question that I have left and it was mentioned a little bit before about the helicopter pad, according to what I read, according to the law of the planning Board, is that noise pollution must be

between 60 and 70 decibels for adjoining property. And that depends on the time of day and the day of the week, I believe. I don't see how it could possibly be a helicopter taking off, landing, flying over all our houses is going to come in those parameters and that's all I have to say. Thank you.

**Mace Burr:**

I'm Mace Burr, I live at 383 Blackhead Mountain Road in probably one of the loveliest spots in Round Top, except for the highest part of Blackhead Mountain Golf Course, which is a place that I love to hike up to many, many times. And one of my most favorite spots in Round Top is the high up ledges at Blackhead Mountain Golf Course. It's the place that I have been allowed to hike on and walk on, and I appreciate that privilege from the Maassmann family. It's one of the most beautiful views in Round Top because you're looking all the way across New York State on into Massachusetts. It's breathtaking. It breaks my heart that that could be gone forever. And once something like that is gone, it is not replaceable. I have a lot a lot of emotional feelings about this whole project. My husband and I retired to Round Top 23 years ago when we found our home, we felt like we were home. I lived in Litchfield County, Connecticut, one of the most beautiful parts of New England. We had a 300-year-old house that was on a river when we left it I was heartbroken for months and my husband always promised me that we would find a place again that was equal to that. So when we came to Round Top, I didn't get any further than the back porch of my house. Those of you that know my house, you know my backyard with the waterfall, the stream running through it, I never even went in the house. I sat on the porch until my husband showed up. The realtor looked at us and Don said, give me the paperwork. That's it. And she said, No, you got to go in the house. Don said, nope paperwork now. And that's how we ended up in Round Top from Kingston. And we've had 23 wonderful, wonderful years in our home. I have a very large family. I have 11 grandchildren. My husband and I have six children between us. They love our home, they love Round Top. So to see that Round Top might be irrevocably changed by a massive resort is literally breaking my heart. I have seen the initial application that was made back in October of 2022. We could live with it, we could support it, we could be very happy with it. I don't know what happened to that. I don't know why this massive plan has been submitted. It makes no sense to me. The impact of water, flooding, runoff and erosion, losing trees that will never grow again is beyond my imagination. And I hope that you people will very, very deeply and thoughtfully consider the responsibility that you have to this entire town to do the right thing, to do the right research, and to ensure everybody in the town of Cairo that you are going to protect what we cannot replace. So please, speak, speak your mind. Thank you.

**Bebe Regnier:**

Hi, my husband and I own the Cairo Film Center on Main Street and we're very involved with trying to improve that part of town. I can tell you that when people come to resorts, they get sucked into those resorts, they don't come into town. They really don't help the local economy. And I would think that a complete resort that has a restaurant and a spa and a place to go do whatever you want, they're not going to come into town and shop here. They're shopping in Manhattan, they're shopping in the Hamptons. Anyone who can afford to come in by helicopter is going to go to an expensive restaurant and probably we can't afford to use the restaurant and the spa because it's for people like that. And by the

way, the East Hampton Airport, people tried to close it because of the helicopters. The helicopters in my opinion, are going to be devastating not only to our peace and sanity and the reason we all moved here, but to the animals. I mean, we have the Bears project every year because there were so many bears living in our backyards and in our woods and in our properties. What's going to happen to all of those bears? I mean, we're doubling, we would be doubling the population. And I think that it's even if they pay a lot of taxes, it's going to put a terrible strain on all of our services and roads, which has been mentioned. Anyway, I'm not against development. I think something moderate would be great, but I am against development that brings in heliports and so much traffic and that sort of thing because it's noise, and I'm here because it's quiet. Thank you.

**Dwight Tobin:**

So we're on Storcks Nest Road and when we purchased our property 32 years ago, we loved the idea of the peace and quiet, that we were backing into state land and people even asked us, wow, you guys live way out of town. Well, it's no longer way out of town, but I would have to agree with previous comments. We're going to have how long? Four years, five years of heavy construction coming along our property. How is our police force? We don't have a Round Top police force. We are going to have hundreds of unknown people. And I don't mean this to me in a prejudicial manner, but we're going to have hundreds of unknown people coming into the town. What about all the transients coming into the resort? And as they said, this is a high-end resort. I can't afford, it's open to the public, right? Okay, I can't afford 26 bucks for a plate of pasta, no way, and even if I could, I wouldn't buy it. I mean, \$1.79, you get the best pasta right in Hannaford. So not only is it going to change the character of our town, but it's going to disturb our peace and quiet, the wildlife, the devastation ecologically. I mean, I've got beer, deer, I've got beer too, I've got deer, you know, we've got bears running through our property. We have all sorts of wildlife. This is going to be changed. I think this development is going to be an economic, an ecological and a social disaster if it goes through.

**Stephen Petronio:**

Hi, I'm Stephen Petronio, I unlike most of you, live up the top of Crow's Nest Road. One property away, we're about a quarter of a mile. When I moved here seven years ago, by the way, I have 2 parcels of land. My not-for-profit dance company owns a large tract and I have a small tract for my house. My not for profit pays full taxes. So, I just want to let you know that. So, I've lived here for 7 years and when I came here, I thought I died and went to heaven. And I'm not kidding, I walked out onto my property, and I thought, how could this be possible? So close to, like 2 hours, 2 and a half hours from Manhattan. I am not against development like many people who have already spoken tonight, I heard Don Chick came in and told me a beautiful tale about a small resort, a boutique spa and a nine hole golf course. And I was super excited and you know, that we knew some people in common and I thought it was going to be an amazing development. And just to say that I came, I moved from Carmel, New York. First Manhattan, then Carmel, New York, and I watched that over 15 years, I watched those mountaintops get shaved like a razor across those mountains. And senior housing got built over the years. And so, you know, we came farther thinking that we were maybe going to be safe. There's a lot of things that I wanted to talk about that everybody's already covered, and Jen. I personally live above Round Top, above the Maassmann's

property who I have known. I want you guys to have what you want you deserve, I don't have any you know, I have no problem. But my wells get very funky in the summer and I'm higher than you. So what happens when my wells go dry when the water table shifts because of the extravagant use of a luxury spa, does anyone really care if I go bankrupt, probably not. The noise from the operation and construction, the blasting of bedrock that's only four feet under the soil. I don't know how that, how are we going to be able to stand that? And so I just want to call to keep this hearing open a positive assessment. I want a call for an outside agency to be paid for by the developers to assess their assessments, because we need that, we need it. You know, we don't want General Mills to be reviewing Rice Krispies, we want to have an outside objective eye. The helicopter is just ridiculous when the developers talk, the only thing they mentioned is medical evacuation. Well, what do you think it's really going to be there for? If you look through what's happening in the helicopter world, the Hudson Valley is a great place to have a cheese and a glass of wine when the leaves change. So you can just pop up, drop down on the pad and like have a drink and then go home. We have a new helipad in Kiskatom, the fire department, for medical evacuations of 10 hours, ten miles from Round Top. That is sufficient for a medical evacuation. We have the possibility of medical evacuation. You know, this is causing so much stress that I might need that evacuation, and I'm not kidding. One of the one of the positive things about this for me is that I've gotten to know more neighbors in the last three weeks than I have in seven years, and we are freaking stressed out. All of us are incredibly stressed out. And if you care about the environment that you're moving into, you need to consider what's happening to all the people on the perimeter who are going to be blasted out for five years or four years or three years. I need to be able to sleep at night, and I came to Round Top to do that. So, thank you.

**Jean-Marc Flack:**

Hi everyone, I'm Jean-Marc. I live with Stephen on Crow's Nest Road. Most people have said the things that I want to say, and that I have prepared to say, but I'll still try to still down to a couple of points. When I come home every night and its clear sky, and I walk up to my front door, I almost cry because the sky is so beautiful. And whatever we say about sky dark sky lighting with a development of this size, what I'm going to see now is a big glow in the horizon behind the tree line, from this, from this. It's going to change my quality of life completely. That to me is something deeply personal and there's no way to get it back like he said when these changes are made. And so as part of an engineering report and further reporting about this, I would love to see photorealistic renderings of the property at night from different angles showing exactly the impact of this, between lights from windows and all of these low impact, low voltage, dark sky compliant lights, I am pretty sure it's still got a glow, kind of like a landing strip. There's no way around it. I'm also worried about ecological impacts, water impacts, business, financial contingencies, infrastructure impacts. I think that it's impossible for anyone in this town and anyone on the board to have the resources to possibly go through what's being presented, and it's very impressive what's been presented by KARC. Some of it looks beautiful. We need an independent group of engineers funded by the developer, so we don't have to pay for it. I've been speaking to friends and neighbors, and people involved, and I've spoken to people who are very close to the Catskill Planning Board, and they're going through this process right now with a much smaller, more modest little housing development, Vida row, Vida something or other. And that planning board has hired a bunch of engineers. They really recommend Delaware. Delaware engineering is the firm they work with, and they have specialists in all these different categories and they're very happy with Delaware engineering. They



said they're really respectful and recognize the balance of being pro-development, but also pro-ecology. So, I would just throw that out there, and the process Jen outlined is in fact standard practice. We're not asking for anything unusual for the town planning board to revisit all of these decisions and all of its recordings with a completely independent objective eye that has our interests in mind and not the developer's interest in mind. That needs to happen, and unless that happens, we can't really assess the project. A positive declaration for SEQRA, keeping the public hearing open, environmental impact assessments, I think the project needs to go through rigorous scoping because of the scale. Everything, all of these pieces need to go through scoping, hiring independent engineers, hydrologists, ecologists. I'm personally very close to the environment, I work in the landscape design field. I think a really in depth environmental and resource mapping and complete flora and fauna inventory should be conducted by an independent expert, not part of a group of engineers, and it should be conducted over a full year, multiple seasons to really understand what communities, plant and otherwise are on the property. I know from having a property next door that it is way more biodiverse than what appears in the current level of reporting. Yeah, I think that's it. I want to protect my night sky.

**Dwight Tobin:**

One more comment. We're at the top of Stork's Nest Road and we have about 26 acres surrounding us. There's one lot up there that has been clear-cut, and because it's been clear-cut, our basement has been flooded out three or four times, our well has been affected. And in the plan, the developer was planning to clear-cut 11 and a half acres.

**Thomas Krever:**

First of all, hi, I'm Thomas Krever. I'm the owner of the Cozy Cup, so it's great to see some familiar faces. I do want to thank and commend all of you for the democratization of this, for allowing this forum and for committing for its continuance. So, I appreciate that. Thank you. Absolutely. Absolutely. And my question, which I guess maybe it's too premature, but Bebe started going in that direction as well, which is as a struggling business owner on Main Street, nothing like opening during a global pandemic. But what is the intention? Will there be a formalized outreach to the business community? Will you be trying to engage us? Because the same idea runs through my head, like if I was scheduling a 3:00 suntan followed by a massage and then, you know, like I'm probably not going down to main street. So no offense to Thomas at Cozy Cup. But I'd love to know, like, do you plan on formally outreaching to businesses? Will it be some sort of advisory board? Will there be formalized dialog? You know, we're really trying to bring this town back. And I am a resident for well over a decade. I live in Round Top, so I'd love to hear, might be premature now, but I would absolutely love to hear what the intention of a formalized outreach plan to engage the business owners and bring Main Street and the area back. Thank you.

**Mereven Schendel:**

So I have I had a few questions, but I'm going to actually just keep it to one question, and I'm going to start it with a statement that in 1946 the average American house was 800 square feet. So there's that. And in 1946 Detroit was a super vibrant city. And it's not, I've been to Detroit twice I thought it'd be an interesting place to try and develop. If any of you have ever traded stocks or if you've ever bought or sold things, you know that when you get into something you always want to know where the door is. You always want to know how you're going to get out of it. So if it goes bad, what's my exit? And so my question is, you're going to develop 92 buildings and a hotel and all of these things. What's the what's the value of the tax revenue that comes from that? And if it goes bad, what's the cost to the town for roads, for all the infrastructure that's developed for this? And what happens to this site that now has all these buildings? So how do you unwind it? Is there is there an exit strategy for it. Or does the town pick it up? So that's my, that's my question.

**George Goth:**

Good evening, everyone. I hope you can hear me. Okay. I'm an adjacent landowner on the NW corner of the proposed development. I have an excess of 50 acres. I own a partial access and 50 acres just above and in, you know, adjacent the state land and know both sides of my property. You know, I own on the stream up to the western boundary, which is roughly 1500 feet or more. So I want to know what can I do to prevent, I can envision a horror, of trespassing, of entitled folks that think that stream is whatever they want it to be. So I would like to know why I'm not going to be chasing trespassers off my property every 10 minutes. The other thing that I heard tonight, I think loud and clear, is that the quality of life, if this proposal would be approved as it's currently scoped, would destroy the quality of life as the current residents live it. And I just don't think that that this is in the best interests of this community at this scale. Everybody's talked about the prior one. This has been scope creep from day one. They were very 1942, 2022. So I mean, what's to stop it from creeping? That's it. I think we're past point. The other thing I would consider as a long time resident and fourth generation family in this area, putting a helicopter over my property is a direct insult. And the last thing I want to see. Some very small percentage of people can come in whenever they deem it convenient and fly over our property. So I think this thing would have to be way scaled back to be considered even at the fringe of reasonable from my perspective. I don't know, I think most of the other points have been made, but I just wanted to be clear that this is a quality of life thing. This isn't about the tax base, this is about quality of life. And lets keep it (inaudible).

**Stephanie Fisher:**

Hi everyone, I want to start with saying to Mrs. (inaudible) I love you and I love your family. I think one of the primary differences and I agree with everything that you've said between what you have done for the Cairo community and Round Top is that this is not going to be owner owned. They're not going to be residing at it. We don't know who's going to be running it, and they're not going to be engaging the community because it's not accessible to the community. So I just wanted to say that. I have a number of questions to the planning board, I'm going to keep it short and sweet because I haven't heard anything. I have a number of questions I'd like the planning board to consider. The first is I don't live in Round Top. I live on Silver Spur Road. We are a primary access route to Round Top. There's been no change in

anything on Silver Spur Road except the number of cars that are driving up every single day. That road was not designed. So I want to understand what's the traffic study for accessing that? And the second thing is I really appreciate that you talked about having temporary housing for people who work there, where is the affordable housing for people who are going to have to come to the community in order to be able to work there? We see throughout the Hudson Valley, throughout Ulster County, throughout Columbia County, that businesses can't find people to work because the people who want to work there can't afford to live there. The other thing is we have wonderful people in this town who are craftsmen, and I would implore the town to consider that when they do construction, they need to use local people and unions in order to build and sustain the middle class. Who are the primary residents of the Town of Cairo. Thank you.

**Scott Bradshaw: (Donated time to Steve Shoholn)**

My name is Steve Shoholn. I'm a retired engineer. I live on Bald Hills Road North, so I know a little bit about development from civil engineering. And there's three main points. I'm not against development at all, but there's three main points I'd like the board to consider. First of all, general planning guidelines and standards for a cluster development like this for density is one dwelling per acre, and that's after you take out steep slopes, wetlands, streams, ponds and any required green space. So that's the standard. So my question is, why do you feel it's necessary to exceed that standard that everyone else has gone out there in the general world. Second thing is doing well tests in the spring is totally misleading. The groundwater table is at its highest, the ground is saturated and there's no evaporation going on. So having results from tests in the wells in the spring useless, you need to do them in August or September when the conditions are at their worst. And the last thing is that this traffic study is absolutely bogus, whatever estimates they use for an average golf course in an average city somewhere is not what we have in Round Top. I've never seen the numbers of cars they reported in an hour, in a peak hour, we've never seen it, that's like a car a minute. Those numbers are totally bogus. So we want a real traffic study based on what's going on there. So again, I'm not against development, but you should do it. When you develop something, you should take into account what the neighbors have to say about it and the environment both, and it seems like you're ignoring both of them. So we have a list of 27 questions that we gave to the board, we'd like answers to those questions and we'd like to have a more reasonable meeting in the future when those questions are answered where we can sit down, even if it's just representative of those friends of Round Top or it's five Citizens against five Planning Board members or whatever. But we want to discuss these issues with in depth, not just put off to the end like this, but we want to sit down and have a real discussion on what is our what is your people say it is their opinion of the environmental standards and what does another engineer or people who live in the Round Top area feel that the piece area, feel their argument against it should be a fair discussion between both parties. Thank you.

**Robert Warrings:**

How are we doing? Lifelong resident of Round Top been here 62 years, grew up with the Maassmanns. Eddie and I went to school together, grew up there. Sue grew up at your place too, used to call your Dad uncle Mark. Along the lines of George Goth, the same thing. I hunt a lot of George's property. We do a

lot hunting up on the mountain, and I think this is going to change a lot of it. I'm not against what they want to do. I'm just against the size of it. I think it's a little much for Round Top. My grandparents had a resort here, my aunt had the mountain grouse as well. So we always had people in round top, but not to this extent. I just think the infrastructure can't handle it. One question I would ask is can Central Hudson deliver the electric to this, is one thing. The second thing, I've done a lot of wastewater treatment plants, over 40 years doing that stuff. There is a way that they can do recycling water and use it up there so they're not doing so much and it should definitely not be going in the Shingle Kill. Other than that, that's all I got to say, Eddie, I'm not against it.

**Dan Joyce:**

I was on the town board here for 8 years when the zoning was being put through and the revisions of the zoning were put through. Sat on the revision board, with Joe. I am now on the EMTs for Green County, the EMS Council. That's part of what I want to address, and I'm also on the Board of Zoning Board of Review. That's my friend Oliver over here. Now I want to talk about the heliport. Few people mentioned the heliport. part of the letter that was sent into the planning board, that should be read out, the whole letter. Part of that is noise. The conceptual plan shows a helipad located next to the parking lot at the Northern guest entrance. The Planning Board should request additional information on the purpose and need for a helipad, this is coming from the DC, and estimated number of guests that may visit using this mode of transportation. This component of the project has a potential produced noise that exceeds the existing ambient noise level in the otherwise rural community and frequent helicopter track of traffic would likely result in a significant increase in noise, odor and outdoor lighting that the Planning Board must evaluate in Part II of the full EAF Item 15. Round Top residents. Okay, I think there's a lot of people here that don't want a heliport, so the Town Planning Board should address and take into consideration the feelings out here on the floor. Green County Paramedics, as I say, I represent the town on Green County paramedics. I had discussion with Mark Evans, he's the president of the Green County paramedics. Steve Neer, Steve Neer is the managing EMT, manages the day-to-day operations of the EMTs. Both of them said that there's not another need for another heliport in the town. You have a heliport at the state troopers barracks, you have one at the Freehold firehouse, you have one somebody mentioned Kiskatom, and you also have a landing site right up here on Mountain Avenue at the Green County Emergency Services. They use the soccer field, and they use that auxiliary parking lot. So to say that you need this helipad for medical, for medevac, I don't even know if medevac would use it, because if it's built, they have to come in and evaluate it. They might not even want to use it after it's there. So now the last item, a Heliport is not listed in the zoning as an approved use. If you take the zoning back of the zoning, there was a whole list of what allowed uses are within the town, heliport is not in there. Now if you read another part of the zoning, it says if it's not listed as an approved used, it is prohibited. So right there is prohibited, no question, that use is prohibited in the town and you have to address that, and why would they need a heliport. Thank you.

**Oliver Hull:**

My name's Oliver Hull, I'm a resident in the town, I sit on the ZBA. I concur with Mr. Joyce's evaluation of the town code. We advise the town Planning Board of this two weeks ago, but they still are considering

it. I don't understand why, if it's specifically prohibited by the town code. Secondly, I have a question to the board. Why the DEC letter was not included in the application package until I brought a copy in yesterday, that was received by this board two weeks ago. Why didn't you have it available for everybody? I'll leave that to the crowd to decide, thank you.

**Gary Egan:**

My wife always tells me, speak up, so I'll try to speak up. But if you can't hear me, you know, I actually only have one or two questions, but I kept adding to my list as I'm sitting here. First of all I want to say this, in my opinion, the planning board are not politicians, you're volunteers, and so you're not professional politicians. The reason I'm saying that is, my grandfather was a very wise man, when I was about 8 years old, he told me something I've never forgotten, it's amazing. He said, Gary, you can always tell when the politicians are lying when they open their mouth. And if he were here today, he would add developers to that group, I'm sure you would. I live very close to all the Round Top resorts over on Floyd Hawver Road, and you know what? I think they're doing well, right? I mean, your family goes to the resort. Nobody uses a helicopter, you know, they All drive here. I don't why they need the helicopters at this place. Everybody's doing pretty well without helicopters, I think. What is your proposal for this heliport? When is it going to be operational? How many hours a day? Is there anytime it cannot be used, right? I haven't heard anything like that. It says, we want a heliport, why? why? So the people can come up get their nails done? What are they going to do here? We have no ski resort there. We have no beaches, right. The golf course is gone. So I just can't imagine what they're going to be spending all their time up here, especially when you need a helicopter to get up here. Okay. Roads, what kind of infrastructure is going to be required to support this during the development and ongoing? Right, because, you know, heavy equipment tears up roads, I think we all know that. And who's going to pay for this? Are we going to pay for this? Are the developers going to pay for this? How are you going to force them to pay for this? It's going to cost a lot of money, I'm sure you know that. I heard the word pesticides and herbicides. Well, that's important to me because I had cancer two years ago, because I used too much of that damn roundup, which I don't use anymore. Will you be using any kind of herbicides or pesticides in this new development and this new resort; I'd like to know this. How much is it going to cost to stay at this place? If you need a helicopter to get up here, this is going to be expensive, I assume, right? And it actually, I think I went through all of them, thank you very much.

**Win Morrison:**

Hi, I'm Win Morrison, a native of Greene County, grew up in Freehold 86 years ago. Been pretty, I've been responsible for a lot of transactions around here with the Maassmanns, nobody was more concerned on making sure that the neighbors were happy than the what they were, of the business ive been at, that was their main concern. They wanted to make sure that everything was fine. I just want to say you're worried about the helicopters. You can now go out from Round Top to Miami, Florida in a car, a Tesla without touching the steering wheel. Im in the process of a company with mega drones that are silent, they do not, it's electric and hydrogen. They can go any place, they use the same type of navigation that the automobile does going from here to Florida without touching the steering wheel. You get in your drone, push where you want to go and it'll bring you there. That should be out in

approximately 3 to 5 years, about the time that this project is finished. Be careful what you wish for because it's liable to happen with what is going on in here. I get probably one to three, five phone calls a week of people from the city looking for hotels or something in the country that they can get the immigrants up here for a place to take care of. Live free and everything else. We've sold a lot of resorts, a lot of golf courses. We also sold Acra Manor, everybody knows what that is. That's a situation you have no choice. There's no planning board decision to make on a sale once a religious organization. So be careful what you're wishing for there. I am very proud of what we've done here, what's coming here is a little over the top, maybe, you know, we're always fearing the worst. I don't think it's going to be as bad as everybody's saying, but look what happened up in Windham. We sold the Thompson house, wouldn't have exploded and we've sold I think it was 17 of the major buildings up there. It's hopefully going to do the same thing here. We've got the Bavarian Manor we sold a year ago. It's back on the market again and the people backed away that was going to buy it, going to do a fantastic Argentinean restaurant, Steak house and they got told that the townspeople would probably object to it and didn't want that in the area of because it was going to be too many people coming to the area. Probably 30 years ago, the Bavarian Manor, 30 or 40 years ago, the Bavarian Manor hosted a large German festival, a couple of times, they moved it up to Hunter after a while. 10,000 people and there weren't any complaints on traffic, 10,000 people per day at the German festival here, and it was fine. I think you're worried about something that's not going to be a problem. Thank you.

**Mary Finneran:**

So I've got all kinds of scattered notes here. This is the first hearing or thing that I've come to about this regarding the SEQRA. I really appreciated the man who asked for the survey of all the flora and fauna. We do need to have a good scoping, there needs to be a positive declaration because there will be an environmental impact. Now, that does not mean that it kills it, it just means that it's doing due diligence. I appreciated what you said about the low light, I appreciate also that it's still going to be probably too much light, and appreciate the indigenous plants and the lack of pesticides and herbicides that we have there, that's good things. I think it's way, way, way too big and I can't remember if it was an actual event or a TV show, I cannot remember. It was a long time ago, but it impacted me. There was an island, a tropical island where they wanted to come and put on, they wanted to come actually and put in one hotel. But what they did was they came and said let's tell them we want 7 hotels. And by the time they got down to 1 hotel, everybody was happy. And I'm just kind of thinking, scale it back down and you're going to have people happy. I mean, I think it's way, way, way too big. But a couple of things, why do we need to FOIL all this information? We can't have it? And the ENB, the environmental notice bulletin from the DEC, or do we have to FOIL everything? Okay, thank you. That's what I do, a lot. What kind of heat? What kind of cooling? Are you going to be using air source heat pumps? Are you going to be using ground source geothermal? I would not advise using any kind of fossil fuels for the heat or at this point in our climate catastrophe. Let me see what else. Oh, the wastewater treatment plant and the use of water up there. I live here in the, in the village right on Jerome Ave, and we are impacted. Our water is really, they've been fighting to get us a drop of water for years and years and years, and it's also got PFOS in it. Are you testing for PFOS, PFAS, are you testing for all of those? The EPA is going to be lowering it to 4ppt and that we are above 4ppt now on PFOS, so if you are going to be reducing the amount of water coming down into the Shingle Kill that's feeding our wells, it's going to be increasing the density just because it's less water. So I really think you need to do a study of how the water up there is going to be

impacting the town, the water district, in the village, or hamlet, whatever you want to call it. So 30%, we said 70% has been used before, not nothing is virgin, 70% is non virgin. So the 30% that is virgin is huge. And how much of that is going to be impacted? How much of that are you going to be cutting away? We need to have every tree we have for the carbon sync, carbon sequestration is what we have to be doing and trees are our best means of carbon sequestration. We need to keep every tree we possibly can. If that's it, I like to that a lot of the things you said, I'd like it on the smaller property, I don't know what kind of reaction there was in 2022 to the smaller property if that had a more positive reaction from people. But I think that's enough. Thank you.

**Ray Pacifico:**

Ray Pacifico, I'm here as a real estate broker, and a real estate commercial appraiser. I've been here awhile. So the town of Cairo has the highest tax rate of any town in Greene County. It has the third highest county tax rate of any town in Green County. And the main reason for that is, lack of commercial development and increase of the tax base. And we're seeing a lot of more of that, and it's helping over the last couple of years, but we need more of it. So we have to like be, I guess, save Cairo business, promote Cairo business, be more business friendly and less not business friendly. So there's ways to do that and one of the things in Round Top, is the main industry Round Top for over 100 years, has been the resort business. So we want to see them to continue, the old model doesn't work anymore, kids don't want to come up here and hang out with the family, and hang out on the porch. So there's different models that you see, that are happening, you know, that have happened in Round Top and they can continue to happen to increase the tax base. We need less, more of that and less resorts coming off the tax rolls. And so what I'm proposing and what a lot of people I think are proposing is maybe, you know, a resort, but not maybe to the large and the nature of it, is what I'm hearing tonight, is what everyone's kind of objecting to. But there's a plus and minus to that, too, because in the end, you can't have the same model that didn't work before work again. So anyone coming into the area that wants to promote a resort is going to look to a different model, and it's happening in other areas of the area. So, let's work together and let's, I think we gave them an earful tonight, but let's at least have a plus and minus with yes, a little less size, but not so much that it doesn't make sense for them to do what they want, and I think the planning board has hired an engineer or is going to hire an engineer to review everything. And all the points we've made or you've made tonight are going to be looked at and the developer is going to pay for that. So let's give it a chance, but let's not like go backwards, okay? And let's look positive to save and promote Cairo business and save Cairo business, and let's keep moving forward and not backward. Thank you.

**Mary Finneran: (Again)**

There's one more thing I forgot real quick, what are you going to do with the sewage sludge from the wastewater treatment plant? I'd like to know what happens to that.

**Caroline Pflieger:**

Thank you, Ray, because you've made a lot of the points that I had planned on making. I'm Caroline Pflieger, I live in Round Top. I lived in the town of Cairo since 1969 and in Round Top since 1976. So I've seen the businesses go down and the resorts go out of business, and I have a great concern for that, mainly because of the tax base, because if it should occur that businesses keep going out and then tax exempt organizations come in to buy them, as has occurred in Greene County and in the town of Cairo, the rest of us, you and me, have to make up the tax deficit. So it gets to be a self-fulfilling prophecy that you can't make it because you can't pay the taxes because, so it goes on and on. I've heard a lot of good points here tonight, and a lot of people have obviously done a lot of research. I think that we need to work with the developers, not against them. We need to see a business happen, at Blackhead, so that it doesn't end up in a tax-exempt entity, owned by one. And I know one of my questions perhaps to the developers would be can the project be scaled back to something that would be more acceptable to the opposition? And my question to the opposition would be, are you more willing to work with the developers and the planning board and those who are in favor of development? Because I have already heard of one group that was going to buy another Town of Cairo property that has backed off waiting to see what happens here. And they may not be the only property that gets backed off of depending on what happens here. If the Town of Cairo gets the reputation that we're anti-development, I heard a lot of, "Oh I'm in favor of development or I'm not against development," but I didn't hear any offer of how you want to work with the people who would come in and develop. And if they are turned off, if this project is stymied, that's what's going to happen. And you need to look at that reality. I think as the gentleman up here whose name I didn't know said, be careful what you wish for, it may come true. To the developers, I say, thank you for believing in the future of Round Top and the Town of Cairo, and I hope that we can work with you to make something happen there. And to the Maassmann family, I say thank you for holding on and not selling out to a tax-exempt entity before someone with a vision bought the property. I think a development would be good for Round Top, the Town of Cairo, Greene County and New York State, but we can't, and we need to look at what bad things can happen and try to get them fixed, and we need to look at what good things can happen and help to make them happen. And thank you to the Planning Board.

**Peter Maassmann:**

Good evening, you should have no problem hearing me, I have a very big mouth. First off, immediately I'm sure what comes to mind is, is Peter Maassmann, he is against the opposition. He just wants to knock everything down that's been brought up tonight. It's the furthest thing from the truth. For those of you who know me, you know my character, I'm an open and honest person, and I respect everybody's opinion and I cherish it. I don't shut anybody aside, you have your view, I have my view. And if we can respect each other, this whole process can go along a lot more smoother. And I encourage everybody to keep a nice high level of class as this goes forward, which tonight was mostly there, and I applaud you all for that, and I hope that continues. For those of you don't know me, I'm a lifelong resident. My family obviously were the former owners of Blackhead Mountain. And I'd like to take a couple of minutes to talk to you about tourism in our town. I especially like the newer residents of our town who weren't here in its heyday, 60s 70s and 80s to pay close attention to the things I have to say. Tourism by far has been the number one industry in this town since the 1800s, somebody said that earlier, that's a fact. It has been the driving force behind our community. It's been the main provider of jobs for the past 100 years. The number one commercial tax revenue in our town for a very, very long time. In the past 40 plus years,



tourism has done nothing but decline in our town. Let me repeat that, the past 40 years, our number one industry, tourism has done nothing but decline. There has been no bump, no spike. It is consistently gone down. 40 years ago there were a minimum of 25 resorts and boarding houses totaling well over 500 rooms in our small town. These resorts combined, these resorts combined held well over 1000 people on a daily basis during the peak season. Imagine that, 1000 tourists in over 500 hotel rooms at one time in our little town and all of those people were supporting our town's number one industry, tourism. And by the way, our roads and water supply were just fine with all those cars and all those people swimming in all those swimming pools. 40 years later, here we are. 5 resorts remain, 5, in all of Cairo, not just Round Top, all of Cairo, 5 resorts remain. A shell of what was once a booming vacation destination. I applaud those few remaining resorts and their efforts to continue to work hard to improve their operations in order to stay afloat. But those 5 last name resorts cannot revive what we've lost. We have now right before us, an opportunity for the first time in 4 decades to actually add to our tourism industry instead of more decline. Again, I'm going to repeat that, first time in 40 years we have a chance to benefit our tourism industry. It's been number one for over 100 years here, adding rooms instead of losing them. People may try to convince you that these tourists will not have any positive impact on our area other than that to the resort which they are staying. I'd like to dispute that. I'll ask you all when you go away on vacation to visit a resort somewhere or an area that you've never been to before, what is the very first thing you do know right after you book your room or maybe right before it? What's the first thing you do? You Google the area, you go on the computer, which they couldn't do back in the 70s and 80s, they didn't have that opportunity. Now you look, what's there to do? What's in the area? What is going to bring you to this area? Obviously, we what's going to bring them here, the most important thing is the beauty of our land and our landscape. But what else brings them to this area? You know, they're going to have, they're not going to look at Hannaford you know, they're not going to want to go to Hannaford, you know, and if you're worried about Hannaford and the, you know, the local hairstylist there or anything like that, then our other resorts don't supply anything to them either. But what they do is they benefit our restaurants, our local bars, our historical sites, our breweries, our local activities and so on, that's what they do. They research that kind of stuff. And that's what they go on to support. My family has watched firsthand how vacationers have changed over the years. All of the resorts back in the heyday served three meals a day, breakfast, lunch and dinner, it was on a schedule. In between those meals the people went and sat by the pool. They didn't go anywhere. They didn't know, there was no Google, they couldn't figure out, they didn't know what was two miles down the road. The only things that they supported were the excursions that we provided for them. We took them to Carson City, the Catskill game farm, local horseback riding areas, the rodeo that happened every week in Round Top. All of these places, all these great activities and businesses are all gone now. Why are they gone? One reason, tourism decline. That's why they're gone. What do vacationers do now? They Google, they do their own research and they explore. Use a little common sense. These people are not going to sit at that resort 24 hours a day. They are going to explore, and they are going to support our community. Some will argue that it's going to be all inclusive and say, well, it's going to be all inclusive, they don't have to leave. They're going to get the blah, blah, blah. I've done inclusive vacations, I'm sure some of you have to. What do you do? You go on an excursion, you don't stay on the property the whole time. I am confident that, number one, I don't believe this is going to be an all-inclusive property where you are forced to stay there and even if it ended up that way, I'm sure there's going to be an excursion desk. Right, there's going to be a place where you can say, you know, what can I do this afternoon? What's local? Where can I go? This resort is going to benefit our area in regard to jobs. Anyone who seriously believes that this

project will not add any jobs to our area, which I've read and I've seen advertised, I'm not sure what you're talking about. 200 jobs. They're not going to, they might have some staff housing, sure, but they're not going to staff for 200 people. They're not going to have staff housing for 200 people. Will they bring in a world renowned chef for their restaurant, maybe, you know, will they bring in a management company that has experience dealing with upscale operations, maybe. But local plumbers, electricians, carpenters, you all can potentially benefit from this. Housekeepers, dishwashers, maintenance people in the grounds, there are going to be jobs that this will provide our community that we don't have right now. Concerns about water and septic legitimate, I have those concerns, too okay. And although nobody is affected more by this project than my family's residence, nobody, I am right there frontline. I'm concerned about that too, but I am going to put it in the hands of the professionals. I am confident that the agencies like the DEC, the Board of Health are not going to approve a wastewater system that is going to have a negative impact on our streams, our environment. That's their job, that's a professional's job, and I look forward to them doing that and I look forward to those results and what they tell us. Sometimes you have to trust the process a little bit and please understand that a planning board approval in itself does not approve the operation of a wastewater plant. That's not their job. They're not approving a wastewater plant, that's somebody else's job. Like I said earlier, I respect everybody's opinions. We're genuinely concerned, and I encourage you to listen to the facts and not the opinions with those who might be looking to just keep on roads empty. Empty roads are not beneficial to our town. They lead to empty pockets of local businesses, which leads to a struggling economy, which has been the case here for a very long time. I say let's do what we can to help fill our roads with what's been missing for a long time, tourists. Our roads have handled this in the past, they've handled more than this in the past, and I'm confident that they can handle it now. Let's encourage and support these people that want to bring something good to our community, the Planning Board needs to be held accountable, I'm sure they will. I sat in that seat for a while, I know the process and I trust the process. Does there need to be oversight? Of course. It's a great idea to hire an engineer, have them pay for it, absolutely. That's wonderful. And hopefully that adds a little more comfort to everybody's anxiety, and I thank you for listening to me and God bless.

**Joseph Merlino:**

I'm Joseph Merlino. I live on Bald Hills Road North, right next to the driving range. The Shingle Kill Creek runs directly through my property. The erosion on the creek has taken 10 yards of my property already without a hotel or developers being there. We have a walking bridge that goes to my garage which is used, and if that continues to erode, I cannot continue to add to that walking bridge. My driveway could collapse because of it. The bridge in front of my home has had to have a second culvert added, which I personally clear out because the town will not come clear it out. On top of all this, my home is originally the Mountain Brook Lodge, it was built in 1860. It's one of the original homes in Round Top. The construction and water is definitely an issue. I ask what happens if there is a mishap and a cobblestone foundation like mine and like others in the area collapses? Are you going to pay for my home? Are you going to pay for my damages? On top of that, the helicopter, everybody spoke about the helicopter. It's going to be right next to my house. I have three children. I have pets. They have been testing wells near the area, that's keeping my children awake already. What is a helicopter going to do? You're right, they do have silent drones, but have they been tested? I work for an automotive industry that a lot of stuff that is being put still isn't being tested. Charging systems have been tested for five years and they're still

burning to the ground. And they said that they're going to have charging systems for their golf carts. What happens when there is a fire? What happens when you burn half the mountain down because you're charging your electric golf cart to bring a resident to a home that no one in this town can afford? I've been here 40 years. I've watched this town change drastically. Yes the Maassmann's are right, it has dropped, the tourism has dropped. But that was in the 60s and we do not live in the 60s and 70s anymore, I'm sorry. There are there other businesses that can prosper. I went to this school right here and you're going to put water, you're going have a water treatment center that's going to dump into the Shingle Kill. Are we going to allow our kids to drink that water in this school? You're not just affecting Round Top, you're affecting Acra, Purling, Cairo, everything. I was at the town board meeting where we approved some businesses. I spoke with those businesses because I know the people, they're afraid of the water now. What happens to those people? So, you want to bring these people in, someone just said it, be afraid that people are backing out. What about local people that are starting businesses that are backing out because of this development? It's disheartening, I would like a downscaled system to it, it would be great. But it also scares the crap out of me, I'm sorry. I'm a hard-working single father. I work 12 hours a day. I can't buy 60, 70, 80 acres, but I'm proud to own a home in Round Top because when I was growing up, that was where everybody wanted to live, that was the residential area that everybody wanted to go to. And I want to thank you again, I want to thank the board members, I want to thank the developers for showing us everything. I just, please just look it over because it's not just one person or ten people or 150 people, It's the entire county we're affecting. Thank you.

### **Mary Casella:**

My name is Mary Casella, I'm a retired locomotive engineer. My family first discovered Round Top when my great grandfather, who was a member of the Long Island City Fire Department, the fire department would have their firemen's conventions back in the 1890s for the both the career men like my great grandfather and the volunteers, they would come up to Round Top for a week. My great grandparents fell in love with the area. They brought their kids up here, that generation fell in love and loved the area. My, mother and my uncle all they all went to Trout Brookhouse, if you know you know, my mother and my uncle and their parents got kicked out of Tree Haven and across the street to the Woodlands. I grew up going to the Woodlands and to Pickwick. Eventually we bought property up here in the 80s and 90s. More than once, I called up the Maassmann's to get their cow off my front lawn. It's rather disconcerting when you work nights, and you hear "moo" in front of your bedroom window. I live down closer to town now, and I've watched, like others have said, the changes from when I was a kid and I always listened to my mother and grandmother who told me what it was like when they were kids up here. In fact, the house we live in was brand new when my mother was a baby in 1922. But the point is, the talk about, "oh in the heyday of the resorts, there were over a thousand people here in the summertime," oh yeah, I saw them, but they were spread out over the entire town. They were not concentrated in one place. The primary thing that I'm worried about as so many people seem to be, is not so much the redevelopment, but this sheer scale of it. On a smaller scale would be much more appropriate for the land and the area. I used to own 45 Crow's Nest Road, and believe me, that more than once I had to call the fire department to pump out my crawl space. That's why when we were looking for a house up here and that happened to be on the market, I told my husband, no, no, no, I know what's wrong with that house and I know how it floods. So all I'm asking is that we get everything done properly, that we get all the reports, all the engineering assessments, all the information that needs to be known by the public and by the planning

board, and that we think about the scale of what is coming. Again, my experience being to different boarding houses because the only time we stayed at a Blackhead was the year I was 8 years old and learned that skiing is not for me because they had a ski slope at that point. The boarding houses that I went to, that we went to all encouraged, "go down to town, go. Okay, we may serve you three meals a day, but hey, just let us know if you're not going to be here for lunch. Go to Cooperstown. Go, go to this, go, you know." And I bought my school shoes at Esposito's more than, more than once. I had an ear infection, had to get my prescription filled at Huntleys down in town, I remember, I know. And the development, in the abstract, it is needed and I wouldn't argue with it. But from also growing up in a family where both my parents worked in heavy construction, I was running around the construction sites for the CBS Building and the Exxon Building when I was a kid. I know what a racket it makes. The roads can't handle the scale, the sheer scale of what's proposed, the roads alone. And as far as fire and emergency services, I'm fourth generation, fire and EMS on my mother's side right now, I'm part of the fire police here in Cairo. There's going to be need for more protection, more training, more probably more apparatus, more sophisticated apparatus, like a hook and ladder, are they going to pay for that for a hook and ladder. Those things take about three years now to order and never mind what they cost. But I ask that the public hearing continue as others have, continued to be held open until all of this is squared away. Thank you.

#### **Tracy Lamanac:**

My name is Tracy Lamanac, I moved to Rotterdam about 60 years ago, in order to make a living, but I grew up here and I still own property here, including Shingle Kill Falls. One of the things that I've observed over the last few years, occasionally we would have high water or leave a large tree underneath the falls that in order for people to go swimming there we would have to drag it out. Now it's an occurrence every time we have high water, a big tree ends up down there. One last year when I wound up cutting up the root ball, the dirt and the root ball of that tree was full of golf balls. So I think we got a clue as to where they came from, whether it has anything to do with this project or not, I don't know, just an observation. Another observation of owning Shingle Kill Falls, I have pictures going back to the teens and twenties and so on, with 300 or more people at Shingle Kill Falls on a hot summer weekend because at that time resorts didn't have swimming pools. People came to the Catskills, came to Round Top and Cairo for reasons that kind of no longer exist. I don't know where you think you're going to attract all these people from that are going to come to something of that scale. I don't, I don't think there's the draw there for it. I think there's something that you can look at happened in both directions. Tourism went down or people staying in the tourist places in the area went down because the Catskill Game Farm closed, not that the Catskill Game Farm closed because tourism went down. I tend to agree with the consensus here that I'd like to see something like this happen. But on a much smaller scale that I think we have to come up with a way of meeting together, satisfying both sides of this issue. And it looks like cutting back on the scale of what you want to do is the obvious thing to begin with. You mentioned rewild, well I happen to be involved with conservation organizations and so on, and I know this is a relatively new term. One of the major problems with rewild is invasive species or whatever you try to rewild, you're going to wind up with garlic mustard, Japanese stilt weed or stilt grass, whatever you want to call it, a bunch of other things that require intensive work in order to let the native species repopulate it. That intensive work is going to involve pesticides. Discharge from a treatment plant, you can say the water is drinkable even, but unless you remove the nutrients that you're adding to the water,

which a treatment plant doesn't do, the treatment plant leaves many of the soluble nutrients in the water. It fertilizes the stream downstream from it. Fertilizing the stream may be beneficial for the trout in some areas, it also means that Shingle Kill Falls pool will be full of spira gyra every time the sun shines because the water being so much more fertile than what it is otherwise. After a storm, I see soap suds on the side of the pool every time we have a storm. That's because people are having their probably well treated sewage systems still the effluent treated excellent, poorly treated enters the stream and it includes detergents. I got another special story about what I knew as Blackhead Mountain Lodge, when I was 13 years old, this guy who lived downstairs from me, was 17, and he had a job for the summer as dishwasher for Al Isenbach, the person at the time who owned Blackhead Mountain Lodge. He signed up to join the National Guard, and went away for two weeks to boot camp. I was given the job to fill in for him for the two weeks that he was gone. I was 13 years old, not legally working, but it was overlooked. It was the lousiest job I had ever had. Al Isenbach was a heck of a nice guy but he was a slave driver. If I wasn't busy washing dishes I should be out there pushing the lawnmower or something like that. So, I have that recollection of that property going back before that, my son now has in his office a mounted deer head that was a buck that my father shot in 1928, in the early days of Pierce's and returning to New York State. And it's not the biggest head, biggest rack of horns anybody has, but it's one that I would always aspire to, and he shot it on that property. I think I've taken enough of your time. Again, I'd like to say I hope we can work together to restore something here that fits into the tourist history of the area, but nothing of the scope that's planned. Thank you.

**Brenda Obremski:**

I live on Crow's Nest Road, I've been living in Round Top for 27 years. I'm a refugee from Brooklyn, and I know when I landed here, I just fell into just love. I know I do. However, I understand and I've seen how this town has just closed up the things that were here even when I walked in to this place. So, I get this, I get revenue, my background's Wall Street. My background is municipal government. I understand the need for revenue, but I do not understand revenue over people. Nowhere are the developers concerned about what this will entail to the neighborhood for what, a scale project of this size for five years. The owner wanted to rip down my stone house, which was built by hand 40 years ago. They don't care, they're out for profit. They'll back something because they are looking down the road and how much money. Just like they're looking at the revenue down the road. That revenue's not coming for a long time. This project is going to blast half the neighborhood out. I get it, the town can't live for my problems on my road that I had the unluck to be a neighbor to this, but somewhere there has to be equity and believe for a year that that had to be something that had to be forced, so I showed up at a planning board meeting for 8, 9 months until a plan was put forth in the dead cold winter with me being the only person in public there, the only one. At the end of note, as a visual aid, this, all these little tabs, this is everything wrong with that application. Unanswered questions, incorrectly answered questions, because within 30 days you could shove it over and make sure the DEC says oh everything is good with you and then they do what they want. I don't think the Maassmann's necessarily want to do anything bad to their neighbors, but everybody's out to make the profit. Comes to profiting, people don't care so much for their neighbors. There's only one way is for the public to hold the profiteers accountable. So I made sure every one of my neighbors, as I said the night I saw this plan on January 4th, what was I asked you asked me, what do you think of it, TOO BIG. The only words they kept repeating, TOO BIG. They're trying to bring this big thing into this little neighborhood with the delicate roads and the delicate rock walls. What

do they care? They don't care. We are the only ones who will force the developers and the town board to care. So I thank all of my neighbors who showed up to continue and will continue to show up because this project probably will go forward. It's up to the community to make sure it goes forward in a way that is acceptable to the community, not to the developers, not to the owners, not the people making a profit, not the treasurer. We live here, I live here. I may have my stone house fall apart from what, pile driving. I heard pile driving, what the hell is pile driving? Pile driving, yeah bedrock. Oh yeah, the stone my house is built of. So, it's up to us to make sure what happens here is something that is good for the entire community, not just the landowners, not just the treasurer, everyone. That includes the water that goes into the little businesses in town and into this school and that's what has to be done. And the roads up there, anybody who says that those roads can handle construction vehicles, really? You don't live on those roads every day and drive them and see how delicate they are, and how hard they are to navigate. I have a whole letter to the board on that topic. So, I also would like to say my other big issue is how many construction workers, I'm sorry, did somebody say to me, it takes a lot of people to build the place. Are we going to have police patrols coming up, sir, because I live up there alone. I'm a single old lady. I'm going to have construction workers just roaming the woods up there or is someone going to force them to stay on the construction. Or are they going to be traveling down and out of the neighborhood, because the roads won't be able to take that many people doing that in pickup trucks and work trucks and supply trucks with materials. Then I have one more, I don't want private security because private security is not accountable to the public. Yeah, they're accountable to the person that pays the check, that will not do. Yeah, absolutely. I can't FOIL a private security company, but I can foil the public police department. And now I just want to say one more thing about the problem with the road there. So, when they come, when people come to Crow's Nest Road, do you know how many ways there are on Crow's Nest Road? One. And do you know how big a road that is? It's one lane, it's a one-way road. Our neighbors all just kind of scoot over because there's 3 or 4 of us there. So we know, we know where the blind spots are by Mace's house. You imagine a construction vehicle coming down when somebody is going up? Right there at the blind spot of the hill at your house. You better have the camera ready because it's going to be a heck of a shock. So I mean the whole proposal is simply too big. It doesn't work for the neighborhood but the neighbors who have to survive its construction and hopefully live long enough to enjoy the taxes that will come into the town someday, you scale this back and everybody gets half because they won't be abusing the resources, pumping water that doesn't even exist as all our wells and front ones will tell you every summer. That's not to mention the one more time, go back to the roads. They're un-navigating, how did I meet you? Because my car slid back down in front of your two houses. I couldn't make that hill, I had ice tires on that car, still couldn't make that hill. My son's work van, he works for cable, it slid down the block a month ago, two months ago, this was back in January. He couldn't make the hill. But people are going to drive their Mercedes who don't know, who like to drive 80 miles an hour as soon as they think the cops aren't looking because they can afford a ticket. They can navigate those roads that we all know we have to navigate really carefully. What are they going to reengineer all the roads? Well, I don't know what you drive, but I know what my son drives, I know what work vehicles are. And you know what? Lots of work vehicles, they don't put big ton tires on they're like, "use the tires till they're bald." That's how that works. So, there's a lot of things that can get shoved through very easily under people's noses because this town in the Cairo comprehensive plan says, "we don't care, we're apathetic, we don't pay attention." That's what they said about us 20 years ago. I don't think that's so much the case anymore. People have woken up. Those people have filtered out of the community. So, I know that I can't hang on to my little piece of paradise, so lucky, forever,

build something. Oh another thing, the views, they're going to preserve the open scenic views for who? Just for the people, the residents, the homeowners that are going to live there, are they going to burn and put all kinds of things? So then people in the neighborhood who have always had a view will no longer have a view. But those are the nice developers we're supposed to trust, I don't think so. That's all I have to say, and I thank you.

**Resident (No Name Provided):**

I just I want to say one thing that as everyone is sitting here in this cafeteria, right, and we're all talking about water and contamination and what that looks like for people on the mountaintop, the kids that sit in this cafeteria, that drink the water from the water fountains are drinking forever chemicals. The same energy that you guys are all bringing to Round Top, bring to this, the forever chemicals in our water. Bring to the lithium battery farm that they're proposing in Catskill that is where we need to bring our energy. Like I don't get it like I understand, I understand the environmental implications, I understand all these things, but while we're focusing on this, there's other stuff going on around us, and there's other stuff that has been going on that apparently no one has ever addressed, ever. So I just want to put that out there for everyone that is very concerned about the environment. The kids that sit here literally drink forever chemicals.

04/04/2024 – Town of Cairo

Planning Board Public Hearing – Public Comments Transcript (by individual)

**Frank (Unknown):**

My name is Frank (Unknown), I served as Greene County's director of rural property tax services for 30 years, and I've got something I've written here. It can get a little confusing at times, if you can't hear me, let me know. But what I want to try and do tonight is shed some light on what this project's impact will be on property, school and fire district taxes. It seems most people think that property and school taxes are generated similarly to sales tax. However, sales tax is generated based upon a percentage of retail sales and various services. The more sales and services, the more tax revenue. Property and school taxes are based upon. Municipal budget. The formula is appropriations minus revenues. Minus estimated state aid equals the amount to be raised by taxes subject to tax cuts. Increases in assessments do not increase balance to the county, town, school district, or fire district. It just changes the distribution of the tax burden. The truth is that the added assessment that this project might bring to the Town of Cairo assessment or will actually lead them, will take up a larger portion of the county tax and will be include tax. It is done through a complicated taxable process based in New York state tax laws, right portion county and school taxes throughout Grant County for nearly three decades. I am not going to try and explain it now, but if anyone. Is a glutton for Punishment and wants to learn more about the process, let me know. I recently completed an analysis for friends around us, using a hypothetical 5% tax savings for the town portion and the January tax bill, and everyone in the town of Carroll receives a similar impact can actually be seen. If any taxpayer in the town of Carroll looks at the January tax bill they received this past January and compares it to the bill they received January of 2023. And a little over a year ago. There should be a reduction in the town tax, and they proximately 5%, depending upon other factors that may influence like a senior or veterans exemption or a change in assessment of a specific property. It's not an impressive tax difference one year to the next by any stretch of the imagination. And probably nobody in this room even saw or was thrilled that they were writing a check this year that might have been a little bit smaller. The reason for this reduction was due to an error in the town's 2023 budget preparation process regarding the tax cap calculation. Legend has it that some folks are supporting this project based upon what they see as being a fake tax rate, for. I would be interested in hearing specifics of their suggestion for knowing what I am missing. So what would the developers have to do to realize a 5% minor reduction in town taxes? They would have to make real property taxable improvements that have any exemption or special tax treatment totals in uncontested full value of \$52 million would keep in mind, at this point, that the current full value assessment of the Black Mountain Resort is \$3,250,000. The current resort pays approximately 54,000 in property and through taxes individually on the new resort, with a \$52 million full value, would have to pay approximately \$845,000. That's not an \$800,000 increase. I don't believe this is going to happen. And if this kind of taxes projected on this new resort, I don't think they would be considering tribal land here that my analysis did not take into consideration. Excuse the fact that there's a lot of stand back. Thank you. I got startled, no. Less thank. Okay. back it up just a little bit. The new resort, with a \$52 million full value, would have to approximately pay \$845,000. That's an \$800,000 increase. I don't believe this is going to happen. If this kind of tax was rejected, obviously the resort, I don't think they would be considering it. I will leave it here that my analysis did not take into consideration the fact that the current Blackhead Mountain Resort is paying taxes, resulting



in my estimates being on the low side. But what the new resort assessment and full value would actually have to be. For those of you who are still not convinced and want to ask, how do I know it will be assessed for \$52 million full value, and they will be paying \$145,000 in taxes. Let's take a quick look at what would have to be built on the property and fully taxed without any exemptions for special tax treatment. The scenario I'm about to share involves how many homes I know they're not. Building homes would have to be built. It's a comparative analysis. However, I believe you will understand that whatever is ultimately built rentals or timeshares or condos or a form of limited liability organization will never come close to \$52 million. I assume you can correct me if I'm wrong on that in order to obtain \$52 million, the math is quite simple, they would have to build 52 \$1 million homes. They would have to or they would have to build 104 half million dollar homes for \$284 million. Homes, just to obtain a 5% reduction in the town tax I met with the Town of Catskill assessor the other day. Here is another scenario based upon some full value assessments in Catskill, known as Catskill Commons. Walmart's full value 27 million was 15 million, the minimum 5 million. The Bank of Greene County 1,700,000. Mavis Discount Tire 2 million. Burger King 1,300,000. That totals \$252 million. My questions for the developers are, will the end result of all of the real property improvements that we make after any exemptions or special tax treatment for condo maintenance? I'm going to stop right there for a minute. Condominiums get special tax treatment. When the condominium law came into view, it's 339. Why? Of the real property law? People who are buying and spending a lot of money on condominiums were unhappy with the amount of tax that they were paying based upon their market values and their prices that they were paying for. The. So whether they're happy with condominiums, was that condominiums? There could be 50 of them in a particular property. They could be all selling for a half million dollars each, but they have to be assessed for tax purposes as a unit whole, which means they don't get value. This condominiums, they have to get valued as rental properties. Significant tax savings for condominiums. Okay, I don't know if I read this or not, but I will read it again. We get results of all the real property improvements that you make after any exemptions or special tax treatment for condominiums or single property valuation attributed to, timeshares or rentals or an LLC. B \$52 million, will it be equivalent? Because the sales tax issue. I don't know how many people told me the great benefits of sales tax, which you may have read about in porcupine Soup Town of Cairo here, their school district, Round Top fire district. They don't see a penny of it. It all goes to the state. It goes to the county. the county. That's where that sales tax money go is because I worked in the budgeting process there, and they do, every year they use that sales tax money to try and keep the levy down. Okay. Getting back to the sales tax issue for a moment, to the, developers, how would you estimate that your sales tax revenues, which don't directly benefit anyone in town compared to the sales tax revenues generated from Catskill Commons? It appears to me at this time that this project will have to be based upon some form of ownership, subject to special tax treatment, based in New York state law. One thing I heard countless times in my 30 years of service as Green County's director of real property tax was well, we can do this like they do in Massachusetts or South Carolina or Florida. No, we can't, because each state has different laws pertaining to property taxes. If all or part of the units in this proposal are going to be associated with some form of limited liability corporation ownership or rental or timeshares or condos, they will get special lower tax treatment in total, where in part, these forms of ownership, I might add, under the best of circumstances, can run into organizational issues. After the initial development stretches for all their interests and are no longer associated with the resort. I could share some of my experience regarding this exact thing. Some of the past, some from the past, and some that sadly are handed down at this very moment. In conclusion, I would suggest that no one should be promoting this project based upon

the claim that it is going to reduce anyone's January property tax bill or its September school tax bill. Any minor reduction that could possibly be realized will more than likely be offset by any course in the municipal, fire district and school taxes, possibly even assessment litigation. Based upon a previous writing of mine that appeared in Porcupine Soup, I would also discourage anyone from falsely claiming there is a reason to support this project based upon benefit of sales tax revenue to Round Top Fire district, the Town of Cairo as a whole for the care of Durham School District to their standards, thank you.

**Bebe Regnier:**

Hi. I'm Bebe Regnier, my husband Dwight Tobin and I, we're relatively new to Round Top. We bought our house in 1991, and we bought it because it's one of the most beautiful hamlets you've ever seen. The most beautiful place you've ever seen. And also, when we bought it, most people hadn't heard of it, which we kind of left. In fact, we consider it centrally isolated, and peaceful. It's hard to find a place like that. It's only an hour from Albany, two hours from New York, or three hours from Boston. When we moved here, there weren't any traffic lights in Cairo, and there was a real diner made from a car from the train. I still walk with my dog off leash on all the roads and round top, and it's an occasional vehicle stops by. I hear it as it approaches. It's that quiet. That's one of the things that we really, really love about it is what a round top is known for. Resorts. But so far all of the resorts are locally owned, family-owned businesses. The people who own them and run them live right there. And yes, we would love a spa and restaurant near our property that would improve our values, but this is really out of scale. It's out of scale with our surroundings, our ecology, our topography and our water supply. In fact, back in the 90s, the DEC allowed Black Mountain Lodge the use of a large quantity of available water, which I'm told they didn't even use all of. But now we have global warming. Our streams have dried up, the water table has changed on our wells. In fact, I just found out that Brown Tubbs planting zone has officially changed from 4 to 5 with the warm weather and the drying up is moving north. I did some other research because frankly, aside from all the plans and all the wonderful ideas they bring to us, I'm questioning the people in charge of this project. So, I did a little research. They are Henry Courtemanche and Donald Chick, who, as far as we know, don't even have a company. It's just the two names. If there is a company, we're not aware of it. And what kind of company? We don't know, but Courtemanche on something called R House hotel Group. And by the way, there are only three properties in his portfolio. One of them is a recently renovated motel in Palm Springs, and the other two are renovated historic buildings in Nevada City and Green Valley, California. The other fellow, Donald Chick of DC hospitality, owns a company that hosts events in Washington, DC and his sort of club restaurants. He had a little bit of construction management, experience. Neither one displays any experience in being in charge of new construction, and these are the guys who want to build it. Six senses would come in after the fact and manage it as a hotel group, but the people who are applying to build this have no experience. And from what I can see. So just to be sure, I called on family friend and lost my it. Lost my what? I wrote, I pulled on a family friend. His name is Larry Silverstein. He built the World Trade Center and then rebuilt it with Freedom Tower. And we asked him if he knew of these people. He belongs to all of these developer groups and real estate groups, and he's on the boards. And it was like, no, I don't know who they are. So, one other thing, in a recent project called One High Line, and then have a new building right next to the High Line six senses was supposed to be involved in. They were thrown off the project, but I couldn't find out why. But it was kind of interesting that they were thrown out. So let me ask everyone a question, especially

the board. Do we really want an experiment, basically their first big project out of the box, a project of this magnitude where they're going to build a town within our town. It's also going to be managed by a company called Six Senses, which is based in Bangkok, Thailand. They are not an American company; they're doing everything long distance. They care about the bottom line; I don't think they really care about our community. And lastly, in worst case scenario, if this does go through, I beseech the board to have them to require them to get or post a completion bond. They could apologize I can't read the next person, but they signed in doctor. The doctor here about the problems and maybe politics. Yeah, yeah, if you want to be like. I wanted that signature, so I would feel confident because I know your public speaking. We're. Thank you. I know. So, the first person who spoke, the accountant here. if we just got to hold it pretty close here. Okay, so the accountant who spoke first, I used to read all of his material online, including the porcupine thing. I didn't know that then and none of the 8% taxes would go to Round Top. I know that they're divided between 4 and 4%, and the 4 of it goes to the county. I mean, the county approved county. And I made up this little picture of, actually, if we were to get any money, it would constitute that little red part of the green one. The green circle constitutes Lee County and the amount of people in the county. And that little red part is wrong. So, the amount of money that we would get would be infinitesimal. I spoke with Janice, who is the tax assessor, this is in the tax assessor's office. And I asked her because there were a lot of figures given out. Last one, and we couldn't hear a lot of them. But the two that I remember were that one was traffic would be increased by 70%. When I mentioned that to her, she laughed because there is no way, I don't know how many trucks would be going up the road. I heard somebody say 600. Somebody said something else, but I hadn't seen 600 trucks going. A real talk. I bought my house in 2013, so I'm even newer than you. I haven't seen them in all this time. I've seen garbage trucks and I've seen both trucks, but I don't really see trucks building houses. The other picture that I remember was that that I was told that the taxes would go down. And I was told by Janice, also the tax assessor, that our taxes would definitely go up because we would need extra policemen, we would need extra fire, we would need a lot of roadwork from the destruction that's going to be done from the trucks and the traveling. And she some help for that because a helicopter might come in. It might not be as noisy as claim. However, my husband was in Vietnam, and he said that was he when he was on the helicopters taking people back and forth, you couldn't hear yourself think. I mean a helicopter is much noisier than a plane. because it has this little mix master involved in the goes back up. So, I do wish that I could get a transcript of the comments. all the proposals that were done last week so I could read through them, and I would be more than happy to research and find out the rest of the incorrect statements, because a B whoever said it was a city within a city will be a city within a city. I don't know how many households I looked at that meant household. We haven't really talked to something like maybe 230 rental households. We have like a thousand people living here in the city, within a city of rich people, who will not be providing any help to us and really couldn't give any bleeps about us will exceed that number many times over that 900 figure that we, you know, we treasure our privacy in our land and we have had resorts here, but again, they have been there and they haven't been disrupted into the community. They've all been in one place so that's all I have to say. Thank you.

**Mace Burr:**

Good evening, everybody. I would just like to correct you, construction has begun. We all experienced it today, so thank you very much. And that's one of my questions. I would like to know if anything has been approved that work could begin up there. Baxter today was clearing my driveway. I live on Blackhead

Mountain Road. It's a very curvy spot on my property, and I was immediately confronted by a very large dump truck coming down the hill. I was able to get out of his way, but there was not room on the road for him and for me. And all these trucks all day long have been going up black in the end result was it. The Cairo Police Department had to show up because damage was done to private property. So, you guys need to start paying attention. The other thing I'd like to address, excuse me, is the wastewater issue. I have done a lot of research on this. The unidentified stream that is the wastewater system was dumping into is in my backyard. It goes to the Geo Cube. I don't research it. There's a lot of indications that these systems fail on a regular basis. And when a system fails, raw sewage will be going directly to the town of Camrose water supply, which means that the water supply system will be shut down until it's corrected. You'll have more sewage basically shared in your water system, and I will have it in my backyard. And in order to move it through my backyard, there has to be a heck of a lot of water on a regular basis. And there is not. So that sewage would be sitting in pockets in the unnamed stream, and again in the same hotel and in the water system. The other concern that I have is in the town of Woodstock and the town of Ulster. There is a proposal for a new development. It was originally called Woodstock Nation that pretty much got killed because of the opposition. There's now a new proposal for development that was just submitted in the last two weeks. That proposal also again covers those towns, the biggest that they receive within the town. Bolster the Town of Ulster planning Board chairman contacted the Town of Woodstock Planning, who are chairman, and make him co lead agency because he was concerned that he crossed over into two townships. It's only eight acres in Woodstock, so the rest of it in the town of ocean is almost 300 of that application from day one, 97 pages addressing waste. storm management, storm one, we don't have a single page. Nothing. There is not a complete application on this process. Things are starting to happen in black and nobody's watching. So, I suggest that there needs to be some reason. There needs to be a lot of discussions, needs to be a reality check what's going on. So, it's about time you people started holding these developers, these consultants, their feet to the fire and demanding that they give you the information that they need. Thank you.

**Joe Merlino:**

Thank you. I will ask the question then, who has the authority? Because if I can see construction through my window then code enforcement should be here. We're just allowing them to do what they want when they want. And I'm not saying that it's you in general, but when does it end? I wasn't going to address that, what I was going to address is that they stated there was no new development, no new business. I was in talks with a gentleman. I was using private for the property next to mine. As of three weeks ago, because I was worried about my property, which is in some line of this, and now the gentleman will not pick the phone up. So, the rumor mill started and I was told by both the developers had bought the property for triple the value of what was listed. Like growing up in Greene County my entire life, I worked very, very hard to maintain my home, which may not be available. But aren't these developers just driving the people that live locally out? What's next? Are you going to force me to sell at a lower value? Because that's what's going to happen. So, I don't go on my own, I don't want to leave, but what's next? You're just going to force me to sell at a fraction of what I paid for my house? Probably after putting renovations in my home, it's just disturbing that we're letting people come in and take over. Not just any county. They spoke of the Shingle Kill having water treatment plant in or take out. I was told by several people several years ago. A gentleman took some stones out of the creek to make hardscape in on his property, and he was fined. But look, he was pumping sewage into it at times. So don't matter

about the creek and the stones, but if you want sewage in a drinking water that I said last time, according to this school, then I guess allow him to. I just wish that more people listened. He took this serious because he forcing everybody that built homes here, built homes here. Oh, you know what's going to happen to the 250 homes now? They're going to be empty because no one's going to be able to afford them, thank you.

**Greg (Unknown):**

Hello, neighbors. And I'm a relatively new resident here, my wife and I moved to Purling about five years ago. And we live in the base of Blackhead, and we moved here for the same reason a lot of you did for the summer to from here. And it's been wonderful. And last month I attended this same planning board session and learned a bit about this project, sort of a first time. I think I agree absolutely with all the concerns you have raised about the scale of the disproportionate scale of this project as compared to the resorts that exist elsewhere. And the one thing that certainly struck me or struck me as being an unusual and very concerning element of the project, is that helipad approval. And so I looked a little bit into that from know and as you perceive, it's, it's very rare. It allows a helipad to exist on a property. What are the rules about that. And it turns out there are two in New York state, and if a helipad exists, there are no time-of-day frequency use constraints. It's completely up to the property owners to decide when helicopters can come and go. And I think it was a comment last time about battery operated helicopters coming into vogue, how those are going to reduce noise. Well, those are only going to have about 20-to-50-mile range. So, from the airports to here, those are not going to play. And when you have a helipad, there's no restriction on the type of helicopters. It can come and go. So right now when I hear a helicopter, I think either there's a injured person or emergency and I'm totally good with. I like hearing those helicopters, the type of noise that would come from a regular commute into the into this resort could be, in my mind, totally disruptive to the environment. It would change the value of living here for a lot of people. So, the question is to the planning board, what are the criteria that are used to determine whether a helipad is an acceptable component of a project like this? Thank you.

**Jen Schwartz:**

I'm just going to start, by following up on the tax assessment issue, which I thought was really interesting that I, I think what's most, I went to the town board meeting on Monday of this week, and was curious about the tax question as well, because I wanted to know what type of revenue the town might get from this. And it's something a lot of people care about and talk about. And, well, for one thing, a lot of the members of the town board said that they have not even read this application, and they're not familiar with the project. so they were not able to, to speak, you know, to say anything about it. But they said there has been no assessment done. and, and so I think, you know, it's pretty clear that we don't know, where the cards are going to fall and what I would really like to see is for the leaders, for everybody, my particular the leadership in this town and every member on the planning board to not say anything. Otherwise, I think it's inappropriate to say that the tax revenue is going to be a benefit when we, practically speaking, have no idea. and no one can have any idea until the data is done. I just want to be clear on and say this exactly. Right. So at the February 20th board meeting, the reason why I think this is so important is because when we asked general about what this, resort is going to bring to the town and

how he sees it benefiting the town, he said, this is verbatim. It was recorded, if it were. But if it were to be approved and the resort were to be successful, I don't see the clientele leaving the property very often. I don't foresee them going to Main Street to get coffee. They aren't going to come to my family's restaurant. The value of something of this scale is simple creating tax revenue for the town of Carroll. So I just wanted to state that because I think it's irresponsible. Can I just clarify that that no, I'm going. To finish in the same way that you have not allowed us to ask questions. So that's it. I think we should all be responsible about what we say and understand that until any of those numbers have been done thoroughly, it's completely irresponsible for any of us, especially our town leadership, to suggest that we know anything about the tax revenue. okay. So. Right. The Planning Board represents us, not the developers. So as you all saw tonight, when someone comes in for a public hearing for any other project, and they have told us many times that reviewing this project is the same as reviewing any other project. Right? Why is it that the developers and the consultants do not have to answer any of our questions? Why is it that they can't afford to do anything? I don't understand why the Planning Board is protecting the applicant. I can't understand that at all. And it's completely inappropriate in the same way that's inappropriate that when you post meeting minutes on the Town Affairs website, you are posting documents created by the consultants that have been where our names have been erased, where documents are missing, it is completely inappropriate that they are preparing documentation that is being submitted to the town care website on a meeting minutes, and that needs to change. Okay, so frustratingly, we have no updated information of our at least none of my comments that they responded to. and that's also one of the reasons why opening a public hearing prematurely like this is such a problem. We're running around trying to get as much information as we can, and be thoughtful and understand how this is going to affect us. And it's ultimately a huge waste of our time because we are dealing with a completely incomplete application. So how are we supposed to assess anything? So now here we are trying to get information and no more information has been provided. So given that, and as far as I understand, it looks like no permits have been applied for with the DEC, there are ways to track that. but you not just the, the I don't know with the other involved agency is this any of the permits have been applied for, but as far as I can tell, they have not been. I understand that this application is relatively, you know, new in the context of us seeing it, but, the idea that, you know, the consultants have no idea it's needed them just isn't true but some of the PDFs that they had sent to the planning board, you know, there's comment and markup from a year ago, March, 2023, with both of your names attached to it. So, we know you've been working on this for at least a year and so I think that the information we should be able to ask basic questions about the application and get answers, I understand you're not getting into the granular details of the engineering, but certain things you should have to respond at a public hearing like this, and I think the planning board should make that possible and should actually demand that, because that's what you do for every other applicant. but since none of that has happened, I'm just going to say a couple things because, the cover letter you submitted that the purpose of this meeting is to get information from us so that I can influence how you, revise your submission. So I'm going to take this opportunity to say a few things I would like to see, because I will repeat, that would be wonderful to have a resort on this site. but this resorts, a few things. So obviously no helipad. It's a red herring. We all know that. Let's just get rid of it, please. I would also like to note that, you have said several times, and the narrative is that this is an incredibly environmentally friendly and sustainable developer so that's true. let's do something at a scale where there's no deforestation. You're looking at a golf course where it's already, and then you have, greenways. And I understand you need to cut down trees to do X, Y, and Z, but it's entirely possible for you to choose to do a development

at a scale. That doesn't mean you have to deforest at least 11 acres of forest otherwise, otherwise what? It's critical. Also, the effluent, if we're dealing with an ultra-wealthy corporation or developers, there's absolutely no reason that it has to get discharged into the Shingle Kill or any water body works that are. And this is not this is not, and it is insulting to keep saying this is environmentally conscious when that's still going on. So, I would also, but look at residences, no private ownership where they're going to be paying a fraction of the taxes that residences, residents and residential, people have to pay that is going to be held in physical and it's private ownership. They can either be forget the zoning rate. Let's say you can get away with that. They to be taxed as individual single family dwellings or can't have them. Let's see. I would like for the development to occur the DEC, letter, and the steep slopes of this site, I understand that the impoundment, a lot of the water and rewriting streams and wetlands, even though we have no plan, no information, I'm going to guess that that's part of your stormwater management plan, including a giant detention basin. However, impounding or rerouting streams and wetlands is not something that you see as likely to give you a permit for. And, besides that, it's just another reason why this is just patently not environmentally friendly. So build something of a scale that doesn't require that kind of impairment of water. What else is here? Oh, so sort of across the street, something I thought you could do is, you know, the I don't know if, you know, everyone's familiar with the land, but there's kind of like a field, Crow's Nest Road, and there's the driving range on the old hill. And I thought it would be nice if both of those spaces could be converted into open space and even parkland that might even be publicly accessible, so you can have your egress, so I think that could be something you could do for the people who live here. If truly the developers are concerned about fitting in with the community. I personally know that I would love to be able to walk on to those fields and just look at those mountains on a day like today. and I think a lot of our neighbors would love that. That would also give us an opportunity to not have to deal with heavy construction and visual impairment directly along the roads. I understand that the initial resort is still there. And, you know, obviously within reason. But I think if you truly minimize the scale of what you're proposing and did the bulk of the development away from where everyone lives and didn't build a parking lot like one of the parking lots is like all deforestation of trees, and that's just simply unnecessary. Maybe smaller so that you don't have to do that. Okay. Right. So, today I received a letter. Report. I filed for it in a little over two weeks ago. I have, somebody said earlier the tax that, glutton for punishment. I've read through all the zoning documents in this town and the zoning history since I was not around when the 2015 zoning law was made. And about, what was it, eight years of resources that this town put into the creation of its first zoning law. So, they did a wonderful job, right? They got a hydrogeologist, from the New York Rural Water Association to put together a really in-depth report where they drove every street in Cairo and looked at exactly what the issues were with groundwater, with the aquifers, with, how much, the land can handle with, sewage and water treatment. And it was a comprehensive report, and it actually informed the amount of density for land development going forward. Now, unfortunately what happened and a lot of you probably already know this is that, after all this work and presumably a lot of money that this town spent on taxes. As soon as that new zoning law was put into play, we had the supervisor who undid all of it. there was a, a Florida commission. Joe was on it too, reworking that zoning map, and it was slotted. It was, it's now a third of its size of what it was. and the reason that's important. so, hang on, hang on. I got to go again. I want to get the exact feedback. Oh, thank you. Okay, there's a lot of things in the 2015 zoning law that would have completely prevented anything like this from happening the density regulations, which are informed by the hydrogeology report, mean that, they would never be allowed to build this many structures on that land. Why? Because in open up water and the water doesn't drain fast enough

because of the bedrock and because there's not, we have to worry about how you can clear away sewage and effluent so that it doesn't affect groundwater. All of these things are based on science and based on local reporting, and all of them were raised. So now we're dealing with a zoning law that doesn't take any of that into effect. It had none of this would be feasible. I'm just going to read you one more thing from the zoning law, because I found it personally fascinating that this resort is going to be located in a zoning area that's called Mountain Top Residential, and it was in Round Top. A lot of us live there. The definition for Mountain Top Residential in the 2015 zoning law is this to allow for residential and recreational oriented development in a manner consistent with the character and environmental sensitivity found in the mountainous areas of Cairo, including but not limited to scenic views, ridgelines, steep slopes and wooded hillsides. The 2017 definition of mountaintop residential to promote a scope of residential development that is consistent with the existing historical use and scope of the district, and to promote commercial development in a manner that is consistent with the established resort and tourism character of the district. So, we went from having a zoning regulation that was about residential and conservation to promoting development and especially commercial development. There was no commercial development. Clause in the 2015 definition. And you have Joe and the other members. Of the committee for that. Okay, I'm almost done. Right, so the zoning, so the zoning definitions aside and, you know, I because they were based in science, and we're all asking about water it was one dwelling for three acres and that is once you subtract a whole bunch of features from the landscape. So, I think this may be in some of the reports already, but it's broken down at the scale. I think 45% of that property of the lot is over 15% slopes and over 15% you cut out 50% of that for the density regulations, over 25%. You don't include it at all. So, I'm curious to know what percentage of the slopes on the property are over 25%. You also exclude any water bodies so, I would like to know, I think that's six over six acres with the way you're going to town. Water all wetlands, not just federally designated wetlands and the 100-year flood plain. I will just add that as, somebody mentioned this before, but as a science journalist, and also because I am a person who can observe things like the rest of you, we all know that the FEMA flood maps and floodplains are completely ridiculous, that we've had a couple 1000-year storms in just the past five years in terms of flooding. So, whatever those numbers are, given the amount again, of resources these developers have and how they say they're environmentally friendly, there are tools out there. I know in other parts of the government and other private institutions that help you assess what the true flood risk is. and I would like to see the most cutting-edge technology put into use with actual flood risk. so. Oh, one very specific thing that I'm curious about is in the February planning board meeting, Joseph had mentioned that this project might be constructed in stages. He said that the resort portion would happen maybe first, and then the, the bottom part with the residences would have been second. in the EIA, he said it was only going to be a third said multi-phase. And the answer was no. But I think that is a critical piece of information that we have to have clarity on in addition to obviously all the construction timelines. but you know, that's kind of one example that were. There are discrepancies that need to be addressed. so to wrap this up, I'm going to say something, they talked to some of the town board members about, which is, I think anyone who was I think a lot of people in this room going pretty deep into this application and have looked at the developers, looked at the intense, looked at the financial elements, looked at how, if ultimately this is going to be owned in a corporate structure where there are it's publicly held and there are shareholders, you better believe they are going to be taking every effort they can by law, because they have to maximize their profits for shareholders. That means they're going to be challenging the tax assessment. They are going to be trying to get out of everything as much as possible. And we need to know if that is how this is ultimately going to be operated and



managed. And here's why. I understand that I'm newer to this place, and I don't understand a lot of things about this town and its history and what's important to people. But what I can bring is my own knowledge, which is that developers like this, which are unlike anything this town has ever seen, are going to take advantage of us. Like you think I'm annoying. Just wait until you have a multinational corporate overlord breathing down your neck. Not just you, but the town board. And I don't think. Or I don't know if you realize how much that is going to hamstring any efforts that you have or that anyone in the community wants to have. They're going to have they're going to own this town. And what I don't want to see. In many ways, they came here, and they've chosen this land not because they love Round Top so much. They care about this community, but because we have lax zoning and because they know we're thirsty for development and they want to roll all the donations, you know, all over us. And I don't want to see us eat suckers. I really don't. I think we have to remember. So, everyone here is holding them to account. That is what they expect. That is the right thing to do. And I just hope that everyone keeps that in mind. It's been said a couple of other times this is not a family business. This is something unlike anything you've ever seen. And frankly, nothing like this. Even in the Catskill Isles, is not going to be people from the city coming up here. There's going to be people flying in from Singapore and Dubai, because the Hudson Valley is becoming a brand name. It has nothing to do with Round Top and nothing to do with Cairo, so this is extracted, and we need to push back as much as possible. Thank you.

**Ray Pacifico:**

Good evening, everyone. Being in real estate all of my adult life, I feel like I'm hearing from a lot of potential businesses that want to come to Cairo, we're not business friendly. We're not going to be promoting new business. As far as addressing the old zoning or it was a total nightmare and needed to be done and redone because it was totally affecting new business coming into this town. It was so restrictive and over restrictive compared to other towns, so we made it more business friendly. But it's not a relaxed zoning. It's in line with other towns in the area. New commercial business area will include increased sales tax and it will help the county tax code, which we own. Increasing commercial tax base will help the town tax base as well. But these developers are not asking for a tax base, nor should they be given one. They should pay their fair share of taxes and whenever that assessment will be borne by them to help with our tax load. So will they be the only business that will want to come in? No, we should have other businesses coming in to help with the tax lower surroundings, properties in Round Top will not increase. They will increase. So, what is too big and what is too small enough to be that small enough is to be decided by the planning board with input from concerned taxpayers like us, as well as the owner's development, all of which have equal ratings when it comes down to it. When someone comes into town and asks for a business to be approved, yes, we should hold them accountable. Especially something of this size. And I agree it probably should be smaller, but when it's all said and done and they do all of the things that are necessary, which are many. They have to look at the planning board. Do they approve it or not? Because like I said, we have rights, but so do they. So, we have to balance those. The Bank of Greene County last year proposed \$5 million of low interest money to increase development in Cairo. So, let's not steer business away. Let's bring business to the town so that we can help in increasing our tax base. Round Top has always been a resort community, we have a resort that will increase the tax base and stay on the tax rolls, instead of other resources that have sold to buyers. But they've been taken off the tax rolls. I met my wife in the 70s as a cocktail hater at Pine Springs. Great Springs is long gone, but Pine Springs location still operates as a resort. Just a different

kind of resort that charges the people that come up the field because they do enjoy the resort, but it's also the tax office. It's tax exempt. The days of Pine Springs and many old town resorts are long gone. In order to expand new resorts, the new model is being proposed. The idea that 2 or 300 people stay in the resort will not stop in Cairo is absurd. You go somewhere for a week and nights right now, maybe sitting on a little talk to the people who have business on think killed, get some input from them. Should we be concerned and look at it carefully? Yes. The planning board has hired an engineer to be paid by the developers who will oversee the concerns it up. And there's many good concerns that have been put up by all of you. You are. You are busy. Will certainly get this uptick and all the concerns brought up and must sign off on that as well. The New York State Department of Health, with regard to looking at water before pool, I know this very well because I dealt with the city and the Department of Health all my life and wanting apartments. And let me tell you something, they're not going to just sign off on this project without looking at it very, very carefully. It's time to be business friendly. What is too large and what does too small should be decided, but we look should be business friendly like and safe care of business and promote new business. Zero is the question that's bring down.

**Mary Finneran:**

And we need you on our side. So, I'm going to be really nice too. I didn't come with anything prepared. I've just been listening and taking down some notes and so, I'm going to be scared and segment which is when in the state they might be trying to do this segment to try to take the segment involved in one part and then build another time. With SEQRA, you cannot segment projects if it's all one thing. So, you have to be very careful that, I do wonder if any of this is of the DEC Environmental Notice to have there been, permits applied. And, you know, this is the second meeting has come to where people are asking questions and we're getting absolutely no answers for once, since we really simply, Is there anything on that that you see on this about this project? The environmental note is not. That it. Yeah So, and regarding somebody was talking about the water crossings and the and the lot of things that's the only adequate engineers. And it is in Army that it's a military thing. They are going to have to apply to the Army Corps of Engineers for a lot of this as well as stuff, and I don't know if any permits to the Army Corps of Engineers have been submitted. I live, I get my water from this shingle fell. It's already poisoned by, unfortunately, by the port fire training facility here for us. Luckily for those in Blackhead and that's all of downstream from you guys. But we don't need any of that poisoning in the shingle kill which feeds both of the wells for that. That town to the. Building trying to do to us and so, I mean, we really need to keep our water clean. Somebody said we love this place because we love this solitude. We love the beauty and the filthy, filthy, filthy rich also love the beauty, and they love the solitude, and they only want it for a little bit to come in on a helicopter and take that little tiny bit of solitude when they can get them, where they can go all over the world looking for these beautiful little spots. So I really am not against the resort, I'm not against business, but I'm against being taken advantage of, and again, I'm going to ask again because I asked the last time if you are testing for us of any kind in this forum and, according to the open meeting slots, when they were up here with the nets and their folded up papers, and they folded them up so that nobody could see them back in here hoping, long says that we should be able to see every single piece of paper that is presented at a public meeting. So we should have been able to see those pieces of paper that they folded up, which show their plans for this development. And I didn't see it. I didn't see if there's been any changes, if there's been any diminishment in these plans. And if we are to go back to the critical point about, environmental, about environmental concerns which

there are some good ones in your plan. cutting down trees. Trees are the best carbon sink in the world, and we need the carbon sinks and taking down any old growth. It's just beyond the pale. We cannot cut down any old growth trees at all anymore. we have those. Thank you for listening. And I'm sorry I'm really so scattered, but I really do appreciate the opportunity to speak.

**Stephen Petronio:**

Hey, everyone. I want to thank the whole planning board, especially for saying that we're you're working with us. And for us, that means a lot to me. one of the things I heard very early in these conversations was, whispering off record that this project was going to happen. No matter what we say, and that scared the shit out of me, because why? Why are we here wasting our time? If it's going to happen no matter what? So I just want to say that. That didn't serve anybody. So, I went to Round Top, I had a dream of providing pristine beauty, clean air, untouched wild forests to artists who need an amazing reprieve from urban stress. I have no real idea what Round Top was about. I was very naïve, but I was, I knew I was entering a community and that the impact that I might have, I instinctively knew should remain very light. My company. So, I have a dance company, a not-for-profit dance company. We pay over \$30,000 in taxes for our property. My company put 77 of those 170 acres into a conservancy that are, adjoining the Catskill Reserve. And I did that to expand the footprint of the Catskill Reserve because my not. I'm not bragging, but I could see that when my board saw that resource as a monetary thing, I realized that I had to move very quickly. And these are my friends. I move quickly to get it into reserve so that it wouldn't get sold off to who knows? Who knows what. so, look, I'm not bragging. but, that's my idea of protecting and honoring the community. By the way, the Petronio Dance Center does, free dance classes throughout Greene County schools. We've taught over 4000 kids last year. That's what I think serving the community means. I just mentioned that to developers. If you want to start, listing the things that you can do for us, when a project of this scale is proposed, the debate is intense. It has significant repercussions. I don't believe the developers have any real sense of what they're going to do to our communities. We're being dangled a few deliverables in terms of taxes and ideas about maybe inviting people to the restaurant to spend money or a matter of fact, possibilities with a helicopter. But other than that, they haven't really considered the use of the resources that they will hoard, let alone the fragile borderline between their property in the Catskill Park, a public treasure, they see, that property as a, that they see that prized untouched forest as a trophy to sell to the most elite purchasers. So this is not a political stance. This is an environmental mandate, stewarding this precious intersection with protected state land is an environmental necessity. And this is one way to shape, plant, shape the planning for a good community that has a whole sense of where it's going. Size matters, scale matters. Connections with the community matters. The environment around the edge of the Catskill Park matters. The, the wildlife and flora interface, black hat and the adjacent preserve. Matter noise. Matter matters like matters. The reality of our water supplies. Thank you. Jen, matters. The contamination of our supplies matters. Thank you for speaking to the community about what fits within these esthetic matters dropping something this size and thinking that it's going to help us. It's really, it's very important. it matters when members of the planning board. Okay. I said, all right, I just wanted to say that this is an unprecedented project. this is a glass ceiling. And if this project gets approved at this scale, it's going to happen over and over and over again. And so, you know, what do I want? One third of the size and no helicopter. That's what. So, I see an ecosystem that needs to be protected and preserved for a very, very long time. Last summer, we had the most unusual thing happen. We were choked out by forest fires

coming from Canada. That's not an operation that's going to be happening regularly. And, what we have underneath us in terms of water is limited. And, you know, this is not the 70s. This is not we can't go back to some idealistic, notion of what we're unlimited resources to support whatever dream, whatever fantasy that we want because we can't afford it. We as a community have to be responsible for the precious resources that we have at Mount. for a long time now, I came here for the quiet. But I think that the reason that we're here tonight is because we want to protect those resources. these plans are profit driven resource draining, tax abatement vehicles. They are on the rise. That has no real relationship to our hamlet around town. For the kind of community that you.

**Brenda Obremski:**

All right. Hi. Everybody up. okay. really, what I want to do is kind of. I thought I was going to drill down on the things that I already had some, real up about. And those are mostly are services because of where we are. And I'm not talking water. There are better people that are smarter about the water issues than I am. But what I am concerned about are the police, the traffic, the fire. And guess what? We experienced all just today in front of this house. We experienced not a car being able to pass a dump truck that according to work has already done some damage. then we seemed to be the one in the ditches of the rock walls and we know nothing each other. So. Okay, closely, we're on the one. But the point was, one of my biggest issues is you're trying to run a delivery entrance on a seriously narrow road. That's very delicate. It's got these dull, you know, hundreds of years of work walls. I think they're not going to last long. I say today was just an example of it. And when did it happen? Okay. In the morning when we had slushy. Nice I that was when I was here a month ago and say, oh, I slid down that hill backwards. All the road conditions. I hate to have to do that because I got slammed into that dump truck coming back down because I wasn't expecting that will be a regular thing there. Oh, and what had to be called rain. The police. That doesn't happen on a road like I don't know how was ever, I made up had an issue there also, the amount of fire, calls that might start happening up there, aside from the fact that I'm not. I didn't even think that. Oh my God, state with fire hazard. They're wildfires because they seem to have been everywhere else in America. Now with the woodlands and the drought problems and climate change. So I use it as an example. I heard so that was hearsay that they had these really increasing amounts of fire calls up in Windsor, Virginia, whatever wild their house used to be. The Townsend House. So I thought it was true. I heard 22 a day. No such a day. It was. Supposedly our town supervisor checked with my Helmholtz, who checked with them up there, and apparently it's two a week. I would like to know from the residents of town how many times you've heard a fire truck in five years. The last year, over 15 years. I checked with my son. I might forget I've never. I could have been gone that one day. But we do not get to fire trucks, especially up that nice little delicate road when no one's expecting it on a regular basis twice a week is Sergeant, said he. That was for money. So what these things are just like happening to give us an example of like the hysteria that I was already, you know, my radar was up and down. So, that being said, I want to respond that the local town code, zoning code to the town of Catskill is 102 pages. That little, tiny area, ours is, what, 61 you? 650. You know that the zoning code that was going to protect us from this so is no longer compatible? let's see what I want to say. Okay. Oh, yes. What is pet peeves? I have all the one. It's there's. This wasn't the town board meeting the other day. Apparently, somebody has pulled out. Wanted to buy multiple buildings in the town of Salem to return them because he was a demolition guy from New Jersey who didn't even know demolition was in special issues for the state of New York. I corrected yes, 99.9. Every commercial property has two bathrooms. That's deserve it,

regardless of the age. No, nowhere in that application, that 191-page application that held up as, a visual aid to mention anything about this business for any part of this. So they wanted to go in and buy it and, you know, go through all this extension probably to pay what they want to ignore the expenses. That is, in fact, now next to my where I was okay, this guy pulled out because he seems like he pulled away every place in New York, like new Jersey, you know, with his stuff, like, what do you call it? Self-survey from this name. Not any of you can do that. If it's residents in New York have single resident. You can do that. That's an exclusion. You can't do that on commission okay. And finally Mary Jump was mentioned on geo political edge. Yes. Because Geo and not Geo H is the one that handles licensing, permitting and checking on whether this test is being mediated or not. They probably being overseas, it okay. So that's just being left out. And I resented it this whole time. This is the closest to sense this. Okay. So that being said let's see. traffic. Okay. So this was the last thing and I was questioned by someone like, how do I see what was driving? Cause from my porch in my front window, I literally, especially this time of year, I see I see two, two roads and an intersection. We've been asking why? Because I'm a birder. I've always got my binoculars on my phone. Okay, we. I use mace to please cats and cars on a day. She counted from 530 in the morning to one for the afternoon. She had 33 cars. 12 of them were from here. I need from residents up there and we were going on trips. That is. We don't ever have no children in them. When the resort operates, they're going to have and I know how extreme and go I worked there for a season one two. I can see the entrance from my window, my porch, my stoop, my company. That is just what I always looked at. 50 cars. If you count how many parking spots there are, six in the upper lot on one side, maybe seven and seven somewhere. That's 1415 cars is a motorcycle. How many could you see on the front? the parking lot, I'm going to say 2020. So where are we? 35 cars. What did they say? The rest of these cars, all these people. I'm saying they're using resort. I didn't see it in 15 years. They could to more, but not the kind of amount of traffic they wanted. People up there. The roads can dance like we've already seen. Example of what the problems can be until to tell when they start. let's see if there's anything else I want to bring up. Let's see, the fire caused the police, the assess this, as a traffic. Yeah. So, by the way, this this engineering firm that's been hired, they've excluded the traffic study. They will not do that. That's a separate contract. So that's another thing we're going to get. It's not just the 25,000 that they've already agreed to pay with one of its engineers. This community structure traffic survey. From whom? We don't know. they're not going to do the 5 million endangered species, cultural resource investigation. I would like to know that includes our rock walls. That is part of the historic culture of the area. They're not to be overlooked. They're not to be given over to the developers to tear apart and sell stone by stone, because that's the thing they do in the records. I keep reading and habits, and this article specifically looked up Kobe, the University of Connecticut. They have the Black Wall project, the sole funded project in the university. About this section that's been telling what little money these people are paying attention to. That's culture. That's heritage. That's historic. the endangered species here, we have more than two things to worry that we have, I'm sure, more than a bat and a butterfly. That was all vaccinations in previous in their submission prior. When we're talking about submissions and process in writing, I did a letter to this board, to this board about traffic, because okay. And I should be able to speak my own name. I went to a lawyer office for 15 years. You never got approved for each other or anything important, if not a secretary for you. The lawyer proves to you I put my word. I had to make three corrections to that one because I did it, so size and I delivered three times the original two corrections to this one. How many times how much? How many pages have they corrected in that application and submitted. What do they once the nine? I did that in three days because every time I went back into labor, oh my gosh, I to work well the tendency like I can even a little bit more. I think they

can I think that that covers my comments here today of children as much as they can. I think everybody really needs to really understand, oh, one more thing. How's our neighbor over here talked about their room. I actually made one of my comments at the beginning. Of all he said was, I need an intercom and say someone's here, which developers eat their way. They just couldn't eat sleep. I mean, and he can't get a call back from property that's next to him because the guy is really contracted terribly. They they will shoehorn around his forms until he has to sell. You don't want to sell yourself. Damn that. So he then he gets a few dollars because of what is deep down they can change that. That's what they do. That's what developers do. They increase sales. Is nothing right? Nothing out of which Mr.. No, people that originally was on the table, even to the people going, thank you for your time.

**Dwight Tobin:**

Okay, it's late, I'll be really, really quick as I can. There's something called blockbusting, which you alluded to, where people come in, overpay for a property, and then they overpay for another property, and all of a sudden the other properties are worthless. Now, most of us are here in around time because we like the peace and quiet. We like the nature. What do you think is going to happen with, what, two years, three years of development? The noise, the traffic that's going to come in and what's going to happen to your property values? It's some that someone want to buy a house next to 2 or 3 years, maybe four years of heavy construction. We don't know how long it's going to take. Let me leave you with one other for my interpretation. My feeling of what? The zoning, the intent of the zoning to bring business to Carrow was to bring back the commercial crops, commercial businesses along Main Street. Yes. Not a massive development like this is great. Let me also leave you with the old joke. You know how well a developer is lying. How can you tell when the developer is lying? When the lips move?