

To: Planning Board Members
Fm: Friends of Round Top, Inc.
Re: Blackhead Mountain Lodge development project
Dt: 6 February 2025

We have compiled a list of questions for which we'd like your immediate response.

- 1) Were water samples collected from Well 4 and Well 5 during the last hour of their 72-hour continuous pumping tests (November and December) and sent to a NYS certified laboratory for analysis per DEC and DOH requirements for public water supplies? If yes, why were the results not included in the Sterling Report (G.6)?
- 2) Why did your analysis of "adverse impact" collect data only on water drawn down and recovery, and **exclude water quality** of both on-site and off-site monitored wells?
- 3) Please clarify the owner of Well 4 and Well 5, named in the Sterling Report (G.6): Baxter-Hudson Valley Mountain House. What is this entity? Who is the principal on record? Where are they located? What is their relationship with RCBG JV Manager, LLC?
- 4) Why didn't Sterling correct the errors and omissions in the KARC's future water demand estimates?
 - a. The 2014 NYS Design Standards load rate for a "health club" without water saving reduction is 20 gpd; with water saving reduction is 16 gpd, not 8 gpd as KARC noted for its spa use.
 - b. The 2014 NYS Design Standards lists a load rate for pool use at 10 gpd per swimmer, while KARC omits this usage.
 - c. The 2014 NYS Design Standards lists additional load rates for lodging units with kitchens (+10 gpd) and in-sink garbage disposals (+150 gpd), while Sterling used the load rate for lodging rooms only. This is misleading. Common sense suggests that most if not all "branded residences" sold as condos will have these extra amenities plus a washer/dryer hook-ups.
 - d. The 2014 NYS Design Standards has different load rates for opening hours of food service. Sterling uses a load rate of 28 gpd per seat at the restaurant in the Main Lodge, when the actual use is more likely to be closer to a 24-hour restaurant (50 gpd).
- 5) The EAF Part 1 lists Greene County IDA as an agency approving a permit application. What permit application will the Applicant be submitting to Greene County IDA?
- 6) The EAF Part 1 does not list NYS Department of Labor as an agency approving a permit application. Why won't the Applicant need approval from DOL for asbestos abatement, when most of the structures on the property were built prior to 1970?

- 7) The EAF Part 1 does not list the streams on the property identified as Article 15 streams by DEC staff during an on-site visit in April 2024. Why not?
- 8) Why hasn't the Dropbox folder managed by KARC been updated with public hearing comments and letters submitted by the public since August 2024?