

Good evening, members of the Planning Board,

My name is Jeanine Pahl-Krisman. I reside at 122 Crows Nest Road and share approximately 3,000 feet of property with the proposed development site. While you may recognize my face from attending these meetings over the past year, or my name from emails that I have sent, I want to take a moment to introduce myself in a way that goes beyond these walls.

I am a descendant of Joe Pahl, a man who was once widely known and deeply respected in this community. His unwavering dedication to this community, and the veterans that lived here, led the town to honor him with a plaque at the Veterans Memorial in Angelo Canna Park – a testament to the impact he had on the place my family and I call home. It is his legacy, and the legacy of generations before and after him, that we are fighting to preserve.

As you continue reading this letter, I ask you to keep that in mind. Enclosed is a photo of the memorial with my children -Joe's great grandchildren – who, like the four generations before them, hope to experience the mountain in its natural beauty, just as it was intended.

I recognize that change is constant, and while the redevelopment at Blackhead Mountain offers exciting opportunities for growth and renewal, it also brings serious concerns.

I worry about our well water, whether it will continue to adequately sustain our home and remain uncontaminated. I'm very concerned that guests, residents, employees or contractors may inadvertently enter my property, which not only jeopardizes their safety, but infringes on my right to privacy and secure use of our land. I fear losing the rural character that makes Round Top special-my ability to hunt on my own land, to fish in my pond, and to enjoy the natural beauty that has defined my family for five generations.

My family roots run deep. We are more than just Round Top residents. We are caretakers of this land, dedicated to preserving the beauty of the mountain and ensuring the stability of our hamlet – not just for ourselves but for future generations. This commitment is evident in my grandfather's efforts to secure DEC forest and land designation for over 100 acres of our property, a responsibility my father has honored and one I will continue.

Henry met with my father personally and had a real estate agent reach out to him multiple times, urging him to sell our land. But like the Lorax, we speak for the trees-not because they can't but because they deserve a voice. My father could have chosen the easier path, selling our land for comfort in retirement, walking away from the fight, and leaving these concerns to others. But instead, he stood firm – just as I do – because protecting this land matters. That's why we continue to show up, whether in person or through letters, to voice our concerns and ensure that the future of this mountain isn't decided without the people who have cared for it for generations.

As the Once-ler said in *The Lorax* "Unless someone like you cares a whole awful lot, nothing is going to get better. It's not." My great grandfather, grandfather, and father understood that, and so do I. If we don't stand up for this land, who will? Friends of Round Top have chosen to care – deeply, relentlessly-because once this mountain is changed, there's no going back.

We aren't against progress, but we want to be assured that any redevelopment at Blackhead Mountain benefits the entire community, not just a select few. We need to understand the resorts vision. How will the developer protect our homes, our water, our land, and our way of life?

I respectfully urge you to take these concerns, both those I've shared today and those outlined in my letter emailed to you on March 7th before making any further decisions regarding the redevelopment at Blackhead Mountain. Development and preservation can coexist but only if we plan for it together.

Thank you.



- One of my greatest fears is that there may be damage or adverse impacts to the water well located on 122 Crows Nest Road, Round Top NY caused by the construction, excavation, grading, drilling, blasting, water extraction, or any other activities related to the redevelopment including operation, and maintenance of the Blackhead Mountain redevelopment project. **How are the bonds for the project established? What specific terms and conditions are include in the water well bond** (i.e. bond amount, term of the bond, covered events including water quantity loss or reduction, water contamination and quality degradation, well structure damage, equipment and system damage, other hydrological or environmental impacts), claim process, surety obligations, transferability and successors, other additional conditions (i.e. bond remains in place regardless of any permit modifications, zoning changes, or alterations to the project, resort must be responsible for covering the costs of the periodic water quality testing, etc.). **Do community members have a voice at the table in this process?**
- Another concern is the pond that is located on both 122 Crows Nest and the redevelopment project site. This pond, which is under DEC jurisdiction and located adjacent to well 1, is a key part of our property – during the spring, summer, and fall, we use it for catch-and-release fishing and non-motorized boating, and in the winter for ice skating or skitching. The shared pond is fed both directly and indirectly by a network of natural and man-made water systems, including surface runoff, underground springs, and any culverts or drainage channels that direct water flow from surrounding areas. It is critical to understand whether the developer has any plans to alter these water sources, reroute drainage paths, or introduce new infrastructure that could impact the volume, quality, or consistency of water feeding the pond, both immediately and over time. I fear that any use of this water by the resort could leave us with little to no water. **Can the developer please confirm the resort has no intent to utilize the water from this water source? Can you confirm with the developer that any existing culverts, drainage ditches, or other waterway management systems currently affecting the pond will not be changed in any manner.**
- An additional concern is the potential for egress limitations and emergency access. Crows Nest Road is a dead-end road with no alternate outlet. This creates significant safety concerns for residents, particularly in emergencies. My neighbors and I live just past the service/construction entrance, meaning we may be directly impacted by any traffic disruptions. Any congestion, blockage or slowed response time could be critical in the event of a medical emergency. Increased construction traffic may significantly impact residents' ability to safely and efficiently exit the area. Once the resort is operational, ongoing delivery, employee traffic, and other vehicles will further strain the single access road. The use of Jake brakes (engine braking) on service and construction vehicles will create significant noise pollution, especially for those of us living closest to the entrance. **What specific measures will be put in place to ensure residents can exit Crows Nest Road without obstruction, especially in medical emergencies? What mechanisms will be in place to monitor and control construction traffic to prevent delays for residents? How will service vehicle access be managed once the resort is operational to ensure residents right-of-way are not impeded? Will the resort and its contractors and vendors commit to prohibiting the use of Jake breaks in residential areas? Can signage be installed to enforce restrictions on engine braking?**
- Beyond water concerns, I am also worried about how this project will change the peaceful, rural nature of my home. I value my quiet night environment and dark night skies and fear these elements will be disrupted by property lights, water treatment plant noise, and increased activity from quests. I am also concerned that guests may stray onto my property, which includes a shooting range (hunting occurs in the fall), hiking trails, ATV trails, and a zip-line. For safety reasons, it is important that guests of the resort are aware of these potential hazards and respect property boundaries. **To ease my concerns please advise what signage will be placed along the property to ensure guests can visibly see when they are entering private land? To confirm that my**

family and I can continue hunting and using our shooting range, what are the building setbacks from the Pahl property line? Specifically, what is the closest building to the property line, and what is its designation? Regarding buildings 17 and 15.? (unable to read building numbers due to small print). Regarding building 17, it is designated as multi-use, can you specify its intended use?

- I have reviewed all the site plans submitted to date and remain unclear about the resort's purpose. On paper, it does not align with the character of the surrounding neighborhood or the town, which has a distinctly rural feel. The proposed upscale resort appears to cater to a different demographic, potentially making it inaccessible to many residents. **With that in mind, what specific amenities and services will the resort offer, and who is the target audience? How does the project align with the character of the existing town and neighborhood? How does the developer envision the community interacting with or benefiting from the development? Can the developer share a draft brochure?**