

Donna Vollmer

From: M Du <lifsux@aol.com>
Sent: Wednesday, March 5, 2025 10:07 PM
To: Planning; Donna Vollmer; Jason Watts; Arthur Evans; Kacie Munster; natalie@karcpc.com
Subject: Blackhead Resort Concerns

March 5, 2025

Town of Cairo Planning Board

Attn: Joseph Hasenkopf

Edward Forrester

Allen Veverka

Beth Hansen

Stacey Poulsen

Raymond Pacifico

Donna Vollmer, Secretary

Dear Chairperson and Members:

I have a myriad of complaints and concerns about the Blackhead Mountain Proposed project across the road from my home at 154 Bald Hills Rd N.

I moved here knowing the property across from me at 153 Bald Hills Rd N was zoned for 35 Condos. But now, its proposal for it to become a "huge" Hotel and 98 Luxury Condo type buildings with a Main Entrance instead of the entrance for 35 residential condos is unacceptable. Then on top of it, the view from my home from every window (all extra-large) in every room on both floors will be a "huge" parking lot of 188 cars lighting up with 24 hour lighting poles! I will be watching cars driving around the maze in the parking lot with every car's lights shining at the front of my house, as they go into and out of their parking lot maze. On the 2nd floor is a giant Paladium window with a window box seat which is used for reading. Instead of reading I have a view 35 feet below of cars shuffling a huge parking lot. These lights will be disrupting every moment of our life especially all night long in our once peaceful hom They will be, shining in our eyes, on our walls in all our rooms which is Ludicrous!

Totally unacceptable. This is the ONLY home which faces the entire project. The construction entrance, Hotel entrance, Residences entrance, and the Parking lot entrance will make our view as busy as Hannaford's.

My house is 80 feet from the road which goes down in elevation. The side of my home will get all car lights from traffic going into the Hotel entrance shining into the entire left side of my house both floors including the Living Room, Kitchen, Dining Room and Bedroom. When they leave and exit left, they lights will shine in the entire front of my homes windows.

The best part of my home is the copper roofed front Porch, 60-80 feet from the road with a commanding view of this "parking lot" and construction entrance. Last April when dump trucks were bringing in stone, and 60 foot long well drillers lined up in front of my home it was a horror. My house shook. There was no traffic control. They could not fit within the double yellow lines. The trucks were backing into our property. They could not make a sharp 90 degree turn into the entrance, holding up traffic on Bald Hills Rd N.

In the middle of a residential road completely surrounded by residential homes is no place for a "MAJOR CONSTRUCTION ENTRANCE". It is a windy narrow road with a speed limit that is way too high. One end of my property has a very narrow bridge over the Shinglekill Creek at a sharp curve. The other end windy twisted curves in which the school bus cannot fit within the yellow lines. During the April 2024 Truck traffic experience I had to call the Town Police twice for events in front of my home. Trucks lined up in front of my home with their engines idling. They backed into the property further blocking Bald Hills Rd N. School buses. UPS and Fed Ex trucks, and autos will have a hard time stopping. Traffic Controls must be put in place, at ALLTIMES AND NO PARKING, NO STANDING AND NO BLOCKING OF THE DRIVEWAY of 154 Bald Hills Rd N signage installed.

KARC "MUST" redesign their inner roadworks so that the inner parking lot roads do not "Point" cars lights at my Home! I explained in writing to Joseph Hasenkopf that I am (Michael) a Gran Mal Epileptic! This type of seizure is the most dangerous type of seizures which are triggered by Flashing lights. Continued exposure will result in clusters of these seizures which are life threatening

I have personally spent over \$20,000" in to building berms and planting pine trees on one end of my property where feasible. Along the road in front of my home, there is none or little land space as the Shinglekill Creek is too close to the road. My Physical Health is Paramount! Do you care at all?

I moved here because I have multiple comorbid conditions and needed to be in a calm peaceful environment in 2021. My conditions require quiet and calmness. I will be 71 and planned to spend the few years that I have left in these conditions. I am unable to move again. Your actions have destroyed my last few years of my life. The Town of Cairo and its Planning Board and its lack of care for the actual residents of Round Top are appalling.

This project as it stand without any care for whom it effects the most, besides 100%, quality of 24/7 home life, effects every moment "INSIDE" our home at 154 Bald Hills RD N, and outside construction traffic, trucks blocking the Road, our driveway, "seeing the entire construction process from our sofa, our beds our dining room table, our front porch" in which we live on Spring thru Fall. The noise will be unbearable, dirt dust blowing across the road. Our porch and house is 60-80 feet from the field south of us. Winds blow right across the road to us all that time of year. There will be no peace at night either.

I should like to add, numerous times there is mention of an "unnamed stream" in the project in which overflow, may run. There is a man-made ditch going under the road into a culvert in which

sometimes water from 153 Bald Hills RD N pours onto my property not far from my mailbox. The BHM project plans on using this man -made ditch (unnamed stream) to dump their excess fluids in. This pours onto my land before going into the Shinglekill. I do not give them approval to use my property for any of their waste of increase or excess water. This is not a natural stream.

Our well was not included for a second test because NARC didn't feel that it was necessary. We found out that the water dropped significantly in the first test. The pollution in the well water at two homes on Bald Hills Road N and the hydrologist that you hired siting problems with the amount of water intended to be pumped. This should trigger the need for a full Environment Impact Study to be done. A positive declaration needs to be declared. It is your responsibility to protect us from harm. Why are you not doing your job.? You hire a specialist and then ignore his findings. Why?

Signed:

Michael Wynkoop Du Vernoy

Wayne G.Wright

154 Bald Hills Rd N

Round Top, NY 12473

