

**JOHN L. BARONE**  
Barone@rupppfalzgraf.com

April 30, 2025

**VIA E-MAIL & Overnight Mail:**

Town of Cairo Planning Board  
Joseph Hasenkopf, Planning Board Chair  
Edward Forrester, Member  
Allen Veverka, Member  
Beth Hansen, Member  
Stacey Poulsen, Member  
Raymond Pacifico, Alternate  
P. O. Box 728  
Cairo, NY 12413

**Re: Blackhead Mountain Lodge  
64 Crows Nest Road  
Site Plan/Special Use Permit Application (2022-1101P)**

Dear Chairman Hasenkopf and Planning Board Members:

Please accept this letter as a follow-up to this office's letter dated April 29, 2025. In that letter we set forth proposed conditions for approval of the site plan and special use application filed by RCBG JV Manager LLC (the "Applicant") for the Blackhead Mountain Lodge (the "Project"). Included was the following proposed condition:

In the event that any private well located within 6,000 feet of Well-4 or Well-5 is reported to have run dry, experienced increased turbidity, lost water pressure, or tested positive for any regulated or emerging contaminant, within eighteen months of the proposed project becoming fully operational, Applicant shall within thirty (30) days of such report provide a report by a licensed hydrogeological engineer to the Town of Cairo Building and Code Enforcement Office regarding an evaluation of whether the impacts are related to the project approved under this special use permit. If the report cannot exclude that the cause of such impact is the project approved under this special use permit, then the report shall identify further testing necessary to make such a determination to be performed within a reasonable time following approval by the Town of Cairo Building and Code Enforcement Office. If the report or any report issued following additional testing concludes that the cause of such impacts is the project approved under this special use permit, then Applicant shall cease operation until a plan to address and resolve such impacts has been submitted and approved by the Planning Board and private well owner.

Attached hereto is a comment letter from Dr. Katherine J. Beinkafner, Ph.D., depicting the approximate cone of depression for Well-4 and Well-5 based upon Sterling Environmental's data. The cone of depression for Well-5 extends 5,460 feet. Therefore, 6,000 feet is an appropriate distance for the foregoing condition and for inclusion within the conditions for the Bond addressing impacts to private wells.

I request that this letter and the letter from Dr. Katherine J. Beinkafner, Ph.D., be added to the record of the Project.

Yours truly,

A handwritten signature in black ink, appearing to read "John L. Barone". The signature is fluid and cursive, with a long horizontal stroke at the end.

John L. Barone, Esq.

Cc: Friends of Round Top, Inc.  
Sierra Club Atlantic Chapter  
Tal Rappleyea, Esq.