

JOHN L. BARONE
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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.

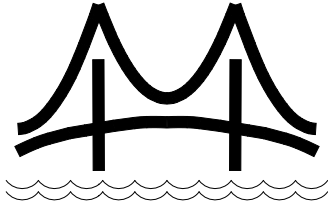
I request that this letter and the letter from Dr. Katherine J. Beinkafner, Ph.D., be added to the record of the Project.

Yours truly,

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

John L. Barone, Esq.

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



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April 30, 2025

Town of Cairo Planning Board
P. O. Box 728
Cairo, NY 12413

RE: Application before Town of Cairo Planning Board: Blackhead Mountain Lodge

It is my understanding that the Blackhead Mountain Lodge has an application before the Town of Cairo with a plan to bond neighboring properties to protect their water supply wells with respect to quantity and quality of the water. "Quantity" is the water to supply sufficient well yield in gallons per minute for normal household use. "Quality" of water relates to contamination of water which could include any deleterious chemical or bacteria in the water which can be removed through a standard procedure. Other chemicals, such as PFAS, PFOS, 1,4-Dioxane, or Chlorinated Volatile Organics, which may require special treatment to clean drinking water. The question at hand is to determine the actual area which should be covered by a bond. In the March 3, 2025 report, there are two maps which provide information to help identify the area to be bonded. Maps 3 and 4 outline the areas of the overlapping cones of depression identified from the data provided in the Sterling Report defining pumping tests.

Based on the conclusions my report provided from the Sterling Report testing, I am reminding the Board and Applicant that 32 gallons per minute was not proven to be available from either well 4, well 5, or the combination of both wells.

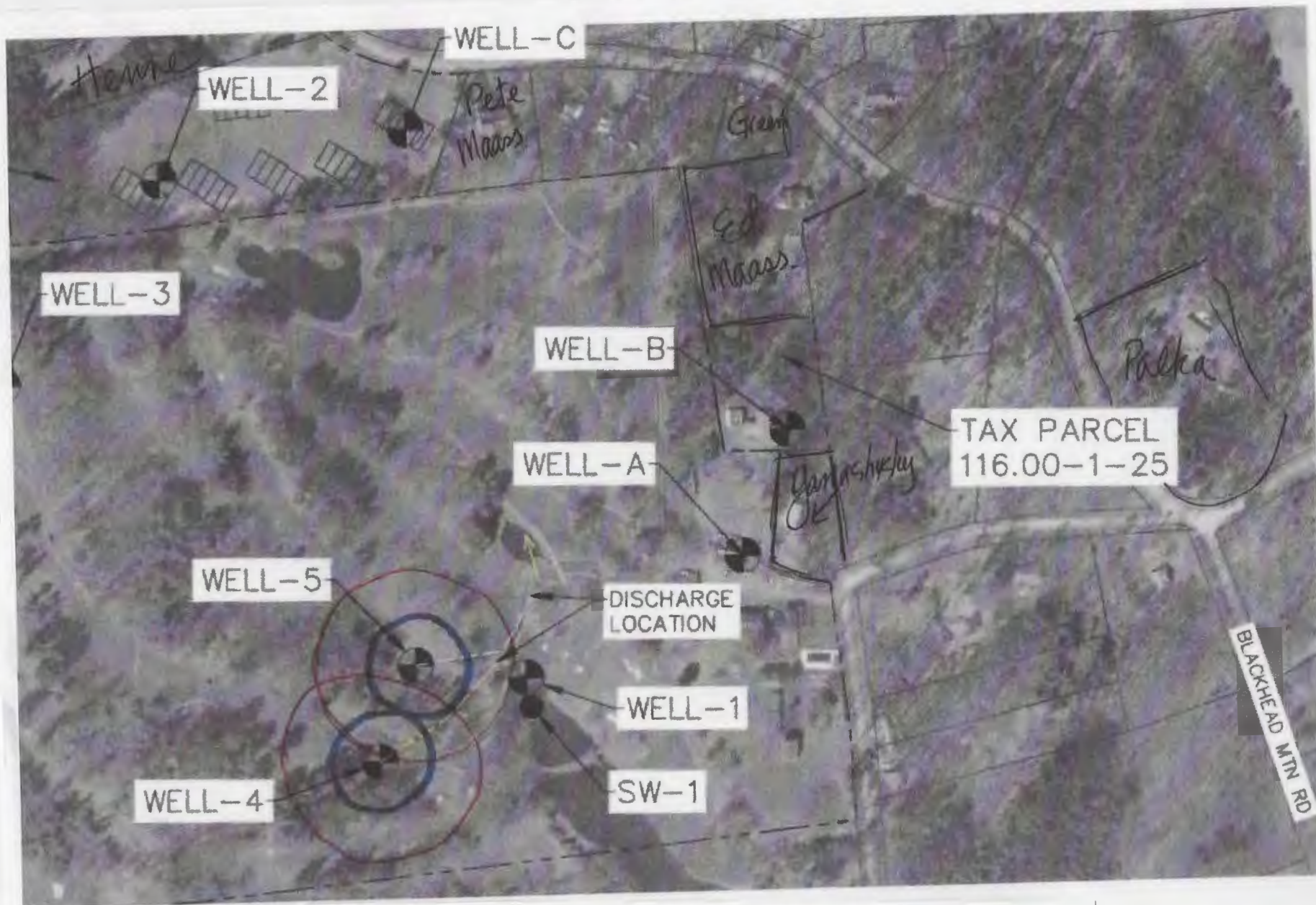
MAP 3 shows an oval cone of depression from pumping Well 5. From Well 5 the radius of influence is 5460 feet to the north-northwest and by symmetry 5460 feet to the south-southeast. The radius of influence to the northeast of Well 5 is 1205 feet and by symmetry 1205 feet to the southwest. On MAP 4, a circular cone of depression is around Well 4 with a radius of 1900 feet. Because Well 4 and Well 5 are very close together (235 feet), their cones of depression overlap. Because these two wells are so close together, they are competing for water from the same area.

The difference in shape, (oval versus circle) and size most likely related to porosity, permeability, and directions of fractures, where groundwater is drawn to the well through the fractures in the bedrock. The area to bond may be an area with a radius of 6000 feet around Well 4 or Well 5 since they are quite close together.

Another possible place to drill new wells might be on the western end of the property outlined on MAP 1 where there are no other wells and no indication of housing either. Such a suggestion might seem inappropriate since I have never seen the site plan.

Yours truly,

Katherine J. Beinkafner, Ph.D.
NYS Professional Geologist #1176

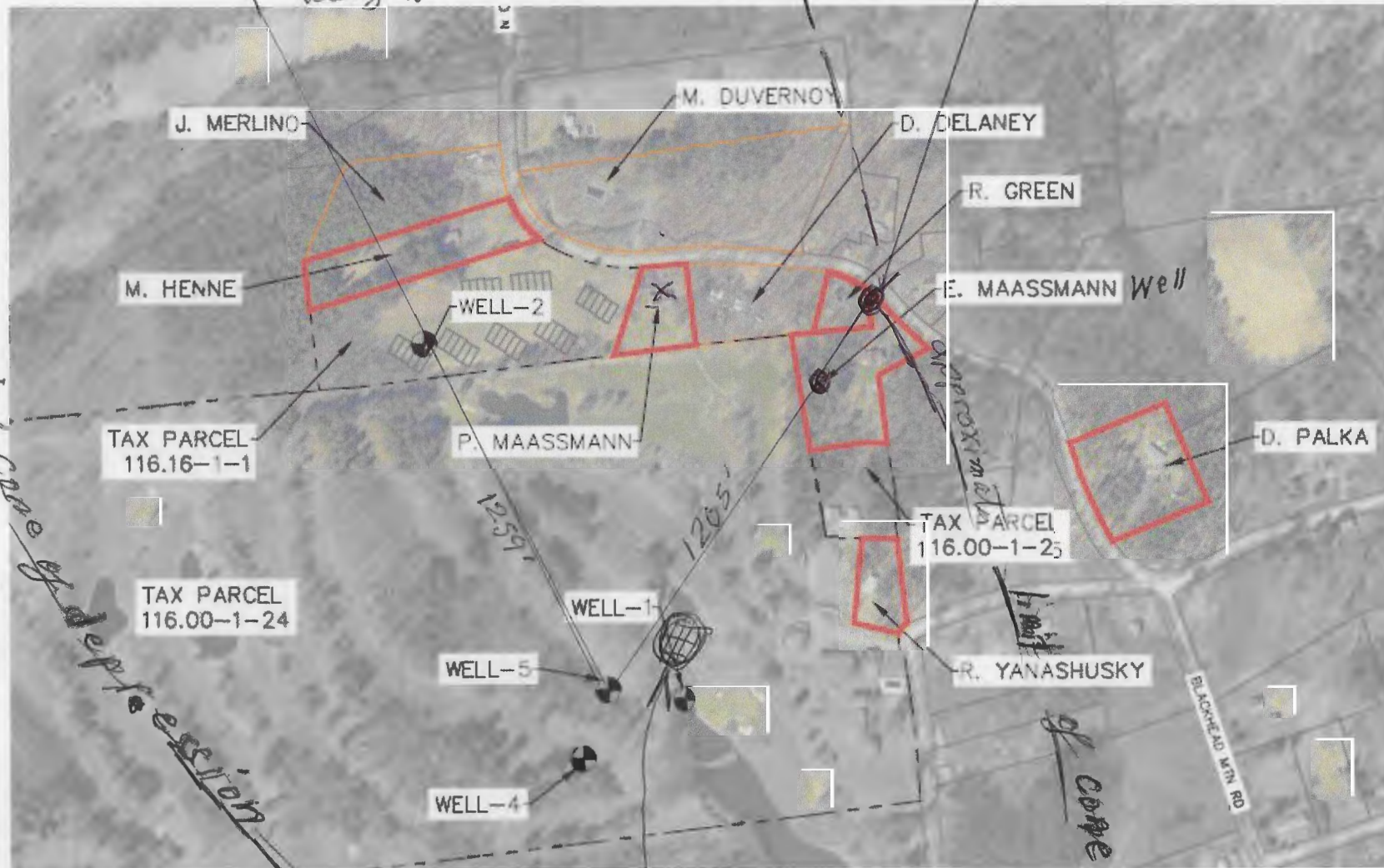


MAP 2. Blackhead Mountain Lodge Map showing Discharge Locations for Pumping Tests for Well 5 and Well 4. Discharge for Well 5 is north of discharge for Well 4. Discharge points are 300 feet northeast of the pumping wells.

approximate limit of cone of depression

outer limit of cone of depression from pumping well 5 is 5460 feet north northwest of pumping well 5 along a line extending from well 5 to well 2

Based on a line from Pumping Well 5 extending north-northeast through E Maassmann Well
Outer limit of cone of depression from Pumping Well 5



MAP 3. Blackhead Mountain Lodge Area showing Area of Discharge and Approximate Cone of Depression for 72-hour Pumping Test of Well 5.

Area of Discharge lies within huge cone of depression Pumping Well 5 is recirculating pumped water

cone of depression

MAP 4. Blackhead Mountain Lodge Area showing Area of Discharge & Approximate Cone of Depression for 73-hour Pumping Test of Well 4.

