

## Planning Board and Zoning

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**From:** Amanda Archdeacon <amanda.archdeacon@gmail.com>  
**Sent:** Thursday, October 27, 2022 3:32 PM  
**To:** Planning Board and Zoning  
**Subject:** Camp FIMFO

*Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.*

Thank you,  
Amanda Archdeacon

Sent from my iPhone

## Planning Board and Zoning

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**From:** Andy McGrath <andymcgrath@me.com>  
**Sent:** Wednesday, November 2, 2022 12:37 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO Environmental Impact Study

Given that the Northgate Resorts Camp FIMFO proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

## Planning Board and Zoning

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**From:** Beth Freeman Doreian <beth.doreian@gmail.com>  
**Sent:** Thursday, October 27, 2022 12:45 PM  
**To:** Planning Board and Zoning  
**Subject:** Fimfo concern

Dear Highland Planning Board:

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Thank you,  
Beth Doreian  
local resident

## Planning Board and Zoning

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**From:** Exhibits <Exhibits@exhibitandtradeshow.com>  
**Sent:** Monday, November 7, 2022 11:54 AM  
**To:** Planning Board and Zoning  
**Subject:** No to FIMFO

- "Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

*Bob Pietropaolo*

**EXHIBIT & TRADESHOW CONSULTANTS**

15 Industrial Dr.  
Middletown, NY 10941  
Cell 845.781.6239  
Phone 845.695.2200

## Planning Board and Zoning

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**From:** Bonnie <jetstar62@hvc.rr.com>  
**Sent:** Thursday, October 27, 2022 2:16 PM  
**To:** Planning Board and Zoning  
**Subject:** Northgate Resorts Camp Fimfo

*To: "Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."*

## Planning Board and Zoning

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**From:** brendan regimbal <blregimbal@gmail.com>  
**Sent:** Tuesday, November 1, 2022 6:14 PM  
**To:** Planning Board and Zoning  
**Subject:** Environmental Impact Statement

Dear Highland Lake Planning Board,

As a concerned resident of the town, I have been following the town discussion around the proposed camp FIMFO. Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

thank you for your attention to this matter.

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Brendan Lee Regimbal

## Planning Board and Zoning

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**From:** CHERE KRIST <ludakris55@aol.com>  
**Sent:** Wednesday, November 2, 2022 1:54 PM  
**To:** Planning Board and Zoning  
**Subject:** Fimfo

Please make sure a complete Environmental Impact Study is done BEFORE Fimfo can get permission to do anything. A simple report does not fulfill the requirements of such a project that can do so much harm.  
Chere Krist

## Planning Board and Zoning

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**From:** Chris Van Etten <chrisvanetten@gmail.com>  
**Sent:** Tuesday, November 1, 2022 5:48 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

To the board:

Please consider the following message. I, as well as every other resident I know in the Route 97 corridor, ascribes to this statement:

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.



## Planning Board and Zoning

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**From:** chrisnpearl@aol.com  
**Sent:** Tuesday, November 1, 2022 6:02 PM  
**To:** Planning Board and Zoning  
**Subject:** DEMAND PER SEQRA - A FULL ENVIRONMENTAL IMPACT STATEMENT

Dear Town of Highland Planning Board,

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA.

Based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Sincerely,  
Christine Martin  
Resident, Barryville NY

## Planning Board and Zoning

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**From:** C C <colcy18@yahoo.com>  
**Sent:** Thursday, October 27, 2022 12:43 PM  
**To:** Planning Board and Zoning  
**Subject:** Demanding a full...

- *"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."*

*Thank You very much.  
Colin Cunliffe.  
Barryville, NY*

## Planning Board and Zoning

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**From:** David Pietkiewicz <dp1217@aol.com>  
**Sent:** Thursday, October 27, 2022 1:42 PM  
**To:** Planning Board and Zoning  
**Subject:** Northgate FIMFO

Chairman Sutherland and Board Members:

- *"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."*

*David Pietkiewicz  
66 Woods road*

## Planning Board and Zoning

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**From:** Deanna LaMarca <dmlldpl@yahoo.com>  
**Sent:** Tuesday, November 1, 2022 7:52 PM  
**To:** Planning Board and Zoning  
**Subject:** Impact statement

- Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

*Thank You!*

Sent from my iPhone

## Planning Board and Zoning

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**From:** Alchemy Decorating <eileen@alchemydecorating.com>  
**Sent:** Tuesday, November 1, 2022 7:54 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Eileen DeCecco  
193 Zane Grey Way  
Barryville, NY 12719

## Planning Board and Zoning

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**From:** Erin West <misswest1313@gmail.com>  
**Sent:** Wednesday, November 2, 2022 10:40 AM  
**To:** Planning Board and Zoning  
**Subject:** Camp FIMFO follow-up

Dear planning board,

I appreciate the work you are doing on this application and I appreciate you not rushing to a decision. However....

*Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.*

Erin West  
Barryville, NY

## Planning Board and Zoning

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**From:** Eve Fisher <evehenkesfisher@gmail.com>  
**Sent:** Wednesday, November 2, 2022 8:58 AM  
**To:** Planning Board and Zoning  
**Subject:** Environmental Impact Statement

Dear Planning Board,

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Thank you,  
Eve

## Planning Board and Zoning

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**From:** gene dilyn <igened@gmail.com>  
**Sent:** Tuesday, November 1, 2022 5:58 PM  
**To:** Planning Board and Zoning  
**Subject:** DEMANDING A FULL ENVIRONMENTAL IMPACT STATEMENT

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.



## Planning Board and Zoning

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**From:** geoff hutchinson <geoffhutch@earthlink.net>  
**Sent:** Wednesday, November 2, 2022 4:30 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Geoffrey Hutchinson

## Planning Board and Zoning

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**From:** George Billard <george@planetbillard.com>  
**Sent:** Tuesday, November 1, 2022 6:31 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

George Billard  
Eldred

## Planning Board and Zoning

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**From:** Haley Dillon <haleymoss@gmail.com>  
**Sent:** Thursday, November 3, 2022 6:57 PM  
**To:** Planning Board and Zoning  
**Subject:** BAD IDEA

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

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Haley Moss Dillon, Ph.D.

## Planning Board and Zoning

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**From:** Jaime Turgeon <jaime.turgeon@icloud.com>  
**Sent:** Friday, October 28, 2022 1:07 AM  
**To:** Planning Board and Zoning  
**Subject:** Full environmental impact statement

*Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.*

*Thank you.*

Sent from my iPhone

## Planning Board and Zoning

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**From:** John Fischer <fischersauto@outlook.com>  
**Sent:** Tuesday, November 1, 2022 6:32 PM  
**To:** Planning Board and Zoning

Come on folks. No reasonable town board in the State of New York would proceed without a complete environment impact study. I'm sure you are smarter than this and you're just waiting for public request, so here it is. The public is requesting a thorough Environment Impact Study on the Fimfo Application.

Thank you.  
John Fischer  
Narrowsburg, NY

Get

## Planning Board and Zoning

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**From:** John Hermanowski <jhermanowskiesq@gmail.com>  
**Sent:** Friday, November 4, 2022 1:14 PM  
**To:** Planning Board and Zoning  
**Subject:** demand for a full impact statement

- Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

*Thank You!*

*john hermanowski*

## Planning Board and Zoning

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**From:** Karen Meneghin <karen.meneghin@gmail.com>  
**Sent:** Monday, November 28, 2022 1:58 PM  
**To:** Planning Board and Zoning  
**Cc:** Norm Sutherland (ngs\_construction@yahoo.com); michael@ddelawoffice.com  
**Subject:** FIMFO: FULL ENVIRONMENTAL IMPACT STATEMENT

### Town of Highland Planning Board

As a 35-year resident in the Town of Highland, I have concerns about the commercial over-development on the Delaware River at Kittatinny Campgrounds that would place unreasonable demands on the community it is not prepared to provide and would require additional funding at the expense of the residents, namely:

- **Increased traffic on Route 97** from Port Jervis to Callicoon (**NEED SEQRA**)
- **Pedestrian Safety at the location** (no studies)
- **Water safety:** plans to monitor (none provided); falls to local municipalities and NPS
- **Medical:** None provided at the site, would fall to local municipalities.  
Hospitals are 30-60 minutes away, minus congestion on Route 97
- **Law Enforcement:** Recently we had a period of time WITHOUT. Increased numbers mean additional incidents and plus hours spent answering calls and would fall to local constables
- **Environmental impact:** well drilling and wastewater treatment in a Flood Zone (**NEED SEQRA**)

"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, **SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA**, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding the proposed Camp FIMFO, **it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.**"

I respectfully submit, until **SEQRA** studies have been conducted for a full assessment of the FIMFO project and its impact on the Town of Highland, both fiscally and materially, any approvals at this time would be ill-advised with potentially devastating consequences.

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Karen Meneghin

114 Airport Road  
ELDRED NY 12732  
[karen.meneghin@gmail.com](mailto:karen.meneghin@gmail.com)

+1 917 854 9500

## Planning Board and Zoning

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**From:** Karen Popkin <jeddkaren@gmail.com>  
**Sent:** Sunday, October 30, 2022 12:48 PM  
**To:** Planning Board and Zoning  
**Subject:** Environmental Impact Study

Dear Esteemed members of the planning board,

I wish to echo the many community members who are calling for an environmental impact study with regard to the planned Camp Fimfo project. While this project could bring tax revenue and jobs to the area, it is of the utmost importance to preserve the health and ecology of our area for generations to come.

With appreciation,  
Karen Popkin



## Planning Board and Zoning

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**From:** Keith Nicholson <keith@stagandsteed.com>  
**Sent:** Monday, October 31, 2022 12:07 AM  
**To:** Planning Board and Zoning  
**Subject:** Environmental Impact Statement for proposed Camp FIMFO site

Dear Town of Highland Planning Board,

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Sincerely,

Keith Nicholson

## Planning Board and Zoning

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**From:** KNOW FIMFO <knowfimfo@gmail.com>  
**Sent:** Friday, October 28, 2022 10:12 AM  
**To:** Planning Board and Zoning  
**Subject:** SEQRA - Environmental Impact Statement required

Dear Planning Board,

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement.

The Planning Board is at this time, basing a decision on a mere Environmental Assessment, which does not fulfill the legal mandates of SEQRA.

In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Sincerely your,  
Know Fimfo

## Planning Board and Zoning

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**From:** Leslie Hess <lsrnsj@yahoo.com>  
**Sent:** Wednesday, November 9, 2022 8:18 PM  
**To:** Planning Board and Zoning  
**Subject:** ACTION: FIMFO

"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

## Planning Board and Zoning

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**From:** Linda Slocum <linda.slocum@gmail.com>  
**Sent:** Wednesday, November 2, 2022 12:57 PM  
**To:** Planning Board and Zoning  
**Subject:** The citizens and taxpayers deserve a Full Environmental Impact Statement for the scale of the proposed FIMFO Project

- Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

*Thank You!*

Linda Slocum  
*A homeowner in the Upper Delaware River Valley since 1996.*

P.O. Box 230  
Narrowsburg, NY 12764  
845-701-5813 (cell/text)

## Planning Board and Zoning

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**From:** hunt123 <hunt123@proton.me>  
**Sent:** Tuesday, November 1, 2022 6:23 PM  
**To:** Planning Board and Zoning  
**Subject:** Northgate Resorts

Dear Planning Board,

- "Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

Thank You!

Lindsay Hunt  
Concerned Taxpayer

Sent with Proton Mail secure email.

## Planning Board and Zoning

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**From:** Maggie Tomes <maggiptomes@gmail.com>  
**Sent:** Tuesday, November 1, 2022 5:51 PM  
**To:** Planning Board and Zoning  
**Subject:** Request: FULL ENVIRONMENTAL IMPACT STATEMENT

Hi! :)

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA

Mary Jones-Mellett  
38 Old Cochection Rd  
Narrowsburg, NY 12764  
917-593-0307

October 31, 2022

Town Of Highland Planning Board  
Re: Northgate Resorts dba Camp FIMFO

Dear Members of the Town of Highland Planning Board,

Given that the Northgate Resorts Camp FIMFO proposal will most certainly inflict significant environmental and community impact, I am strongly urging that the board follow the State Environmental Quality Review Act (SEQRA) recommendation to secure and prepare a **full Environmental Impact Statement**.

Basing a decision on a mere **Environmental Assessment**, as the Planning Board seems to be proposing, does not fulfill the legal mandates required by SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

The development of this size and magnitude warrants the proper DUE DILIGENCE.

Concerned Resident of the Upper Delaware

  
Mary Jones-Mellett

The **State Environmental Quality Review Act** (SEQRA) is a stipulation enacted by the state of New York that all local and state government agencies must uniformly reflect the environmental impacts when considering taking social and/or economic factors into action.

This applies to any group that is deciding to approve a funded sponsored action through private or public financials. These groups include the following;

- Authorities
- Special Boards
- Districts
- Local Government
- State Government

**Type I** action is any class of actions that unavoidably is going to have significant impacts on the environment.

**Type II** actions are classified as the project not having any significant impacts on the surrounding environment, or actions that have been exempted from SEQRA reviews.

Any project or action classified under Type I has to follow SEQRA requirements.

## Critical Areas

These are specific geographical areas that local agencies can deem Critical Environmental Areas (CEA). To designate an area to this stand it must have one of more of the following characteristics ;

1. a threat or benefit to human well-being,
2. a natural setting that includes things such as areas of important aesthetics or scenic quality, wildlife habitat, and vegetation,
3. values that include agricultural, cultural, archaeological, historic, or educational qualities, or
4. an essential geological, ecological, or hydrological sensitivity that can be altered by any change around it.



## **Planning Board and Zoning**

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**From:** Mike Edison <rockettrain@hotmail.com>  
**Sent:** Tuesday, November 1, 2022 5:44 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO/SEQRA

To Whom It May Concern,

**Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA.**

**In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.**

**Thank you for your attention.**

**mike edison  
barryville**

## Planning Board and Zoning

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**From:** Nancy Tora <deed5@echoes.net>  
**Sent:** Tuesday, November 1, 2022 9:36 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

- Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

*Thank You!*  
*Nancy Tora*

Sent from my iPhone

## Planning Board and Zoning

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**From:** Renate <re-natal@hotmail.com>  
**Sent:** Thursday, October 27, 2022 12:22 PM  
**To:** Planning Board and Zoning  
**Subject:** Your constituents demand a full environmental impact study of Fimfo in line with NYS environmental laws

Dear Town of Highland planning board,

Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA.

In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

Renate van Bodegom & David Driessen,  
50 Reber rd, Eldred

## Planning Board and Zoning

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**From:** rjmarcel <rjmarcel@comcast.net>  
**Sent:** Tuesday, November 1, 2022 9:32 PM  
**To:** Planning Board and Zoning  
**Subject:** Legal requirement for environmental impact study

To Planning Board

"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA

Richard Marcel  
266 Swamp Pond Rd  
Narrowsburg, NY 12764

Sent from my Verizon, Samsung Galaxy smartphone

## Planning Board and Zoning

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**From:** Richard Marcel <rjmarcel@comcast.net>  
**Sent:** Tuesday, November 1, 2022 10:16 PM  
**To:** Planning Board and Zoning  
**Subject:** RE: Legal requirement for environmental impact study

Town of Highland Planning Board,

In addition to the statement in my email below, I add the following:

It is hard to believe that the Town of Highland Planning Board does not yet have a detailed plan of this project so that an environmental impact statement can be obtained. The fact that no environmental impact statement has been produced or even requested, must mean that Northgate does not want to disclose in writing the actual details of the FIMFO project concerning sanitation, water usage, water run-off, excavation, number of permanent structures and use of structures, impact on town services, estimated annual visitors, average length of visitor stay, etc. The Town of Highland Planning Board has a duty to the community and a legal obligation to demand a detailed plan of this project so that an environmental impact study can be conducted before North Gate moves forward with obtaining permits for this project.

Richard Marcel  
266 Swamp Pond Rd  
Narrowsburg, NY 12764

**From:** rjmarcel <rjmarcel@comcast.net>  
**Sent:** Tuesday, November 1, 2022 9:32 PM  
**To:** planningboardzba@townofhighlandny.com  
**Subject:** Legal requirement for environmental impact study

To Planning Board

"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA

Richard Marcel  
266 Swamp Pond Rd  
Narrowsburg, NY 12764

Sent from my Verizon, Samsung Galaxy smartphone

## Planning Board and Zoning

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**From:** Richard Plunz <rap9@columbia.edu>  
**Sent:** Thursday, November 3, 2022 6:59 PM  
**To:** Planning Board and Zoning  
**Subject:** FULL SEQRA FEVIEW FOR FIMFO

"Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA.

In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA."

Thank you.

Richard Plunz

Pond Eddy

## Planning Board and Zoning

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**From:** ted weiner <tjweiner@yahoo.com>  
**Sent:** Thursday, October 27, 2022 1:15 PM  
**To:** Planning Board and Zoning  
**Subject:** Independent environmental study

Given that the Northgate Resorts Camp Fimfo proposal will certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration. In addition if not independent study than the Dec might be forced to take action against the town. Please do the right and only choice. An independent environmental study. Once again thanks for your dedicated work but you must represent the the people of highland and not ok a project that is going to change the nature of Barryville and the surrounding ares. Thanks. Ted weiner dvm

## Planning Board and Zoning

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**From:** TOM HAYES <tomhay972@aol.com>  
**Sent:** Tuesday, November 1, 2022 6:04 PM  
**To:** Planning Board and Zoning  
**Subject:** FIMFO

- Dear Planning Board:
- Given that the Northgate Resorts Camp Fimfo proposal will most certainly inflict significant environmental and community impact, SEQRA demands that the Town of Highland Planning Board secure/prepare a full Environmental Impact Statement pursuant to SEQRA, basing a decision on a mere Environmental Assessment, as the Planning Board seems to be proposing, does not fulfill the legal mandates of SEQRA. In addition, based on all we know to date, as well as the continuing information gaps in what Northgate Resorts has provided regarding proposed Camp FIMFO, it would be irresponsible and unjustified for the Town of Highland Planning Board to issue a Negative Declaration pursuant to SEQRA.

*Thank You!*

*Tom and Kristina Hayes  
139 York Lake Estates Road  
Barryville, NY 12719*

Sent from my iPhone



## Planning Board and Zoning

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**From:** Tom Em <tomem17@gmail.com>  
**Sent:** Wednesday, November 2, 2022 6:50 AM  
**To:** Planning Board and Zoning  
**Subject:** URGENT CALL TO ACTION! FIMFO

**PLEASE DEMAND A FULL ENVIRONMENTAL IMPACT STATEMENT!!! FIMFO CAN NOT BE APPROVED !!**

## Planning Board and Zoning

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**From:** Ayelet Gezow <agezow@gmail.com>  
**Sent:** Thursday, November 17, 2022 1:29 PM  
**To:** Planning Board and Zoning  
**Subject:** Northgate Corp/ Camp Fimfo Catskills

Dear planning board members,

I wanted to reach out to you in an attempt to plead on my, my neighbors, my friends and our community's behalf. I am an architect residing in Pond Eddy, down the river from the proposed project. My husband and I moved here 6.5 years ago. We love this community and are grateful for this place. We are tax payers to the Eldred school despite not having any children of our own. We understand that it takes a village, as the saying goes. Our taxes have gone up a lot over the years. We both have to get secondary means of income in order to make these large payments. And we do. Hearing that a large wealthy corporation from Texas is getting a huge tax break is a hard pill to swallow. But first and foremost, I would really like some explanations from the board. As an architect who has been practicing for 20 years I have prepared for many planning board applications and presentations. I have never seen an application as lacking and vague as this one. A typical proposal covers the full and in depth scope of the project. It includes proposed plans that show a developed proposal in great specificity and are descriptive either through drawings or a narrative or many times both. It would also include complete landscaping (showing the types of plants they are proposing. Are they planning using native or invasive species, etc) and lighting proposals (Is there light pollution? Is there sufficient lighting proposed, etc) as well as geological surveys and a complete and **independent environmental impact study**. It must also include all MEP plans, documenting complete water usage, sewage and sustainability reports, et al. We need **real numbers** here **that can be checked against in the future**. These are either missing or fall short. It is very hard to tell the full scope of Fimfo's proposal. In all my years of practice I've never seen a project like this being even remotely considered by a planning board. Projects like this are more akin to how things are done in China. I've worked on a lot of projects in China but even there they have a rigorous review process, albeit not always transparent. **It is incumbent upon the planning board to demand full and complete documentation. It is the only way to assess the scope, size and impact of this project on our community and our environment.** It is also the only way to hold Northgate accountable. It is the only way to stop them from breaching their end of the deal. The vagueness of this project suggests to me that they will have free range in the future with little legal recourse. I plead with the planning board to be scrupulous and ensure that we are not heading towards a disastrous impact to our area. We should not be short sighted and think only of the immediate gain, which is also in question, honestly speaking. Is there anything for our community to gain from this? Let's get this straight. Fimfo claims the provision of many jobs. However it is important to point out that these are **seasonal, low paying jobs**, the likes of which are already hard to fill. Ask any business owner in our area. **Our community deserves being well-informed on what we really stand to gain or lose here.** From where I stand I see only losses, not gains. The stake of our future is in your hands. You have the power to make provisional acceptances that will not allow future increase of the scope and further damage that will have far less scrutiny. While we cannot deny Fimfo, it is their right to operate a business, **they must be made to follow the law and ensure that our community and environment remain healthy, thriving and unencumbered.** If any business wants to operate here, it should be *because* of our amazing area, not despite it.

Regretfully I will not be able to attend the final open meeting. I would appreciate it if my comments are shared. Many thanks for your time and consideration. Thank you for the service to our community.  
With highest regards,

Ayelet Gezow  
Pond Eddy, NY

## Planning Board and Zoning

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**From:** Barbara Austell <baustell@comcast.net>  
**Sent:** Sunday, October 30, 2022 11:15 AM  
**To:** Planning Board and Zoning  
**Subject:** Northgate Kittatinny project - get independent engineering reviews

To the Town of Highland Planning Board,

I have been a homeowner in Barryville since 1987 and I drive up Dry Brook Road to get to my home. I went to the Sept info meeting hosted by Northgate concerning the development of Kittatinny campground into a glamping resort and heard from my neighbors about last week's planning board meeting. I ask the Planning Board to obtain (at Northgate's expense) independent engineering surveys about the wells, septic, and other environmental impacts of Northgate's project. We should not rely on their experts! I am concerned about the aquifer that supplies our wells, the health of the Delaware River, and the demands on our community - e.g. emergency services - that come from this project. I have heard about no positive impacts on employment, tax receipts or other pluses for our community.

Thank you,  
Barbara Austell  
16 Beach Rd,  
Barryville.

Sent from my iPad

## Planning Board and Zoning

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**From:** Gerry Quinn <gquinn@appleice.com>  
**Sent:** Wednesday, October 26, 2022 10:22 PM  
**To:** Planning Board and Zoning  
**Subject:** : Kittatinny - Camp FIMFO

To All,

It is with great pleasure that Apple Ice supports the Kittatinny Camp FIMFO project to upgrade the existing facilities and create a family friendly environment.

With a recent new location in Monticello and significant growth and investment plans in the Sullivan County business community, Apple Ice is excited to see other businesses invest and thrive locally while creating a great place to visit and live.

Sincerely,

Gerry Quinn  
Apple Ice  
631-254-0071

## Planning Board and Zoning

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**From:** Code  
**Sent:** Monday, November 7, 2022 8:28 AM  
**To:** Planning Board and Zoning  
**Subject:** Fimfo

Just some ideas to consider on current public hearings. The town zoning requires a one acre minimum in Hamlet commercial. Due to the rural nature of our community, Cluster housing is forbidden. The RV's are a hybrid when connected to a septic system. If it were a trailer it would be considered a trailer park. I believe that any RV hooked up to septic should be restricted to no more than one per acre. The company can fill in with other RV's that have self-contained

Sewage. As far as the wooden Quonset huts, they are restricted in our town. Also the tree structures should require a licensed design professional to inspect

And sign off on the safety of the structure every two years starting at the end of the fifth year of inception. Kittatinny has been an active business in our town

For quite a few years. They have been brutally attacked with quite a bit of misinformation on fake book. A mystery person sent out a flyer loaded with proper gander and misinformation. No one signed the document which had blatant false and defaming statements also Monica's private e mail account. Should be sent to DA's office for investigation. I Believe this business will add value to our town. I also believe that we should ask for a pilot agreement if they are going for a tax break with the IDA. We should try to reach a good agreement with Fimfo that takes care of some of the complaints. They as a business introduce thousands of people to the great outdoors who may never have had the opportunity.

James Hanson  
Town of Highland CEO-Building Inspector  
P-(845) 557-8203  
C-(845) 417-3953  
F-(845) 557-0257

## Code

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**From:** Karen Meneghin <karen.meneghin@gmail.com>  
**Sent:** Tuesday, November 29, 2022 11:36 AM  
**To:** Planning Board and Zoning; Norm Sutherland (ngs\_construction@yahoo.com); michael@ddelawoffice.com  
**Subject:** RE: Errors in Parking and Traffic Assessments by Mr. Kenneth Ellsworth

Town of Highland Planning Board

With all due respect, a read-through of **Mr. Kenneth Ellsworth's assessment of Traffic and Parking at Kittatinny is rife with mathematical errors**, a misunderstanding of the property, and his own admission of "confusion" clearly negates his assessment. A second opinion should be obtained.

**FACTS: At least ONE CAR per campsite equals 335, not 83 vehicles as Ellsworth concludes. The numbers would likely be higher with the non-residential use of restaurants, on-site facilities, and staff. Traffic congestion would be greater with stops and turn-offs plus there is no assessment of pedestrian traffic crossing from the campground to the restaurant and canoe livery.**

The parking discussion is somewhat confusing. While the information on how reservations and river trip visitors were broken down based on the assumed number of vehicles and vehicle occupancy is generally reasonable, it is not clear why 302 parking spaces are being provided on the east side if the peak season parking demand is only projected to be 83 vehicles.

The number of campsites is being reduced from 342 sites to 335 sites. The overall occupancy capacity is being reduced from 2,838 people to 2,346 people. Reductions in both numbers of sites and capacity will reduce the overall traffic generation of the campground.

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Karen Meneghin

**BonMot Design LLC**  
114 Airport Road  
ELDRED NY 12732

[karen.meneghin@gmail.com](mailto:karen.meneghin@gmail.com)

+1 917 854 9500

## Planning Board and Zoning

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**From:** Town Clerk  
**Sent:** Tuesday, November 22, 2022 8:06 AM  
**To:** Planning Board and Zoning  
**Cc:** Norm Sutherland  
**Subject:** FW: Comments on FIMFO

-----Original Message-----

From: Kevin Kennedy <kskennedy99@gmail.com>  
Sent: Sunday, November 20, 2022 4:11 PM  
To: Town Clerk <townclerk@townofhighlandny.com>  
Subject: Comments on FIMFO

Please bring this message to the attention of Planning Board Chairman Sutherland:

I am not a resident of Highland but am writing to support Chairman Sutherland's cautious approach to the FIMFO proposal. I am a homeowner in Tusten and feel that all the towns of the area should be thinking together how to guide development in ways that are economically healthy and that bring real, long-term, sustainable benefits to the people in the region. Tourism and "fun" are important parts of the regional economy but they require no less forethought and oversight than, say, an Amazon fulfillment warehouse, construction of a factory or any other major economic activity.

Northgate Resorts and Sun Communities are a conglomerate with no stake in the local communities around the proposed FIMFO. Comments and criticisms of the proposed project have correctly focused on issues relating to infrastructure and environmental impacts. These should be diligently pursued. People-centered issues should also be carefully studied.

I have read very little comment on what a FIMFO offers to the communities it will affect. There was a passing reference to "staffing" in one River Reporter article but I have seen no questions or comments about how Northgate and Sun intend to treat employees: what pay and benefits they intend to provide; what proportions of their staff will be year-round and seasonal; how many full-time local people will be employed and how many will be brought in; what training or skills development will be provided. Will FIMFO employees have a liveable income that contributes to the stability and economic health of the area, or will they be largely part-time minimum-wage earners? The lack of affordable decent housing for workers in the area is already an issue. If FIMFO brings a significant influx of seasonal employees, what will the impact be? Are Northgate and Sun likely to poach employees from smaller-scale local businesses? It would be interesting to know more about the experiences of communities where Northgate and Sun operate—not just relation between them and larger businesses that profit from contracts for supplies or services to their facilities—but the relationship between the conglomerate and local residents and workers.

A FIMFO may bring jobs, but the profits of the operation are sure to go elsewhere. The towns of Upper Delaware would do well to think proactively about how to plan together for economic growth appropriate to the region, rather than being forced individually to react to outside developers' proposals. Small-footprint, high quality, sustainable enterprises that maximize quality of life for the residents of the area and contribute to, rather than straining infrastructure and the environment should be encouraged. FIMFOs should be greeted, as Chairman Sutherland has done, with extreme caution and a healthy dose of skepticism.

Respectfully,





## Planning Board and Zoning

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**From:** lindsay hunt <lindsay.hunt@gmail.com>  
**Sent:** Thursday, October 27, 2022 6:14 PM  
**To:** Planning Board and Zoning  
**Subject:** Camp FIMFO

Hello,

I'm a property owner and taxpayer in Highland. The Camp FIMFO project doesn't benefit those who pay taxes and live in the community. I, like many others, think that it will irreparably harm the river and our surrounding area. Please reject this proposal or at the very least, limit the scope of this project before it is too late.

Thanks for your consideration.

Lindsay Hunt

October 16, 2022

Hon. Norman Sutherland, Chairman  
Town of Highland Planning Board  
Town of Highland Town Hall  
4 Proctor Road  
Eldred, NY 12732

Mr. Sutherland:

I am writing in regards to your October 26<sup>th</sup> hearing on the Northgate/Camp FIMFO application for approval to develop the Kittatinny Campground site. Please make this letter part of the proceedings and hearing records.

I wear several hats. I am a lifelong Sullivan County resident, and a Sullivan County Partnership board member and Vice-Chair. I have a Ph.D. in Economics, specializing in development. Finally, I owned and operated the Yogi Bear's Jellystone Park Camp-Resort in the Town of Wawarsing for 24 years. As a Sullivan County native and Partnership Board member, I am strongly in favor of appropriate development projects. My view as an economist is that Northgate's project is entirely appropriate from a community, tax-generation, and employment perspective.

My most important point is as former camping resort owner. In 2013, we sold our resort to Sun Communities, the Michigan-based company with a majority interest in Northgate. In my experience of our transaction, and from my camping industry involvement, the Sun Community organization is one of high integrity. I have met and am impressed with their Northgate/Kittatinny team. Northgate owns some of the finest resorts in the camping industry, finishes projects they begin, has deep financial resources, and is in it for the long haul. Northgate's completed project will greatly benefit your community. It will modernize an existing facility, bring in family business, create tax revenues and permanent and summer jobs, and benefit local businesses.

I have no economic relationship with Sun or Northgate. I am writing this on my own, with no benefit from this project other than that of seeing Sullivan County improve.

Thank you for your attention.



Michael Zalkin  
PO Box 482  
Woodridge, NY 12789  
Tel. 845-798-4418

## Planning Board and Zoning

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**From:** Nancy Wehmann <nkwehmann@gmail.com>  
**Sent:** Thursday, October 27, 2022 4:49 PM  
**To:** Planning Board and Zoning  
**Subject:** Northgate

If not already aware, In addition to Hinsdale PA decision Board and Counsel may wish to review Milton New Hampshire Zoning Board. Case

Thank you all for your hard work and thorough review of this application.

Sent from my iPad

11/1/2022

To the Town of Highland Planning Board:

My husband and I have been Barryville residents for thirty years, and we are writing once again to express our complete opposition to Northgate Resorts and their proposed Camp Fimfo theme park in Barryville.

We attended the two recent hearings at the Eldred High School (one via zoom). We are grateful to our many fellow community members who one by one stepped up to the podium to speak out passionately and intelligently about their opposition to this project, their arguments supported by facts. There wasn't a single community member who spoke in favor of Fimfo. We are in complete agreement with all of the concerns that were raised, which we will not repeat in this letter; they are too many to list, and you already know what they are. Given the many alarms that have been sounded about the project's negative impacts to both the environment, zoning compliance, local economy, and rural quality of life, we feel that it is imperative for the Planning Board to engage in a full and independent environmental review pursuant to SEQRA, as well as a full independent economic review. If ever there was a time to proceed slowly, with great skepticism, and to take the conservative position, this is the time.

We also want to raise some issues that perhaps you haven't thought of, concerning the potential dire consequences of a major multi-million dollar company dominating our local community, and having entrenched power in Highland township. Unfortunately, money is power. There are some future scenarios that we find deeply troubling, and that are not at all far-fetched:

- Imagine that Northgate expands their operations to the other side of Route 97. They have now expanded their theme park to Landers, Indian Head, and Cedar Rapids (I believe they already own Cedar Rapids). We now have a corporate takeover on both sides of 97, with all of the same negative impacts, only tripled or quadrupled. Just look at the photos of their resorts on their own website, and try to imagine these same images on our beautiful scenic byway.
- Imagine Northgate Resorts funding local political candidates, for the purpose of exerting influence and pushing through their various agendas. These elected officials now sit on the town, planning, and zoning boards; the county legislature; and other county agencies.
- Imagine Northgate Resorts, which has now been "grandfathered in," in non-compliance on any number of factors. As stated on their own website, the company "achieves...revenue growth in part by expanding the size of its parks and by adding more amenities and attractions." Now imagine trying to mount a legal challenge, one that our town cannot afford, particularly if up against a large corporation with deep pockets. Even if the town dared take this on, imagine the drain this will have on our local economic resources, and the stress this would cause to our town.
- Imagine an initial public offering (IPO) of Northgate Resorts, which now becomes a publicly traded corporation. The pressure for increased profitability is now even greater: dictated by wall street share price, and quarterly earnings. Now imagine this company dominating our town, and its future.

Perhaps the main point we are trying to make here is that there is no such reality as a more acceptable, "scaled back" Camp Fimfo. Nor is there any reality to a Camp Fimfo whose plans and objectives, present or future, we can trust. We ask the Town of Highland Planning Board to carefully reflect on these issues.

We appreciate your hard work and dedication, and sincere interest in listening to all of the concerns being raised. We were heartened to hear some of these same concerns being echoed by several of your board members, at the end of the last hearing. Everything about our town, and our lives here, is at stake. Our community does not want, and does not need Northgate Resorts. We do not need or want to swim in their pool, play on their miniature golf course, or partake in their multi-level play structure or jump pillow (even if they agreed to open it up to the community). We also don't need to eat in their dining facilities; we have many good local restaurants here.

Saying yes to Northgate Resort will negatively, and irrevocably, change our community. There is no going back on this one. Please do not let our community down. Please say no to Northgate.

Yours sincerely,

Sally Rowe  
Anthony Biancoviso  
111 Hillside Rd.  
Barryville

## Planning Board and Zoning

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**From:** Sharon Adesman Furlong <sfurlong5@verizon.net>  
**Sent:** Tuesday, November 22, 2022 4:16 PM  
**To:** Planning Board and Zoning  
**Subject:** New development planning, FIMFO

As a non resident who spends a significant amount of time in your area, and who plans on relocating to New York State in the next year, we are deeply concerned with this new project that is being proposed. In addition, we are also concerned that such a massive project is asking to not have an entire Environmental Impact Statement and its rules, apply to them. This is not acceptable: from what I understand, there are already significant gaps in released information concerning this project. If allowed to slide by and not produce a thorough and complete EIS, how much more will be held secret and therefore beyond the scope of any legitimate accountability? It makes no sense for this to be even a concern we have to bring to your attention since this project is a major project in every sense of the word and by its very nature, scope and breadth, must be reviewed with a magnifying glass, not given a chance to bypass scrutiny. Land, water, quality of life, pollution potential, and much more, must be on the table and revealed for all to see and understand. Elected officials are required to serve their constituents, not particular business interests. It would be wise to remember that.

Thank you for your attention to this matter.

Sharon and Park Furlong  
Feasterville, Pa. (Bucks County)