

Construction and clear-cutting could also make the run off and leachate from the landfill worse. That stuff going into the wells that would supply water for the waterslides, pools, and drinking water for Camp FIMFO (not to mention the wells of the people who live nearby) would be a disaster.

They should not be allowed to build until they can guarantee our safety and health.

Sincerely,

Adam Stennett
Yulan, NY

Sent from my iPhone

as we deal with climate change - we need green development that won't hurt our river and we need to enforce flood zones that will be changing with global warming.

I hope you agree and can help us say no to unthoughtful building in our community.

Cheers,

A

Dear Planning Board and Fellow Community Members -

I am a resident of and property owner in both Lumberland and Highland - writing today with concern for the proposed Camp FIMFO development. I fear the safety of our river and the rural character of our small town is at risk. Based on review of Northgate Resorts plans for Camp FIMFO in Highland as well the poor track record of community engagement, lack of environmental stewardship and overall negative sentiment from previous customers expressed across multiple forums for Northgate Resorts, I do not believe what is being proposed is at all in our best interest.

I believe this is a textbook example of a large corporation attempting to take advantage of a small town for nothing other than profit. Please protect our town and say NO to FIMFO.

Thank you for your consideration.

Andrew McGrath

We are extremely concerned about the project scope and lack of transparency we have seen from FIMFO

FIMFO does not fit the rural nature of our town as put forth in the town's plan – We have no room here for resorts or water theme parks.

I know that they say the water slide is very small, but put together with a mountain coaster, mini golf, theme restaurant, giant new swimming pools and all the accommodations of a good hotel, it is a resort, and it does not fit in, and does not belong here in the town of Highland.

Thank you
Bette Randazzo
Town of Highland

Dear Town Board,

I am a Sullivan County resident with a small family living in Narrowsburg.

While economic development is important to any region, I oppose Camp FIMFO's disruptive overdevelopment plans in Barryville. The negative impact outweighs the positive impact.

I support the hundreds of residents who believe Camp FIMFO is too large a development for the Upper Delaware. I stand with citizens in Highland who have stated the Camp FIMFO "will inevitably result in the contamination of our water, deterioration of the river, destruction of wildlife, and disturbance of habitats for the American eagle, brook trout and Monarch butterflies."

I am looking for the Town planning board to provide more facts and answers to address these concerns.

- Is this project, backed by Northgate and Sun Communities, a billion-dollar company, too big for the area? Will other developers follow the footsteps of transforming this federally designated scenic area?
- How will this burden local taxpayers, given Camp FIMFO is looking for a 10-year tax abatement? In addition, given the jobs are seasonal, what impact does that have on residents?
- Why is Northgate caught up in several class-action lawsuits and suing a small township? This is not the first time they have received opposition from residents. Will this massive resort be a good partner when it is not owned and run by locals, but from profit-driven corporate executives in Michigan?
- What impact will the daily use of 29,000 gallons of water and 34,000 gallons of wastewater have on the area? Especially given the property is in a flood zone near the Delaware River.
- What will be the impact on Beaver brook, the wildlife, and the nearby nesting eagles?
- Are hundreds of RVs and cabins, amplified music, light pollution, and noxious fumes consistent with town zoning and the sustainability and natural resources of a federally designated scenic area? What about traffic safety, emergency response, and police support on already busy Route 97?

Camp FIMFO calls itself a "camp-resort", not a campground. Local residents, where they have developed in communities like ours, have shared publicly why they are very unhappy with Northgate. A week ago, September 21, a resident in New Hampshire, wrote on Facebook - "They came in and destroyed everyone's happy place. Took away something we loved, kids and adults of all ages. The lack of respect and zero care is absolutely baffling."

Thank you for listening and digging deeper into Camp FIMFO.

Brett Wallace.

Narrowsburg, New York

Dear Town of Highland Planning Board,

Thank you for your consideration.

An Open Letter to Northgate/FIMFO:

Will you be a good neighbor?

Everyone in this community is responsible for each other. We belong to each other. We all volunteer regularly to keep the community strong and healthy. We all look out for each other and keep each other safe here.

How will you give back to the community that lives here?

Will you pitch-in to clean up the scenic byway, and river banks from trash and debris. Will you donate time and money to community projects. Will you volunteer. Will you contribute to community youth programs, senior's health, and education. Will you pay your fair share of taxes and contribute to the Town like every other property owner.

Will you be a good employer?

Will you provide affordable housing for workers. Do you promise to pay workers a living wage, with health insurance and other benefits.

How will you be a good steward of the land and river?

Will you monitor the amount of river-activity on the Delaware to reduce river erosion. Will you promise not to cut down important trees and forest, to reduce flood risks and save habitats. Will you promise not pollute, poison, or disturb the fish, birds, animals, or insects with excessive construction, harmful chemicals, detergents, pesticides, or other toxic materials. Do you promise not to create more parking space than is needed. Will you preserve areas of your land for plants and trees. Do you promise to plant pollinator gardens and non-invasive plant species.

Do you promise to be environmentally sustainable?

Will you employ green initiatives like solar and other energy saving measures. Do you promise to be mindful of light pollution and noise pollution and noxious odors every day of the year.

Do you promise to recycle trash responsibly and sustainably.

Do you promise to be kind?

Do you promise to be kind to the wildlife (bears, deer, rabbits etc) that share your property.

Do you promise to protect the American bald eagles nesting near your property.

Do you promise not to disturb or kill migrating birds, or nesting bats on your property.

Will you be open and honest to the community?

Will you allow for regular inspections for signs of environmental damage, nitrogen in the soil or contamination of well water by the nearby Barnes Landfill.

Will you be open and honest about the impact of your development on land, trees, the river, and the quality of the drinking water.

Do you promise to be safe on the roads and the river?

Will you take care to keep the traffic safe on 97, safe for motorists, pedestrians and crossing wildlife?

Will you keep the river safe, safe from accidents and safe from drownings?

Will you be a good neighbor?

Do you promise to follow all these responsible actions that a good neighbor takes.

Sincerely yours,
Christine Martin
Barryville, NY

Members of the planning board,

The Town of Highland has a great legacy and pride in being a welcome place for hunting and fishing and all sorts of outdoor activity. We've never needed an amusement park built by a huge corporation to make this a great place that any American would love to visit.

Let Disneyland be Disneyland, and let Highland be Highland. By allowing FIMFO to buy up our river front and build huge rides and attractions we are giving in to the worst sort of commercial property and the letting go of the places that make us, "us." What is next, a giant shopping mall? Please think of our future, and stop the overdevelopment of our most precious resources.

Best regards,
David Johnston

Dear Ms. McGill and Town of Highland Planning Board,

The Delaware Riverkeeper Network requests that the September 28 meeting/hearing discussing the FIMFO proposal be relocated to ensure full and fair access to all who will be impacted and are concerned. In order to ensure enough room and full accessibility we request that the meeting be moved to the Eldred Junior High School just down the road and that in addition there be a zoom option for people to both listen and testify.

There is tremendous concern about the proposal and based on the limited information provided – one of the big problems is a lack of full and accurate information in materials filed with the town – it is clear that the proposal is a significant change in how the site will be used and how that use will impact our communities, environment, the River, as well as adversely impact other recreational users and visitors of our River and region.

It is imperative that all who are impacted be given every opportunity to access the meeting and testify. Changing to the larger venue and including a zoom option will ensure that fair and equitable access.

Respectfully,

Maya

Maya K. van Rossum
the Delaware Riverkeeper
* Leader of the Delaware Riverkeeper Network
215 369 1188 ext 102

Website: www.delawareriverkeeper.org

Twitter: [@MayaKvanRossum](https://twitter.com/MayaKvanRossum)

Please do not let Northgate resorts risk our environment with unwanted extra tourism and Sewage. The only reason any new large businesses should be allowed to come to this area would be to add to our tax base but to give them an abatement is outrageous. We already do not have enough manpower to fill the jobs we currently have. Please do not allow this to take place.

Elayne Kling
Glen Spey, NY

Thank you for bringing this to my attention. I live in Eldred which is in the town of Highland and though I didn't grow up here my grandparents, great uncle and parents both had property here. I plan on going to the planning board meeting on the 28th and opposing this project. Let me know if I can help in the meantime.

Ellen Blasi
12 Highland Lake Road
Eldred 12732

Sent from my iPhone

People come to live, buy houses, and visit the Town of Highland because it is rich in natural beauty. The "attraction" is our unspoiled river, the bald eagles that are constantly photographed beautifully by locals, the fishing, and the stillness. The beautiful, quiet, rural life that our town offers. We don't need more "attractions" to bring folks here.

When asked by a local citizen at their own informative meeting if Northgate would be willing to forego the water slides and the mountain coaster and just run FIMFO as a campground, they eventually responded by saying that they could forego the mountain coaster, but not the water slide. That the water slide is "too big of an attraction" to let it go. Attractions only exist at amusement parks. We are a River community. The River IS the attraction! Why do we need more? And why should we trust a corporation to come in and do the right thing? Are they invested in our community beyond building their own big "attractions" and making money for their own pockets? And can they guarantee that their 43 million dollar project will help conserve the natural beauty that brings thousands of visitors here already?

I personally don't think we can lay down and just assume they will do right by our community. I respectfully ask the planning board to vote NO on this special zoning application.

Erin West
Town of Highland

Dear Planning Board,

My name is Eve Fisher - I own property in Barryville and have lived in the area for the past 10 year.

This Camp FIMFO is completely out of scale for our community, the location and proximity to the river. The development of the proposed infrastructure is massive - it does not comply with our zoning or comprehensive plan and is completely unnecessary for the "success" of this business. Kittitany is one of the most successful businesses in our area. The gross expansion of the septic system and plans to add at least 200 "cabins" with bathrooms and bedrooms is essentially creating a small town - bigger than the Hamlet of Barryville itself....How can we still call this a campground? It's not! This is a corporate manipulation meant to exploit the zoning of heritage campgrounds.

Please...don't let history repeat itself. Everybody reminisces about the heyday of the Catskills fondly and wants that back - what's not talked about is how that economy completely crumbled and failed to bring a long term sustainable economy - but left us with a massive amount of deteriorating infrastructure across the entire county. We need to be smart as we head into a time of recession. The first thing people stop spending money on is vacation - and I imagine really expensive "camping."

Please say NO to this expansion of the septic systems and limit the "cabins" to what has already been grandfathered in - which is already way beyond what our zoning allows. QUOTE "Any establishment consisting of a building or group of buildings providing sleeping accommodations with individual bathrooms and designed for use by transient travelers. Shall be limited to 12 or fewer units for lands within the Designated Delaware River Corridor"

Please say NO to the proposed mountain coaster - which would be located on land zoned residential/agriculture. What kind of precedent would this set? How can you justify allowing that in a residential area? Would you appreciate this on your street or close to your house?

This multimillion dollar corporation is asking for MANY exceptions, they are asking US to allow THEM to change the landscape of our town, they are asking us to change the rules for them. And for what? Jobs we can't fill? It is common knowledge that our local businesses are constantly struggling to keep themselves staffed. All of this just does not add up and it does not make sense!

If you give Camp Fimfo the special permits to expand the septic system, clear cut forest to put in a roller coaster and lay copious amounts of cement next to a river in a floodplain to create a pool.... Then those things will be grandfathered in forever. The exceptions to the rule will be there forever. If we have learned anything from the past it's that FIMFO will not be there forever - how might that infrastructure be used in the future? I say - let's not find out.

Please consider the SULLIVAN COUNTY DIVISION OF PLANNING concerns of potential impacts to the river from excess nitrogen and other septic leachate that could lead to harmful algal blooms. QUOTE "The excessive heat experienced this summer has led to the appearance of such harmful algal blooms in Sullivan County lakes for the first time"

Please choose OUR community over a corporation. Please choose nature and the Delaware river over a corporation. Please say no to the things this planning board planned not to have.

--

Best,
Eve

Sent from Yahoo Mail for iPad

Go to Full Photo Gallery

On Monday, September 26, 2022, 11:14 AM, Frank Guzman <fr1898@yahoo.com> wrote:

September 26, 2022

To Whom It May Concern,

My husband and I moved here for the natural beauty and tranquility of Glen Spey and it's surrounding neighborhoods. Undoubtedly, the cons vastly outnumber the pros against FIMFO.

Increased traffic, heightened noise pollution, further destruction of our woodlands, septic intrusions, unnecessary water usage from our beautiful Delaware River and unfair tax abatements are our reasons why we do not want FIMFO and any of its related projects. Corporate greed and untethered construction and further deforestation should never be at the expense of our fellow local residents and our livelihood.

No to FIMFO!

**Thank you,
Frank Guzmán & Alex Brito
Proud Mohican Lake Residents**

Sent from Yahoo Mail for iPhone

FIMFO Project Town Board Meeting Talking Points

To Whom It May Concern:

My name is George Davis. I'm a resident of Eldred but am unable to attend the FIMFO meeting on Wednesday, September 28, 2022. I have some questions and interesting talking points that I feel should be addressed before this project is given any additional approvals and I'm hoping that the Town Planning Board will be able to ensure that these questions are answered.

Will there be an environmental impact assessment (EIA)? The developer should hire an environmental consultant to address concerns that this project will have on the local environment. This is a STANDARD business practice. Do not let a developer cut corners.

I also have some environmental concerns:

- Water intake: Water intake could cause a variety of issues depending on which resource it is pumped from. Having a clear understanding of how much water will roughly be needed for the project and to run the actual park is important.
 - River:
 - If water is brought in directly from the river. Some things to consider are:
 - How will the aquatic life be protected? That could simply be to have a pump house and some sort of protection to keep aquatic species from getting sucked in. Standard, but this is still worth making sure that the town has this in mind.
 - If water will be used directly from the river, then an assessment should be made to determine if there will be any impacts downstream and what that will do to the water levels.
 - Groundwater:
 - If there will be a well installed for water use:
 - An assessment should also be done to study the impacts to water levels in the river. This is dependent on how much water is planned on being used but should be up to the developer to prove that it is not going to cause any adverse effects.
 - A high capacity well has the potential to run local wells dry and change water flow directions. This means that a large change in water flow could make a domestic well turbid (high amount of fine sediment) in water and potentially change the direction where now a well could uptake water from a septic or leech field. If the surrounding wells are bedrock wells 300 ft or more below the ground, then this would no longer be a concern. This is worst case scenario, but again this should be up to the developer to prove that their project is safe to the local environment and its residents.

- Wastewater: Any large facility will have to account for additional discharge of water into the environment. Whether it is sewage or in this case also chlorinated water.
 - Sewage:
 - If there is no municipal wastewater plant, the facility will have to use a septic system to treat their wastewater and discharge it into the ground.
 - How will they keep that from impacting the river? A high nutrient load into the river creates the possibility of issues down the line such as harmful algal blooms. Refer to Long Island beaches as an example. This could be no big deal, but again something that should be included in an assessment report.
 - Will the waste impact any nearby drinking water wells? Dependent on the depth those wells are drilled.
 - Chlorinated water:
 - If the chlorinated water will be discharged into their septic, the same questions as above should be posed.
 - In addition to this, will there be any sampling done for the water discharged?
 - This could be in the form of a NYSDEC SPDES (State Pollution Discharge Elimination System) permit.
 - If for whatever reason the chlorinated water is going to be discharged into the environment sampling should also be done.
 - Will turbidity be a concern? And how will it be addressed?

I appreciate your attention and consideration of my concerns.

Should you have any direct questions please don't hesitate to reach out to me.

Kind regards,

George Davis

20 Steges Rd

We have a couple of concerns about Camp FIMFO and what it means to the area, specifically relating to increases in people and traffic, as well as how the camp affects the character of the area.

They say there will be fewer people at their new theme park than there currently are per night at the existing campground, but then why is there a need to build huge new parking lots along the river? It is to account for day trippers for their mountain coaster, which by itself is a potential disaster waiting to happen (being built so close to a toxic waste landfill) and water park. There will be many more people coming than they are willing to admit, at least in the beginning, and they will spend their money at the FIMFO bar and restaurant and the FIMFO store. The town will get nothing except parking lots along Route 97, destroying the beauty of the Upper Delaware Scenic Byway, and extra burdens on already strained town resources.

Also, FIMFO does not fit the rural character of the town as put forth in the Town's plan – there is no room here for resorts or theme water parks. We know that they say the water slide is very small, but when put together with a small mountain coaster, a small mini-golf course, a theme restaurant, giant new swimming pools, and all the accommodations of a good hotel, it sounds like a resort. It actually sounds a bit like the Kartrite Indoor Waterpark, which is only 30 minutes away.

The Town of Highland has a history of being a welcome place for hunting, fishing, hiking, camping, kayaking, all sorts of outdoor activity. We don't need an amusement park built by a national corporation to make this a great place. The reason that most of us are here is that we WANT to be surrounded by peaceful nature, dotted by the occasional small town with small town vibes, small town stores, small town restaurants ... not big outside corporations. We are not an area home to a McDonald's or a Starbucks, and we would like to keep it that way.

Please put this project on hold until we know more facts, and a new plan can be put in place with far less impact on our lives, and that aligns with the character of our town.

Sincerely,

Jeff and Nonna Hall
Residents, Town of Highland

My name is Jeffrey Shaw and I am a resident of the Town of Lumberland for the past ~~27~~²⁷ years. I write to inform you that I am opposed to the FIMFO project because of the increase in traffic congestion it will cause to those of us who live near the area of the town of Highland and frequently use Route 97. The FIMFO plan will cause a massive amount of traffic and without a doubt more accidents as well. Just the concept of having a new 350 car parking lot tells the tale of trouble for all of us in the towns surrounding Highland. I also have concerns for maintain the integrity of the Delaware River which is the source of pure drinking water for millions of people and with such an increase in river usage this critical asset will be compromised. Drinking water is an important asset in the era of sever droughts and once its compromised its gone for good-like taking a hammer to a precious antique. Please consider my opposition and vote no.

Jeffrey Shaw

A handwritten signature in black ink that reads "Jeffrey Shaw". The signature is written in a cursive style with a long, sweeping underline.

Lumberland

Dear decision making bodies,

For 20 years I have had a family home in Shohola, just a mile or so on the other side of the Delaware. The route 97 Corridor is how we explore the area. Year-round, all four seasons, rRoute 97 gives me andxall who travrl along it breathtaking water views, nature, wildlife, serenity, peace and a connection with this beautiful area.

During the summers, Kittatinny Campground has been a fairly good neighbor. We in vehicles watch out for pedestrians, pedestrians, generally speaking, are careful about crossing Route 97, and neither the campgrounds nor its activities have much of a negative impact on the Route 97 corridor experience. They have been good neighbors.

Now, a colossal development completely disruptive to the location and character of the area has announced itself. Denuding the riverbank, creating huge swaths of traffic, disrupting various ecologies, scaring away wildlife, creating noise and light pollution, particularly when it comes to a mountain coaster which boggles the mind, and other unwelcome activities are something we now have to fight. I don't think anybody with a stake in this area wants to prevent new business, development or wants to see jobs turned away. But this project is in complete contrast to what our area promises. How is a water park and a mountain coaster going to preserve the peace and tranquility people come up here for? How is a single lane of traffic going to support all the additional cars that a \$40 million development is going to have to try to attract? How can tearing up the riverbank for the sake of electricity, leaving an ugly barren scar on the landscape good for anyone?

If this development were Lakeside on a privately owned piece of land, I would be in full support of it. If this development were scaled smaller, I could even see myself supporting it. But we're talking about a narrow property bisected by a major North/South Highway, and a precious, fragile ecological system that people rely on for much more passive recreation.

Camp FIMFO does not belong at Kittatinny campground. It is the wrong development for this area. The prospect of having to contend with all of the problems it will create is a sickening one. Everything people come here for will be disrupted.

I urge you to demand more transparency, more answers, impose more constraints on what seems like a secretive free-for-all, and think long and hard about the legacy you want to leave for future generations as far as this area goes. Once you commit to this, you can't in commit to it. Once the hillside and riverbank are denuded of trees, that's it.

Jessica Silver

I am writing to ask that the Town of Highland Planning Board and the Town of Highland Board vote "no" on the Waterpark Resort and Roller Ride. Since the Town got rid of all of our Constables for unknown reasons and there will be more people coming here than ever before and using the Delaware River and falling into the River, who will be providing EMS and Rescue services and ambulances? In addition, our environment will suffer having such a massive development- the largest project ever proposed on the Delaware River. Won't that erode the riverbanks and damage our wildlife habitats? Who will be charged with monitoring the activities on the site to be sure they are following the laws of the federal, state, and local regulations? With a huge 350 car parking lot there will be a big impact on our small-town traffic and roads and be dangerous for residents and visitors. – as well as having a bad impact on our environment and wildlife. I want to have our town stay the way it is that works well for all of us who live here. This is not a campground like Kittatinny but a resort like Disneyland which should not be built in our small town. Being a town resident of fifty-two years, I am opposed to the Fimfo Northgate Corporation's plan, and they need to take it somewhere else and not ruin our community and our rural way of life. Vote NO!

Julie Sherwood
51 Crawford Road
Highland

A handwritten signature in cursive script that reads "Julie Sherwood". The signature is written in black ink and is positioned to the right of the typed name and address.

Sunday, September 25th, 2022

To the Town of Highland Planning Board, ZBA, NGS Construction and Monica McGill,

The proposed FIMFO Development and expansion of the existing campground are completely out of scale with the surrounding communities and should not be permitted.

If you were to consider only the additional impervious surfaces that would be included in the expansion of the original campground area, that would be enough to increase flooding in the area and bring additional runoff onto the local roads & into the waterways.

We have all seen the damage and destruction caused by the series of 100-year floods that our river valley has experienced and we have all seen the increase in dangerous flash flooding events within the last decade.

The scale of the proposed project is the equivalent of planning to build a gigantic shopping mall in the middle of a small country town.

It is one thing to allow the existing campground to be upgraded and improved but no permission should be granted to allow any aspect of this proposed project to undermine the health, safety and welfare of the citizens who have made this area their home.

How would the volunteer ambulance crew and the volunteer fire department handle the increase in demand for their services?

Where are the archeological studies that clarify what historical artifacts might be endangered?

What species of flora and fauna will be negatively impacted?

What historical views will be destroyed by bulldozers and the use of dynamite?

Who will protect the Delaware River from all that quantity of proposed runoff?

Where are the traffic studies that acknowledge the high traffic levels on the weekends and holidays in the summertime?

Many of our concerned citizens reside in the towns situated along and near the Scenic and Recreational Upper Delaware River, which is part of the National Wild and Scenic Rivers System. The UDR is the longest and one of the cleanest free-flowing (undammed) rivers in the eastern United States.

The unique environment of our river valley has an intrinsic value that goes far beyond dollars.

This is not the right location for the FIMFO project that is proposed.

Sincerely,

Linda Slocum

A homeowner in the Upper Delaware River Valley since 1996.

I am completely against Northgate Resorts transforming my lovely sweet Delaware river area near Barryville New York, into a resort and water theme park!

I live in this area because it's a very peaceful and quiet community. I don't wish to see it changed into such a horrid loud and busy commercial place. Nor do I want to see the river in danger of tragic pollution.. and the birds and animals in danger.. which is all extremely inevitable.

I've also read that FIMFO is looking for tax abatements! How dare they?!?! I will refuse paying higher taxes to support such a detrimental development!!

PLEASE.. PLEASE.. I have GREAT hopes FIMFO does NOT move forward with this transformation.

I thought we were all trying to change the world for the better?!?! Very sincerely,

Linda Z. Smith

I am a resident of Highland Lake and wanted to write to let you know that I am concerned about the negative impact to the area of the potential FIMFO resort & theme park. I am very worried about river water contamination, noise and traffic, and habitat disturbances to our cherished wildlife.

I am also deeply concerned about the rumour that FIMFO will receive a 10-year tax abatement. This is so unfair and in the current inflationary environment and looming recession it is pouring salt into our collective wounds.

I will be attending the upcoming meeting and hope you take my worries as well as those of others in the community to heart. I would be grateful if you would respond.

Marc Kube

672 686 4210

I am writing to say I DO NOT want the FIMFO project moving ahead.
I am a homeowner and resident in the Town of Highland for many years.
I came to this rural area for the proximity of the river, the flora and fauna and
the beautiful look and the quiet of the scenic byway on Route 97.
I do not believe this project is in the best interest of the residents of Highland.

Margaret Granese

September 26, 2022

My name is Martha Worzel and I live at 19 York Lake Road Extension in Barryville, and I have lived here on top of this mountain for all of my life- 79 years. My family name is Eldred and I live here with my husband of 50 years Bill an Air Force veteran who had been diagnosed with Parkinson's.

One of my concerns is that the residents who live up on the mountain have wells that are only about sixty feet deep and even in the summer our water table drops. With this huge development with so many people I do not know what will happen with the water table and whether we will have sufficient water. Another big concern is the sewage. What will happen with such a large resort. With the River and two streams surrounding the site- this could cause serious toxic and environmental problems.

The other issue for me are the floods that happen and yes, the Delaware does flood. I especially remember the flood that occurred on August 19, 1955, that had a flood crest of twenty-eight feet and caused a huge landslide that sent debris down to Route 97 which caused extensive damage and ninety-seven was impassible for a week. In total there have been at least nineteen recorded floods that caused damages to that area from 1944 to today. The last major flood was in 2011 that flooded several homes.

I am opposed to the Fimfo project as there are too many environmental and practical questions that will gravely affect the quality of life for the residents of the town.



Martha Worzel

To Whom It May Concern:

I am a resident of the Town of Highland and I do not want FIMFO in our town. The reasons are many. I moved here over thirty years ago but vacationed here from the 1970s. We need to preserve our rural atmosphere and our rural country side. We have only to look at Atlantic City

To see what large resorts do to small towns.

The problems that result are the pollution of the river, the increased demand for the water supply, sewage (where is it going?), increased traffic, which already is a problem with our camps now.

Please give consideration to the residents and the property owners of the Town of Highland.

Sincerely,

Mary (Bonnie) Maher

Letter to the Town of Highland Re: Camp FIMFO

Dear Town Board Members and Planning Board of Highland, NY,

September 26, 2022

My name is Mary Jones-Mellett and I am a local full-time resident for the past 12 years from Pond Eddy, NY. And before this a part-time resident of Narrowsburg for 10 years.

This letter is regarding the plans submitted for Camp FIMFO to repurpose the property located at the former Kittatinny Campground at 3854 NY 97 in Barryville to a Camp-Resort. I am submitting this letter due to my deep concerns about public safety, lack of tax revenue, and our precious beautiful environment resources. This is just one of several properties owned by Sun Ng Barryville RV LLC along the Delaware River in both the Town of Highland and the Town of Lumberland. I have been told that the corporation behind this is Northgate Resorts.

When I did a broad internet search of Northgate Resorts this is what came up on their website homepage as the first sentence into the description and mission statement: *Northgate Resorts operates the most awarded Camp-Resort portfolio in the nation.*

As a concerned resident, local real estate agent and advocate for our beautiful area this new business has me concerned.

I recently attended a public meeting held in Narrowsburg at the Upper Delaware Council. The UDC was reviewing the impact of the resorts plans on the Delaware River including the habitat and its surroundings. As I listened to the report I was overwhelmed by the amount of disruption and expansion this resort will have to not only the natural environment, but to the overall safety of our citizens.

Topics that were discussed included the many new septic systems designed to accommodate the RVs that will be hooked up to the waste lines, the trailers that will be available for the resort camping experience, an in-ground pool/water park, parking lot expansions, blasting out the upper ridge to make a "mountain coaster" (which is in close proximity to the former Barnes Landfill).

There are so many topics that have me very concerned as a resident and as a businessperson and local Realtor. I am a passionate advocate for business, but I am also concerned about the impact this plan will have on the overall well-being of our community. As a real estate agent this will deter prospective homeowners from buying property, because they are looking for the quality that the Upper Delaware has to offer as a protected area without a lot of commercial development.

And by ALL means a tax abatement should be out of the question. We ALL have to pay our share as property owners into the tax system. This should go without argument or discussion. For the Town of Highland to take on the extra burden of keeping their visitors and customers safe from physical harm and drowning should be reason alone to NOT recommend a tax abatement from the IDA.

I hope the town will do the right thing and appropriately evaluate the environmental impact this new use for the camp ground will have on all our lives.

The "FUTURE of camping" cannot be done with a blatant disregard to our community. The "FUTURE of camping" in my opinion should have *less* of an impact on the environment, *less* of a burden on our public services and a much more sustainable approach.

Blasting out the earth near a toxic waste site, adding in extra septic systems on the edge of the Delaware River, expanding the parking lot by removing trees, and asking for a tax abatement (welfare) in order for the corporation to meet their profit margins is not my idea of the future.

I have to ask... What is in this for the citizens in the Town of Highland? What about the Timber Rattlesnakes a protected species in our area????!!!!

Mary Jones-Mellett

A handwritten signature in cursive script that reads "Mary Jones-Mellett".

Resident
Town of Lumberland

Dear Ms. McGill and Town of Highland Planning Board,

The Delaware Riverkeeper Network requests that the September 28 meeting/hearing discussing the FIMFO proposal be relocated to ensure full and fair access to all who will be impacted and are concerned. In order to ensure enough room and full accessibility we request that the meeting be moved to the Eldred Junior High School just down the road and that in addition there be a zoom option for people to both listen and testify.

There is tremendous concern about the proposal and based on the limited information provided – one of the big problems is a lack of full and accurate information in materials filed with the town – it is clear that the proposal is a significant change in how the site will be used and how that use will impact our communities, environment, the River, as well as adversely impact other recreational users and visitors of our River and region.

It is imperative that all who are impacted be given every opportunity to access the meeting and testify. Changing to the larger venue and including a zoom option will ensure that fair and equitable access.

Respectfully,
Maya

**KNOW
FIMFO**



To:

Town Of Highland Planning Board
Upper Delaware Council
National Park Service, Upper Delaware
Department Of Environmental Conservation - New York State
Department Of Transportation - New York State
Department Of Health - New York State
Sullivan County Division Of Planning And Community Development
Delaware River Basin Commission, Commissioners & Executive Director,
Sullivan County Industrial Development Agency,
Assemblywoman, Aileen Gunther

From: KNOW FIMFO & Delaware Riverkeeper Network

Date: September 14, 2022

Subject: *Supplemental comment regarding proposed Northgate Resorts development in Barryville, NY called Camp FIMFO*

Northgate Resorts wants to transform an affordable family-owned summer camp on the Delaware River near Barryville, NY into “Camp FIMFO”, a national RV destination and Water Theme Park planned in a known flood zone. While Northgate asserts its proposed project will maintain the same number of campsites before and after development so as to suggest that its development project would not be a major change of use, the truth is that major changes and development are planned – as one Upper Delaware Council Commissioner stated, this may be the largest development in the region. In addition to adding the Mountain Roller Coaster, a mini-golf course, and a swimming pool to accommodate the entire grounds, of the 342 campsites that exist currently, only 56 will remain tent campsites – an 84% reduction; the rest will be turned into sites for RVs including water and sewer hookups, permanent cabins, or sites with constructed glamping pods or safari type tents. The footprint and impact of a tent campsite versus RVs, cabins and glamping pods -- including hookups for water, sewer and power -- is dramatically different. Further, the transformation from tent sites to RV and glamping will clearly price-out large segments of the population. While full consideration of that social justice issue may not be the responsibility of Northgate (though you would think it should be), it should be fully considered by local, regional and state agencies whose mission is, in part, to weigh the environmental and social justice issues on projects such as this.

As community members who have reviewed the documents and plans Northgate Resorts is placing on the record with government entities and agencies, we find it is increasingly clear that there is a wealth of missing information and a multitude of questions in need of answer. The lack of transparency, and claims

that stretch credulity, add to public concern and opposition. From what is already known about the project and the applicant, there is sufficient reason for concern and to simply reject this proposal.

Before the Highland Planning Board or any other government agency greenlights this project, we need to receive full and complete plans, environmental analyses, traffic assessments and economic information, including what the company will pay in taxes to support the many public services it will require, from use of roads to emergency services and police support.

FIMFO says that estimated water usage will be 25,000 gallons per day (gpd), and yet the project is designed for 40,000 gpd. Is FIMFO anticipating additional future expansions for which it is planning and preparing? If so, what are they? It is important that any approvals given today are based on an understanding of the full plans FIMFO has for the site. Absent full information, no government entity or agency should be granting approvals for this project.

What legal limitations will FIMFO be placing on the undeveloped portions of the site to give assurance to the community that what is proposed and approved today is the full expected development planned for the site?

What is the full capacity of the planned septic treatment plan being proposed? Is the planned capacity intended to accommodate future development FIMFO has in mind but is not disclosing to the town, community and regulatory agencies?

The septic plan says that some of the systems may be as close as 100 feet to water supply wells on the site. What expert analysis has been prepared to determine if such close proximity between sewage treatment and water supply wells is safe?

The assertion that the coaster will only attract 17 additional vehicles a day seems disingenuous. What information has been provided to confirm this assertion? What limitations on usage of the coaster can FIMFO give to assure this will be the maximum use?

Why is FIMFO proposing significantly more parking than it says it needs? Is this to accommodate future development? Or additional traffic should FIMFO decide to open up the swimming and mini golf facilities to the public?

Given the changing plans, it is unclear where FIMFO is planning to build the swimming pool and mini golf facilities: In the 100-year floodplain? Or the 500-year floodplain? Or in existing forested land that would be cut and cleared and change the unique and mature forested riparian corridor of the Upper Delaware corridor? No decisions regarding this project can be made absent final details on the location of these facilities vis a vis the River and floodplain. Being in either the 100-year or 500-year floodplain is a hazard waiting to happen for the River. Climate change has been increasing the level and frequency of flooding in our River communities. Placing any such infrastructure in the floodplain will most certainly introduce structures and chlorinated water, and potentially other chemicals, into the River when the floods do come. No such construction should be approved for either the 100-year or 500-year floodplain, or on the forested slopes that protect the water quality of the River and make the River the scenic quality it holds through Wild & Scenic designation.

While the application materials do not discuss details regarding critical elements of the swimming pool and foreseeable hazards given its location in proximity to a river that floods, we have consulted with a pool expert and identified other key issues and foreseeable hazards that must be discussed and addressed:

- The pool will require high voltage power to support the pumps. Power would also be needed for things like lights. It is dangerous to have such power on land that could be subject to flooding. This infrastructure is at risk from being washed into the river in the event of a major flood event.
- Fencing will most certainly have to surround the pool area for safety purposes. This fencing, during times of high water, will catch debris and has the potential to be washed away into the river creating additional downstream hazards depending on where it ends up.
- There is the potential that during flooding the pool may actually pop out of the ground and be washed downstream.
- The pool will require significant quantities of chemicals stored on site that may spill in concentrated levels during flooding
- Even during routine maintenance when the pool is being cared for, there needs to be a plan to prevent chemical spillage and other foreseeable hazards.

Among the suspect assertions from FIMFO is that the mountain coaster being proposed will not result in increased noise to the community. We would like additional information to back up such a claim. Lighting of the pool and lighting of the coaster and lighting of additional cabin areas and infrastructure would also be obtrusive to the ecology and the scenic night skies of the Upper Delaware Basin. Even downward lights affect and influence the behavior and health of stream insects and can lead to increased predation and decreased natural patterns these animals rely on with existing night time skies. (LED lights are of course energy efficient but the very nature of the brightness of these lights disrupts natural systems and can even influence tree health – artificial light has many drawbacks.)

Application materials for the project say that currently unpermitted septic systems on the site will “more than likely” be decommissioned. We would like firm confirmation that decommissioning will, in fact, happen. It is inappropriate not to make this commitment, suggesting that the system might actually be put back into use by the operation, thereby bypassing the review and approval of the facility as part of the permitting process by agencies and the town.

When discussing parking, application materials say that on the east side of the site, 302 parking spaces will be provided but then states that only 83 vehicles are anticipated. It also says that it will be increasing parking on the west side at the welcome center by 53 spaces. Why is there any need for parking on the west side of Route 97 if all parking needs are being accommodated by the parking lot on the east side? In addition, why is the parking on the east over 3 times the asserted anticipated number of vehicles? All of this would suggest that there are more phases of the project anticipated; and/or that the public use of the coaster, pool and minigolf are far greater than what is being asserted (i.e. 17 vehicles for the coaster and no public vehicles for the pool and mini-golf which FIMFO says will not be open to the public). Pavement for parking inflicts ecological harm, increasing stormwater runoff, increasing the area where vehicle pollution such as oil and brake pad dust can build up and be washed away during storm events, and prevents natural plantings that can provide ecological benefit to the site. FIMFO should only be allowed to provide the parking necessary to meet its asserted needs.

Project materials say that there will be 43.7 acres of disturbance, additional impervious area of 6.9 acres, forest loss of 14.3 acres and lawn increase of 7.4 acres. Given that FIMFO goes to great pains to say that there will be no increase in the number of camping sites, so as to suggest that the project has a small footprint, why is there so much loss of forest and increase of impervious surface? What is the total tree

clearing FIMFO is proposing and where? It seems the new project elements should be confined to the already developed areas of the existing site and no new forest loss or disturbance should be allowed.

FIMFO will increase the need for public services in local communities, as well as create additional stress on existing infrastructure, such as roadways. It is incumbent upon FIMFO pay its fair share of these costs through taxes. Will FIMFO be required to pay its fair share of taxes?

FIMFO has failed to provide critical details on the amusement park elements of the project essential to fully understand what is being planned for and what the potential impacts will be from this aspect of the development. Among the outstanding questions on that front are:

- How long are the water slides?
- How long is the roller coaster and how will it be operated?
- Will the coaster operate year round? Or just during camping months?
- What is the expected size of the swimming pool and how many swimmers will it accommodate?
- What will be the infrastructure, paving, etc surrounding the pool area?
- What will be the impacts of lighting on our ecology and communities?

While Northgate resorts goes to great pains to say the project will not result in a “substantial” increase in traffic, it is clear that the project is intended to increase usage of the facilities by campers and day visitors, so the assertion lacks credibility. There needs to be an independent review of the traffic claims.

According to the Upper Delaware Council, one of the proposed septic system locations was not the subject of soil investigations; and as it turns out, according to UDC meeting notes “this location may have the least-well drained soils of all the proposed locations”. This location needs full and careful assessment. We do wonder, how did the applicant miss assessing the soils on the area where there may be the least-well drained soils? An oversight? Maybe.

What steps will FIMFO be taking to ensure that all of the new RVs and cabins and glamping facilities will not be washed into the River when it floods? What are the plans to remove all these structures in order to prevent that foreseeable hazard? With RV’s also come additional outdoor lighting of those RV’s – this is the reality we see in many areas where RV pads have been increased. What will be the rules for generators which cause air pollution and noise and disrupt the quiet solitude the Upper Delaware is known for?

What are the months of operation for the RV and glamping sites? Given the new infrastructure being built to support them, they seem to be designed for year-round use.

Will FIMFO be required to put in place legal limitations to ensure no additional development will happen on this site? Or is this simply phase one of a larger plan? We need to know, as it impacts every decision regarding this proposal and site.

Will the new glamping and RV housing be visible from the river or road? What forested or newly planted trees will be required to ensure no viewsheds are disrupted?

What requirements will be placed on FIMFO to ensure the Barnes Waste Site doesn’t leach into the FIMFO campground?

If/when traffic is (inevitably) increased along 97, how will FIMFO ensure pedestrian safety?

What will be the parameters to prevent/minimize noise and light pollution?

What will be the parameters to prevent/minimize visual and aesthetic impacts from recreational river paddlers and the tens of thousands other vacationers and leaf-peepers seeking the natural beauty that this proposed development will most certainly diminish?

What steps will be required to ensure there are no adverse impacts on eagle behavior, feeding and nesting? What other species may be impacted and in what way? And what about adverse impacts to stream insects and fish that help clean the Beaver Brook and the Delaware River with their function as macroinvertebrates and that also feed the bird life?

What green measures will FIMFO employ to save energy? And/or will FIMFO be investing in green energy options such as solar and geothermal to minimize its fossil fuel footprint? Will green roofs be employed?

More information is needed on the blasting proposal. It is not enough to say that licensed professionals will be hired. Details are needed to evaluate this aspect of the project, as well as to properly assess its overall implications.

The FIMFO amusement park with RVs, glamping and cabins is a major change in the use. The information that has been provided to date is sorely lacking in the detail and full information needed to assess the ramifications of this project. Other communities across the nation have rejected projects of this kind (including some proposed by Northgate) and are fighting similar proposals in places like the Lehigh Valley where some of these resorts are defunct or closed down. We believe that the Town of Highland and the State of New York should follow suit. The precedent that will be set if this project is allowed to go through as proposed will have severe consequences for our communities, River and region. Northgate knew what it was buying when it purchased this site – a steep slope, densely wood, riverfront property largely in the floodplain that welcomed a diverse array of people from all over to enjoy nature, tent camping and our beautiful Delaware River. The current business the existing facility brings already likely exceeds carrying capacity on the busiest days for the river and is a solid business as it stands. People flock to existing area every weekend in the summer months. This is the appropriate, and agreed upon, use of the site -- no exceptions or exemptions should be granted that would threaten the scenic Upper Delaware River region.

Respectfully Submitted.

KNOW FIMFO

September 14, 2022

Dear Town Of Highland Planning Board,

Northgate Resorts wants to transform an affordable family-owned summer camp on the Delaware River near Barryville, NY, into "Camp FIMFO," a national RV destination and Water Theme Park planned in a known flood zone. While Northgate asserts its proposed project will maintain the same number of campsites before and after development, so as to suggest that the development project would not be a major change of use, the truth is that major changes and development are planned, as one Upper Delaware Council Commissioner stated, this may be the largest development in the region. In addition to adding the Mountain Roller Coaster, a mini-golf course and a swimming pool to accommodate the entire grounds, of the 342 campsites that exist currently, only 56 will remain tent campsites; the rest will be turned into sites for RVs including water and sewer hookups, permanent cabins or sites with constructed glamping pods or safari type tents. The footprint and impact of a tent campsite versus RVs, cabins and glamping pods—including hookups for water, sewer and power—is dramatically different.

As community members who have reviewed the documents and plans Northgate Resorts is placing on the record with government entities and agencies, we find it increasingly clear that there is a wealth of missing information and a multitude of questions in need of answer. The lack of transparency, and claims that stretch credulity, add to public concern and opposition. From what is already known about the project and the applicant, there is sufficient reason for concern and to simply reject this proposal.

Before the Highland Planning Board or any other government agency greenlights this project, we need to receive full and complete plans, environmental analyses, traffic assessments and economic information, including what the company will pay in taxes to support the many public services it will require, from use of roads to emergency services and police support.

FIMFO says that estimated water usage will be 25,000 gallons per day, and yet the project is designed for 40,000 gpd. Is FIMFO anticipating additional future expansions for which it is planning and preparing? If so, what are they? It is important that any approvals given today are based on an understanding of the full plans FIMFO has for the site. Absent full information, no government entity or agency should be granting approvals for this project.

What legal limitations will FIMFO be placing on the undeveloped portions of the site to give assurance to the community that what is proposed and approved today is the full expected development planned for the site?

What is the full capacity of the planned septic treatment plan being proposed? Is the planned capacity intended to accommodate future development FIMFO has in mind but is not disclosing to the town, community and regulatory agencies?

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Why is FIMFO proposing significantly more parking than it says it needs? Is this to accommodate future development? Or additional traffic should FIMFO decide to open up the swimming and mini golf facilities to the public?

Given the changing plans, it is unclear where FIMFO is planning to build the swimming pool and mini golf facilities: In the 100-year floodplain? Or the 500-year floodplain? No decisions regarding this project can be made absent final details on the location of these facilities vis a vis the River and floodplain. Being in either the 100-year or 500-year floodplain is a hazard waiting to happen for the River. Climate change has been increasing the level and frequency of flooding in our River communities. Placing any such infrastructure in the floodplain will most certainly introduce structures and chlorinated water, and potentially other chemicals, into the River when the floods do come. No such construction should be approved for either the 100-year or 500-year floodplain.

While the application materials do not discuss details regarding critical elements of the swimming pool and foreseeable hazards given its location in proximity to a river that floods, we have consulted with a pool expert and identified other key issues and foreseeable hazards that must be discussed and addressed:

- The pool will require high voltage power to support the pumps. Power would also be needed for things like lights. It is dangerous to have such power on land that could be subject to flooding. This infrastructure is at risk from being washed into the river in the event of a major flood event.
- Fencing will most certainly have to surround the pool area for safety purposes. This fencing, during times of high water, will catch debris and has the potential to be washed away into the river, creating additional downstream hazards depending on where it ends up.

- There is the potential that during flooding the pool may actually pop out of the ground and be washed downstream.
- The pool will require chemicals that may spill when the pool is being cared for; there needs to be a plan to prevent this foreseeable hazard.

Among the suspect assertions from FIMFO is that the mountain coaster being proposed will not result in increased noise to the community. We would like additional information to back up such a claim.

Application materials for the project say that currently unpermitted septic systems on the site will "more than likely" be decommissioned. We would like firm confirmation that decommissioning will, in fact, happen. It is inappropriate not to make this commitment, suggesting that the system might actually be put back into use by the operation, thereby bypassing the review and approval of the facility as part of the permitting process by agencies and the town.

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FIMFO will increase the need for public services in local communities, as well as create additional stress on existing infrastructure, such as roadways. It is incumbent upon FIMFO to pay its fair share of these costs through taxes. Will FIMFO be required to pay its fair share of taxes?

FIMFO has failed to provide critical details on the amusement park elements of the project essential to fully understand what is being planned for and what the potential impacts will be from this aspect of the development. Among the outstanding questions on that front are:

- How long are the water slides?
- How long is the roller coaster and how will it be operated?
- Will the coaster operate year round? Or just during camping months?
- What is the expected size of the swimming pool and how many swimmers will it accommodate?
- What will be the infrastructure, paving, etc surrounding the pool area?

While Northgate resorts goes to great pains to say the project will not result in a "substantial" increase in traffic, it is clear that the project is intended to increase usage of the facilities by campers and day visitors, so the assertion lacks credibility. There needs to be an independent review of the traffic claims.

According to the Upper Delaware Council, one of the proposed septic system locations was not the subject of soil investigations; and, as it turns out, according to UDC meeting notes, "this location may have the least-well-drained soils of all the proposed locations." This location needs full and careful assessment.

What steps will FIMFO be taking to ensure that all of the new RVs and cabins and glamping facilities will not be washed into the River when it floods? What are the plans to remove all these structures in order to prevent that foreseeable hazard?

What are the months of operation for the RV and glamping sites? Given the new infrastructure being built to support them, they seemed to be designed for year-round use.

Will FIMFO be required to put in place legal limitations to ensure no additional development will happen on this site? Or is this simply phase one of a larger plan? We need to know, as it impacts every decision regarding this proposal and site.

Will the new glamping and RV housing be visible from the river or road?

What requirements will be placed on FIMFO to ensure the Barnes Waste Site doesn't leach into the FIMFO campground?

If/when traffic is (inevitably) increased along 97, how will FIMFO ensure pedestrian safety?

What will be the parameters to prevent/minimize noise and light pollution?

What steps will be required to ensure there are no adverse impacts on eagle behavior, feeding and nesting, or on other endangered and/or protected species?

What green measures will FIMFO employ to save energy? And/or will FIMFO be investing in green energy options such as solar and geothermal to minimize its fossil fuel footprint?

More information is needed on the blasting proposal. It is not enough to say that licensed professionals will be hired. Details are needed to evaluate this aspect of the project, as well as to properly assess its overall implications.

The FIMFO amusement park with RVs, glamping and cabins is a major change in the use. The information that has been provided to date is sorely lacking in the detail and full information needed to assess the ramifications of this project. Other communities across the nation have rejected projects of this kind, including some proposed by Northgate. We believe that the Town of Highland and the State of New York should follow suit. The precedent that will be set if this project is allowed to go through as proposed will have severe consequences for our communities, River and region. Northgate knew what it was buying when it purchased this site: a steeply sloped, densely wooded riverfront property largely in the floodplain that welcomed a diverse array of people from all over to enjoy nature, tent camping and our beautiful Delaware River. This is the appropriate and agreed-upon use of the site and no exceptions or exemptions should be granted.

Respectfully Submitted,

KNOW FIMFO Steering Committee &
Maya K. van Rossum, the Delaware Riverkeeper

TO WHOM IT MAY CONCERN -

I believe you have already received this letter, but was asked by Monica McGill to forward it to this email address. Thanks for your time and consideration.

###

To the Town of Highland Planning Board,

Thank you for your time and courtesy in this matter.

FIMFO is a classic story of a big corporation trying to roll over a small town.

Their RVs and glamping pods are nicer than most New York apartments – and putting wheels on them doesn't not suddenly make it "camping."

That would be like saying if I put on roller skates, I would suddenly be a glamping pod, which is not only ridiculous, it is inhumane.

FIMFO should be honest and follow the rules of being a responsible, sustainable, business, and not try to bend the rules with their corporate lawyers.

They need to be good neighbors and promise to be forthright in all manners, starting with their intentions of building a huge resort.

And they should pay the increased taxes that any other business, or even resident , would pay if they did massive improvements on their property, such as adding numerous new structures, multiple new septic systems, and giant swimming pools to their land.

I don't know anyone against business, I only know people who love their town. Please protect it from outside corporate interests, and insist that FIMFO do an independent environmental impact report, pay their fair taxes, and make a commitment to contributing to our town and community, above and beyond what they think they have to do according to the law. Or else that is all they will do, and that is virtually nothing.

Respectfully,

Mike Edison
Town of Highland

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I don't know anyone against business, I only know people who love their town. Please protect it from outside corporate interests, and insist that FIMFO do an independent environmental impact report, pay their fair taxes, and make a commitment to contributing to our town and community, above and beyond what they think they have to do according to the law. Or else that is all they will do, and that is virtually nothing.

Respectfully,

Mike Edison

Dear Monica and the Planning Board.

My name is Nonna Hall. I'm a small business owner. My husband and I live in Eldred full time, and my business is located in Barryville.

I am writing because I have been approached by numerous people asking about the Camp FIMFO meeting on the 28th and raising some concerns.

I was wondering if it would be possible to move the meeting to the Eldred Central School building, as some have expressed the lack of space in the Town Hall meeting building. I understand that this has been done in the past - the public meeting for the anti fracking campaign was in the school.

I am also asking that the meeting be held over Zoom, as there are more than a few residents who I know will not be in the town but definitely want to attend remotely and voice concerns. Lots of people will be in the city, working during the week, but I know that people want to be present and Zoom will be helpful.

If there is an issue of staffing and making sure people attend the right spot, I can volunteer myself and some friends to make sure everyone knows where to go, if the meeting is held at the school.

Please let me know as soon as you can, one way or the other.

I hope you and the board understand that people are interested in participating in this meeting and hearing about this big development in our small community. We hope that everybody could have access to the meeting and I think changing the location to a bigger space will be very helpful.

Thank you.
Have a lovely day.

Sincerely,
Nonna Hall

If there has ever been an example of a community being sold down the river the FIMFO/Northgate project, is it. I have to wonder why the largest development project ever proposed along the 301 miles of the Delaware River ends up in a town of 2,500 people. Covering four states Delaware, NY, NJ and Pennsylvania which have large cities like Philadelphia (population-1.58 million) the 6th most populated city in the nation. Or Port Jervis (population-9 thousand) Why here? Northgate has a reputation of taking their resorts to small towns like Hinsdale Massachusetts (population 1,900) and Milton New Hampshire (population 4500) and taking advantage of the volunteer planning boards and using aggressive tactics ramming their massive resorts through with little regard of the safety and well-being of the residents or their existing environment. Just here to cash in on our beautiful natural surroundings using catch phrases from imaginary TV shows- Mrs. Marvelous Mrs. Maisel and Dirty Dancing. (sorry wrong part of the Catskills) In addition to our town being an inappropriate location due to the massive size of the project, traffic problems, sewage issues, the deforestation and blasting 100 feet from the Barnes Toxic site all to build a roller coaster, a 350 car parking lot, the possible environmental damages are stunning-the erosion of the banks of the Delaware River, overuse of the river by visitors and pollution of the water that serves a source for drinking water for over 13 million people about 4% of the nation's population who depend on the water. The proposed site also is situated in a 100-year-old flood zone which has recorded at least 19 floods-some cresting at 28 feet. My main concern is that the Town of Highland has now become a tax abatement haven under the current town administration. The Preserve was awarded 15 years tax abatement along with an additional public funds of \$1.5 million for a boat dock in White Lake! And none of us has forgotten the Gas Compressor Station and all the public money poured into the Casino projects that ended with the bankrupt owners laughing all the way to the bank. FIMFO is asking tax abatements for 10 years for every "phase" and with at least 2-4 "phases" it could be even a larger corporate handout than the Preserve. So it boils down to Northgate/FIMFO wants to own access to the Delaware River for free! While the hardworking residents of Highland pick up the tab. In addition to being a poor location for the Resort- this is just a bad deal with the taxpayers once again getting the short end of the stick. When will these tax abatement give aways ever end! The Town of Highland Board needs to vote it down-just like the fine folks of Hinsdale Massachusetts and Milton New Hampshire did.

Paula Campbell

695 Route 55

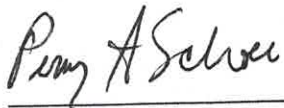
29year resident of the Town of Highland

As a resident of the Town of Lumberland I am writing to have my opposition to the FIMFO project be placed on the record and ask that the Town of Highland Planning Board and the Town Board vote NO.

I am very concerned about the increases in traffic, congestion, noise, and density that Camp FIMFO will bring. The Northgate Corporation say there will be less people at their new theme park than there were per night at the old campground, but then why build giant new 350 car parking lots along the river? What most concerns me is the increase in traffic and accidents on Route 97 which we use constantly. What about the Delaware River and the increase in usage that will damage and pollute the river waters used for drinking water for millions of people and erode the fragile riverbanks. What guarantees will we as residents of the Delaware River corridor have to protect these river assets?

Vote NO and give Fimfo the old heave-ho!

Perry Shoer



Lumberland

Dear Planning Committee Members,

I hope you are well. I am a local resident in Yulan NY.

I am writing in regards to the 9/28 planning board meeting. I know I am one of many community members who have a great deal of interest in the meeting agenda and want to make sure all residents have equitable access to the meeting discussion.

Because of public interest, I would like to suggest a larger venue for the meeting so residents will be able to attend and participate in the dialogue.

I'm sure you have suitable alternatives, but Eldred high school or possibly even the Yulan ball field might be a suitable solution.

Thank you for your consideration.

Rachel Moreno

Dear Supervisor Haas and Deputy Supervisor Gutekunst,

My name is Rebecca Calvani and I am a resident of Barryville. I very much appreciate the work of the town council in representing the best interests of our community, and I thank you in advance for taking the time to read my letter.

My family bought a vacation home in the area of Minisink Ford in 2019. Like many others, we were drawn to this corner of Sullivan County by the natural beauty of the Delaware River and the charm of a small community that values its history and traditions.

Situated between the Roebling Bridge and the Minisink Battleground Park, our home is just one mile from the proposed development site of Kittatiny/Camp Fifmo. I do not think it is possible to exaggerate how a construction project of this scale would impact me and my immediate neighbors. As everyone who lives here knows, sound naturally carries far over a lake, or up and across a valley. When trees are felled and the land is covered in cement and blacktop, this effect is amplified. Generators, music, traffic, and sirens can all be easily heard across this distance.

I also have grave concerns for the many animals that use this mountainside as a wildlife corridor and will be harmed by displacement. By my home there are barred and screech owls, eastern red bats, wild turkeys, more than a dozen species of frogs, as well as salamanders, turtles, raccoons, deer, foxes and black bears. The list goes on and on, not to mention the countless insects and pollinators; and the fish and aquatic life in the river are a whole other story.

Although my family splits our time between Barryville and Brooklyn, we love living here and have put our hearts into being stewards of our small parcel of the forest. We respect our neighbors and we support local businesses, charities, volunteer clean-up efforts, and fundraisers. I want to stress that homeowners, both "locals" and second-home owners, do far more to support the fabric of our local economy than an out-of-state corporation ever could. Year after year, we invest in maintaining and improving our homes, hiring local tradespeople, shopping locally, patronizing bars and restaurants, and paying our fair share of school and property taxes. We are here to share in the experience of living in the Upper Delaware River

we, and have a vested interest in making this a nice place to live, and a place where visitors want to return.

I shudder at the thought of a line of RVs clogging the intersection at the foot of the Roebling Bridge waiting to cross the one-lane bridge, while traffic snarls up the Scenic Byway/Route 97. Or being the home of the eyesore that destroys the uninterrupted stretch of treeline that surrounds you as you float down the Delaware River anywhere from Long Eddy to Sparrowbush. There is a big difference between a campground and a resort, and turning the former into the latter is a mammoth project that is better suited to a location near a major interstate, one that already has the necessary infrastructure in place for garbage, sewage, and an endless stream of truck deliveries. Moreover, our town simply does not have the medical, police, and emergency support resources that this development would require.

Northgate Resorts seems determined to quickly bulldoze through our town, without any regard for local residents, to add to their gargantuan portfolio of investment properties. Yet I am inspired by the story of the Minisink Battleground Park, which is listed on the National Register of Historic Places. The site was once threatened by demolition from bluestone quarrying, until a group of concerned local residents worked together to oppose the short-sighted plan for extraction and preserve the landscape and the history for many more generations. I hope that we can come together once again to protect the character of our unique river town.

Jeff Haas

Town of High Board

I write to oppose the Northgate Fimfo plan that is being offered on the site of the former Kittatinny Campground. I have lived at in the Town of Highland for fifty-two years and this plan is against everything that the Town of Highland has been known for and has attracted visitors for so many decades. People come to fish in the Delaware River and our streams, to hunt our woodlands and for our country quiet and peaceful way of life-not this circus that is being proposed with giant waterslides and cutting down trees and gouge out a mountain for a roller coaster, a 350 car parking on the River , more trash, noise and pollution threatening our environment and thousands more people and their cars. That doesn't sound like any campground I have ever been to in my life, more like a theme park of some sort.

We are small town of 2,500 with beautiful natural resources all around us which we all have a duty to protect. This proposal is too large and damaging and just wrong for our community and will ruin our environment and way of life. The Town of Highland must reject this plan and vote NO!

Robert Sherwood
51 Crawford Road
Highland NY

September 24, 2022

A handwritten signature in black ink that reads "Robert Sherwood". The signature is written in a cursive style with a large, sweeping flourish at the end.

To: Members, Town of Highland Planning Board
Re: Concerns, Camp Fimfo

To the Town of Highland Planning Board,

My husband and I have been residents of Barryville for forty years, and have been living here full time for over twenty years. We are gravely concerned about the Camp Fimfo project, and its harmful ramifications on our community, environment, and quality of life.

Our concerns include:

- Traffic jams and traffic safety
- Pollution to the Delaware River and local streams
- Threats to local Wildlife
- Clearing and cutting of ridgelines
- Noise pollution
- Deterioration of roads
- Crime
- Degradation of our rural atmosphere
- Loss of real estate value
- Higher tax burden

What makes our river town(s) so attractive to homeowners and visitors is the natural beauty, environmental protections, and rural quality of life. We live here for the ease and friendliness of small-town living. We are in favor of new businesses that are in keeping with these values, and that are an enhancement to our town's residents. Northgate Resorts/Camp Fimfo will be the exact opposite: they will jeopardize our resources, benefiting only them, while causing economic burden. According to their site plan, there will be numerous entertainment offerings, many or all of which will create noxious sound and result in visual blight if strict clearance restrictions along Scenic Byway Route 97 are not put in place and diligently enforced. The most egregious idea being put forth is a mountain coaster, which would involve clear cutting of our ridgelines.

Camp Fimfo wants you to believe that their forty-three-million-dollar Disneyworld will be a benefit to the community: that it will provide jobs, and attract tourist dollars to local businesses. Nothing could be further from the truth. Spending will be predominantly self-contained within their enormous campus, and jobs, if not sourced from other Fimfo projects, will be low-wage.

The August 24th letter from Sullivan County Planning Commissioner Freda C. Eisenberg to Town of Highland Planning Board Chair Norman Sutherland voiced similar concerns. These include limits on clearing, "to ensure that the view sheds for the Upper Delaware Scenic Byway and the Upper Delaware River corridor are not adversely impacted." Eisenberg's letter also states that "the proposed density of 335 sites on a 235+/- acre lot yields a ratio of .7 acres per hospitality unit, less than the Town's permitted residential densities requiring a minimum of 1 to 3 acres per unit." The letter also raises the issue of "potential impacts to the river from excess nitrogen and other septic leachate that could lead to harmful algal blooms." Many of these and other harmful impacts have been outlined in great detail, and were submitted on September 14th

to the Town Planning Board from KNOW FIMFO, a group of concerned citizens, and Maya K. van Rossum of the Delaware Riverkeeper.

Many of our county's towns, including our own, are growing in positive ways, with new retail establishments, restaurants, beautification projects, and services being offered. With FIMFO in our backyard, the town of Highland will soon become the "low end," a place that new homeowners will want to avoid, and that quality future businesses will no longer want to invest in. Current businesses will also suffer. This will have serious negative effects on real estate values, and again, quality of life.

Thank you for listening. You have the power to prevent this. We hope you will use it.

Respectfully yours,

Sally Rowe and Anthony Biancoviso
Barryville, NY

Anyone who has lived in the Upper Delaware for any amount of time knows the FIMFO plan to build waterslides, a mountain coaster, giant swimming pools, and massive septic systems in a floodplain is a disaster waiting to happen. We have had two historic floods in the last twenty years, and everyone knows that the weather is becoming more extreme and unpredictable each year. To continue with this plan is putting our river at risk. Please stop this before it is too late. Remember if we tamper with our neighborhood environment we are changing lives for the worst. If you allow fimfo to happen you are permanently changing and destroying our magical homeland. Please do not allow a greedy company promising few jobs To destroy our homeland Thanks. Ted weiner

September 25, 2022

My name is Theresa Pagano and I live at 56 Crawford Road. I have been a resident of Highland for 27 years. Anyone who has lived here as long as I have known that Northgate Corporations plan for a FIMFO resort with its giant pool with a water slides, a roller coaster made by chopping down many trees, massive septic systems located near a toxic dump -all located in a known flood plain is clearly a disaster that will surely happen. With much more traffic, noise, pollution problems this proposed resort is way too large for our small rural community and will ruin our way of life. To continue with this plan will be a danger to our environment, the Delaware River, the adjacent rivers, and streams at risk. I am opposed to the Northgate and Fimfo and The Town of Highland needs to reject the plan before it is too late.

Thank You

A handwritten signature in cursive script that reads "Theresa Pagano". The ink is dark and the handwriting is fluid and legible.

Theresa Pagano