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April , 2016

Mrs. Patrice Chester, Chairwoman

Town of Thompson Planning Board

Thompson Town Hall

4052 Route 42

Monticello, New York 12701

Chairwoman Chester:

I am writing to you as a resident living in close proximity to Columbia Hill. I want my comments and concerns regarding the proposed Gan Eden development to be considered in the Town of Thompson Planning Board’s assessment of potential adverse environmental impacts as the lead agency in the SEQRA review.

My primary concern is water:

* Where will water necessary to support a residential development of this size and scale come from?
* How will it affect current residential and business water users?
* Where will wastewater from the development go when it is properly treated?
* Who will be responsible for ensuring that this is done properly?
* What measures are being taken to ensure there is no contamination of the nearby wetlands, trout streams and municipal wells if and when the system fails?
* How will these natural areas and municipal wells be remediated while still providing water and septic to these new residents?

The developer of Gan Eden should be required to post a bond in an amount sufficient to indemnify the costs incurred to neighbors and to the Towns of Thompson and Fallsburg if their wells are adversely affected.

The information submitted by the developer of Gan Eden to the Town of Thompson Planning Board is outdated. It must be made current, be confirmed as accurate by a third party and be broad enough to cover all water-related issues. The Board’s evaluation of this data must not be done in isolation.

If the Kelli Woods project will rely upon the Gan Eden WWTF they must be considered together. SEQRA prohibits project segmentation.

The Town of Thompson Planning Board has a responsibility to consider the larger community impact. More than 1,200 new residential units are being considered in the neighboring town of Fallsburg. The Town of Thompson needs to think long and hard about approving another project of more than 500 units.

(Continued…)

Mrs. Patrice Chester, Chairwoman

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I support community growth! The main street revitalization that Hurleyville is currently experiencing can only benefit through appropriately scaled, responsibly designed and sustainably constructed development on Columbia Hill.

What will wreak havoc on our community is a development that ignores the limits of the natural landscape and imposes burdens on our neighborhood with congestion and water stress.

These are ALL important environmental issues that I respectfully request the Town acknowledge and respond to.

Sincerely,

cc:

Mr. William J. Rieber, Jr., Supervisor, Town of Thompson

Thompson Town Hall

4052 Rout 42

Monticello, NY 12701

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