

Monday, 17 May 2021

*Public concern regarding hydrology risk of proposed Use Variance and Interpretation at 133 Woodstock Road, to be considered by the Zoning Board of Appeals at the meeting scheduled for 18 May 2021*

Dear Chairman Parisi and Members of the Zoning Board of Appeals,

We are responding to a public notice dated 4 May 2021 regarding the Public Board of Appeals' review of a Use Variance and Interpretation being sought by Chatillon Realty Corp for the parcel at 133 Woodstock Road. We are nearby property owners and would like to request further due diligence regarding hydrological impacts before the proposal can be favorably considered.

It is our understanding from the Application submitted to the Zoning Board of Appeals (dated 23 April 2021) that the applicant would convert part of the property at 133 Woodstock Rd into an aquatic habitat with the goal of making this a wildlife niche. The proposal would excavate and dredge a large amount of fill material from the former mine and other parts of the site to create a deep pond over an area of 14.8 acres, as well as wetland area. In principle we support the proposal's objective of creating new wildlife habitat and expect the conversion of the land could impact favorably the scenic nature of the neighborhood.

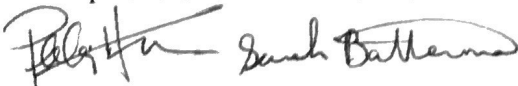
However, we are concerned that no information has been provided in the proposal regarding the potential impacts for local hydrology. According to the Full Environmental Assessment Form (p. 4 of 13) submitted with the Application, the proposed deep pond and wetland would be filled with 30.2 million gallons of groundwater. We calculate this is equivalent to 114,319 cubic meters of water, or approximately 45 Olympic swimming pools. Filling an excavated cavity with this large volume of water would pull groundwater from adjoining properties and could have temporary and long-lasting impacts for the groundwater table that feeds our drinking wells, ponds, wetlands, and streams.

We therefore request the Board and relevant authorities to ensure due diligence regarding a hydrologist's assessment of any potential temporary or long-term harm of the proposal on nearby homeowners' drinking water wells and water bodies.

We hope any potential adverse impacts could be resolved such that the proposal can later be reviewed favorably. For instance, we imagine that a design modification that reduces the depth of the pond may require substantially less groundwater. We maintain positive relationships with the owner, Mr. Christopher B. Mailman, and hope to find a solution that allows favorable consideration of the final proposal.

Thank you,

Phillip Hannam & Sarah Batterman



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