



November 18, 2023

Planning Board
Town of Highland
Ms. Monica McGill, Planning Board Secretary
4 Proctor Rd, Eldred, NY 12732

Submitted electronically to: planningboardzba@townofhighlandny.com

Re: Delaware Riverkeeper Network Supplemental Comments regarding Camp FIMFO Draft Scoping Document

Town of Highland Planning Board,

The Delaware Riverkeeper Network submits this comment that supplements our comments submitted on November 9, 2023.

The Draft Scoping Document should directly and explicitly include all concerns generated by commenting residents, businesses and government agencies to date. There are a wealth of comments that have been submitted to the Town of Highland, the Upper Delaware Council, and other government agencies. By this reference, the Delaware Riverkeeper Network includes all such comments and concerns. The Delaware Riverkeeper Network urges the Town of Highland to require that all public and agency comments, at the very least those that have been submitted to the Town of Highland Planning Board and Board of Supervisors, be explicitly included in the final scoping document to be addressed in the Environmental Impact Statement generated pursuant to the mandates of NY SEQRA.

The Draft Scoping Document should include the potential impacts from the increased intensity of landuse on community character, visual character, and water quality that may result from the conversion of the existing tent campsites to park model recreational vehicles that use installation methods making them permanent fixtures on the landscape.

The Delaware Riverkeeper Network agrees with the National Park Service that the Draft Scoping Document and Draft Environmental Impact Statement (DEIS) should clearly define and discuss the different kinds of land use that are part of the final project proposal, along with their differing impacts including tent sites, traditional RV sites, and Park Model Recreational Vehicle (PMRV) sites.

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The Draft Scoping Document and DEIS must discuss and evaluate the permanent nature of the PMRV sites being proposed, regardless of the Recreational Vehicle Industry Association's certification/assertion, and the assertion by Sun NG Kittatinny RV LLC, that the proposed PMRVs are temporary in nature.

The Draft Scoping Document and DEIS must explicitly include and evaluate the new installation and/or connection of onsite water and septic systems to/for/with the PMRV sites being proposed.

It is our understanding from documents on the record that 283 PMRV sites are proposed. Therefore, transformation of use, and associated impervious, septic, water, lighting and power infrastructure are extremely significant.

The Draft Scoping Document and DEIS should include discussion and evaluation of alternatives that would conform with the Upper Delaware Scenic and Recreational River Corridor and associated River Management Plan including the Secretary's Land and Water Use Guidelines.

The Delaware Riverkeeper Network echoes the comment by the National Park Service that:

“When considering the project in relation to the 1986 Upper Delaware RMP, NPS requests the DEIS assess the implications of the proposed PMRV installations under the RMP definition of an RV Park for Non-Transient Use. We also request the DEIS consider the potentially applicable definitions and use categories from the Town of Highland code, including the specific definitions for Recreational Vehicles, Dwelling Unit, Mobile Home, and Motel/Hotel. A discussion on whether the permanently installed PMRVs can or will be considered independent motel-type units, which are limited to 12 or fewer in the Town of Highland and throughout the corridor in the RMP, must be included in the DEIS.”

The precedent setting nature and ramifications of this proposal with regards to Town of Highland ordinance regarding PMRVs must be evaluated.

The Draft Scoping Document and DEIS must specifically consider the impacts of the proposed Camp FIMFO project – individually and cumulatively with other present and future projects in the region that exist and/or are reasonably foreseeable whether advanced by Sun NG Kittatinny RV LLC or others – on the Outstandingly Remarkable Values (ORVs) of the Upper Delaware River that are recognized and protected by the Wild & Scenic Rivers Act and the Upper Delaware Scenic and Recreational River designation. These ORVs include the free flowing nature of the river, its exceptional water quality, and the ecological, recreational, scenic, geologic and cultural values of the River. The assessment must include all of the potential impacts to these values articulated in the Delaware Riverkeeper Network's November 9, 2023 comment, as well as, but not limited to, impacts to the river, river corridor, people, wildlife, aquatic life, and the overall region's:

- view shed,
- water quality,
- natural lighting,

- geology,
- nightscape,
- scenic values,
- recreational experiences (other than just those being conducted onsite at Camp FIMFO),
- educational experiences, and
- local and regional environmental and recreational businesses, institutions and/or organizations

The Draft Scoping Document and DEIS should include updated data, information, floodplain mapping, flood and rainfall data, geomorphic information, and more helpful 2-d modeling. The knowing use of data and information that is decades old is inappropriate and irresponsible.

The Draft Scoping Document and DEIS should address emergency management, air quality and solid waste impacts associated with the project individually as well as cumulatively with existing and/or reasonably foreseeable future land use.

The Delaware Riverkeeper Network echoes the issues, concerns and comments included in the National Park Service November 17, 2023 comment and included Appendix A.

There Are Numerous Very Serious Issues The DEIS Must Consider & Address.

As this letter and our previously submitted comments demonstrate, the Camp FIMFO project raises numerous very serious issues. We expect the Planning Board to direct the applicant to study these issues and present detailed and factual findings in the DEIS. Once the Board is convinced that the applicant has done so, we would expect, as discussed above, a robust period of community review, organized comment, and accessible public hearings. Of course, the applicant will then need to meaningfully address each public comment provided in its FEIS.

Respectfully submitted,



Maya K. van Rossum
the Delaware Riverkeeper