

## Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

May 23, 2008

### COMMUNICATIONS TO BE INCLUDED IN LEGACY RIDGE DEIS APPENDIX

DATE	FORM	# PAGES	AUTHOR
12/23/04	Letter	1	Ronnie Querica
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01/17/05	Letter	9	Mary Gross-Ferraro
01/18/05	Letter	2 + Map	DEC Region 3 – Alex Ciesluk
01/18/05	Letter/Memo	5	Richard Randazzo, Cornwall Supervisor
Undated <sup>1</sup>	Memo	2	Michael Aronowitz, Councilperson
01/09/05	Letter	3	Lorraine McNeil Councilperson
12/31/04 Rev. 01/10/05	Letter	6	Sheila Conroy - Supervisor
01/19/04 <sup>2</sup>	Letter	2	Matthew Higgins
01/20/05	Letter	2	John Baranowski
01/21/05	Letter	2	Robert Kwiatkowski – Police Chief
01/21/05	Letter	2	Simon Gruber
01/21/05	Letter	2 + Maps	Edward Goodell
12/03/04	Letter	2	Carl Monte, LA
01/24/05	Letter	1 <sup>3</sup>	Richard Randazzo, Cornwall Supervisor
01/19/05	Letter	1	James Meaney
01/16/05	Letter	1	Joan/Frank Vetter
01/17/05	Letter	1	Michael Grindrod – Woodbury Community Ambulance
01/07/05	Letter	1	Gerri Glanzero, Councilperson –

<sup>1</sup> Received 1/18/05

<sup>2</sup> Typo – Should be '05/received 1/21/05

<sup>3</sup> Letter is a thank you note for opportunity to speak.

BERNARD & VERONICA QUERCIA  
P.O. BOX 402  
72 TROUT BROOK ROAD  
HIGHLAND MILLS, NY 10930

December 28, 2004

RECEIVED

DEC 30 2004

Woodbury Town Board  
Woodbury Town Hall  
Route 32  
Highland Mills, NY 10930

TOWN OF WOODBURY  
TOWN CLERKS OFFICE

Dear Board Members:

I am writing to express my concern about the proposed development at Smith Clove Road and Trout Brook Road. While I am not against development I am concerned about the amount of houses being proposed there and who will be building them and what type of housing is proposed. My big concern is the value of my house. The residents of Trout Brook Road are on wells and septic. We are on a two lane county road. The traffic is bad enough now, what will it be like with a development going in?

My concerns are:

Water - will they be pulling from the well that we draw from? When I have to replace my well I pay for it- no one else. Will we be able to hook up to town water or will the developer be made to supply the water lines to our homes? ✓

Sewer - It seems no one can hook up to the county sewer - I'm on a septic - if the new homes are going to be supplied with sewer will I also be able to hook up? ✓

Traffic - I have a hard time getting out of my driveway some mornings never mind trying to get onto Route 32 by making a left turn out of Trout Brook. I've been told to go Smith Clove into Central Valley but why do I have to change my route and my schedule. How is the Town going to solve that type of traffic problem?

The new homeowners will be commuters I'm sure. How many more cars will be on Route 32?

The traffic signals down by the Commons and Thruway are out of synch now. What happens with a couple hundred more cars? As most of you know I work in Harriman and last week on the 22nd of December it took me 40 minutes to get to Central Valley. During the summer months its easier for me to get home by going through Monroe and coming down Route 105.

I know SEQRA has to be done and this is not an easy decision but I have to protect my investment which is my home. I'm sure you will look into all these concerns that I and I'm sure many other homeowners have.

Yours truly,

  
Ronnie Quercia

cc: Michael Queenan, Chairman Woodbury Pkanning Board  
Ralph Caruso, Zoning Board Chairman

PO Box 597  
Highland Mills, NY 10930  
December 9, 2004

Supervisor  
Town of Woodbury  
Highland Mills, NY 10930

**RECEIVED**  
MAR 13 2006  
TOWN OF WOODBURY  
TOWN CLERKS OFFICE

Re: Application for Zoning Change

Dear Supervisor Conroy:

I have read the Application for Change of the Town of Woodbury Zoning Law from the Cateret Group, Inc. regarding the proposed developments on Dunderberg Road and Trout Brook Road. I urge the Town to deny this request for the following reasons:

The Town of Woodbury spent a great deal of time and money in creating a Master Plan so that we can avoid overdevelopment of our town. If we ignore the Master Plan for one developer, it sets a precedent for all future proposals, and, in the end, makes the Master Plan worthless.

Even with the Master Plan, we are in danger of overdeveloping the town because of the use of clustering, which, as I see it, is just a way of allowing developers to pack in as many homes as possible on the only portions of their property which are buildable (after wetlands and steep slopes are omitted).

Taxes will increase with even ordinary development under the Master Plan guidelines because of the additional cost of services (schools, police,

etc.). Down zoning to allow high density development will only make the tax burden heavier for everyone.

In the Central Valley development, it is stated that open space will be preserved for the benefit of the Town. It is unclear whether or not the town will hold title to that open space. It is also unclear whether or not the buffer areas on the perimeters of the development will be deeded to the Town. It is also unclear, from the map included, whether or not this proposed buffer area adjoins the properties of Kiryas Joel, although the proposed development seems to be in that general area. In any case, it is well known that there is a great deal of fear in this town about the possibility of annexation of Woodbury land by Kiryas Joel. And the only legitimate reason for that fear, in my opinion, is the loss of Woodbury's ability to control the zoning and the resultant high density zoning which now exists

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in Kiryas Joel. BUT IF WE IGNORE OUR OWN MASTER PLAN AND DOWN ZONE, ALLOWING HIGH DENSITY CLUSTER ZONING WITHIN OUR TOWN, THEN WE ARE DOING EXACTLY WHAT WE CLAIM TO FEAR KJ WILL DO.

I think we should have a public referendum on the question of whether or not to override our Master Plan to allow down zoning.

Specifically regarding the Central Valley development:

1. The Petitioner owns a portion of the real property contained in the Petition, and he is a "contract vendee" of a portion of the property. Who owns the portion he is a "contract vendee" of? A person can petition for a zoning change for property he owns, but can a person petition for a zoning change for property for which he is a contract vendee? This legal question needs clarification.

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2. The typical lot size in this clustered proposal is as little as 15,000 square feet. Yet it is to be a gated community. It seems to me that people who can afford to live in a gated community would want more than less than a third of an acre. Wealthy people can afford acreage, space, privacy. So what is the point of this being a gated community?

3. On page 3 of 5, it states that 25% or more of the lands of this proposed cluster development will be preserved as open space for the benefit of the Town. If this were a traditional development (one home per two acres with well & septic) or even a cluster development within the Town's zoning laws, how much of the land would be preserved as open space simply because it is wetland or steep slope and, therefore, unbuildable? On page 3 of 21, it states the 37% of the land has slopes greater than 15%. Would that be unbuildable upland? And 25+/- acres

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are wetland. IT WOULD APPEAR THAT ONCE THE UPLAND AND WETLAND ARE OMITTED FROM DEVELOPMENT, THAT UNUSABLE LAND IS OPEN SPACE FOR THE TOWN REGARDLESS OF WHETHER OR NOT THE TOWN LOWERS THE ZONING.

4. On page 3 of 21, it states that there are presently 373+/- forested acres, and after completion there will be 110 forested acres. That's 263 acres of forest to be cut! On page 5 of 21, it states that 65 acres of vegetation (trees, shrubs, ground cover) will be removed. The conflicting numbers make no sense.

5. It is proposed that 450 homes will be built. With only two children per home, that's 900 more children in the Monroe-Woodbury school district.

6. The sewer plant will be dedicated to the Town. Why would the

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Town want the burden of yet another sewer plant? Will that impact the taxes of everyone or just the people in the gated community?

7. How will the bog turtle and its habitat on this site be protected from impact?

8. On page 4 of 21, it states that the streams within or contiguous to the project area are unnamed brooks tributary to the Ramapo and Moodna. This is incorrect. Those brooks can not bypass the Woodbury Stream to become tributary to the Moodna. And the Woodbury Stream is a C(TS) stream (trout spawning), which means that any sewer plant discharging into those brooks, if they are tributary to the Woodbury, will have to meet C(TS) standards. A map of the brooks and the streams they are tributary to should be required. Will the wastewater flow into brooks tributary to the Woodbury Stream?

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9. On page 6 of 21, it states that 170,000 gpd wastewater will be discharged into Highland Estates STP, but it does not answer the question of what water body it will flow into. They need to answer that, as well as what water body that brook or stream is tributary to.

10. On page 7 of 21, it states that 154,000 gpd of water will be needed for this project. And on page 6 of 21, 170,000 gpd of wastewater will be discharged. That's all water drained out of our aquifer and sent downstream to the ocean (as opposed to the beneficial effect of large lot NON-CLUSTERED zoning with septics, with far fewer people, much more open space, far less water usage, and recharge via septics.)

11. On page 9 of 21, it states that 175+/- (clustered) homes is the maximum potential development under present two acre zoning and 490 +/- (clustered) homes is the maximum potential development under

proposed one acre zoning. And 450 clustered homes on as little as 15,000 square feet each is the proposal. WITHOUT CHANGING THE ZONING AND WITHOUT CLUSTERING, WHAT IS THE MAXIMUM POTENTIAL DEVELOPMENT?

12. On page 10 of 21, number 11, it states that this action will create NO demand for any community services (recreation, education, police, fire protection). Then it states (a) that the existing capacity is NOT sufficient to handle projected demand.

Specifically regarding the second of the two proposals, the one on Trout Brook road:

1. "The Petitioner is the contract vendee of a portion of the real property contained in this Petition." Who owns the property? Why is the Petitioner a contract vendee of only a portion of the property he proposes for development? Is it legally necessary for the OWNER to petition the Town for this zoning change?

2. On page 1 of 5, it states that the water supply is abundant. Therefore, with the present 3 acre zoning (WITHOUT CLUSTERING), wells are feasible. And if the NON-CLUSTERED homes are each built on 3 acres (after the wetlands and rocky uplands are omitted), septic systems are feasible. This would greatly increase the open space, reduce the amount of forested acreage to be cut, reduce the drain on the aquifer, increase the recharge to the aquifer, reduce the impact to the streams, reduce the impact on the schools, police, fire and other services and the resulting tax impacts, and reduce the traffic impact (all as opposed to CLUSTERED development with central water/sewer with or without the proposed change from 3 acre to 2 acre zoning). Clustering benefits the developer;

it does not benefit the people of Woodbury. In old Woodbury, we had lots of open space because homes were on large lots with wells and septic. In new Woodbury, we pack them in with clustered development on central water and sewer. If you climb to the top of Schunnemunk Mountain, you can see old Woodbury as you look to the north, a beautiful green valley. But you see new Woodbury as you look to the south, with all its clustered building. The view from the top of the mountain shows the truth about which concept (traditional development on wells/septics vs. clustered development on central water/sewer) truly gives us more open space. A hike to the top should be required of all board members who make decisions for our town. If they really want to see the impact of their decisions, they should climb Schunnemunk.

3. On page 3 of 5, it states that this proposed development (down zoned and clustered) will "conserve sizable portions of open space". Yet on page 3 of 21, it states that of the 707+/- total acreage, 100+/- acres are wetland (therefore, unusable open space), 507 acres of forested land will remain forested (is this the 45% of the land that is 15% or greater slope and therefore unbuildable and therefore open space?). And the water surface area is not filled in with any number (streams, ponds, etc.). SO, WITH OR WITHOUT DOWN ZONING AND CLUSTERING, A GREAT DEAL OF THE 707 ACRES WILL REMAIN OPEN SPACE SIMPLY BECAUSE IT'S TOO WET OR TOO STEEP.

4. On page 3 of 5, it states that they will create a looped water system. Who will be in this water district? Who will be taxed for it? And the same questions apply for the sewer system.

5. On page 3 of 21, it states that 45% of the 707 acres is 15% slope or



greater, which means that 389 acres are on less than 15% slope. And 100 acres of that are wetland (always in the low-lying areas), so only 289 acres are buildable. Area for streams and roads has to be subtracted as well. Then figure the number of homes on 3 acre zoning if traditional development were done (wells/septics) as opposed to the proposed down zoned clustered development of 281 lots. I figure maybe around 80 homes, 100 tops with traditional development (NOT CLUSTERED) on 3 acre zoning as opposed to 164 homes (clustered on 3 acre zoning) and 281 homes (clustered on down zoned 2 acre zoning). Far, far less of an impact on the environment, the schools, services, and taxes with the traditional development under present 3 acre zoning. (For example, with just two children per home, that's 562 more kids in the Cornwall School District with the proposed 281 down zoned clustered development.)

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And since 45% of the site is well drained (p. 3 of 21), traditional development (NOT CLUSTERED) with septic is certainly feasible.

6. On page 3 of 21, #9, it states that the site is NOT located over a sole source aquifer. Please see Carl Mays map of the Town's aquifer (re. the western portion of this site). Also see Dr. Waine's Report. The site contains Group Two Soils (porous sands, gravel, glacial outwash, i.e., recharge area to the aquifer) And just downstream of the site, north of the confluence of Mineral Springs Brook with the Woodbury Stream, is the Town's well site on the former Seamen property.

Same page - #10, it states there are no fishing opportunities on the site. Mineral Springs Brook, on the site, is not only a trout stream, but it is a trout spawning stream and is classified C(TS)! (They refer to it as Trout Brook; it is Mineral Springs Brook, tributary 4 of the Woodbury Stream.)

7. On page 4 of 21, it INCORRECTLY states that Trout Brook (Mineral Springs Brook) is tributary to the Moodna. Mineral Springs Brook (C(TS)) is tributary to the Woodbury Stream, also C(TS), trout spawning.

Also, on page 4 of 21, has the DEC studied the site for Timber Rattlers and their dens?

8. Petitioner claims development will create no significant clearance such as for septic in traditional building, yet (p. 5 of 21), it states that 400 acres will be developed for 281 homes, 100,000 tons of natural material will be removed, and 70 acres of vegetation (trees, shrubs, ground cover) will be removed. And that includes mature forest (over 100 years old) - p. 6 of 21. That's not significant?

9. On page 6 of 21, it states that 124,000 gpd of wastewater will be discharged to Valley Forge STP. It does not answer the question of what water body it will be discharged to. Doesn't Valley Forge STP discharge into a stream tributary to Mineral Spring Brook? Again, Mineral Spring Brook is classified C(TS). (See DEC classifications.)

10. On page 7 of 21, #18, whether or not the project uses herbicides or pesticides, it's a good bet that the homeowners will use them, and that's all runoff into the trout-spawning Mineral Spring Brook.

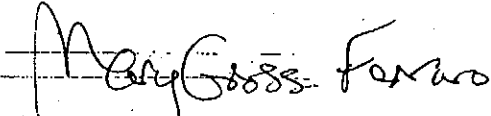
On the same page, 112,500 gpd of projected water usage from the Town's aquifer will go downstream to the ocean as 124,000 gpd wastewater (as opposed to minimal water usage with traditional NON-CLUSTERED large lot building with wells and recharge to the aquifer with septic).

11. On page 8 of 21, it states no federal agency approvals are needed. What about for smaller wetlands? (And DEC approval will be needed for

water and sewer proposals since Mineral Springs Brook is C(TS) and is tributary to Woodbury Stream, also C(TS). Also for the Timber Rattlesnake impact.)

Yes, people have a right to develop their land, but the people of Woodbury also have a right not to continue being victimized by the increased taxation for the increased services needed for high density developments, and by the increased traffic and environmental degradation. There's no way to sugarcoat high density development, which is what clustering amounts to. **We, the people, pay the price.** And if we down zone on top of clustering, further increasing the density, then it calls into question what all the fuss about Kiryas Joel is really all about.

Sincerely,

  
Mary Gross-Ferraro

PO Box 597  
Highland Mills, NY 10930  
January 17, 2005

Supervisor  
Town of Woodbury  
Highland Mills, NY 10930

**RECEIVED**

MAR 13 2006

TOWN OF WOODBURY  
TOWN CLERKS OFFICE

Re: Legacy Ridge

Dear Supervisor Conroy:

I have made a quick review of the draft Scoping Document and map for the Legacy Ridge proposal. Please include this letter (which is basically questions evoked by this additional information) along with my December 9, 2004 letter as part of the scoping comments.

The Applicant is asking for for a zone change for **both** lots (3-1-11 and 3-1-12.5), the **whole 707 acres, north and south** of Trout Brook Road. The **entire development** of 281 homes "is proposed for the lot on the south side of Trout Brook Road known as 3-1-12.5" and "Parcel 3-1-11 (the separate lot on the north side of Trout Brook Road) is proposed to remain as open space."

In spite of that, the Applicant is requesting a zone change for the **entire 707 acres, i.e., for both the parcel to be developed (lot 3-1-12.5) and the lot proposed to remain as open space (3-1-11).**

**Why ask for a change of zoning for 3-1-11 when it is proposed to remain as open space? What is the purpose of down zoning open space which will never be developed?**

Both parcels, according to the Woodbury Assessor's records, are owned by Hiromi Shinya and Miyoko Shinya - that is, parcel 3-1-11, on the north side of Trout Brook Road (proposed as open space), and which is 289.80 acres, assessed at \$269,300., and parcel

3-1-12.5, on the south side of Trout Brook Road, (where the entire development is to be built), and which includes 413 acres assessed at \$572,900.. That southern parcel runs from Trout Brook Road to a vacant parcel north of Valley Forge development, and that is where the 281 homes are proposed to be built.

The application for change of zoning law states that "The petitioner is the contract vendee of a portion of the real property contained in this Petition." **Which portion is he contract vendee of?** Is there another contract vendee of the other portion? If so, who?

What if **both** parcels get down zoned to 2 acre and then parcel 3-1-11 does **not** get sold to the petitioner? Would that mean that the Shinyas then have the right to develop 3-1-11 with 2 acre zoning? What guarantee does the town have that 3-1-11 will definitely be purchased by the Petitioner and what guarantee does the Town have that 3-1-11 will remain as open space? Will it be deeded to the town?

In my opinion, the Petitioner should change his application to apply for change of zoning **for only the parcel he plans to develop (3-1-12.5). There is no point in changing zoning of a parcel (3-1-11) which is proposed to remain as open space. To down zone open space is completely senseless.**

The parcel which is being proposed for open space (3-1-11) appears to contain a large area of steep slopes (up to 909 feet high), which is unbuildable area, as well as a sizable portion of wetland and flood plain, which is also unbuildable area. How many acres of steep slopes, wetlands, and flood plains are on this parcel (as well as on parcel 3-1-12.5)? Why does the Town allow unbuildable area to be included in the buildout calculations?

There is a portion of the property (from Mineral Spring Brook back to the hillside) which is buildable. In the 1950s, there was a house, a barn and a small farm in that area. But I remember when Mineral Spring Brook flooded and took out the bridge, and then the property seemed to be abandoned. How many acres of 3-1-11 are actually buildable? What would be the cost of building a bridge over Mineral Spring Brook (a C(TS), trout spawning stream)? Is there any other access to the property, such as along Mineral Spring Road? How many acres are buildable in that area? Would the Town, if it is deeded the parcel, be able to make use of it as passive parkland (such as Schunnemunk State Park), with access for the public (after the quicksand areas have been fenced off)?

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Regarding the other parcel, the one proposed for development (3-1-12.5), the application for zoning change says nothing about building a new sewer plant. Why is the Petitioner proposing to rebuild the Valley Forge treatment plant to include his development rather than build his own treatment plant on parcel 3-1-12.5? Is it less expensive to improve an existing sewer plant, which already has permits, than to build a new one? Would a new plant have to meet more stringent C(TS) standards since the wastewater ultimately flows to the Mineral Springs Brook (C(TS)) and then to the Woodbury Stream (C(TS))? Would a renovated Valley Forge plant have to meet C(TS) standards? How much acreage would be lost to development if the Petitioner built a new treatment plant on 3-1-12.5? Since there is a privately owned vacant parcel separating Valley Forge from the Shinya (Legacy Ridge) parcel, how do they plan to connect Legacy Ridge to the Valley Forge Sewer Plant? Do they plan to buy and develop the vacant parcel (at down zoned 2 acre)? If not, why would the owner of that parcel want a permanent encumbrance of sewer pipes on his parcel (unless he plans to develop it and connect to the Valley Forge Plant as well, in which case a cumulative study which would include buildout figures of the vacant parcel - at down zoned 2 acre, since they would be entitled to down zoning if Legacy Ridge gets it - would need to be done). This down zoning would be a nightmare snowballing throughout the town!

The people who live in the Valley Forge sewer district are ultimately responsible for the cost of improvements to their sewer plant (even though it was dedicated to the Town). If the Petitioner improves the Valley Forge sewer plant, that's great for the residents of Valley Forge. They'd get a free ride, right? On the other hand, they are in the Cornwall School district as are many other Woodbury residents who are not in the Valley Forge sewer district. And the development could add more than 600 children to the Cornwall School district. So it is shortsighted (even for the people in the Valley Forge sewer district) to be in favor of down zoning, when all the Cornwall school district residents in Woodbury will be paying higher taxes forever because of the down zoning bringing so many more children into the Cornwall School District. And Woodbury also has to consider the impact of this down zoned development on its neighbor, Cornwall, and how it will impact the Cornwall taxpayers.

My family has been in Woodbury for five generations, and we've watched as many old

families have been chased out of town by "progress", the growth that raises our taxes at the same time as it destroys the quality of life in this town. The residents of Woodbury and Cornwall do not want to be chased out by ever increasing taxes. That is the number one threat we all face, and that has to be the priority factor in decisions made about down zoning.

And what is this water loop system that was mentioned? Wouldn't the Town's water mains to Valley Forge simply have to be extended to parcel 3-1-12.5? How does that benefit anyone else? The residents of northern Woodbury all have their own wells. Is there a plan to build a water loop to include 3-1-11, the parcel being proposed for open space? If so, why??? Why would open space need Town water? The map included with the scoping document does not show where wells would be placed. I have been told they will be on the north parcel (3-1-11). Is this why the developer stated, at the scoping session, that 279 acres would be left as open space, when the north parcel is actually 289 acres? Are there plans for development of northern Woodbury that we should be aware of?

Also, do any of the members of any of the town boards live within the Valley Forge sewer district? If so, as potential beneficiaries of free improvements to their sewer plant, they should withdraw from any involvement in this proposal.

The map shows that the development will be built on property as high as 700 feet! That's like going almost halfway up Schunнемunk Mountain, which is 1600 feet. Doesn't the Town have steep slope laws and ridge line laws? There's a big fuss about the ONE house on a ridge above Valley Forge. So how can the Town consider 281 homes, many of which would be on the same ridge? And that ridgeline is all in the view shed of Schunнемunk. Since many of you may not have hiked Schunнемunk, please refer to the enclosed two photos - first, the beautiful green valley to the north as you look at Woodbury Falls, Mountainville, and Cornwall, where there is only traditional development in the view shed. Then, the view to the south as you look toward Highland Mills with all its clustered development. The view shed analysis in the EIS should include photos from atop Schunнемunk.

The Legacy Ridge map shows that a great deal of the parcel will be developed with houses and roads. The cumulative impact on air quality in this valley, which already suffers

from significant air pollution, needs to be addressed in the EIS. The plan for the Stainton property is to cut down 263 acres of forest, and 185 acres of forest will be cut for Legacy Ridge. That's 448 acres of forest cut in our valley!!! You can already see the haze of pollution settling over the southern part of Woodbury from the top of Schunnemunk. With 263 acres of forest cut in northern Woodbury, that will only extend the range of air pollution. And add to that the pollution from all the additional cars for 281 homes (Legacy) and 450 homes (Stainton). At two cars per home that's 1462 more cars in our town! I'm trying decide whether I should invest in a bubble to put over my property or just move to the top of Schunnemunk!

And 1462 more cars in town will only further exacerbate our traffic problems, with gridlock at the southern end and increased accidents highly likely near the trestle at the north end.

The application and scoping material is too vague, and that vagueness prevents us from having the information we need to ask important questions in the scoping session. For example, the map included with the scoping document does not show any wells placed on the north parcel, and I found out about that only by happenstance. Another example, ~~the petitioner's documents do not say anything about building a new sewer treatment plant; the~~ documents only speak of renovating the existing Valley Forge Plant. Yet I am hearing there is a plan to build a new plant as well. All of this information should have been clearly spelled out in the application and scoping materials.

An example of how a lack of proper information affects our ability to ask significant questions is that until I found out that wells were planned along Mineral Springs Brook on the north parcel, I did not know there was going to be drawdown from the wetland area near Mineral Springs Brook, which will have an impact on the baseline flow of Mineral Springs Brook, which is classified C(TS) for trout spawning, and which flows into the Woodbury Stream, also classified C(TS). (I have enclosed a few pages from NYSDEC's reclassifications, which include Woodbury Stream and Mineral Springs Brook.) We spent many years fighting to save the Woodbury Stream from being destroyed by a planned discharge of 2 mgd from the Harriman Sewage Treatment Plant. We lost all our court battles, but nature ruled and won the case for us when my husband, a fly fisherman who is always studying the stream for insect hatches, etc., noticed trout were spawning in the stream right behind our house, and I photographed the spawning and sent the photos to



