

HVSF/GGC

Letters from the public

5/1/21 – 6/4/21

Note- No new letters were received after 5/27/21



CHERYL ROCKETT <crockett@philipstown.com>

Fwd: Garrison Golf lands

1 message

neal zuckerman <neal.zuckerman@gmail.com>

Sat, May 1, 2021 at 2:05 PM

To: CHERYL ROCKETT <crockett@philipstown.com>, Neal Tomann <ntomann@philipstown.com>, Kim Conner <kconner@philipstown.com>, HEIDI WENDEL <hwendel@philipstown.com>, LAURA MA OCONNELL <loconnell@philipstown.com>, Peter Lewis <plewis@philipstown.com>, Dennis Gagnon <dgagnon@philipstown.com>

FYI

Sent from my iPhone

Begin forwarded message:

From: John Greener <john@aecares.com>
Date: May 1, 2021 at 11:53:30 AM EDT
To: Neal Zuckerman <neal.zuckerman@gmail.com>
Subject: Garrison Golf lands

Hey Neal,
Hope all is well.
I wanted to give you my thoughts on the Garrison Golf. Please share it as you choose.
Best regards,
John

I have been a resident in Philipstown for over thirty years. I have been active in our community on many different fronts and know what makes this such a special place for me and what will build on and what threatens that. Chis Davis's plan for his Garrison Golf Club is transformational for our community. The first in this line for me was the capture of the land from the threat of development when he purchased it. Now we have its secured preservation with purpose. This will significantly enhance the values I live here for. Please support and encourage the owner's plans for the property and thank him for his generosity. We deserve nothing less than to be grateful.

John Greener
South Mountain Pass



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF Proposal

1 message

Robert Cutler <rbcutler@mac.com>
To: ROCKETT CHERYL <crockett@phillipstown.com>

Mon, May 3, 2021 at 10:04 PM

Dear Chairman Zuckerman and other Planning Board Members,

I am sure that the HVSF is sincere in their reassurance that they will be conscientious stewards of the land they're generously being given by Chris Davis. We golfers have been very lucky to have been able to enjoy it for these past twenty years or so. Our most sincere thanks to Chris for that. We know it could have been condos.

As I've said in the past, I hope very much that HVSF will slow down and do it right. Do it, but do it right. Speed is not of the essence in creating a large and complicated visitor site. Opening in 14 months seems ambitious, and to me – who has worked since 1971 as a project manager on large and complicated visited sites – dangerously ambitious. So many things could go wrong which could wreck the project. So many assumptions may be too optimistic. And then what?

My concern today is the contingency plan: what happens if, for whatever reason, things don't work out, and HVSF decides to walk away from the land, a year from now, or ten years from now? Or twenty? Thirty?

Pause for a minute to think of driving north on Route 9 until you're just south of 84. To your left is one of the worst sights imaginable - the dead mall, as we call it. A visual and environmental crime. It used to be a lovely farm owned by Steve and Peggy Blodgett, whom I'm old enough to remember warmly.

Now pause again to remember the windmill my former neighbor, James Gilek, a talented and successful science author, put up several years ago on the ridge behind a house I then owned at [540 Route 9D](#). There's not nearly enough wind there to make it pay for itself. It was an interesting folly.

I was apprehensive about windmills – foolish or not – dotting the ridge lines of our beautiful and historic Highlands, which surround the Key to America, as George Washington accurately called the bend in the river at West Point.

While the windmill was then being considered by the Planning Board, I by chance explained the dilemma to the great John Cronin in the Foodtown parking lot. He said something to me which subsequently made the Planning Board think twice. He said, in 25 to 35 years that windmill will be totally obsolete. Technology will produce much lighter and stronger vanes, more efficient motors, better storage for the energy. And then the owner at that time will just turn the windmill off. Where it will remain for hundreds of years and finally collapse, a huge metal mess in the forest. But John went on, I suggest that you recommend to the Board that the owner putting up a windmill today must also put up a bond to dismantle and remove it, and restore the land to the condition it was before the windmill went up.

I did recommend that to the Board. I recommended that the bond's dollar amount should be estimated not by the applicant but by the Board getting two or three estimates and choosing the best. The Board told me that it was too late, for whatever reason, for Mr. Gilek's windmill but they would make the posting of a bond a condition of approval for any subsequent windmills. I don't think any have been built since then.

Which leads me to the HVSF's proposal.

As good people and conscientious stewards, the last thing HVSF would want to create in Phillipstown is the equivalent of the dead mall. So I am sure they will enthusiastically agree, should their proposal be approved, to post a bond to dismantle and remove all structures now on the land (except, perhaps, the Druidic gazebos), and to restore it completely. Restoring it will entail removing all parking lots and roadways, macadam and otherwise, reseeding them, excavating and filling in all septic fields, removing all electric lines, etc etc. I'm sure I've missed something, but I'm also sure you all won't if the proposal is approved and a bond is posted.

Thank you, all Board Members, for reading about my concerns again, and, once again, for the hard work you do, carefully and thoughtfully examining not just this but every proposal presented to you. We all appreciate your unpaid industry.

Robert Cutler
14 Coleman Road
PO Box 83



CHERYL ROCKETT <crockett@phillpstown.com>

Question for the PB

1 message

John benjamin <benjaminjohn52@gmail.com>

Tue, May 4, 2021 at 12:43 PM

To: CHERYL ROCKETT <crockett@phillpstown.com>

Is there concern that the HVSF fossil fueled development may jeopardize Phillipstown's standing as a Climate Smart Community?

It appears that the Carbon Footprint will be huge.

Thank you,

John Benjamin



HVSF/GGC plan - Please Post

1 message

Bruce Kapler <bkapler@gmail.com>
To: crockett@phillipstown.com
Cc: BRUCE KAPLER <bkapler@gmail.com>

Wed, May 5, 2021 at 11:37 AM

Planning Board Members,

I have previously stated my position on the HVSF/GGC proposal in a half page, paid ad, in the 4/21/21 PCNR. I would encourage those who haven't, to give it a read. I stand Not in opposition to HVSF's existence, just the proposed move to GGC and as a 27 year resident of Garrison, in opposition to being subject to Chris Davis's "Vision" for Garrison. Different yet similar in motivation to the late Roger Ailes's attempt at imposing *his* "Vision" on Cold Spring/Garrison. MPE - Money Power Ego
So I am one of the <<...few in number....Those opposing the project well-resourced and determined to make a loud noise.>>
as written in a Call to Arms eMail sent by HVSF's Artistic Director, David McCallum. Though I can't imagine the price of the 1/2 page ad qualifies as "well-resourced". Certainly not by any comparison relevant to this conversation to date. And while I don't have 14 talking points to employ as directed "...in crafting your letter" as was in a subsequent eMail sent to HVSF Board Members by Board Chair Robin Arditi encouraging members to flood the Planning Board's website, I feel there are some yet- to- be- mentioned issues to be raised/questioned I hope will spur discussion.

1. There is a DOT review to be conducted. Are the property owners nearby and surrounding the Travis Corners / Snake Hill Rd. / RT9 intersection aware of a possible 'Eminent Domain' issue? Condemning and taking their land for a reconfiguration should said review conclude a traffic light at that intersection would be required?
2. Cold Spring Chamber of Commerce: Where are they on this issue?
Naturally, merchants in CS can't afford go on record - can't be seen as taking a side - but the half doz or so I know well enough to broach the subject to, know they're going to loose any and all the revenue they'd made previously from HVSF patrons.
This, especially now, when every nickel is critical to staying afloat. How is the Chamber of Commerce protecting our local merchants in this process?
Interesting given Nat Prentice, HVSF Board member, is Chamber of Commerce Vice President.
3. HVSF currently pays Boscobel \$50k per season in rent....and I imagine Boscobel needs it! Yet this planned destruction of the GGC,
and permanent disruption to the lives of those of us who actually live in close proximity, would all take place to facilitate HVSF's stated plan to **seat less people per performance-sell less tickets than they have at Boscobel.**
4. As always, **Follow the Money.** Ask who is to benefit most and conversely, who will pay dearly should this madness be approved.
5. **This issue should be put to a Garrison School District taxpayer's voter referendum as we are to be effected most.**

Bottom line is Garrison residents are not being given a choice in this matter.
We are being steam-rolled by the deep pockets who have bank-rolled HVSF for their own purposes.



CHERYL ROCKETT <crockett@phillpstown.com>

Re: HVSF for Members of Planning Board

1 message

Gretchen Dykstra <gdykstra200@gmail.com>
To: crockett@phillpstown.com
Cc: Chlp Rowe <editor@highlandscurrent.org>

Wed, May 5, 2021 at 4:05 PM

Dear Planning Board:

I write to enthusiastically support the proposed move of HVSF to the Garrison Golf Course.

I write, having been through local land use battles myself in the City. I was director of communications and outreach for the Charter Revision Commission of 1989 when citywide land use procedures were radically altered; I was the founding CEO of the Times Square Alliance (BID) in the '90s when change there was being resisted from every which way; and I was the first CEO of the National 9/11 Memorial Foundation when real estate developers, politicians, survivors, family members, priests, planners, preservationists and environmentalists were all deeply involved.

What did I learn? Change is always difficult, process matters, and consider the alternatives.

Davis and Kate are tireless and attentive to the comments they have already received and I found both of them thoughtful and open to suggestions I made.

Their vision is respectful of the site's beauty and the landscaping is lovely and unobtrusive. The proposed tent gracefully parallels the hills beyond, the view shed is maintained, and the parking appropriate. I am confident the ultimate placement and configuration of housing will be modest.

They are mindful and creative about short and long term issues of sustainability and they are thinking how best to ensure that access to construction and programming is inclusive.

Imagine the alternative: Multiple houses of any design, the closing of the grounds for anyone else, and the loss of a local, cultural treasure.

I urge you to work thoroughly but expeditiously.

Good luck.

Regards,
Gretchen Dykstra
8 Garden Street
Cold Spring, NY 10516

www.gretchendykstra.com



CHERYL ROCKETT <crockett@philipstown.com>

Hudson Valley Shakespeare Theatre Plan

1 message

Susan Mac Lean <suemaclean23@yahoo.com>
To: crockett@philipstown.com

Wed, May 5, 2021 at 5:04 PM

159 Avery Rd
Garrison, NY 10524
May 5, 2021

Dear Planning Board:

I am a 35 year resident of Garrison and support the Hudson Valley Shakespeare Festival's plans for a new location and permanent residence at The Garrison Golf Course.

This is a well respected organization that adds many jobs to the local community and enriches our cultural life. The tent and new construction of housing for the actors will be below the ridge line and will not detract from the spectacular views. I see the elimination of the golf course as a positive development. It ends the use of dangerous pesticides and chemicals to maintain the course and Chris Davis, the owner of the course, will allow the community to use the land as open space and for walking trails rather than selling it to developers as what typically happens in such a situation.

The traffic situation shouldn't be very different from what has been experienced at Boscobel for many years. As the Rt 9/Snake Hill Rd intersection has been a location for several fatalities over the years, a traffic light should be permitted there.

This is an opportunity for our town to support and benefit from an important cultural institution. I urge you to approve this plan.

Sincerely,

Susan Mac Lean

Sent from my iPad



CHERYL ROCKETT <crockett@philipstown.com>

HVSF plans

1 message

Rosemary Ward <rosemaryward@verizon.net>
To: crockett@philipstown.com

Fri, May 7, 2021 at 10:40 AM

Dear Mr. Crockett:

I am writing in support of the HVSF's plans for the Garrison Golf Club. Initially I was dubious after hearing negative reactions from a number of people, but after going to the website and learning more about what is actually planned, I have changed my mind and wholeheartedly support it. I very much hope it will happen as I think it will benefit both the community and the environment.

Sincerely,
Rosemary Ward

[Sent from the all new AOL app for iOS](#)



CHERYL ROCKETT <crockett@phillipstown.com>

**Good morning. EAF Overview Questions for the HVSF application revised EAF
4/30/21**

1 message

Rhonda Kay <rhonda.donohue@icloud.com>
To: CHERYL ROCKETT <crockett@phillipstown.com>

Mon, May 10, 2021 at 8:12 AM

Good morning Cheryl, Neal and members of the planning board:

Quite a few people sat down over the weekend and reviewed the revised EAF. I was one of them:

Overview questions:

1. In the description of the project, there is no mention of a public park. Is the public park omitted as a part of the revision? It was pointed out at Site Visit I. Thank you. **EAF Part 1 page of 13 Brief Description of Project.**
2. In the submission, the **revised Appendix C** has changed from being a side by side comparison of the 2005 PDD and the proposed 2021 PDD. Appendix C is now the Acoustical Survey memo. That said, I am sure the 2005 PDD has some bearing on these documents, but it is not at all clear. Can you please explain to the public the affect of the 2005 PDD on the revised plan? Thank you.
3. On the **revised EAF part I page 2 of 13** Question B Government Approvals: the Army Corp of Engineers (FEMA) has been marked No. Yet a letter submitted to the planning Board from the DEC uploaded to the Feb 18 2021 meeting agenda packet indicates that the project is within a floodplain. Can you please explain if, when and why the Engineers are not needed.

Thank you for your work

Rhonda Donohue

CHERYL ROCKETT <crockett@philipstown.com>

Site Plan of HVSF proposal

3 messages

betsy calhoun <marieelizabethc@gmail.com>
To: CHERYL ROCKETT <crockett@philipstown.com>

Mon, May 10, 2021 at 3:03 PM

Hi Cheryl,

I would very much appreciate having a Site Plan of the proposed work on the land at the Garrison Golf Course for the HVSF. One of the main concerns is that of treatment of the land itself: excavation, new construction, paving, rebuilding, etc.

If possible, dimensions would be very useful.

Thank you.

Betsy Calhoun
914-382-9462

CHERYL ROCKETT <crockett@philipstown.com>
To: **betsy calhoun** <marieelizabethc@gmail.com>

Mon, May 10, 2021 at 3:31 PM

Hi Betsy,

Anything the applicant submits to the board will be available on philipstown.com and as they submit further documents they get added each month. So each time the applicant appears in front of the board they have most likely submitted something for that meeting and it will appear under that month. It may be that what you are looking for has not been submitted yet.

Cheryt

[Quoted text hidden]

CHERYL ROCKETT <crockett@philipstown.com>
To: **betsy calhoun** <marieelizabethc@gmail.com>

Mon, May 10, 2021 at 3:32 PM

will forward this message as well thanks

On Mon, May 10, 2021 at 3:03 PM **betsy calhoun** <marieelizabethc@gmail.com> wrote:

[Quoted text hidden]



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF Site Plan

2 messages

betsy calhoun <marieelizabethc@gmail.com>
To: **CHERYL ROCKETT** <crockett@phillipstown.com>

Mon, May 10, 2021 at 3:16 PM

Hi Cheryl,

It would be very useful to have proposed infrastructure on the Site Plan: septic systems including piping, drinking water wells and distribution systems, and non-portable wells and storage.

Thank you,

Betsy Calhoun

CHERYL ROCKETT <crockett@phillipstown.com>
To: **betsy calhoun** <marieelizabethc@gmail.com>

Mon, May 10, 2021 at 3:31 PM

I will be sure to forward this to the board and the HVSF team.

Thanks Betsy,

Cheryl

[Quoted text hidden]

**CHERYL ROCKETT** <crockett@phillpstown.com>

HVSF Proposal

1 message

betsy calhoun <marieelizabethc@gmail.com>
To: **CHERYL ROCKETT** <crockett@phillpstown.com>

Mon, May 10, 2021 at 6:48 PM

May 10, 2021

To: Planning Board

In reviewing the Golf Course/Shakespeare proposal, my primary concern has been the effects on the land. A Site Plan would greatly help understanding the scope of the project and its effect on the environment. In addition to the present and future buildings the scaled drawings could identify existing and proposed paved areas and septic systems including piping, drinking water wells and distribution systems, and non-potable wells and storage.

Thank you for your attention.

Betsy Calhoun
914-382-9462



CHERYL ROCKETT <crockett@phillpstown.com>

HVSF Application

1 message

betsy calhoun <marieelizabethc@gmail.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Mon, May 10, 2021 at 10:11 PM

To: the Philipstown Planning Board Chairman and Members:

In looking at the PLANNING BOARD SITE PLAN APPLICATION PACKAGE MAJOR PROJECT, I notice that there is a requirement in the submission for

4. Site Plan. There should be **13 copies** with one electronic file in .pdf format.

Thank you for your attention.

Betsy Calhoun
Garrison



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF -- Good idea

1 message

Linda Lange <lindalangenyc@hotmail.com>
To: "crockett@phillipstown.com" <crockett@phillipstown.com>

Tue, May 11, 2021 at 2:04 PM

I think the Hudson Valley Shakespeare Festival's plans for their new home at the Garrison Golf Course is a good idea. It's a win-win situation for everyone.

Sincerely,
Linda Lange



CHERYL ROCKETT <crockett@phillpstown.com>

AKRF

1 message

Timothy Nolan <tgpnolan@gmail.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Tue, May 11, 2021 at 7:50 PM

To the Planning Board:

Could you please at this Thursday's session detail:

AKRF's scope of work.

When their work is due.

The cost.

Thanks for all your efforts.

Tim Nolan
Garrison

--

Timothy Nolan
Staff Instructor
Sustainable Garden Design
The New York Botanical Garden
tgpnolan@gmail.com
845.489.6388

Inline image



CHERYL ROCKETT <crockett@phillpstown.com>

Re HVSF Part 2 EAF

2 messages

Susan Coleman <scoleman100@gmail.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Tue, May 11, 2021 at 7:15 PM

Dear Chairman Zuckerman and Philipstown Planning Board,

It gives me no pleasure to obstruct HVSF as many of them are my friends, I care about the arts, but the scope of what they are currently proposing appears wildly out of balance with my immediate neighborhood and Garrison as a whole.

I'm no EAF expert, but reading through this it appears that SF, which I gather has taken the liberty to fill part 2 out on your behalf, is answering "No" in so many instances when the much more likely answer is "Yes" or "don't know". I understand their enthusiasm, but this is a huge development they are proposing that, in its current iteration, will transform our area and, I don't believe for the better. It deserves serious review and consideration, and it needs review by a very competent biologist/ecologist. I know SF are in a rush, but their urgency can not be ours. The actions they are proposing are key to our quality of life, our property values and the beauty and uniqueness of the hamlet of Garrison.

I'm sure that others are looking at this EAF and you will hear from many over the course of this process so I will highlight just a few items that stand out to me right now of particular concern.

—Page 3 of 10, 4(b) Impact on groundwater —"Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite source _____

My understanding is that people have been having to drill deeper and deeper for water around here and no one really knows about the state of health of our aquifer. This needs to be closely examined before answering "no". What is their source? It would reassure me and others greatly to hear it.

Page 4 of 10 #7 Impact on Plants and Animals

The Applicant has answered "No" to most of these items. How do they know? I live adjacent to the GGC and know the community of critters — bald eagles, foxes, otters, hawks and others that are regularly going back and forth. I or others have seen them on the golf course and I see them outside my house with regularity. Again, a competent biologist needs to do a competent review of this proposal. Our "wildness" is what makes this area unique in all of NYC according to the HHLT presentation the other night. In an era when nature is under severe stress all over the planet and climate change is an existential threat, we ignore our stewardship here at our peril.

Page 6 of 10

While SF used to be a local thing, it really isn't any longer. This action, as currently envisioned, seems way more the project of wealthy NYC individuals and the Westchester, NJ surrounding clientele of HVSF than it will be for Philipstown. As long as we have lived here (25 years), we have had access to the golf course as a place to walk, ski, just simply appreciate open views and space. It appears this will be mostly lost with the current plan. Tickets will be out of reach for many. The community benefit here is questionable.

—Page 10 of 10

Page 7 of 10 # 12

Impact on Critical Environmental Area

See comments above. This plan does not seem in sync with the what's happening in the 21st century to our planet. Philipstown is a very unique (unfortunately) area and deserves careful stewardship and preservation. Once you blast and bulldoze land like this it will NEVER be the same again. As one of their neighbors, my family and I have been doing everything we can to reduce our carbon footprint. We have signed the Philipstown Fights Dirty pledge. But what's the point if a development of this scale is allowed to go forward right next door?

#17 The Applicant's plans seem inconsistent with the Philipstown Comprehensive Plan, which is a very current statement of community values and preferences.

#18 The Applicant's plans seem completely inconsistent with the community's character given the scope of what they are proposing. As one letter to the editor said "we do not need or want to be a regional anything."

Thanks for all of your hard work on this.

Susan Coleman

betsy calhoun <marieelizabethc@gmail.com>
To: Susan Coleman <scoleman100@gmail.com>
Cc: CHERYL ROCKETT <crockett@phillipstown.com>

Tue, May 11, 2021 at 7:51 PM

Well said!

[Quoted text hidden]

Dear Planning Board,

As a resident of Garrison for 22 years, I can't thank Chris Davis enough for his vision in permanently conserving The Garrison for the benefit of the environment and our community. HVSF has played an instrumental role in enriching not only this community and town, but also in the lives of my family and myself. My children grew up under the tent and discovered the magic of live theater as they fell in love with Shakespeare as well.

For over 30 years, HVSF has provided a rich opportunity not only for great theater, but also for communal experience, providing one of our few community gathering places. HVSF has also been a significant economic driver to all Philipstown business.

While I appreciate some of the concerns expressed by fellow community members, like them our family cherishes the bucolic character and physical beauty of the area, but we see the conservation vision generously articulated by Chris Davis as a once-in-a-lifetime opportunity to preserve this property. I truly believe that the speculation about HVSF becoming another Breakneck, attracting hordes of hikers and enormous crowds and traffic is more than completely unfounded. The HVSF parcel on the site will be a private property, not a public park. HVSF will be putting plans into place to safely limit access appropriately. Additionally, there are many, many miles of hiking trails in Philipstown. It is hard to imagine that many interested in "hiking" will be drawn to a former golf course that is more suited to leisurely walks. There are no plans involving intensive and significant development, HVSF's long-term plans, with a horizon of 30 years, envision a total of only about one additional acre to be repurposed for new structures (on a site of over 200 acres).

The new HVSF tent will be slightly smaller than the existing tent at Boscobel currently. Therefore it is impossible that we will be attracting a dramatically increased number of visitors (there will not be an increase of tens of thousands or hundreds of thousands of visitors in their cars as some have speculated). Compare the seating capacity of the planned new tent (about 520 seats, smaller than the current tent) with the seating capacity of other venues cited by concerned citizens: Caramoor (over 2000 seats) or Tanglewood (over 5700 seats). If and when in the future the additional performance venue envisioned in HVSF's long-term plan is constructed, it is expected to have a seating capacity of only 200 -225.

In light of the limited number of seats, there should not be a substantial and unmanageable increase in vehicular traffic. HVSF has commissioned a comprehensive traffic study and is committed to manage the modest expected increase in traffic responsibly and safely. Moreover, the traffic volume associated with HVSF's activities will be concentrated before and after performances, most of which fall outside rush hours. This traffic volume will not be significantly greater than it is currently at the Boscobel site, where there is only a single one-way entrance from Route 9D. Under HVSF's plan for The Garrison, there will be two two-way entrances.

With respect to concern about potential noise impacts from performances, HVSF has never received noise complaints from Boscobel's neighbors in over 33 years, and the new tent site will be farther from neighbors than at the existing Boscobel site. HVSF has retained a highly qualified acoustician to complete a comprehensive study to ensure little to no impact on the neighbors.

Far from having a negative environmental impact, Chris Davis's and HVSF's plan will have a positive overall impact, not only by strictly limiting future development through conservation easements or deed restrictions providing permanent protection, but also by discontinuing golf operations with enormous water use as well as use of hazardous chemicals, and restoring those lands to ecologically diverse meadows and woodlands. HVSF's plans are to restore a site that has become a monoculture for wildlife to bring back significant biodiversity to this property.

I deeply believe that Chris Davis and HVSF are committed to make life for all of us better both culturally and environmentally. We look forward to your approval of this wonderful opportunity for our community with HVSF.

Thank you.

Sincerely,

Laura Jean Wilson
50 Hudson Ridge
Garrison, NY 10524



CHERYL ROCKETT <crockett@philipstown.com>

HVSF Plans

1 message

Cal Lane <celane52@gmail.com>
To: crockett@philipstown.com

Tue, May 11, 2021 at 11:14 PM

Dear Members of the Philipstown Planning Board,

I would like to voice my strong support for the planned move of the Hudson Valley Shakespeare Festival to the current site of the Garrison Golf Course. My family has lived in Philipstown for over twenty years, and I have spent the better part of my childhood here. Some of my earliest experiences going to the theatre have been at the Boscobel tent, and HVSF's education program has been a constant presence in my school and many others in the area. Moreover, my first job was working as an usher for the festival, and I have worked there for several years since, most recently as an assistant house manager for the 2017 and 2018 seasons. I also assisted in the 2016 production of *Our Town*, the festival's inaugural community engagement production. I can say with absolute confidence that not only is HVSF an invaluable asset to the community, it is a wonderful place to work where I have always felt welcomed and respected. While I am aware that some Philipstown residents have raised concerns about this proposal, I do not believe any of the potential issues that could arise from moving HVSF to the Garrison site would negate the positive impact of providing a permanent home for the festival that is sustainably built, sets aside land for public use, and allows for year-round programming to a small audience.

Sincerely,
Callum Lane



CHERYL ROCKETT <crockett@phillipstown.com>

The Garrison

1 message

Jay Brenner <jay@brennerphoto.com>
To: crockett@phillipstown.com

Wed, May 12, 2021 at 9:01 AM

Hi I live on the corner of Snake Hill Road and Route 9.

My big concern is that if and when they put a traffic light at that corner, can it be an intelligent light that does not slow down the traffic during the working hours?

The noise of the huge trucks having to stop would be devastating to the quite of this part of the world.



Jay Brenner

Owner + Photographer

Brenner Photo Productions

E-mail : Jay@brennerphoto.com

Web : www.brennerphoto.com

Studio : 631.940.9190

Fax : 631.940.9193

Cell : 516.313.7670

Dear Planning Board,

My family and I have had a home in Garrison for 22 years. I can't thank Chris Davis enough for his vision in permanently conserving The Garrison for the benefit of the environment and our community. HVSF has played an instrumental role in enriching not only this community and town, but also in the lives of my family and myself. My children grew up under the tent and discovered the magic of live theater as they fell in love with Shakespeare as well.

For over 30 years, HVSF has provided a rich opportunity not only for great theater, but also for communal experience, providing one of our few community gathering places. HVSF has also been a significant economic driver to Philipstown businesses.

While I appreciate some of the concerns expressed by fellow community members, like them, our family cherishes the bucolic character and physical beauty of the area. However, we see the conservation vision generously articulated by Chris Davis as a once-in-a-lifetime opportunity to preserve this property. I truly believe that the speculation about HVSF becoming another Breakneck, attracting hordes of hikers and enormous crowds and traffic, is completely unfounded. The HVSF parcel on the site will be a private property, not a public park. HVSF will be putting plans into place to safely limit access appropriately. In addition, there are already many, many miles of hiking trails in Philipstown. It is hard to imagine that many interested in "hiking" will be drawn to a former golf course that is more suited to leisurely walks. Furthermore, there are no plans involving intensive and significant development; HVSF's long-term plans, with a horizon of 30 years, envision a total of only about one additional acre to be repurposed for new structures (on a site of over 200 acres).

The new HVSF tent will be slightly smaller than the existing tent at Boscobel. Therefore, it is impossible that HVSF will be attracting a dramatically increased number of visitors (there will not be an increase of tens of thousands or "hundreds of thousands" of visitors in their cars as some have speculated). Compare the seating capacity of the planned new tent (about 520 seats, smaller than the current tent) with the seating capacity of other venues cited by concerned citizens: Caramoor (over 2,000 seats) or Tanglewood (over 5,700 seats). If and when in the future the additional performance venue envisioned in HVSF's long-term plan is constructed, it is expected to have a seating capacity of only 200 -225.

In light of the limited number of seats, there should not be a substantial and unmanageable increase in vehicular traffic. HVSF has commissioned a comprehensive traffic study and is committed to managing the modest expected increase in traffic responsibly and safely. Moreover, the traffic volume associated with HVSF's activities will be concentrated before and after performances, most of which fall outside rush hours. This traffic volume will not be significantly greater than it is currently at the Boscobel site, where there is only a single one-way entrance from Route 9D. Under HVSF's plan for The Garrison, there will be two two-way entrances.

With respect to concerns about potential noise impacts from performances, I understand that HVSF has never received noise complaints from Boscobel's neighbors in over 33 years, and the new tent site will be farther from neighbors than at the existing Boscobel site. HVSF has retained a highly qualified acoustician to complete a comprehensive study to ensure little to no impact on the neighbors.

Far from having a negative environmental impact, Chris Davis's and HVSF's plan will have a positive overall impact. This will occur by strictly limiting future development through conservation easements or deed restrictions that will provide permanent protections and by discontinuing golf operations and their usage of enormous quantities of water and hazardous chemicals. This will restore these lands to ecologically diverse meadows and woodlands.

I deeply believe that Chris Davis and HVSF are committed to make life for all of us better both culturally and environmentally. We look forward to your approval of this wonderful opportunity for our community with HVSF.

Thank you.

Sincerely,

Mark J. Menting
50 Hudson Ridge
Garrison, NY 10524



Charlotte Palmer-Lane

5 Mountain Avenue,
Cold Spring , NY 10516
charlottepalmerlane19@gmail.com

May 11th 2021

Dear Board Members,

I have been a resident in Cold Spring for 22 years. My relationship with HVSF first as an audience member and later as a Costume Designer spans almost as long. Since being involved with HVSF I have seen the company develop in sustainable and thoughtful ways.

I cannot express fully how wonderful Chris Davis's gift to HVSF will be to both the organization and the community as a whole. The preservation of this land is truly a great gift, conserving the space for generations to come.

I would like to talk about the community engagement aspect of HVSF from my perspective. We have loaned costumes to local schools and to the Depot theatre for their productions , sharing resources and fostering relationships which enhance the community. These relationships will continue to grow and expand once HVSF can have a permanent home in Philipstown.

As a freelance designer, working for many companies , HVSF is my favorite place to work, the atmosphere fostered between , staff, production and visiting artists is truly special and something I cherish.

I have taken a great deal of time to check out the future plans and FAQ's on HVSF's website. It is very clearly and thoughtfully laid out covering all aspects of the site plan. I welcome this amazing opportunity to have this center for the Arts and the community here in the place I call home.

Sincerely yours,

Charlotte Palmer-Lane



CHERYL ROCKETT <crockett@phillpstown.com>

EAF Part 2. 3. Impacts on surface water

1 message

betsy calhoun <marieelizabethc@gmail.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Wed, May 12, 2021 at 6:08 PM

I am writing to respond to some of the EAF (for HVSF) questions about water.

- a. removing the existing dam/entrance road may create a new water body from the upstream extensive lake.
- b. there may be a significant decrease of the surface area of the upstream lake.
- c. the proposed action may involve dredging more than 100 cubic yards of material from the wetland below the dam/road. The proposed action will dredge the dam itself as it is an earthen dam.
- d. The proposed action may involve construction in the banks of both present lake and wetland below the dam.
- e. Turbidity may be expected from removal of a large earthen dam.
- h. The removal of material and other necessary construction may be expected to create degradation of receiving water bodies.
- i. The answer should be YES
- j. The proposed action may, as needed, involve the application of herbicides or pesticides.

It is my opinion that the dam/bridge/road is a historic treasure that should be maintained as it is. Its removal and rebuilding will cause much damage to the area and downstream.

See 4.a. Impact on groundwater. additional demand, etc.

Regarding drinking water, I have been informed that the demand will probably be at least what the golf course needs now. A local well driller has found that there is more demand for water as more people move to this area. Also, the demand of a household has increased due to larger number of residents in larger houses and improvements necessary for old wells. Wells now require to be deeper to achieve more gallons per minute.

Betsy Calhoun



CHERYL ROCKETT <crockett@phillpstown.com>

Ptown Planning Board question

2 messages

Cathy Lilburne <lilburne@highlands.com>
To: crockett@phillpstown.com

Thu, May 13, 2021 at 12:46 PM

Hello Cheryl,

I understand that you are in charge of disseminating questions for the Board. We have one question about the HVSF project. Currently, the Garrison Golf property parcels pay approximately \$122,000 in school taxes (according to the TaxLookup.net link on the gufs.org website. <http://taxlookup.net/search.aspx?jurisdiction=garrisonufsd&year=2020>). How will this be affected by the transfer of property to HVSF?

Many thanks,
Cathy Lilburne

CHERYL ROCKETT <crockett@phillpstown.com>
To: Cathy Lilburne <lilburne@highlands.com>

Thu, May 13, 2021 at 12:50 PM

Hi Cathy,

I will forward your email on to the board. Thank you,
Cheryl

[Quoted text hidden]



CHERYL ROCKETT <crockett@philipstown.com>

HVSF Historical and Archaeological Sites

1 message

betsy calhoun <marieelizabethc@gmail.com>

Thu, May 13, 2021 at 12:18 PM

To: CHERYL ROCKETT <crockett@philipstown.com>, Susan Coleman <scoleman100@gmail.com>, Rhonda Kay <rhonda.donohue@lcloud.com>, "Peter C. Richter" <andypete@highlands.com>, Bruce Kapler <bkapler@gmail.com>

Dear Planning Board Chairman and Members,

Having recently visited the Garrison Golf Course and particularly the Earthen Dam off Snake Hill Road, I realize that there are several aspects of the property that most reasonably should be officially designated historical and archaeological sites. First, the outstanding high ridge overlooking the Hudson River and all 360 degrees of countryside beauty. Second the unusual construction of the earthen dam/road off Snake Hill Rd with its handsome stone work. Third, the magnificent stone entrance construction off Rt. 9. In the same aesthetic, there are also several stone works like huge baskets perhaps marking original wells (?). All of this stone work emphasizes and enhances the historic character of the property.

Thank you for your consideration.

Betsy Calhoun



CHERYL ROCKETT <crockett@phillpstown.com>

HVSF/GGC Development Proposal/EAF

1 message

Marilyn Young <mare.young@gmail.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Thu, May 13, 2021 at 3:18 PM

Dear Chairman Zuckerman and Members of the Planning Board,

Thank you for all your time and attention toward the proposed development by Hudson Valley Shakespeare Festival for their new home at the Garrison Golf Course.

Scenic Protection

HVSF has presented an extensive plan to expand to become a regional performing arts center, asking for a variance from the Zoning Codes of a rural and scenic area that is protected and preserved by the Town Zoning codes and overlay districts. EAF, Part 1, C.3. Zoning, so I was surprised to find the EAF Part 2. 17 & 18 sections marked NO. I strongly believe that their presented plans are not Consistent with the Community Plans and not Consistent with the Community Character but seem out of keeping with the scenic beauty and rural, historic character of the area.

I am grateful for the work of generations of families and the values of our remarkable conservation-minded community that have kept Garrison as beautiful as it is today. While the Garrison Golf Course may not be officially designated (as are US Route 9D and the Appalachian Trail EAF Part 1, E.3) the neighbors recognize and are grateful to Chris Davis for protecting this land from development. Making this very generous gift to HVSF, he noted it was in the hope that they will take on the role of land stewards. Although I believe that HVSF has the best intentions, evidenced by their hiring of prestigious, world-class designers for their new home, I would like to see more respect for the work and wisdom of the local community that is being done currently and has been done in the past to protect and preserve the rural character and scenic beauty here. I understand it was with great care and consideration taken when the Open Space Conservation Overlay District, the Scenic Protection Overlay District and Aquifer Overlay Districts for this Rural Conservation District were enacted.

Several of the HVSF additional new buildings are planned to be built along with the permanent tent on the hillside with the glorious view of the Hudson River. Is it to the benefit of the community to take this beautiful open and unlit hillside with its spectacular view for their tent and audience and give the public "Garden Paths" along the rush and roar of Highway 9?

Last month I emailed questions to HVSF about the existing Cart Barn, Pro-Shop and Snack Bar as these structures were not covered at the site visits. Nor are they included on the EAF application form. I received the response below noting that they would be repurposing these buildings. How wonderful if HVSF could repurpose the existing structures for the long term as this seems much more in keeping with the Zoning Code 175-15.F.3 that states within the SPO District, site plan approval may only be granted if the proposed activity "will locate and cluster buildings and other structures in a manner that minimizes their visibility from publicly accessible places."

The Pro Shop, Snack Bar and Cart Barn have a similar and splendid view of the river to the north. Would it be possible for them to consider placing their tent lower down off the hillside to this

location or another lower spot? Using the existing parking lot right there and repurposing other parking areas around the existing hospitality buildings and where the hotel was never built would seem to me to be both more ecological-minded and would preserve the scenic beauty of the higher ground. The former squash ball court (later a yoga studio and the location of Pecha Kucha presentations) could make a wonderful rehearsal space.

Route 9

When Chris and Sharon Davis bought the Golf Course to keep it from being developed and their plans were approved as the PDD, as noted in the 2005 SEQRA comparison chart, building was planned around the core area of the existing buildings. The billboard at the intersection of Snake Hill, Highway 9 and Travis Corners Road came down. The deli there, where trucks would pull over and park on both sides of Highway 9 went away too, improving the hazardous intersection while enhancing the scenic view of the historic church, the charming stonework and bridge at the entrance off of Snake Hill, the pond, and the hillside.

Now HVSF wants to have the community embrace a traffic light at this intersection that I fear will block the lovely vista and it will look like the intersection of Route 301 and 9 complete with the addition of turning lanes. Will it solve the problem? Would it be possible to consider the two additional entrances off of Snake Hill Road, noted in the Traffic Report on the first page, to create their own separate entrance for HVSF? I understand there is the aqueduct and the NYCDEP would need to approve the crossing but that might be simpler and safer to negotiate than forcing more traffic to an already problematic intersection and stretch of highway.

The Romantic Notion of Meadows Is misleading

As a horticulturist, I asked HVSF about the landscaping plans. I believe their statements to the public in this regard have been misleading. The rendering of the HVSF tent and gardens in the April 9th issue of The Highlands Current is especially misleading with the hillside appearing flat instead of sloped and the gardens and natural areas featured while the large new parking lot for 471 cars was cropped to about 5 - 10 cars.

Meadows are a romantic idea that harken back to before Shakespeare's time, but the truth is they are not a natural environment but a special kind of garden, requiring time and care and a maintenance plan specific to each site's terrain, slope and seed bank. Will the meadows be subcontracted to Laurence Weaner Landscape Associates? (The nbwla.com website lists the "Hudson Valley House" project done for Sharon Davis on Old Albany Post Road, with Laurence Weaner as was part of their collaboration.) Will the meadows be done with the usual broad use of herbicides to begin or will they use the more challenging and expensive organic way? Only in the revised EAF Part 1, D.2.q. I find that pesticides and herbicides will be used as needed. However wonderful and ecological the landscaping is, it will not offset the number of new buildings and parking lots planned.

I trust that the work and wisdom done by our local community, in the Zoning Codes, the new Town Comprehensive Plan, the Natural Resources Inventory, and the Hudson Highlands Land Trust will be considered as well as the HVSF hired designers, experts and advisers. I support the Planning Board in their process as they slowly review these extensive plans in order for the outcome to benefit the entire community.

Thank you again for your consideration of my questions and thoughts as your review continues.

Marilyn Young
Garrison, NY
mare.young@gmail.com
212 249-1205

RESPONSE FROM HVSF to my questions sent in April

Dear Marilyn,

Thank you so much for your interest in HVSF and our future home. We are always glad to engage in a conversation about our plans and we are eager to be open and transparent with the community about the process.

With regard to your questions:

1. As the golf operations will be closing down, we want to be thoughtful about the opportunities for reuse of the properties currently onsite to avoid waste or demolition in the near term. Our plans are to transform the Cart Barn into a space that can be used for rehearsals for our actors and the Proshop into a green room with accompanying restrooms directly connected to the work in the rehearsal space. As we understand right now, this repurposing will take minimal expense and construction. Ultimately, our plan for the site includes a barn that could house rehearsal space, prop shop, and costume shop together, but the implementation of that part of the plan will not be for many years, if at all.

2. The Community Pavillion is also a space that is envisioned as a part of the very long term plan for the site. It would be a covered, open air space available for pre-performance artists talks, or a private space for a school group to have lunch before a matinee. It is sited on the location of the current Proshop, once the rehearsal barn space is completed (as mentioned above, this would not be for many years, if at all.) The artist lodging is not contemplated to be in that location.

3. The meadows, wildflower gardens and open green spaces (that will not be managed with pesticides or major irrigation like a golf course) will begin to be implemented as a part of Phase 1A. As we are learning about the rehabilitation of meadow spaces they can take some time to come into effect (the phrase I have learned is "first they sleep, then they creep, then they can leap"). We hope that by 2024 most of this new landscaping and native restoration will be in effect. We are in conversation with a number of local community groups (including the Putnam Pollinators) about how community members might be able to get involved in some of the gardening projects that are ahead of us. Please let us know if you might be interested in joining us in these efforts.

Please do not hesitate to reach out directly with more questions. You can reach me at my email kliberman@hvshakespeare.org. I hope we might have the chance to meet at Boscobel this summer.

My best wishes,

Katie

—

Kate Liberman

Managing Director

She/Her/Hers [[what is this](#)]

Hudson Valley Shakespeare Festival

Cell:781-424-7568

[143 Main St. Cold Spring, NY 10516](#)

E kliberman@hvshakespeare.org

F/T/I [@hvshakespeare](#)



CHERYL ROCKETT <crockett@phillpstown.com>

HVSF application EAF Part Two Questions 1 2 & 3 pages 1 and 2 of 10 photo of sewer pipe attached

1 message

Rhonda Kay <rhonda.donohue@icloud.com>
To: CHERYL ROCKETT <crockett@phillpstown.com>

Thu, May 13, 2021 at 3:24 PM

Dear Neal and all Planning Board Members

A group of mothers sat down on Mother's Day and went through the EAF Part 2 line by line.

Here is a summary of my comments and questions from numbers one through three.

I apologize for late delivery: I had medical issues earlier this week. I am fine, thank you.

Rhonda

GENERAL QUESTION

We so desperately need an undated map with a legend. One of our number is a licensed architect, and she could not parse the few drawings including in this submission. It would be helpful to have an overview map, showing the parcel for HVSF, the parcel for Mr. Davis and the parcel headed to HHLT, and any remaining land, if there is any. Not to mention a map of the current number of proposed buildings, which we see has changed, marked and with a clear legend. THANK YOU.

EAF PART II Question 1 Impact on Land page 1 of 10

1a. How do we know how far below the ground the aquifer is in the areas of construction? Because we do not have a construction plan, how can this question be answered at all? It is my understanding that "cuts and fills" as referenced by Mr. Johannsen at the last meeting will take place over a wide area, including that for meadows and parking lots not just the few bits of land that will be covered by buildings.

1c. My questions and comments above pertain to exposed bedrock: No construction plan yet.

1d. Mr Johanssen said that the cuts and fills should equal out and that would pertain only if the soil is retained not removed. Thank you.

1f. The lack of construction plan, combined with the very long construction timeline make it impossible at this time to determine if erosion is an issue. There are steep slopes and water involved. Thank you.

EAF PART II Q 2 page 2 of 10 Impact on Geological Feature

2a. The specific land form is the Ridgeline where the tent is proposed to go. Because it is not exactly a "tent" due to its permanence, the show pavilion is slated to be a year round structure, marring the ridge line from the local area, and viewsheds across the river and from homes on the higher Ridgeline at Defiance Hill which is largely land protected for ever.

c. The other impact is the Philipstown Scenic Overlay would be changed.

EAF PART II Q 3 page 2 of 10 Impacts on Surface Water

3a. Proposed action may create a new water body: D2b on EAF 1 is Yes. D1h on EAF 1 is Yes. How can this be marked no????

3b. Increase or decrease of ten percent on body of water. D2b is Yes so how can this be marked no? With no plan and more info needed???

3c. Dredging of more than 100 cubic yards of material from a wetland or water: no construction project description for dam and potential removal so cannot answer not safe to say no

since the dam is mentioned and described as needing to be moved in the EAF part one pg 5/13 top of page

The project proposes to span the stream rather than to disturb the earthen dam underneath the Snake Hill Road entrance however, it only promises that "additional information will be provided." Further it indicates that dam modification and streams crossing may disturb bottom sediments and the extent of work is unknown. How can this question be answered until the extent of work is indicated?? When you mess with water, you have no idea where it is going until it does.

EAF 1 p 5/13 D2iv. Aquatic vegetation may be disturbed; again no plan so so ability to answer even the EAF part one says TBD.

Method of plant removal, chemicals, herbicides TBD NO proposed mitigation EAF 1 D2v.

3e. Turbidity of water. EAF part one incorrectly has NO the plans does not include any dredging during construction or operations on page 4 of 13 yet says on page 5 of 13 that they have no plan for the dam or the bridge and there is no construction plan. If the construction plan turns up to require dredging "disturbance to bed or banks" (EAF 1 5/13) then turbidity would occur.

3g the proposed plan may include construction of outfalls or discharge of wastewater to surface waters

See photo below taken March 1, just below the first tee, just south of the back drive that comes up from Phillips Brook. It must outline the original sewer line that comes Down from Bill Browns. I'm imagining that the present Restaurant, complex, etc. still flows downhill! (right into the aqueduct)!! And it definitely smells of sewage.



This photo leads right into questions 3h. And 3 i. Which relate to bodies of water downstream from the project including Phillipse Brook and the Constitution Marsh and the Hudson River.

Question 3j is also a problem as it says not pesticides or herbicides near water while Eaf | pg 8/13 says "Proposed landscaping will require maintenance and the use of herbicide, pesticides insecticides and fungicides from time to time to maintain the viability of the plant material. And that they will use best management practices such as Integrated Pest Management". It does not say that there will be no pesticides or herbicides near water. Nor does it address runoff.

OK that is all for now ladies and gentlemen. More to come.

God Bless you all

Rhonda Donohue
845-489-6386



CHERYL ROCKETT <crockett@phillpstown.com>

AKRF

2 messages

Susan Coleman <scoleman100@gmail.com>
To: **CHERYL ROCKETT** <crockett@phillpstown.com>

Thu, May 13, 2021 at 7:34 PM

In introducing themselves, AKRF said nothing about expertise with biology/ecology. What is their expertise with those areas. Thanks,

CHERYL ROCKETT <crockett@phillpstown.com>
To: **Susan Coleman** <scoleman100@gmail.com>

Fri, May 14, 2021 at 8:50 AM

Hi Susan,
I will forward your question on to the Planning Board.

Thank you,
Cheryl
[Quoted text hidden]



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF

2 messages

betsy calhoun <marieelizabethc@gmail.com>
To: CHERYL ROCKETT <crockett@phillipstown.com>, editor@pcnr.com

Mon, May 17, 2021 at 3:17 PM

TO: Chairman and Members of the Phillipstown Planning Board

I am familiar with the stipulations of the Environmental Assessment Form. One of the most important requirements is a MAP/PLAN. I realize that the word "plan" can be interpreted as a visual drawing OR as a collection of intended actions. Officially, a MAP is required in the application for a pending physical project. Without the visual facts of buildings (to scale), parking areas and all the other ways in which the land will be changed, one cannot understand the full impact of the work.

It seems that you are not concerned to provide this basic information to the public. For many of us, LAND, in all its importance and aspects, is the fundamental concern. These proposed diggings and structures must be conveyed to us. Once the ground (LAND) is changed, it will only be further damaged as years go by.

Second, the lack of a specific map encourages the applicant to 'modify' the plan to suit new ideas, and slide around restrictions as if there are no limits.

Betsy Calhoun
Garrison

CHERYL ROCKETT <crockett@phillipstown.com> Tue, May 18, 2021 at 9:17 AM
To: Dennis Gagnon <dgagnon@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, Heidi Wendel <heidi.wendel@gmail.com>, Kim Conner <KConner@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Neal Tomann <ntomann@glynwood.org>, Neal Zuckerman <NZuckerman@phillipstown.com>, Peter Lewis <petergarfieldlewis@gmail.com>, Peter Lewis <plewis@phillipstown.com>, Ron Galner <rjgainer@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>, "Zuckerman.Neal@bcg.com" <Zuckerman.Neal@bcg.com>

[Quoted text hidden]



CHERYL ROCKETT <crockett@phillipstown.com>

Plan and Map

3 messages

betsy calhoun <marieelizabethc@gmail.com>
To: CHERYL ROCKETT <crockett@phillipstown.com>

Tue, May 18, 2021 at 12:05 PM

Hi Cheryl,

I would like to know whether there is a map or visual plan as described in the application form. I have looked through the documents that list aspects required for the Planning Board's decision-making. And are important for the community. It's a very extensive and thorough list, including specifications for the site plan in detail - but I haven't been able to find an official drawing/map that meets the specifications. As far as I can tell the only "map" is quite detailed about landscaping but not buildings or utilities and parking, including dimensions as listed requirements.

Thank you for your help.

Betsy Calhoun

CHERYL ROCKETT <crockett@phillipstown.com>
To: betsy calhoun <marieelizabethc@gmail.com>

Thu, May 20, 2021 at 8:54 AM

Hi Betsy,

We don't have those details yet but I'm sure they will be coming as we get farther in to the process. As new materials come in they will be posted each month on the town website.

Have a wonderful day!

Cheryl

[Quoted text hidden]

betsy calhoun <marieelizabethc@gmail.com>

To: Susan Coleman <scoleman100@gmail.com>, Rhonda Kay <rhonda.donohue@icloud.com>, CHERYL ROCKETT <crockett@phillipstown.com>

Thu, May 20, 2021 at 11:16 AM

Thank you, Cheryl.

[Quoted text hidden]



CHERYL ROCKETT <crockett@phillipstown.com>

planning board Chris Davis application regarding GCC

4 messages

highfield <highfield@optonline.net>

Thu, May 27, 2021 at 5:02 PM

To: crockett@phillipstown.com

Cc: Davis McCallum <dmccallum@hvshakespeare.org>, Robin Shelby Arditi <rsarditi@aol.com>

Planning Board -

I am a regular attendee at the HVSF productions each summer and have also always been a financial supporter of the Festival. As such I've just received the Festival's brochure for this season.

I am appalled and believe that you should be offended that the Festival in its written communications, at this time, assumes that you will approve their application without change. Their application asks you to over ride the special restrictions for use of the property and also the intent of our Comprehensive Plan and yet they write, now, " at the close of this season, we'll be moving just three miles down the road ". Also, they direct me to their website to learn about their " New, Permanent Home for 2022 ".

I've lived in Garrison since 1992 and can't ever recall an applicant for a significant deviation from our planning rules advertising their plan in this way before obtaining all of the necessary approvals. It's as though your Board doesn't exist with respect to them. As you have said, the application is undergoing its full process. Therefore changes and even disapproval must be possible.

Stan Freilich

CHERYL ROCKETT <crockett@phillipstown.com>

Fri, May 28, 2021 at 8:38 AM

To: highfield <highfield@optonline.net>

Cc: Davis McCallum <dmccallum@hvshakespeare.org>, Robin Shelby Arditi <rsarditi@aol.com>

Hello Mr. Freilich,

I have forwarded your email on to the board.

Thank you,
Cheryl

[Quoted text hidden]

CHERYL ROCKETT <crockett@phillipstown.com>

Fri, May 28, 2021 at 8:38 AM

To: Dennis Gagnon <dgagnon@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, Heidi Wendel

<heidi.wendel@gmail.com>, Kim Conner <KConner@phillipstown.com>, LAURA MA OCONNELL

<loconnell@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Neal Tomann <ntomann@glynwood.org>, Neal

Zuckerman <NZuckerman@phillipstown.com>, Peter Lewis <petergarfieldlewis@gmail.com>, Peter Lewis

<plewis@phillipstown.com>, Ron Galner <rjgainer@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>,

"Zuckerman.Neal@bcg.com" <Zuckerman.Neal@bcg.com>

[Quoted text hidden]

CHERYL ROCKETT <crockett@phillipstown.com>

Fri, May 28, 2021 at 8:39 AM

To: A Russo <arusso@akrf.com>, Aaron Werner <awerner@akrf.com>, Alexandra Patrone <apatrone@atworkllc.com>, chlp

alleman <chlpalleman@thegarrison.com>, Chris Davis <chris@dsaco.com>, Chris Robbins <crobbins@akrf.com>, Davis

McCallum <dmccallum@hvshakespeare.org>, glenn watson <gwatson@badey-watson.com>, Jan Johannessen

<jjohannessen@kelses.com>, Jaume Soler <jsoler@soundarts.net>, John Canning <John.Canning@kimley-horn.com>, kate

liberman <kliberman@hvshakespeare.org>, lanie mckinnon <lmckinnon@nbwla.com>, Lesley Perez <lperez@nbwla.com>,

"P. Daniel Hollis" <pdhollis@hollislaidlaw.com>

Philipstown Planning Board
Att: Chairman Neal Zuckerman

May 27, 2021

Dear Mr. Zuckerman and the Planning Board,
My name is Kurt Rhoads and I am writing about the process of review and the outcry of criticism leveled at the planning board's integrity and the plans of the HVSF.

I am a longtime employee at HVSF. I began in 1995 and this season will be my 23rd. I have lived on Old Albany Post Rd for 18 years. I am also an avid golfer and have been a member at the Garrison Golf Club for a number of years. I started playing at Garrison in the early 90's.

I am a member of a group of grumpy old men that play golf on Thursdays. This group is called "The Herd."

I have a vested interest in the health and growth of HVSF; I also love golfing at The Garrison. I know many of the herd who are quite agitated about the loss of their golf course. I understand them donning the disgruntled golfer hat. But I am also aware that a few of our members have tried to organize a movement to slow things down. My opinion is that this has manifested in a number of insinuations: 1) that the planning board is operating in nefarious ways, 2) that public officials are biased and 3) that HVSF is a grim developer that must be stopped. I feel the tactics are to delay, delay, delay. Cost the festival enough time and money and maybe the golf course will last longer. Unfortunately, the preservation of the front nine has been lost. It is possible Chris Davis grew weary of the battle and withdrew the offer of keeping the front 9 operational. Still, the opposition grew. It's no longer about the golf course, it's more about venting their anger. Now my grumpy golfers are wearing the hats of environmentalists, safety experts, and architectural critics. In personal conversations I have been told that they "just want it to be done right," and "we want to protect the festival from lawsuits." I don't buy it and I hope you don't either.

The festival has been a tenant at Boscobel for a long time. It's time to move on. In planting terms, it's long overdue to replot the plant. I have heard criticism of the festival trying to grow too fast. I completely disagree. I think the festival is already much bigger than many people think—it maintains a quaint charm in spite of the numbers of people who come to see it. We embrace the intimate and pastoral. I would welcome the chance to grow the festival in this new setting and hope that the planning board will keep an open mind. A cultural destination in Putnam County that can set down real roots and keep doing what we do best: Storytelling!

Thank you for doing your work so diligently. I appreciate your dedication and commitment to the community.

Thank you for your time,

**Kurt Rhoads
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