

HVSF/GGC

Letters from the public

10/8/21 – 11/4/21

Note- No new letters were received after 10/20/21



CHERYL ROCKETT <crockett@phillpstown.com>

HVSF

4 messages

betsy calhoun <marieelizabethc@gmail.com>

Wed, Oct 13, 2021 at 6:25 PM

To: editor@pcnr.com, Chip Rowe <editor@highlandscurrent.org>, CHERYL ROCKETT <crockett@phillpstown.com>

To Mr. Zuckerman, Chairman of the Planning Board and Members of the Planning Board:

Thank you in advance for your patience and diligence.

The process so far to review the application of the HVSF has been very confusing to us all - members of the Board and community. I was struck by the attempts, in the last meeting, to ascertain what buildings and personnel were expected to be on site.

May I suggest that Mr. Zuckerman review for us all the PROCESS that should take place for an application. I assume that a property first has a certain zoning designation and there is a Zoning Board to review the property's status to date. That is, is the application conforming with its zoning. Did that happen?

Then the application goes to the Planning Board?

How could the HVSF application proceed without architectural drawings of the proposed buildings - a clear requirement.

What is the role of the Town Board?

A brief clarification would be very much appreciated by everyone.

Betsy Calhoun

CHERYL ROCKETT <crockett@phillpstown.com>



RECEIVED
OCT 19 2021

CHERYL ROCKETT <crockett@phillipstown.com>

HVSF

2 messages

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

Mon, Oct 18, 2021 at 4:01 PM

Dear Cheryl,

Please send this letter to Neal Zuckerman and the Planning Board Members,

To: Neal Zuckerman and Planning Board Members,

After reading the Town announcement about the coming Town Board meeting this Thursday the 21st, I think that there is a serious issue about the resolution of the Planning Board relative to HVSF.

Suddenly there is an assumption that the HVSF is going to use the previous Planned Development approval as the basis of present approval. When was there discussion of this decision? On what basis? How does this match the zoning of the property? How does HVSF relate to the golf enterprise?

It seems that the Town Board has taken over the role of Planning Board. It also seems that there has been no opportunity for the community to learn and discuss what is going on in this process.

Why is this Town meeting held by ZOOM when the last Town meeting was in person?

Thank you for your attention,
Betsy Calhoun

10/19/21, 9:22 AM

The Town of Phillipstown Mail - No wonder everyone incorrect and confused about HVSF process. 8/26/2020



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OCT 19 2021

CHERYL ROCKETT <crockett@phillipstown.com>

No wonder everyone incorrect and confused about HVSF process. 8/26/2020

3 messages

Rhonda Kay <rhonda.donohue@icloud.com>

Tue, Oct 19, 2021 at 8:27 AM

To: CHERYL ROCKETT <crockett@phillipstown.com>, Town Clerk <townclerk@phillipstown.com>

Dear Mr Shea, members of the Town Board, Mr Zuckerman, and members of the Planning Board:

One of world's leading newspapers got it wrong. Please help the community understand the true process. Thank you for your service to the community.

<https://www.nytimes.com/2020/08/26/theater/udson-valley-shakespeare-festival-moving.amp.html>

Sent from my iPhone

Tue Oct 19 2021 at 8:27 AM



CHERYL ROCKETT <crockett@phillipstown.com>

RECEIVED

OCT 20 2021

HVSF Intent to Bypass Planning Board

7 messages

Timothy Nolan <tgpnolan@gmail.com>

Wed, Oct 20, 2021 at 12:46 PM

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

Cc: supervisor@philipstown.com, jangell@philipstown.com, jfarrell@philipstown.com, rflaherty@philipstown.com, jvantassel@philipstown.com, townclerk@philipstown.com, rdee@philipstown.com, vcestone@philipstown.com, pclair@philipstown.com, llim@philipstown.com, nancy.montgomery@putnamcountyny.gov

To the Members of the Planning Board:

The HVSF submission packet for your 10/21 meeting contains a document in which the festival's managers concede that the normal pace of the Planning Board review process won't allow them to begin building their development on the Garrison Golf Club site soon enough to suit their purposes.

Their approach to the Planning Board review process has therefore changed. They intend to end run you. This gambit is silently eloquent in describing HVSF's true view of you, the Planning Board, and the community you represent. You are an encumbrance, a trifle, so much window-dressing. Your year (thus far) of assessing their constantly shapeshifting development proposal is dismissed.

Here is the HVSF text you have just received:

Under the current construction phasing timeline, the applicant acknowledges that the 2022 and 2023 seasons are in jeopardy. HVSF faces an existential crisis as to both its fiscal and theatrical sustainability if it cannot operate at the subject property on an interim basis for the 2022 and 2023 seasons. Application will be made to the appropriate Town Department for the temporary approvals necessary so as to allow HVSF to replicate the temporary operations and, utilize the current temporary structures as it has conducted at Boscobel for 30 plus years without incident for the 2022 and 2023 seasons [.] While it is the applicant's intent to commence work on the Route 9 intersection and signal improvements as part of Phase 1, the exact timing will be dependent on approvals from the NYSDOT. The HVSF will be prepared to implement these improvements upon the granting of NYSDOT approval for same.

The strategy to bypass the Planning Board if necessary is long-standing, dating back a year, to the applicant's side-by-side comparison table of the golf course's 2005 Planned Development District (PDD) findings statement and its plans in the 2020 application. (Appendix C.)

Plainly, the festival managers have surmised all along that their timeline was unrealistic, and incorporated the contingent step of eliminating you from the process into their plans. How confident are they of success? They are selling 2022 tickets for shows at their "new permanent home." You decide how confident they are, and how seriously they take your work.

Here is the text, drawn from their original application:

2.3 Construction

Additionally, depending on the status of the approvals requested in these applications, a "Special Event" approval for HVSF's 2022 and 2023 seasons will be necessitated and applied for.

It's hard to picture the festival operating on the golf course property for several years, altering the property as they go, its project unapproved, then politely decamping if their application is rejected. Possession is nine-tenths...

Moreover, from a policy standpoint, if the Planning Board is evaded and this project given a two-year pass, which developer and what project next? Will you not forever be hearing from applicants engineering "special events" into their plans, and citing "The HVSF Exemption"?

There is nothing temporary, or ephemeral, about approving a Special Event request such as this one. The consequences will linger down the years.

You might also consider whether or not the request fits the definition of a Special Event as described in the 2005 Planned Development District (PDD) granted to the golf course's ownership by the Town of Philipstown. It is quite specific in enumerating what qualifies as a Special Event.

Here is the text, drawn from the PDD:

Special Event. An extraordinary activity or occurrence, such as a golf tournament anticipated to attract more than one hundred (100) spectators, an outdoor concert, an art or music festival, or a community day, that has the potential to negatively impact the neighborhood, traffic, community services or other facilities.

The plain intent of the provision is to allow certain types of one-offs, if you will. There is nothing "special" or "extraordinary" about a self-described permanent operation intended to eventually run for the entire year, drawing numbers of visitors running towards over 1000 on some days. To the contrary. Construing the law in any other way thoroughly undercuts its intent.

Past that, the fact that HVSF's operations at Boscobel were enabled by a Special Event permit tracks back to the festival's extremely modest beginnings in the mid-1980s. Not altering the mechanics of approval as the festival grew in size was an understandable mistake. To now view it as any kind of precedent, or to be transferable, would only compound the error.

If the HVSF is in the jam they claim to be, they might consider handling their next several seasons by picking up the discussions with Boscobel alluded to on the HVSF website, discussions terminated based on the festival's assumption that it would cakewalk down the road to the golf course site.

Here is the relevant text:

After over three decades of short-term rental agreements, HVSF was in discussions with Boscobel regarding a long-term lease.

The hard truth is that the wounds HVSF asks Phillipstown to heal are self-inflicted. They flow from arrogance, from hubris, from unhealthy and unfounded presumptions about being different than ordinary developers. If the festival dies, as it now claims it might, the death will be by suicide.

The Planning Board, and down the road a bit, the Town Board, aren't charged with solving the festival's dilemma. You are charged with protecting the commonweal, and seeing to it that our government operates as framed.

In the interests of transparency, please air for the public this challenge to your control of the pace of the application review at your meeting tomorrow night.

And in the interests of a community dependent upon the commitment of its government to operate as framed, reject it.

Respectfully,

Tim Nolan
Garrison