

TOWN OF PHILIPSTOWN PLANNING BOARD
Public Hearing for GGC/HVSF
Philipstown Town Hall, 238 Main St., Cold Spring, NY 10516 and
Virtually Via Zoom
January 27th, 2022

The Planning Board held a special meeting on Thursday, January 27th, 2022.

Present:

Neal Zuckerman (Chair)
Kim Conner
Dennis Gagnon
Peter Lewis
Laura O'Connell
Neal Tomann
Heidi Wendel
Ronald J. Gainer, PE, Town Engineer
Stephen Gaba, Counsel

Absent:

Please note that these minutes were abstracted in summary from the meeting and a taped recording. Chair Zuckerman opened the meeting at 7:30 pm. Chair Zuckerman led the Pledge of Allegiance. Roll call was taken by Ms. Rockett. She then read the public hearing notice.

The Planning Board of the Town of Philipstown, New York will hold a continuation of the public hearing regarding review under the State Environment Quality Review Act of the below described project on Thursday, February 17th 2022 at their regular monthly meeting starting at 7:30 p.m. at the Philipstown Town Hall, 238 Main St. Cold Spring, NY 10516 and virtually via Zoom to consider the following application:

Garrison Golf Club PDD/Hudson Valley Shakespeare Festival, 2015 Route 9 Garrison, NY 10524 TM# 60.-1-59.2 & 59.3 SEQRA review of: Major Site Plan & 3-lot Subdivision; Modifications to the GGC PDD to permit relocation of the Hudson Valley Shakespeare Festival to the site, new theaters, outdoor pavilion and housing for artist and visitors (existing banquet/restaurant facility to remain).

Chair Zuckerman stated that he and Heidi Wendel are in person and the five other members are attending via Zoom. He continued that they started this discussion based upon the plan that the Garrison Golf Course and the Hudson Valley Shakespeare Festival brought to this Board in he thinks the summer of 2020 so that's a year and a half ago. They've had two site visits in the cold and the depth of the cold in the winter of 2020 so here they are a year later and they're able to have the public weigh in and he's glad that they're here for that because public input is a critical step in this process. The Board and he will be listening intently to what the public has to say. It's a core part of the democratic process. They have read through at least 100 letters so far from the public with all different views on the issue.

Public input is important, that will help the Board weigh properly what they have to do in balance. The Board's job is to balance community rights with property rights and that's a very serious balancing act which they take seriously. Now, what are we weighing in on tonight? We're doing SEQRA as Ms. Rockett just said. That is the State Environmental Quality Review process. What are we going to do with that? We're trying to assess what is a significant environmental impact that has been mitigated or not mitigated to the greatest extent practical. That is what we're weighing in on. We are not weighing in on whether the bard is good or bad, we're not weighing in on whether he wrote all the plays or not. He guarantees every person on this Board believes in the mission of Shakespeare. They think it's a valuable exercise and he says that because when you come up to this mic to talk or on Zoom, they don't need to be reminded of that. You can say whatever you want of course but they all feel the mission is valuable. What the Shakespeare Festival has done for decades with Mr. Davis is offering he thinks they all fundamentally believe it is good for the community, no one is debating that topic. He just wants to make clear that we all know that what we're dealing with tonight the significant environmental impact and whether it's been mitigated to the greatest extent practical. That is what they're weighing in on and that's what they're asking the public to do.

Chair Zuckerman asked what is unique? They're trying desperately to do this on a hybrid basis given the Covid pandemic or maybe it should be endemic soon which would be wonderful but for now it's still a pandemic and so they're going to try. For those in person wear a mask, we're not doing very good at social distance but that's the problem when we're in this in this space. We did try to get a bigger space but this is this is what we got. So, how are we going to run tonight? First, the applicant is going to give a 15-minute overview of the process. For those of you who've paid attention to the meetings we've had many, many hundreds of hours on what the project so this will be a 15-minute overview of that. Then he will turn to Mr. Gaba and maybe our friends from AKRF which is a consulting firm advising the Board just to remind everyone the process. Then we're going turn to the public. We're going to shut this down at 10:30 tonight, so we're going to go for two hours and 50 minutes or maybe when we get started two hours and 10 minutes of public comment. If there are people who still want to speak, we will keep the hearing open and we'll do that another time. If people are done speaking then the hearing will probably be closed. We'll leave that to the end.

Chair Zuckerman stated the ground rules for the speakers. We ask you to be succinct as there's many speakers. We beg you not to keep repeating yourself. We promise we're listening, if we hear it once we don't need to hear it a second time. We also have lots of recording devices where we can go back and re-hear it and absolutely no unwarranted ad hominem attacks, he will ask you to step out and we have folks outside that can help us. No attacks, no middle fingers, no inappropriate behavior whatsoever. We live in a small community so let's be nice to each other, let's be civil, let's be exactly why we all moved here because we have to get along.

Ms. Rockett thanked everyone for their patience and us getting back to them with links and everything, it's has been a very busy few days leading up to this. She added please when they do come up remember to say their name so we have that on record.

Chair Zuckerman added that they're going to stick with the room for about an hour and just take the comments from there and then we'll turn to Zoom, we just don't want to lose the momentum of going back and forth from virtual to physical.

Mr. Hollis from Hollis, Laidlaw and Simon stated that he is fortunate enough to be the attorney for land use purposes for this project. He wanted to thank the Board for scheduling this public hearing even though it's not statutorily required under SEQRA for the purpose of receiving public comment on the SEQRA component of their application. The entire Hudson Valley Shakespeare team is here to answer any questions that may arise from either the Board members or the consultants for the Board. He stated that he will turn it over to Chris Davis who will speak for a moment and then he'll turn it back to Mr. Hollis to talk about certain aspects of the plan with Lanie Mckinnon.

Chair Zuckerman stated that Mr. Hollis can stay on but we're not doing a back and forth, we're going to listen to the public tonight.

Chris Davis- Thank you for being here, I'm not going to speak particularly about the project. I want to speak very briefly about this process. I want you to know that I've read every letter that you all have written. I've listened to every meeting that I've been able to attend and in many cases with the people that have been very opposed to this project we've had an opportunity to sit down together and share views as neighbors. I'm very grateful for that and what I have taken away from this is that what we have in common is far more important than what we disagree about. We care about the same things. Everyone I've spoken to on both sides cares about this place they care about the open spaces, they care about the landscape, they care about access to nature they care about the environment, we want the same things. We want to live in a healthy and thriving community, we want decent jobs, we want a healthy local economy, we don't want this to become a gated place. We cherish the cultural institutions that are part of this community not just Shakespeare but Boscobel and Manitoga, the Desmond Fish Library, the Depot, the Garrison Art Center. And we fear the same things, right? We all fear suburban sprawl the suburbanization of this place, we all fear being overrun. We all fear a loss of access to the space and the nature of this place. and so, I go through that and I also realize every one of you that's written letters, every one of you that met with me, every one of you that showed up here has dedicated time and energy to protecting this place. So, what we share is far more important and dwarfs any differences between us. As I try to look at what those differences are between us, I don't think they are differences in what we want, I don't think they're differences in what we care about, I don't think they're differences in what we fear, I think there are differences in how we weight the risks. So, we have differences in how we weight the risks of the status quo. A lot of people feel that's not a big risk just leave it the way it is, don't do anything. That's not an option. That's enormously risky, two important community institutions are on unstable foundations. Shakespeare has no permanent home and is explored looking in other communities. The Garrison needs a steward that can invest in keeping that property open and accessible, not turning it into second growth forest, not just gating it off and letting it go. Those two institutions are important, maybe the largest employers in our town. So, the loss of both of those, let alone the cultural loss, the businesses, the loss of 200 acres of open accessible space those are the risks of the status quo. As the owner of this land, I weight that risk very, very, heavily and I think some of those who've looked at this project and been hostile to it I think underweight that risk. Then there's the risk of doing something. There's the risk of what we're doing and I think here we also weight the risks differently and I think that in part we weight them differently because we have a sense of fear of well what if? What if we get overrun? This sort of counterfactual thinking and I weight this risk much lower because I'm putting the land into the stewardship of two organizations that are embedded in our community. We have decades and decades of experience with them as organizations with the people that run them, with the people that work there so we know who they are. So, I don't overweight the risk

of them doing something thoughtless, senseless of letting this land get away from us, of turning it into Bear Mountain all these crazy things I hear because I know these people and you do too, they're here. And so, I think that we have different weights of the risk of what will happen but also the risks and the weight of the risks of the status quo and above all I feel that what both these organizations are is they're trustworthy and I think they've earned that trust. I don't think they ask for it without a record of having earned it. I'll end by saying I think we have the opportunity to substantially protect this land but also to put in place stewards that help address the fears that we all share and the desires that we all have for this place and Shakespeare part of their brand is this bucolic setting, right? They have a vested interest in protecting that. I have a vested interest that is as the nearest neighbor, the Hudson Highlands Land Trust has a vested interest as the owner of the park that will be the neighbor. So, nothing is perfect and but this is the chance that we have and uh I'm going to end by saying what enormous I can't say mentor but somebody I admired greatly and who I was lucky enough to know was Sandra Day O'Connor and she used to say, we can we can disagree without being disagreeable and one of the things I learned from all my years at the Land Trust is that we're still all going to be neighbors and I'm proud to have you as neighbors and I'm proud to be part of this community and I trust these people as stewards of this property that's mattered so much to me and I value and respect the intense commitment that all of you have shown on both sides so with that I'll stop.

Mr. Hollis - Our SEQRA submission to the Planning Board has been most comprehensive in all respects as to any and all possible significant environmental issues. It's procedurally sufficient as it covers the entire 30-year build out and why does it do that you say when it's a phased project? It does that so we do not have what would be an impermissible review under SEQRA if we segmented the environmental review, it's very important for the audience to know and I think Mr. Gaba, Mr. Gainer or AKRF will explain the SEQRA process and more appropriately than I. Very important to realize that while the SEQRA review is being undertaken right now the site plan review will take place each and every time a phase comes in front of the Board. The phase one plan which Lanie McKinnon will show you in a minute for those that don't know it and remind the people that do know about it will be the first phase if we're fortunate enough to have our PDD amendment by the Town Board in the next few months. Our submission is procedurally sufficient because you were able to set this public hearing tonight so as to allow the public comment that our constitution and our way of government encourages and protects. It's procedurally sufficient for you to be able to close the public hearing when you have heard the public comment, considered them and then moved on. And I respectfully submit it is procedurally sufficient for you to issue a negative declaration as to all of the significant environmental impacts as having either been eliminated or sufficiently mitigated as Mr. Chairman said was the standard of review. Before I turn it over to Lanie McKinnon to review our project and we have some slides and for those in the audience we have boards in the front of the room. I can't see them from my vantage point but the boards in the room correspond to the slides that the people will see as we screen share and the people obviously whatever way Chairman Zuckerman wishes you to come up and look at them, I'm sure you'll do it in an orderly fashion. There are three points I want to make factually to dispel some of the stories and concerns people have voiced. First the golf course is closed, that's a given. Second of all, while Mr. Davis alluded to it 57 acres have already been transferred to the Hudson Highlands Land Trust that has already happened and the last point I want to make before Lanie McKinnon takes over and though showed on the screen right now is the portions of the land that have already been transferred and Shakespeare has a commitment to transfer 17 acres as well when we obtain title to the property. The third and last point I'll make before Lanie McKinnon takes over and while I mention the SEQRA process as to the whole project and the phases

required to be analyzed by the Planning Board for site plan review at each different phases stage. Phase one will not include the hotel, phase one will not include the indoor theater so those are two important points when people start to talk about impacts upon the immediate beginning of our time as a permanent resident on the Garrison. With that I'd like to turn it over to Lanie McKinnon and then Glenn Watson will talk about a couple of zoning code issues and then back to me to close up.

Lanie McKinnon- I know that we've talked several times about our proposed 30-year vision for the site. We will not go in depth into all of the elements. I wanted to take a moment to simply highlight this as Dan Hollis has said and we will reiterate this is our long-term view of the campus. It includes items such as the open-air tent theater, parking, artist residence lodging and a 20-room hotel. But on top of all these structures that we can readily identify one of the things that we have embedded into this project is a partial rehabilitation of a highly manicured, highly managed landscape through the installation of native meadows and grasses and trees, rehabilitating and adding biodiversity to and otherwise very non-diverse non-environmentally friendly site. So, it's a partnership as many of you all know the partnership that Hudson Valley Shakespeare (inaudible) is this partnership between a campus of theater and culture and of landscape. That's our overall 30-year vision, it's a long-term plan for the entire campus. We want to remind you quickly that our phase one, our first portion of the project really focuses on the open-air theater and the supporting structure for that the back of house, the ability to have restrooms, those very basic items. On top of that as I mentioned a large portion of our first phase is a beginning of the land rehabilitation with installation of native meadows and trees on the site. I wanted to also take our final moment here before I turn to Glenn Watson to share with you this bird's eye perspective rendering of the site. This is our how we visualize the site, this is our goal, this is how we are communicating with the community of what we envision this to look like and you can see in the foreground these beautiful robust meadows, the open-air tent theater on the left-hand side of the large rendering looking out towards the Hudson River. With this Glenn, I will turn it to you for a few comments.

Glenn Watson- There are two items that came up that we'd just like to point out. What you see before you is a map of the of the campus with a large orange stripe around it. This you've seen before for those of you who have looked at the environmental assessment form. You've seen this before but there's one major difference and that probably has led to some miscommunication among the public. The upper lefthand corner of this slide reads now a portion of this site is in the scenic protection overlay district. That's the only thing that's changed, the text of this paragraph. It used to say the site is in the scenic protection overlay district. But, in fact if you check out second section 175-15 of the zoning code, you'll see that that zoning, that senior protection overlay district as it affects this property is a band along the edges of the road 250 feet deep that's the orange stripe. We are correcting that, the final EAF will have a correct exhibit in it but just so the Board is certain that the scenic protection district does not cover the entire property, it only covers the 250 feet and if you look all of the improvements are inside of that band except for the access roads which of course we have to cross the dam to get there and that has early on that did result in some changes to the plan to avoid that dam. That's what I have to say about that and the second one is a little more perplexing. There's a scenic ridgeline or ridgeline protection law in the zoning code and it protects identified ridge lines and what you see here is a copy of the scenic protection ridgeline map with the Garrison Golf Club property superimposed on it in the blue line. The red lines are the protected ridge lines, there is a ridge there's no question about that on the property. There's no protected ridge line and we were very cognizant of that. So, with that I just wanted to clear those two

things up because I think they're important and there was a lot of conversation on both sides with regard to that and to the extent that we caused that first one. I apologize on behalf of the design team.

Daniel Hollis- I'll close very succinctly by saying that the plan that we have submitted to you Mr. Chairman, members of the Board and the public is environmentally responsible, environmentally sustainable and meets the criteria for the issuance of a negative declaration upon your completion of your review. With that we'll turn it over to the Board for the administration of the public comment and your experts.

Chair Zuckerman stated that Steve Gaba who's the Board attorney as well as the town attorney could just give a quick overview in the process. He realized he did it at the direction of the former and beloved Town Supervisor but why not have him do it one more time. Over to Mr. Gaba to just to give a quick recap of where we are in the process, please.

Mr. Gaba stated that there are three elements to this particular application. They are requesting a subdivision; they're requesting site plan approval and they're requesting a zoning change through the planned development district. Right now, it's the Garrison Golf Development District it's going to be the Garrison Golf Cultural Conservation Planned Development District after this if the Town Board adopts the proposed local law for the zoning change. The SEQRA review that the Board is undertaking at this point encompasses all of those approvals. Ordinarily in the SEQRA process you're not required to hold a public hearing before you reach either the local law stage or the site plan subdivision stage which has been the practice of the town of Philipstown Planning Board for many years to hold a public hearing before making a SEQRA determination, whether it's a negative declaration that no further SEQRA review is needed or a positive declaration requiring preparation of Environmental Impact statement and that's where we are right now. This evening the Board is here to hear comments in regard to environmental impacts there are many things that people may wish to speak about regarding the particulars of the development but what the Board is interested in right now, what the Board is focused on is the more broad-brush things. If someone's concerned about traffic impacts, well, all right you're concerned about traffic impacts, what about traffic impacts are you concerned about? Why are you concerned about it? That's what the Board would like to hear. If it's about lighting the same questions, noise any particular item that would be appropriate but to get into well, gee where the parking space is going to be and you know what is the tent going to look like, the minutia of it is something that will be addressed and you will have an opportunity to comment on but really that's more appropriate for comment either at the local law stage or at the site plan subdivision stage. Anybody can of course speak their mind in a public hearing and I don't think that the Chairman's likely to cut you off but if you want to advance the proceedings those are the type of things that you should focus on. Once the SEQRA determination has been made which will be sooner or later depending on what the Board determines for prior to a negative declaration or positive declaration the application will proceed to the Town Board where the Town Board will consider adopting local law that's requested. Assuming that the local law is enacted it will come back to the Planning Board for the processing of the subdivision and site plan at which time again there'll be another public hearing before the Board actually acts. I think that's a pretty good view of where we are procedurally on this.

Chair Zuckerman stated that's very helpful. Okay, here's the moment. What we're going to do is we're going to go to the room and folks in zoom land what we're going to do is stick in the room for the first hour and then we'll turn to Zoom for a while just so we can keep things moving here.

Wendy Dugain- *My name is Wendy Dugain and I live on Foxglove Road which is right off 9 and it is before the Garrison Golf Course. Of course, my concern, I have a couple of them but my main concern is I can't even make a left-hand turn off 9 now and what's it going to be like when Shakespeare does come in. Yes, there were traffic problems on 9d, but on 9d it's 40, it's not 50 or 55. So, during those phases are you guys going to introduce maybe slowing down the road. I don't know who does that if it's a state thing of now starting to slow down the trucks and the cars to something that's reasonable so then when the traffic light does come it's not going to be a major issue and water is another issue because obviously Garrison is going to be supplying a lot of water for those hotels or those 20 room hotels so that was my other concern.*

Laura Wilson - *My name is Laura Wilson and I am the Vice President of the Board of the Hudson Valley Shakespeare Festival and my husband and I have owned a home up here since 1999 and we love this community and want to see it protected and I firmly believe I would agree with what Chris Davis has shared with us that what Shakespeare is doing is working as hard as possible to make this the best possible environmental situation for all of us in this community. Because we all live here too, we have children we have grandchildren we want to see this community thrive and be healthy for all of us and not be inundated with crazy people coming from other places that's never been who we are and that's not who we will be. I think Chris put it so well that we have the chance to trust one another and work together and continue to make this community be the special place that it is and communities need a place to gather. When I was a kid, we all went to church we had picnics and everybody was there. We don't do that anymore, but as a community we do need places to gather and be with one another and have the privilege of seeing live theater which accesses our brains, helps us to grow and think and connect. We need this opportunity and I believe we can trust that Shakespeare and all of the people involved, you've heard from several of them already, have all of our best interests at heart because we live here, thank you.*

Claudia Marzollo- *My name is Claudio Marzollo. Before I say anything, I want to say that since I'm on a number of boards and other things on town I'm speaking strictly as an individual so I don't want to get the other board members mad at me on boards that I'm on. I've learned through 40 years of being active in this town politically and environmentally that this go around's opponent is next go rounds ally. I want to emphasize what people have said before there's no reason to make it personal or to get carried away. I also want to go back to what was said by one of the speakers on Zoom. This is not going to be an approval of the hotel. This is for the Shakespeare theater itself, the theater under the tent.*

Chair Zuckerman replied, no we are doing the SEQRA review for the entire project. As the attorney said the site plan changes to will be approved along the way but we are approving the SEQRA for the entire project. All components of it are part of the SEQRA. He added that he didn't want to cut Mr. Marzollo off but wants to get the correct information.

Claudia Marzollo - *I misunderstood so I accept your correction. I do think this is a good project. I think that from the traffic point of view the exit will be on two roads. There's going to be another road that's going to take people down to 9D, people who are going to the Bear Mountain Bridge, people who are going to Beacon, people are going to Cold Spring will be able to be taken off Route 9 so it'll be lighter traffic than what was going on before on 9D at the theater. All I can say is that I think that this is a great project and I think that what we would all love to see which is that particular thing going back to woods is only partially going to be done by the part that is being given to the Land Trust to be brought back and*

to become a common property. The rest, something's going to happen there and this I think is the best of all possible happenings thank you.

Peter Maloney- *Hi I'm Peter Maloney I'm an actor and nervous about speaking for the first time in the community to which I moved six and a half years ago. I must say that I've been the happiest I think I've ever been in my life since I moved to Inverugie Lane opposite Bosobel and the Hudson Valley Shakespeare company. I must say in all that time I have never had a problem with noise, vandalism, nothing has disturbed my peace and quiet in all that time. I think that's a real tribute to Davis McCallum and the company he manages. I'm retired from acting now but in New York we have lots of free theaters, lots of theaters that are not free and lots of Shakespeare companies. All you need is a vacant lot and a flatbed truck and somebody wants to do a Shakespeare play that's the story about the city. When I got here, I stood on Main Street and I felt that I was home. Cold Spring is a town almost exactly like the town in New York State up near Rochester where I was born and raised. I'm a nosy person, I think maybe the only nosier person than myself I think and I introduced myself to her because I couldn't believe how she was putting her nose in everything was Marie Early who was Deputy Mayor at the time but when I see someone and I have seen people coming from the Shakespeare Festival experience let's say on a matinee day with their families holding programs I go right up to them, I don't know them and I say how did you like the show and I get their opinion and I see a delight in their eyes and a joy that they could have spent a couple of hours in the world that Shakespeare has imagined. That Davis McCallum and his fellow artists have realized, it's a miracle that happens eight times a week all I want to say about it is that it is a miracle and people who find out that I live here say to me before we part, you are so lucky. Thank you.*

Chair Zuckerman stated that this is a random order, whoever just signed up. There's nothing untoward about the order in which people are speaking so let's just keep the commentary on Zoom to a mature level please.

Kristin Griffith- *I'm Kristin Griffith, 10 Inverugie Lane, Cold Spring and I'm married to Peter Maloney and we live pretty much across from Bosobel and we've never had a problem with the light or the noise or anything from the Shakespeare Festival and the traffic, I don't know how it never seemed to be a huge problem so I would imagine with the two exits it would be even less. I think it's marvelous they always I mean the place over they treated Bosobel beautifully the Shakespeare company when they were there. It was wonderful to go over and sit over there and I can't imagine they'll do anything different with the um Garrison project so I'm very much in favor of it and I love this place and we came here for the nature and beauty of it and I think that they will be great caretakers of that, thank you.*

Jack Dickerhof- *My name is Jack Dickerhof, I live right across from the golf course on Travis Corners Road and I'm obviously concerned about the changes that these projects will bring. Our feeling from what we have read so far is that far too much is being planned to go on there even if it goes over several years and so on. We're concerned it will bring great change to the whole neighborhood and we don't quite understand why that has to be taking place right there. I have no specific questions but we feel my wife and I that too much is being planned for that relatively small place and from where we can see it's going to affect our view, the view over the neighborhood. We can oversee part of the golf course and we're just concerned that this may spoil the quality that we so far have been able to enjoy in that neighborhood, thank you very much.*

Liz Corlo- *My name is Liz Corio; my husband Richard Corio and I are Philipstown residents. We are business owners in Cold Spring and we've lived here for about seven years. As a former union theater professional, a supporter of the arts, a non-profit professional and with a degree in environmental studies I'm a staunch supporter of this project because it exemplifies the community characteristics of Philipstown that I would like to see bolstered in this town in the future. With respect to the SEQRA areas of concern I just note that although there is impact on plants and animals and water, I do believe that those impacts are mitigatable and not significant and worthy of a negative declaration. I also just want to speak for a moment about two of the later sections of the EIS which have to do with whether the project is consistent with community plans and community character. So, with respect to economic vitality the comprehensive plan for Philipstown lays out a desire for a vital economic future. Economic spending by staff and visitors to theaters especially regional theaters and festivals has a multiplier effect and it benefits the local businesses like my own business, Barber and Brew and when the Shakespeare Festival is in full swing our bar is happier and more full of life than any other time of the year and that is with all due respect to the incredible town that has welcomed us for the last five years as business owners. I want to point out another community characteristic of Philipstown that is aspirational for us is cultural and racial diversity. The arts and theater celebrate a diversity of backgrounds and lived experiences, telling stories that are at once universal and overlooked. It unites us and challenges us to be worthy of our most human and humane selves and I for one want a permanent home for those ideas and those ideals here in Philipstown. With respect to environmental regeneration and adaptive reuse, the modern conservation movement has long since realized that wilderness is a privileged construct and in order for humans to be able to protect natural systems, we need to understand the value that those systems provide to us and this project's vision is a great leap forward for what conservation that serves all of us can look like. With that I just want to thank the Planning Board for the incredible care and opportunity to provide comment I also want to say actually Chris Davis alluded to this earlier that we're going to have an opportunity to kind of see what this all looks like in a dress rehearsal format in 2022 with the approval by Supervisor Van Tassel for the parade permit so that we can once again not have to miss a year without the incredible folks at the HVSF. They're an extraordinary team, the team that are helming these that have created these drawings and are going to be stewarding this project moving forward are world-class. Every single one of them wants the best for this community along with all of you and they're going to demonstrate just what responsible neighbors they can be, thanks.*

Betsy Calhoun- *Thank you for the opportunity. One thing I wasn't clear enough for myself about the zoning and I would like to know in much more detail what is going to be changed about the zoning and also the extent of it. It sounded like it wasn't as comprehensive as I had thought that it was only strips. I think that's very fundamental to be following the maximum protection for the scenic overlay and rural conservation and the third one as well. The other thing I'm concerned about is the dam bridge road. It's one thing with three functions and when it unexpectedly came up in one of the conversations this person said, no that's not part of our project we're going to build the bridge. Okay you're going to build a bridge but that's a little downstream from this item that has been used for traffic and I do think that it is part of the project because it's there. It leaks, it definitely needs repair and I think it would be very damaging if it weren't there. If heavy equipment goes over it will be damaged. I have a lot of questions about the bridge and its effect on the wetlands that it's over but the construction of what's holding up the bridge looks like it's going to affect the wetlands. and I also want to know whether there's been a permission from the state I believe for having a different exit on Snake Hill Road, thanks.*

Erin Muir- *I live in Cold Spring and I've lived here for about seven years. My husband grew up here. I'm a landscape architect and I focus on a lot of things but what I think is really relevant to this project apart from all of the cultural beauty that it will bring is that when we talk about environmental impact, I know it's not going to be a golf course anymore but I'm just going to speak for a minute to the degradation that golf courses cause. There's four to seven pounds of pesticides and herbicides put on golf courses per acre in terms of the amount of water use there's extensive water use. I have a little chart here and I'm going to show everyone this is a diagram of plants and their roots and you might not be able to see them but this is a turf root and I don't know if you can see but it's about like three inches down and then this is the roots of a meadow which is what's being proposed here and we're seeing that those roots can go down to about 14 feet, 25 feet. What's happening right now is that this is what's there and what golf course turf requires to exist it's on a life support system, there is no life in the soil. In a teaspoon of soil there are more organisms than there are human beings on the earth and in all of that property that soil is completely dead. It's been killed by the pesticides that they need to keep the life support going so the way plants grow healthily, happily without inputs with a lot of water is with a microbiome in the soil. Right now, there is no microbiome in that soil anywhere. So, from my perspective as a landscape architect who's been a landscape architect for 25 years and also seeing a project of this size and a piece of land of this size and the amount of development that's being proposed and the amount of hardscape, we're talking about on this amazing piece of property versus the restoration process is to me it's completely worth it on top of supporting the arts and the beautiful asset that Hudson Valley Shakespeare is. Just to speak to converting lawn to a pollinator garden the invertebrates are declining, we have a responsibility actually I just feel like if we took away our human part of this and just said reparation for this land, we need to do right by this piece of earth that we have been really hurting for the whole time it's been a golf course. That's something that is backed up and backed up and backed up by science and facts. So, just to think about that we have a responsibility as humans, the only thing we do that isn't just for us is plant plants. I mean everything else that we do to develop is for is for our use but plants actually benefit us but also it benefits the pollinators which then benefits everyone. That part to me just 100 percent for it and really excited to see it happen and impressed with all the drawings and also in terms of beauty a monoculture of lawn is I'm not anti-lawn, I'm anti-inorganically treated lawn, but a monoculture of lawn is one thing but a meadow which is also a landscape we don't see a lot around we don't see the meadow, it's not a landscape we have opportunity for. Any land that is bare immediately becomes developed and we give little parcels to the plants but we don't have a meadow setting. To keep this piece of land in the area of succession of meadow which is the first succession and if left to its own devices yes it could become a forest but left to its own devices this would become an invasive mess. Without help and mitigation it would just become a disaster area. It might be trees but they're not trees that are beneficial to anyone or anything honestly. So that's my 50 cents on that but I'm really for the project.*

Ethan Timm- *I live in Nelsonville, New York and I know you said probably to not talk about the part where that we're supportive of Shakespeare, etc. so I want to speak specifically that I'm encouraging and supportive of the negative SEQRA declaration because and I also want to speak a little bit maybe to the neighbors because I really do understand. I think it was well put by Mr. Davis about having to kind of conceptualize not only what this project is but potentially what it could be if it wasn't this. And what I mean to say is that regarding the scenic overlay districts and ridgeline protection. It's hard to imagine a project proposed that was more environmentally sensitive and potentially more scenic in the sense of how it could be perceived both in the near view and also from afar because this is a site that I know I was*

Just recently hiking on Bull Hill and realized you can perceive this site and I have certainly seen regardless of whatever ridgeline protections and other laws that are in place I've seen houses you know every time you go up the mountain I think I see another big mansion with bright lights shining on its trees in the distance and I think the fact that this is going to be a lightly I don't know what the development percentage is but it's got to be tiny, one percent, five percent but anyway it's such a light footprint as Erin said such a light footprint on the landscape that I think gets a real protection of the views a real protection of the community. I don't want to dismiss the concerns of the neighbors but I would just think about if it wasn't this and it was parceled out and who knows how many developments that could potentially fit so I know we're only speaking to this particular proposal which I do think is an amazing asset to the community and as Erin said a beautiful opportunity to ameliorate the destruction that's been put on the land. I would also caution everyone to think if somehow this all went away and it was just sold to the highest bidder, I think we would all have missed a great opportunity for a beautiful development, so thank you.

Eric Brown- *My name is Eric Brown; I live in Cold Spring. I've been thinking in terms of the environmental study and the environmental impact. I think that they are trying very carefully to be very good stewards of the land that we all call home. I think it does make me think in terms of what it means to be a good neighbor. A good neighbor is someone who is dependable and can be relied upon. A good neighbor is someone who listens who and who also by listening encourages us to be better listeners and I think a good neighbor is also someone who wants to put down roots. I think this Hudson Valley Shakespeare Festival has been here for decades and I think in a place where for thousands of years people have been impressed and inspired by the landscape and people who come here to set down roots, I think they've proven that they want to set down roots here. I think the fact that we're going through this process right now and that we're going to stay here until 10:30 tonight to listen to concerns and questions that are all in large part valid I think that proves that they're willing to listen. I think the fact that Mr. Davis said that he's tried to respond and speak directly to a person to every letter he's received proves that he's willing to listen and they think in terms of what they're trying to do when looking at the plans and then that they're trying to do this over decades of time and try to tread lightly and try to be a regenerative force to the environment. I think it proves that they want to be good stewards of the land that we all call home so that when we're all gone long from now when people come here to set down roots and they want to be inspired and they look at the landscape and they see that not only has it been conserved but it's been left a little better than they found it. I think that proves that they want to be good neighbors. So, I think in a time when we need neighbors now more than ever, I think what they're trying to do is admirable, thank you.*

Patricia Berwald- *Thank you, we moved to Garrison a year ago and the day after we moved into our house on Snake Hill Road, we found out that the golf course was going to close. We learned who Chris was and we started to come to some site meetings to learn more about what was happening right across the street from us. We live directly across from the current Garrison entrance. Right next to us is a beautiful church. We love everything about the landscape, about our neighbors and about this town and we really want to believe that we're being listened to tonight because of everyone here. I think that my husband and I and our family will be the most impacted by the bridge that will be built on Snake Hill Road. We saw three pink ribbons go up at the very foot of our driveway where our mailbox and our neighbor's mailbox are and I said are they cutting down those trees right in front of our house? We're right on the hill directly above that and then we started to see the drawings online. We started to hear*

about the HVSF locals, our neighbors started to come around and talk to, Chris please listen to us if that bridge goes up and we're told a thousand to two thousand people a day, six days a week, that's going to be right in front of our house so we're very worried about noise pollution, we're worried about the traffic on Snake Hill Road can it take that kind of traffic? We also have a fair amount of noise from 9, we understood that when we moved in, we noticed that but the idea that if there's a light there during the day then we see we hear these huge trucks going up and down the road and they're going to have to rev down and rev up. It's just got to get a lot more noisy. We were also told by a neighbor that Travis Corners and Snake Hill Road are not the same road and that it has come up before to put a light but it's not truly an intersection. The idea that we could have a turning lane well you know that would be great but I cannot picture every time there's a performance what it's going to be like on Snake Hill Road and the kind of traffic that we're going to take right in front of our house. We love the Shakespeare Festival our daughters live in Beacon, it's one of the reasons why we moved here. Also, we belong to the Joseph Path theaters we've been members to the public theater in New York City for many years. We were excited to hear that Shakespeare would be the new caretakers and of this part of the Garrison Golf Course. we even thought it would be an improvement. I walk on that property every single day right across the street with my little killer poodle and my pregnant daughter and we walk over to Coleman Drive and we walk up and down Travis Corners. One day Alison and I were walking up Travis Corner and there must have been a project at the top of the hill. I couldn't discern what it was later but all of those giant trucks moving soil and just blowing us right off the road. It's a narrow road and so is Snake Hill. Why does the entrance have to be there? We've understood that the existing bridge and the dam has leaks and has problems, we look off of that bridge and we see all kinds of pink ribbons down there by the Philipsbrook. And we've been wondering for a long time what in the world's going to happen down there, is that where the road is going? If that dam were rebuilt and if the pond were looked after properly why couldn't that be a decent entrance for the Shakespeare society? I mean you guys might all feel well what's a hundred yards here or 100 yards there and I get that and we're concerned about everything that we've heard tonight, we also support practically everything we heard tonight. We moved off of Long Island, our town Huntington has been ruined by over development, completely ruined. So, when we see places like Beacon and we see all kinds of diversity coming and young people and all this energy and all these arts, I'm a graphic artist my husband is a is a very talented landscape and commercial photographer. We bought our house because it already had a dark room in the basement, because it had that amazing view, because we had our own cliff and all this peace and quiet. And now we're suddenly our dreams it feels like they're ruined. So, I need to know more about that bridge right at the bottom of my driveway. I don't even understand why that's the spot and why the dam and the bridge can't be fortified and redeveloped. We're also concerned that the light, should there be a light at Travis Corner and Snake Hill Road that it doesn't go on during the day, only during performance and possibly only when everything is entering everyone is entering everyone is leaving. The last thing that I'd like to say because I don't want to get emotional and that's not always easy for me is a thousand, two thousand people a day six days a week, I mean I've got to know more about that. We've been to almost all the performances in the last few years of the Shakespeare Society at Boscobel. We've never noticed a lot of traffic; people are parking on the lawns I see why Boscobel needs the Shakespeare Society out after all of these years. But that's not a thousand or two thousand people so we're talking about some real growth here and where does that stop? Thank you for listening and we hope that you'll hear us about the positioning of this bridge and consider a new location and try to reassure all of us that live around us and all our neighbors that are on

Zoom tonight and are listening that that light is going to serve the Shakespeare society but not ruin the peace and quiet of our rural lifestyle. Thank you.

Amanda Secor- I live at 27 Coleman Road with my husband Jared and our two-week-old son Alan. We purchased our home October 2021 just moved in. We chose Garrison because of the quiet nature quality of life and open spaces offered here. We live directly across Route 9 from the Garrison and can see the beautiful golf course from our deck and kitchen window. My property is on the planning maps shown on the slides during this Zoom. The proposed second exit faces my home directly. I'm attending tonight to raise three critical issues for your consideration for the decision being made. First, population. As of the 2019 consensus Garrison's approximate population is 4,320 residents with 1,435 households. If the Hudson Valley Shakespeare Festival meets its stated goal of 1,000 to 2,000 visitors per day, six days a week with approximately 110 support staff and artists the population will swell between 7,023 percent and 14,146 percent per year as the range. The same comparison for Philipstown is the population of 20,336 residences with 7,392 households. Making that a range of about 3,068 per year increase. The second issue I'd like to raise is water infrastructure and our first responders. I'd like to see a detailed explanation to address the potential increase on our community including impact fees needed to pay for the increased demands on our households. For example, once the project is fully completed water usage is projected to increase by seemingly 80% per day on site. Supplying somewhere around 36 buildings including the new hotel and a pre-existing venue with the goal of 150 weddings banquets per year an existing 97-seat restaurant. It's hard to know exactly what is planned and the actual impact that will be absorbed by our small hamlet in regards to water. I am also concerned with dramatically increased traffic, sound pollution and light pollution until 11 pm directly across the street from my home, fire and life safety demands needing cost and resource recalculation increase increased demand on our first responders our police department and exponentially increased traffic on Route 9 and Philipstown at large. Thirdly, the Town of Philipstown 2030 comprehensive Plan adopted November 2021 goals. The proposed development is seemingly in conflict with several of the thirteen quality of life in Philipstown goals to ensure we retain favorable quality of life in our town. I'd like to know how the project coincides with this plan that was recently passed. Thank you so much for your consideration.

John Plummer- Thank you so much for letting me speak and thank you guys for doing such an incredibly thorough job and making sure that this project gets all the due diligence required. I have lived in Cold Spring for 16 years. My parents have lived here for almost twice that length. They've been involved with the Shakespeare Festival since they came here. We care enormously about the community and enormously about the environment. I really want to praise my neighbor Erin for her incredible reporting on the environmental positives of the Shakespeare Festival coming to the Garrison. I live a block away from Haldane. I have parents parking every single morning on my street and walking their children to school and then every single afternoon parking right in front of my street and picking their children up and I love it. I think it's so wonderful to be this close to an educational institution and I think it's a huge positive, it doesn't bother me that my street is hugely trafficked twice a day through the nine months of the school year. I'm so grateful that we have a wonderful educational institution just a block away from my house. But I wanted to just echo the point that Chris Davis made about trust. I think the Shakespeare Festival is a prime example of a trusted institution within our community. They've been here for so long and they've developed and established so much trust in the community. There will be a change to this property whether this project goes through or not there will be a change and I cannot underscore enough that it's best that that change be done by people who care about the community and about our physical

environment which obviously the Shakespeare Festival with all their planning have demonstrated that they do care about that. So, thank you so much.

Allison Pataki- Thank you very much to everybody for giving us an opportunity to hear concerns and speak our opinions and I would like to echo what the previous speaker John Plummer said in addition to many throughout the community tonight that the dedication that the Hudson Valley Shakespeare Festival has shown to the environment and to the natural beauty of this community that we all love has been evident throughout this process and for decades. Everything from their thoughtful and thorough plans to convert this failing golf course laden with pesticides and chemicals to allowing for meadows and pollinators and carbon sequestration. I think that we can all rest assured that the Shakespeare Festival and the Hudson Highlands Land Trust are two organizations that value the beauty of Philipstown and have proven their commitment to honoring this home that we all share and that we all wish to protect and preserve. In thinking about this and then thinking about this community in terms of the past and the present and the future I've been born and raised in the Hudson Valley, I've grown up I've spent my life in Garrison I went through the Garrison union free school and I think it's incredibly important to acknowledge tonight that Shakespeare is not some flash in the pan for our community but it's a group that's proven its commitment as a good actor in our community and particularly to the youth and to the students of this organization. I'd be hard-pressed to think of an organization that does more to serve the students and the children in this neighborhood. Everything from the actors of the Shakespeare Festival coming in and speaking to students in the area schools to middle schoolers having the opportunity to work at the Shakespeare Festival spending their summer evenings and high school students and college students working in concessions and ticket sales. Young people having the opportunity to be exposed to Shakespeare and theater and culture and lively conversation. Having now moved back to this community with three children of my own and picking this as such a special place to raise children I can think of nothing that I would love and value more than for another generation of children in this community to have the beautiful gift of growing up with an organization like the Hudson Valley Shakespeare Festival as part of this community. With regards to the traffic light, I can speak for many that we all live in fear of that intersection and that I think it's highly necessary for our community regardless of what happens with the golf course and the Shakespeare Festival. I think a traffic light is essential there regardless. I remember back to I don't even know how many years ago it was but there was a lot of consternation and concern about putting in a traffic light outside the Garrison school and people were very concerned about that and about the noise and the trucks having to slow down our cars having to slow down and now it's been a net positive I think many would agree to the community. Having lived here long enough and seeing horrific accidents that have happened at that intersection you know knowing horror stories and knowing how terrified people are of crossing over nine I think the traffic light would be a net positive for the community regardless of the Shakespeare Festival moving there. I would just like to close in echoing what several people have said which is that we all want the same thing here. We all want what's best for this community, for this beautiful unique place we all call home and I think it's in the best interest of this community to continue to have a trusted partner and steward like the Shakespeare Festival in this community and so I wish to strongly voice my support that we can keep them here that we can support them and that we approve these the beautiful plans they have for the property, thank you.

Kenneth Singleton- Hello, thank you very much. Thank you to the Board for hearing me. I appreciate that and I appreciate hearing all of my neighbors concerns and all and (inaudible). I just wanted to state that

our concern from an environmental perspective and I am limiting it into environmental perspective is that early on in the process we were involved on the first Zoom with HVSF and those of us who live around the golf course, particularly the fourth and fifth holes we expressed concern as to whether or not there might be noise pollution related to when they're performing, when they're playing music and when audience members and wedding guests are leaving simultaneously. We were told in that first Zoom meeting that HVSF would indeed do noise studies including doing those tests from areas on the golf course near our homes. We were also told that they would share those results with each of us who live in that area. To date those noise test results have not been shared if they even have been conducted. So, my question for the Board and my concern to express to the Board is have these promised noise pollution tests even been conducted by our homes as promised? If not, will they be conducted before any decision by this Board is made and will those test results be shared with us as promised. So, thank you for hearing my concerns about what has been previously promised and not delivered and I just want to submit that to your consideration so thank you for hearing me and thank you for the community for hearing me.

Tara Vamos- I live at 6 Rock Street in Cold Spring and I am in support of the Shakespeare Festival being allowed to proceed with their plans. The possibility of having a managed meadow in the area that the golf course currently occupies is going to be a tremendous asset as far as habitat for birds and insects. We are in a period of time where bird numbers are plummeting in terms of wild migratory birds and we are on a migration corridor. Even the small area that was replanted with wildflowers this past summer I drove up to the golf course at one point and saw goldfinches in that little bit of meadow that was started on the route to being rehabilitated. Having an area that's planted with the type of plants that grow in meadows which provide a very rich habitat for both insects and birds is a tremendous asset for that area and a huge improvement over what you have on a golf course. And in addition, by taking away the pesticides that are involved with maintaining a golf course, the water, the little pond that's there on the golf course will be a tremendously improved habitat for invertebrates like frogs, salamanders which are also absolutely struggling at this point somewhat because of climate change somewhat because of invasive species somewhat because of bacterial diseases which have been spreading. I believe on the whole there's a tremendous positive environmental impact from the plans that the Shakespeare Festival has put forward and I don't know whether this does or does not fit in with the environmental impact findings but I do think a traffic light at that intersection that's being proposed would be a huge safety asset for the community in general because that intersection is dangerous, has caused accidents. No matter what goes in to that parcel of land I think there should be a traffic light there and that's all I have to say thank you.

Carson Gleberman- My husband and I have been members of the community since 1997 and fans of the Hudson Valley Shakespeare Festival since very shortly thereafter. Most of what the points that I intended to make have already been made very beautifully by Ms. Corio and by Ms. Muir so I would only add a question and one other comment. My question has to do with puzzlement over the numbers of people in a day estimated to be using the new facilities. I don't understand if the tent only has a few hundred as a capacity and the wedding venues only have a couple of hundred or so as a capacity how anyone gets to a four-figure estimate for the number of people using this site at any one time and perhaps some other commenter can speak to that but it seems to me that those estimates may be somewhat inflated. The comment that I would like to make is that as humans we are one species of many in this landscape and as a gardener, I know that there is much about nature that we do not control much as we would like to. However, in this case we seem to have an unusual opportunity to repair some harm and to exert some

control in a very positive and healing way that is not a very common opportunity to come by and so for that reason I strongly urge the Board to consider issuing a negative ruling with respect to this SEQRA process and allow the project to proceed, thank you very much.

Toshi Yano- *I live in North Highland on Horton Road in Phillipstown. I am a Director of Horticulture in Dutchess County of a thousand-acre property that is in conservation. I do land management and land curation and I just want to say in support of this project I've been watching it for many months, I've been in direct contact with the folks who have been planning it and I have I guess in my expert opinion nothing but good things to say about everyone who has partaken in it. The Hudson Valley Shakespeare Festival has hired some of the foremost landscape architects in the country to look at this land, they've done landscape reports to look at the history of the land, they've done environmental reports and biological assays to understand how to best steward the land and I guess I would just add living on Horton Road next to another proposed development I feel like I wish the Hudson Valley Shakespeare Festival were the folks who were proposing the development next to Horton Road because they're doing everything just as meticulously as one could. I've been thinking too about the traffic light since everyone's been bringing that up and I understand that the noise might seem to be a real nuisance I would say that I know someone who died at that intersection and I think a traffic light would have prevented that death and probably many of us on the at this meeting or on this call know people or know people who know people who have died at that intersection. So, I would say overall I'm in support of the project. I think everything Ms. Muir said about the environmental impacts, ecological impacts is correct and I support that and I think we couldn't ask as the community for better stewards of this land than the Hudson Valley Shakespeare Festival both because they've been in the community for so long and because they're doing everything to a standard that's beyond what we expect of other developments in the region but also to a standard that's beyond what most people most developers would necessitate. So, thank you for letting me speak, I'm done.*

Bonnie Stein- *Hi everyone, Bonnie Stein in Cold Spring since 1981. Attending shows and events at the Hudson Valley Shakespeare since they opened. Thank you so much for listening to the community and all who are speaking their mind and opinions and knowledge tonight. On a real quick personal level, I run a small non-profit myself a microcosm of the Hudson Valley Shakespeare Festival for providing free and low-cost theater dance music and visual arts programs to communities all over the state. In Cold Spring we've worked with Stony Point and St. Mary's and presented free programs with Chapel of Our Lady and others. I believe that the Hudson Valley Shakespeare is an enormous gift to our community and over the years has been one of my absolute joys to take part in their events and see the shows and the talk backs afterwards which are really vital and meeting the artists. They've earned our trust and hear about all the issues in our community. All the issues that have come up I believe they have addressed as best as they can and will continue to. They are listeners, they will continue to listen to what we have to say. Mr. Plummer, Ms. Corio and Mr. Yano and others have made the environmental ecological points much more clear than I am able to but I absolutely have been studying the plans and I think they're fantastic. One thing to point out as a nonprofit also I noted that the festival recently was awarded a very substantial grant from New York State and they were chosen because of their innovation, impact on the community and their potential for positive change coming out of the pandemic. I believe they'll be the best stewards for taking this former golf course and remediating it into a new life that we could all be able to enjoy both the environment and the cultural programs that will take place. One thing I've always adored about the festival which has been mentioned is the educational component. In this new venue and this new*

schedule, they will be able to bring local kids to the venue during the school year which has never happened before but they definitely have the capacity for it and it will be an extreme bonus for us. Without further comment I highly recommend that the board embrace this gift and continue support Hudson Valley Shakespeare at this new venue in any way they can.

Priscilla Goldfarb- *I've lived in Philipstown for the past 25 years, just recently in Cold Spring but for most of the time in Garrison. Thanks for the opportunity to speak and for providing all this great information tonight. I support the Hudson Valley Shakespeare Festival plan enthusiastically. The first Hudson Valley Shakespeare performance I attended was summer of 1999. In act 1 scene 2 of 12th night, I witnessed Viola, the Sailors and their Captain damp from a passing summer thunder shower emerged from their shipwreck in the shrubbery and enter the festival tent which was Illyria. It was classic Hudson Valley Shakespeare demonstrating its appreciation of the natural world and incorporating it into their interpretations of the works of Shakespeare and others. That sensitivity is always evident in their work. It is carried over into the plan for their new home at the Garrison that in my view respects the beautiful terrain and views, dedicates some 75 acres for permanent conservation and allows access for passive public use and that's not all they respect. Hudson Valley Shakespeare relies mainly on tent acoustics and natural voice projection rather than amplification. To my mind the actors sound much better and sound stays where it belongs in the tent. I lived for over 20 years about a half mile from the intersection of Snake Hill Road and Route 9. I applaud Hudson Valley Shakespeare for their thorough traffic studies and planning that aims to improve the safety of that problematic spot a traffic signal there is long, long overdue. Hudson Valley Shakespeare's making a long-term investment in our community and realizing their plan and stages over a period of 30 years. it's in their interest to be a good neighbor. Their willingness to engage in conversation about their plans at every step of the way demonstrates their commitment to do so. I'm confident their leadership community members who sit on their board and advisory board will guide this project to completion with the care and thoughtfulness that has made Hudson Valley Shakespeare a good neighbor since its inception. Thank you.*

Dan Jaznow- *Thank you. This is Dan Jaznow on behalf of myself and my husband Gregory Kenderdine. We live at right on 32 Travis Corners Road with our three-year-old daughter. While we're new to the to the area, we moved in last summer we are just absolutely thrilled about this project and I think really see it as an overall tremendous benefit on all the points that are at issue here today before the Planning Board, you know environmental, traffic, noise, water. If we look at as Chris Davis talked about the status quo where we formally had a golf course that was using tremendous amounts of water, that was using tremendous amounts of pesticides, tremendous amounts of fertilizer that was running off into the beautiful wetlands it could potentially be there discouraging natural environmental growth, pollinators, bird life. We feel like we have been gifted this opportunity by Mr. Davis and the Hudson Valley Shakespeare Festival to have an incredible natural resource restored to the natural beauty that makes this area so unique and alluring and that really brought us to this area. The chance for natural meadows, for restored wetlands, for all of this habitat that did not exist previously and in exchange for that all we're doing really is shifting traffic from 9D to 9 which our view is a much better artery to manage that that traffic while also giving an opportunity for a great local institution cultural institution to have a permanent home. Again, as some people have mentioned we're not talking about a huge arena, we're talking about you know a performance venue that uses natural amplification. We're not talking about noise, you know we can hear Route 9 all the time, we could hear some lawn mowers from the golf course. We're not worried at all about natural voice implication. Maybe if we're lucky we'll be able to*

hear some Shakespeare from our yard, that would be a lot better than the mowers of the golf course so you know we're thrilled about it. I would just add we do have a three-year-old daughter; the traffic light is absolutely essential; we don't see this as raising issues for safety we see if anything this is going to be improvement so thank you to the Planning Board for the opportunity thank you to the Hudson Valley Shakespeare theater it's Mr. Davis we really are thrilled about this project and look forward to many great performances in the future.

Jay Brenner- I live at 29 Snake Hill Road which is exactly across from where they're planning on putting a bridge. I too am in great support of the Hudson Valley Shakespeare society. What I think everybody is forgetting about is that yes, we want the tent, yes, we want the actors but everybody's forgetting about all the other parts of this zoning that we're going to give up and that we're going to also allow for permanent all year-round theater and all the back house and everything else. Although everybody's talking about the environment and how wonderful it is in the short term, please remember that we're talking about a long term and that the environment of sound, of people, of traffic are all being ignored right now by how wonderful it is to have great neighbors and Chris I think it's a wonderful thing that you're doing. I think that everybody here is doing a great job but remember the short thought and the long thought on this. And the thing with the traffic that my wife was talking about is that during the day if there's no way of not allowing the trucks to down gear and then go back up the noise pollution that's going to happen at this intersection is going to be horrendous. So, yes, we're going to save lives but the animals won't want to be there because the sound and the noise. So, just please, I beg everybody to think in a broad stroke, not the short strokes and what's going on right now. Yes, let's have them come in but let's have restrictions to the development that's going on in the golf course that's what we're talking about right now, thank you.

Michael Tierney Jr.- Good evening, everyone and thanks for coming. My name is Michael Tierney Jr. My family moved here in 1998 so we've been here for quite some time. I'd also like to say that I am an environmental science master's graduate so I have kind of an idea of what the environment is doing. We're also going to keep everything kind of not personal, this is all about the plan and everything going on. So, another thing that I'd like to remind everyone is that we are here talking about the environmental impact and the SEQRA process this whole thing with what's going on with what they propose and let's also remember that if nothing happens it's going to be even worse. So, we're talking about the golf course which is a maintained ground going into another form of a park that needs to be maintained. Without human interaction, without us being active stewards of the environment this is going to just deteriorate all quality, period end. Okay just so we're all clear about that. One thing that I have a strong question about and a strong concern about is that ridgeline that is the ridgeline that is not included that is through the Garrison Golf Course property. So we have these orange, red whatever they may be those lines are protected ridge lines for what I'm assuming is view shed and I also apologize I'd like to be over prepared but I'm a little underprepared for what's been going on this past month so I question why that ridgeline is not protected because of how critical, how incredible that viewshed is and I've seen that through all of my years being here and I'd also say that I've seen that even in more depth in the past 10 years that I've worked at the Garrison Golf Club. So, continuing on I believe that this project does serve a purpose. I think that us as neighbors coming together to talk about something like this is very important but I also think we need to focus very strongly one step at a time that we're here talking about the environment, we're here talking about the noise pollution. Yes, we're going to talk about the light and stuff but we're really talking about inside these property boundaries. So, the biggest concern is why is

that ridgeline not protected or why is that not considered a protected ridgeline. Another thing is that yes, golf courses do have a layer of roots that is maybe three inches where we want our natives to go 14 feet down. Yes, but that all still needs to be maintained. It's not going to just happen overnight it's not going to happen with just in a year we have to be actively we have to be active stewards of this environment and if we're not that's going to be an even bigger shame than if we let them take the use the golf course as the Shakespeare headquarters. As beautiful as these projected birds eye views are nature isn't a straight line. Nature has bends, nature has ruts, rocks, obstacles in your way so let's all just remember that. And another thing that I would like to emphasize is that we are all here together for the greater good. We are here to be neighbors with each other, we're here to be friendly, we're here to respect one another, we're here to save this view shed, to save the environment, to work with the environment, to be active stewards, to be active people in our community and I think that this is a great idea, I think there's still a lot of ironing out to do. I also believe that Shakespeare in the park sounds a lot better than Shakespeare and their actors living on the land. But most importantly I think that we need to remember that no matter what we need to be active stewards of this environment. We all love this view, we love looking at the Hudson Valley, we love looking at the Hudson River and everything that has to do with it. Just remember that we are here and we're not going anywhere and we're going to work on it. I think that the only way that we can truly work on it and to really do something good here is if we do it together, thank you.

Joe Regele- Good evening, I want to start by saying that Chris stole my thunder because I had prepared some remarks about saying, really asking what are we doing here and what we're doing here is we're meeting as a group to discuss what's best for the community and that focus on what do we have in common rather than what divides us. He spoke quite eloquently so that cuts my remarks about 30 percent. To what the Chair said earlier we've heard a lot about Shakespeare, we've heard a lot of you know how wonderful it is and stuff but as Mr. Zuckerman said this is really a SEQRA review and so the issue is what are the impacts? It's not whether you like the plays, whether you don't like the place, whether you are friends with an actor, what's really going to happen? The fact is that the individual and I'm sorry I didn't get his name the attorney who spoke on behalf of the applicant to open the remarks is a paid consultant and one of the things that is difficult this process is that there's an extraordinary array of paid consultants who have put together a tremendous amount of information and those of us in the community who have concerns do not have the resources nor do we have the time to put together the type of response that one would need to necessarily counter such a broad array of consultants and that's what we rely on the Planning Board to do is to review that information and hopefully act on behalf of the entire community because the question is who's really looking out for the community as a whole? What we have is a group of consultants who are proselytizing for an applicant and yet the Town Board I mean they right now have an application and I don't know that's part of it is well over a thousand pages the Town Board are unpaid professionals who are also doing this on a part-time basis and I think that that there's an overwhelming amount of material that's been presented and I think a lot of it has been actually assumed or somehow subsumed into the consciousness of the community. So, you hear things about for example what a wonderful neighbor Shakespeare is but if one would actually take a view of the current board of the Hudson Valley Shakespeare and go back 30 years and then track the membership of that board, you'd be very surprised to find out what percentage of the board has been there for five years or less. This is not a group of people that have been in the community for 30 years who you can say, oh we can trust them because they've been here for all this time, this board turns over. The group of people turns over, there are issues that are very real issues that have to be addressed. Traffic. There's

also a question of whether or not traffic lights either help make an intersection safer or whether they make an intersection more dangerous and there a lot of research that you can read about the types of accidents that that traffic lights protect you against and the type of accidents that traffic lights will increase the probability of accidents. As you come down the hill heading north on Route 9 into that intersection when people are accelerating and they see that light turn yellow be and they want to beat it because they don't want to wait it's still going to be a dangerous intersection. We've got. Water usage, the applicant's own application that the Planning Board has a copy of indicates that the water usage of the um entire complex will be considerably larger than the water usage by the golf course and there is concern by some of the surrounding neighbors about the aquifer and whether or not the new use will in fact cause problems with the aquifer. You have the issue of noise, you have the issue of the comprehensive plan which if the Planning Board reviews the comprehensive plan, you will see that there are a number of conflicts in the current plan being proposed with the comprehensive plan in terms of how the golf course property is planned to be used, most importantly the ridge. Going back a little over a year ago I received a piece of literature from the Shakespeare Festival explaining about how this all this was going to happen which is actually part of the problem because this has been put out the community a fait accompli for well over a year so much so that the community has just assumed this is, had no idea that this process is still ongoing. In that there was a beautiful picture and the tent was up on the 11th fairway and how wonderful it was going to be and I wrote a letter back to my friend Mr. McCallum and I said you know if Shakespeare saw this, he would say a (inaudible) your houses because the hubris associated with putting that tent in that location is extraordinary. It is one of the most beautiful pieces of open space in the town of Garrison and of I don't know how many acres there are but approximately 300 acres that are available to take the epicenter, the most magnificent spot that's still open in Phillipstown let alone Garrison and put a 38-foot-tall tent that would be visible from Storm King it will be visible from the Newburgh Bay. What's interesting about it is that that it flies in the face of so much of what the community has tried to do for the last 35 years and so then you say well who's protecting us? We hope the Planning Board is protecting but normally you would look to the Hudson Highlands Land Trust to the Open Space Institute and they would be leading the charge in a situation like this saying you cannot put that tent on this ridge. But they are in this instance quiet and they're quiet because in some ways they're complicit, they're part of the project and so it's left to a small group in the community to say why is this tent going on this ridge? I beg the Planning Board to ask the question in terms of the give and take that's part of the approval process. Give and take of well for example in the equestrian center. The equestrian center no longer has any horses because in their sort of effort to get approved they've had to make concessions. So now we have an equestrian center that's looking for approval it doesn't have horses and yet I don't see what the pushback is against Shakespeare. The couple here that have their house on Snake Hill Road again you know a bridge you know what does it actually look like where's it going how much property is going to be disturbed and the idea that this bridge or you know the very least the dam could be could be restored or reinforced or somehow because the entrance and exit there goes into a less personal piece of property it's institutionalist the church. What I would like to see is I would like to see some pushback. I think the idea that a negative declaration could be issued after this meeting is appalling. I think there needs to be a positive declaration. I think that the community needs to be asked more carefully about what they would like to see. We've got an issue and someone I believe one of the callers asked the question about numbers. The tent is supposed to hold 530 people. Let's assume 500 people in attendance, eight shows a week, 4,000 people a week, 20 weeks, 80,000 people. Staff, weddings, couple hundred people at a wedding you know we're talking easily a 100,000 people without

any difficulty coming into the community. 100,000 people. Cold Spring is upset about the riverboats that are supposed to come up three or four weekends in the fall and about what an impact and what an assault that is in the community. We're looking at a 100,000 people being added to Garrison which one of the final points I'd like to make is Garrison is being asked to shoulder this responsibility this is not being put in Phillipstown as far as tax purposes go. It's being put in the Hamlet of Garrison. Garrison will lose money on school taxes; Garrison will lose money on property taxes. That money has to be paid every year because the school is not going to cut their budget because they're no longer getting funding from the golf course. In the in the application that was filed there's a very specious argument in the application where it says well you know if the golf course got developed into houses the houses would put more students in the school and students cost this much money per year, consequently the fact that we're not putting houses there is actually saving money. Well, the fact is the Garrison school's enrollment has been flat and declining for the last decade. The average class size in the Garrison school is about 12 students. Garrison could easily absorb 30 or 40 kids without having to hire a single additional teacher. Consequently, if you had homes if you had two kids in a home, if you had 15 additional homes paying \$25,000 or \$30,000 a year in taxes it would be a net gain. This is going to have a negative impact on the taxpayers of Garrison. it's going to have a huge impact on traffic. The idea that this tent and I beg the board at the very least to push this tent off the ridge. The 11th fairway, you've got the 10th fairway, you've got the 9th fairway there's all of this property and I mean frankly for Mr. Davis if he ends up building a house on the on the sort of the southern half of the 11th fairway. I can't imagine wanting to look out the window and see this tent. I wouldn't put the tent there you get up I mean geez what a way to destroy your own view. The last thing I would ask is that we've heard all of the young man that spoke about the managed meadows and what not, the question is this these are very nice renderings. How is this going to happen? How is it going to get funded? Where is the money going to come from that's going to maintain this? These are liabilities, they're beautiful but they're liabilities. They have to be paid for, they have to be maintained, they have to be groomed. What's going to happen well you know speed it up but this has been going listen to your arguments not about the funding and who's going to maintain who's going to maintain all of this property this has been going on for a year and then the final thing is the David & Goliath aspect of this back and forth between Shakespeare and the community is it has been a moving target. Almost exactly a year ago I got frostbite on my ears going around looking at a nine-hole golf course and a different layout and we're going to meet again on Sunday to now look at a bridge that's a new part of the proposal to bring you into a different part of the project that's no longer got a nine-hole golf course. On top of that there's a thousand pages and it's like you can't just have a hearing and then at the end of this hearing say oh well you know I guess that'll be a you know negative declaration and that's that. We're just getting started and I think that the community is owed the opportunity to really respond to this in depth and we don't have the resources or the consultants that Shakespeare does, thank you.

Marilyn Young- I have a fine arts background. Since I moved to Garrison 25 years ago, I've become a gardener and moved into the world of horticulture, worked at Wave Hill, I'm on the board at Stone Crop. I'm all for the gardens. They do need to be maintained a meadow is a garden that needs very serious maintenance. But I don't want to talk for a long time. I just think the plan is too big and it needs to be modified and I agree with the gentleman and Joe about that ridge. If it's not protected it is number 10 on the open space index, the town's open space index which I think is important. This is what ran in the paper and I found it so misleading because we've got about 20 cars here and that parking lot is going to be 471 lots. And then this tent doesn't show the back of house facilities and everything else coming down

in a bit of a sprawl on this beautiful ridge. That's a little upsetting and to conclude I want to thank Chris and I want to put a word in for The Garrison and the Valley Restaurant. I would love to see that keep going and I think there is great potential for a beautiful synergy here of Shakespeare, the restaurant being lively and enjoyed and the community coming together and this has been so refreshing to get off the Zoom in those little boxes and have a conversation.

John Benjamin- *Good evening to start with I want to thank you guys up here with the Planning Board doing the impossible. I think as Joe just pointed out you're shooting at a moving target and because the plan has changed so much in the last year and a half, I'm a pretty good shot but I'm not very good at hitting a moving target but I want to find out some of you Shakespeare guys who's your wordsmith? I've come up with a new word that may or may not be valid, unmitigable. I think there's many aspects of this project that are unable to be mitigated. I actually looked up mitigated; to lessen the force or the intensity, to lessen the wrath the grief or the harshness or the pain of an action. So, what concerned myself and my wife tremendously enough to even write a letter to this Board which we sent last week. I don't know if any of you guys have read it but I hope you all have read it. I was hoping Neil Tomann would be here because I would have him read it for me because he along with Mr. Zuckerman are going to be two of the people most impacted by my fears and my wife's fears and that fear is very simply the four laning of the entire section of Route 9 from Westchester County line to Dutchess County line. I'm going to go back a little bit in history because I was fortunate to be born here and I can actually remember the day that Route 84 was connected to Route 9 the interstate. Prior to that date some people named the Blodgett. Steve Blodgett and his wife had the farm there that all of us people of certain age remember when Route 9 was a two-lane road and none of that Walmart, Home Depot, none of that existed nothing north of 9, north of 84 existed. 84 did not exist. To the south of Putnam County four-lane road all the way to Ossining, to the north of Putnam County four-lane road to Poughkeepsie and beyond. Our family quite a while ago in the 70s still owned a farm that bordered Route 9 roughly from the hill going up from south of the Bird & Bottle up to the turn off to Frazier Road, they had Hayfield's farm across from them was Watergrass Sanctuary, the Duram's property then a few other old-timers at places. The state DOT, department of transportation came in using the threat of eminent domain proceedings to acquire right-of-ways which they did in the 70s to enable them to enlarge Route 9 south of Bird & Bottle going up the hill there all the way to that's a three-lane road three-lane road. Now I'm not quite sure how much more property they own on either side of the present right away but I think there's quite a bit. If you go up Philipse Brook Road and you go to the underpass on Route 9 you can see the state markers, the state makes these very clear markers that are about concrete about three feet high and nicely shaped with their little insignia on them and they own through a taking oddly enough from the Davis property, the property that Chris Davis bought but that taking was done back I think in the late 70s. In other words, they have enough room now on either side of the underpass about an additional 70 feet on either side of the bridge abutments, maybe 100 feet you can see where the state owns that property now. The state owns property along where Frazier Road comes out onto Route 9 by Watergrass Sanctuary which is now owned by across Audubon which was then before Audubon got it from it was donated by the Durams. The reason I brought up Steve Blodgett and what happened up on 84, was that he realizing that his place had been corrupted forever by the roads. He sold his place there that farm ground and came down to Garrison and bought up by where Arnold Moss lives now his place there and built a replica of his farmhouse that had been in the family for a long time and he's he was being one of the initial players in preserving the Bill Brown's property which is now the golf course. He was one of the principal investors in building that golf course, that was his solution. Our solution is*

complicated because by not being able to mitigate the traffic flow, I don't think you can mitigate the traffic flow on Route 9. Another traffic light there at the intersection that would be the fourth one the state has put in. Very reluctantly 403, this one here on Travis Corners, 301 and Perks Plaza so what will the state do? That is what we have to look at. The fear that my wife and I have and many of us have had for years and years seeing the way the DOT has operated is that they are this is a straw that broke the camel's back and they will say their engineers will say build it build a four-lane road through the middle of Phillipstown and that will be it guys that's the end of the show, thank you.

Stephen Wallace - *I want to thank John Benjamin for what he just said. I think it's a really incredible historical viewpoint on what could happen here in Phillipstown and Garrison. First off, I want to thank the Planning Board for all of their hard work. I'm sure none of you expected to have such a big challenge when you signed on to be part of this Board. The HVSF and GGC application has been an overwhelming weight on all involved especially during the times of Covid, challenging is an understatement. Whatever the result of this application will be your commitment and selflessness is greatly appreciated thank you all for doing that. Fifteen years ago, my wife and I were living in a one-bedroom cottage in Garrison with a two-year-old baby and another on the way. I was trying to develop a property on East Mountain and the stress was enormous. My wife declared that she was afraid of being isolated on the mountain and wanted to pull out of the project. I said that's fine but she had to find something better than what we're going to build. Three weeks later she found our house on Philipse Brook Road, right opposite a large wooded section of the Garrison Golf Club. I never heard of Philipse Brook Road or Snake Hill Road. When I saw it, I knew that this was where I wanted to live. The house was in foreclosure and it took me six months working nights and weekends to make it habitable. I'm still not finished. This house is our home. It ticks all of the boxes for us. A big private property with lots of nature and wildlife a rushing brook and a wooden bridge to get onto our property. We feel like we can hide away there safe from all of the outer world's problems during the pandemic it provides us with security and nurturing I have given thanks so many times that we live where we live in the worst part of the pandemic in 2020, I would ride my bike down Philipse Brook Road and all over the Garrison golf club with my youngest daughter, bathing in nature and trying to open my lung capacity at the same time. We know all of our neighbors; we don't see them that much but if they ever need anything we are always there to help. The favors are returned. We have a neighborhood. When people ask me where I live and if I like it, I tell them Garrison but no I don't like where I live, I love it. When I have to travel to New York City on business I can't wait to get back to our dirt roads and everything outside, outside. You see Garrison is like no other place that I've ever lived in. It's got big properties, the nature of wildlife, incredible scenery with almost no advertising or commercial places. So little the outside world trying to sell you something or invading your mind in space. A place where you can relax, you can just hide out at home or in the forest and almost not see anybody if you don't want to. It's magical. Some of you might know what I'm talking about if you don't live in Garrison, you might not understand what it feels like to live there otherwise. I want to speak about my relationship with the HVSF. Whenever I've met people that are interested in Garrison one of the places, I have always mentioned is the HVSF. We have always enjoyed their shows, they are truly spectacles. The HVSF had its 2020 season cancelled we bought flex passes to show our support not knowing if or when we would be able to use these tickets. We love the arts and feel that enriches our lives. In late 2020 my wife told me that she had heard that the HVSF was moving its operations to the GGC. I was interested and needed to hear more. A neighbor of mine who plays a lot of golf there was immediately distressed. I joined my friend's distress when I started to hear more details. Over twenty, five hundred to eight hundred square foot artists and residences. A permanent thirty-eight-foot-tall tent*

on the iconic crest line. A permanent indoor theater, a hotel, a rest, a rehearsal barn, outdoor pavilion, a back of house, welcome center, bigger parking lots, a bigger bridge off of Snake Hill the list continues. The artist in residence buildings were going to be directly in front of our house. We had no neighbors in front of us just woods all of a sudden, we were looking at having transient actors in front of us not owning property with no skin in the game. As the GGC has closed for good I feel that that this property should normally revert to RC zoning which is one single family residence per 10-acre lot. But this is not a normal application. It has been extremely frustrating watching the Planning Board meetings on Zoom where we had to remain silent. All parties got to speak except for the people who are going to be the most affected by this huge development. Which was my family our immediate neighbors that surround the GGC property and others in the greater Garrison area who are trying to protect the beauty that makes Garrison, Garrison. I lost track of the Zoom meetings. I couldn't read these huge volumes of traffic studies, sound studies, water studies, possible and animal habitat studies, et cetera. One meeting even went live unbeknownst to me and I was looking for it on Zoom and then the next meeting went back on Zoom it's been hard. What I'm trying to point out is that my biggest concern is what happens to our neighborhood. I just want to continue because I've been quiet for a whole year watching this process and I feel like my family has we're very invested in in our community and I'm going to continue please I have just a little bit more and then I'm done, okay? The residents of Garrison are counting on this Board to have our back because we haven't been able to say anything. I feel like we're the forgotten ones where we will be the collateral damage to a huge commercial development. All sides have experts in legal counsel, we have none. I once quoted Chairman Zuckerman in a letter to the editor of the Highlands Current and I will quote him again. You Chairman Zuckerman asked when is too much too much? To which I will answer, now. I fear that Garrison as we know it might be destroyed and that other than the small amount of time, we the neighbors and residents of Garrison have minimal voice and very little choice. I was reading that the new Town Supervisor Van Tassel is going to support the HVSF temporarily performing its 2022 season under a parade or special event permit even though we probably won't be through the planning process. I was pretty shocked the day that it came out that the HVSF has been performing at Boscobel for over 30 years under a parade permit. When Daniel Hollis said that he planned to ask for another parade permit for the 2022 season Chairman Zuckerman said clearly that is not going to happen. Supervisor Van Tassel has stated before we have even had one chance to publicly speak that the HVSF is going to perform 2022 at the GGC or whatever it's going to be called. There won't be any sound tests, there won't be any traffic studies, just drop the tent in and who cares what the neighbors think and feel. He doesn't want to lose the HVSF. What I truly do not understand is how it has become our problem that the HVSF has found itself to be a nomad. I find it hard to believe that Boscobel just said get out right now. It makes me wonder what happened. I believe that this use or misuse of a parade or special event permit is beyond the meaning of the usage that it was designed for. It is not called a parades permit or special events permits they are singular titles for a singular use. To say that we got away with it in the past and will try to do so again is a ridiculous argument. Above and beyond the misuse of these codes the precedent is being set for others to take advantage in the future. Imagine a developer coming in and wanting to build a multi-story tower. While they are in the planning stage could the Town Board allow the developer to erect a temporary structure in the meantime because they had to keep making money or had nowhere to go with it while they were waiting for approval. So, excuse me for being a bit defeatist. It's hard for me to understand why we're here when this feels like it's this outcome is already feels like it's been predetermined. I've been waiting for a year to talk and I'm a good community member okay and what I want to say I'll skip a couple of paragraphs and I'll just finish up

with my last thing. I'm going to give you two paragraphs sorry I'm going to cheat. I read that John Van Tassel you know other than him we've got Nancy Montgomery, Mary Ellen O'dell, Sean Patrick Maloney, Chuck Schumer and others all backing this project. I feel that's quite a poker hand that's against not against I don't want to say against because I'm for Garrison is what I'm trying to say I'm not against the Hudson Valley Shakespeare Festival. I love the Shakespeare Festival but I'm really concerned about a lot of the environmental impacts, I'm concerned about you know it's not going to be a thousand people every day I'm going to say this I know this coming to the Garrison Golf Club or whatever it's going to be called. But you're going to have 500 here, you're going to have and Joe was pretty good on his math but you're going to have a lot of people. You're going to have thousands of people, thousands of cars or tens of thousands, right? So, for all the good benefit our environmental side is going to bring in my question is like what's going to happen to all the nitrogen created by people going to the bathroom or what are they going to all that water usage or all the sound and so you're going to have thousands of people coming. I mean not every day but I'm going to say in a large quantity they're going to be tens of thousands of people. You're going to have tour buses possibly; you're going to have a lot of impact here a lot and it's going to affect our neighbors and this is what I'll end with but I am concerned about these issues. So, with local council counties state and federal all supporting this application the only people left to defend us other than lawyers is this Board. Even though the Shakespeare actors are trying to hit a home run with a cement bat doesn't that mean that we can throw them out with a triple play, a double play, a single out so that they can live like they lived at Boscobel and make sure that they as new neighbors are fitting into our neighborhood and not the other way around. I think it's really critical I just said that we have a neighborhood already set up, I love Garrison the way it is I'm not saying I want to stick in the mud or that you can't develop. What I'm saying is what you said Chairman Zuckerman, when is too much too much and how much are we going to give up? and why do we have to adapt to them? The Hudson Valley Shakespeare Festival has to find a way to adapt to us as well and we're going to have possibly 10 years of construction. What's going to happen to garbage trucks, septic trucks all those things they have to you know they're all going to be impactful on a on a dirt road Phillipse Brook which I see like neighbors running by and people walking their dogs you said this Chris anyway thank you very much. I really appreciate all your hard work thank you.

Serena Strauss- *Thank you for letting me speak. I'm Serena Strauss. I live in Garrison close to the Garrison right behind Saunders farm. I've been a part of the Garrison community since I was in high school. Many of my high school friends grew up here and I spent a lot of time here in my youth. We've lived in Garrison for about 15 years and I am a member of the Shakespeare board. I joined several years ago because as a Garrison resident I felt that the festival enriched our community and it was very important to us. We love Phillipstown, this is a very special place. We're committed to the Shakespeare Festival but Garrison is our forever home. I think it's really important for people to know that the majority of the board members are Phillipstown residents most are long-term residents and most are long-term board members. It's simply not true that there's high turnover and that everyone is at Johnny come lately. The festival and we will zealously guard and protect this community and ensure that Mr. Davis's visions and words are held true. The sense of community, our privacy, our landscape the quiet the value of our property, all of these are reasons that we came here and these are things that we wish to preserve and protect. I would not be advocating for moving Shakespeare to the Garrison if I didn't believe that doing so would be an asset to this community and if I didn't believe that it would preserve our landscape, our environment for generations to come while at the same time continuing to enrich this community. This is a 98-acre tract of land on which about only two acres will have structures on them.*

The new tent will have fewer seats than the existing tent. The rest of this land is going to be preserved as public land for the future enjoyment and benefit of the residents of Phillipstown. It will preserve our views, our landscape, our green space in ways that others have expressed far more eloquently than I can. I know everybody's tired and I'm not going to go over what other people have said. I do want to say a little bit about traffic hopefully in a different way. In terms of traffic again the permanent tent will have fewer seats than the existing tent also cars aren't going to pour in all at once. This is over the course of time. Boscobel had restrictions on when festival guests could enter the property. On the new site there's no such restrictions the traffic at the new site will in fact be more attenuated. With respect to the Travis Corners, Snake Hill, Route 9 intersection we have to cross that intersection multiple times a day. It concerned us when we moved to our home our kids are soon going to be driving. As parents it terrifies us it's dangerous it will continue to get worse unless something's done about it. Traffic continues to get worse on nine but based on what when the festival generates the moderate traffic that it does the festival is not going to materially contribute to the problem at the intersection and blocking the festival is not going to solve the problem. It's my belief that the festival can finally be actually part of the solution at this intersection. Traffic studies were created for the HVSF project and these have provided data to the department of transportation to justify a much-needed traffic signal and turn lanes at this intersection. This has been a priority for many people in our community for many years. A signal at this intersection is something that we can't stop advocating for but blocking this asset to the community isn't going to solve this problem and what I suggest instead is that we can leverage the fact that the festival would be moving to this location and the resources that the festival offers to finally help us get this problem solved. Thank you for listening to my comments.

Suzanne Baker- I'm Suzanne baker. My husband and I have been in Garrison since we bought our house here in 2005. One of the first unique Garrison experiences we ever had was attending the Hudson Valley Shakespeare Festival and realizing that we could stroll around with members of our community looking at a fabulous view of the Hudson River and the mountains that drove us just like other members of our community to want to be in this place. And then after observing the natural world we could see a play together. We could listen to one another cheering at the play or making snide comments whatever was heard let you know more and more about your community. It was the ultimate kind of all community experience and it convinced us that we were indeed living in a special place Garrison, Phillipstown the entire area. Because of that I became a Shakespeare supporter and have been on the board at Shakespeare since 2008. I can assure everyone who is here at this hearing that the board is a very stable board, it's a very collegial board, and it is a very committed board. What I was going to say is that one of since part of the Shakespeare experience in Garrison has always been the natural environment. It was an amazing thing that Chris Davis offered the property on Snake Hill Road to the Shakespeare Festival because it's one of the few locations where Shakespeare could continue to be what it had been for our community. A place where community members could stroll around and picnic together and then go to a play together. The commitment of the board and the entire organization to stepping up, to embracing the landscape not just as a part of the experience but as a part of our responsibility with respect to the property cannot be overstated. A lot of thought goes into everything related to the environment and related to the rehabilitation of the property. A lot of thought has gone into being responsive to everything that has been brought up in the approval process and I know that a lot of thought will go in the future into carrying through and doing the development necessary to and in that by development I mean raising the funds necessary to continue the landscape renewal that has been discussed. For that

reason, I would urge the approval of the SEQRA, a negative approval that we do not need further SEQRA. Thank you.

Fred Martin- Thank you to the Board for this opportunity to speak. I live with my family on Indian Brook Road and I think there's a reason we live in one of the most beautiful places in the world. The people like those proposing this project who have striven to conserve the natural beauty of this landscape for generations before us and our neighbors today. And to balance that conservation with public access to recreation and arts within these natural surroundings. I dearly loved the privilege of playing golf at the Garrison, much of that joy was just being on the land, having the views, being with friends. The fact that so much of this space will still be conserved and that the site will still be publicly accessible albeit in different recreational and artistic circumstances this makes me grateful. I am grateful for the vision that many of our own neighbors here past and present that that vision has been realized, has been kept. You just have to look at Fishkill and what happened to Blodgett's farm, the action these folks have taken over the years whether leave through organizations begun in our hometown, national organizations like Natural Resources Defense Council like the Land Trusts all these things that people in this town help start over kitchen tables, Open Space Institute we can go on I won't belabor that. This vision of preservation and public access to one of the most beautiful places on earth it's just something we need to be grateful for and I think this is a step forward in that same direction to take a parcel that instead of putting little pink boxes that will actually have a publicly accessible artistic landscape basically. It's part of the vision of the Hudson Highlands that goes back hundreds of years. So, anyway I'm grateful for those folks behind the project proposing it enabling many of us to continue to enjoy in a managed manner this landscape we're lucky to call home. Thank you.

Jeff Mikkelson- I live in Cold Spring and I'm the advocacy chair for the Cold Spring Chamber of Commerce. Those of you who are familiar with our chamber might know that if anything we have an orientation very much against large-scale commercial development, very much in favor of land and water conservation and in the preservation of the character of this community. Now we've had a chance to listen to the plans in detail, we hosted the Hudson Valley Shakespeare Festival at one of our recent well last year at one of our breakfast meetings. We gave our members a chance to ask detailed questions about the plan and we came to the conclusion that it is not only in violation of any of those principles but very much in concert with them. Our priorities being foremost the benefit of the community and secondarily in advocacy and support of our local small businesses and the economy we're very happy in this case to have no conflict between the two. We think this is a great project for the environment, we think this is a great project for the community and we think it'll be a great project for the local business community as well and for the local economy. I just wanted to voice that on the on the on behalf of the chamber and I'll say just personally that having seen the shows and seeing the plans I am very excited to be able to partake in this cultural very special cultural gem over the coming years, thank you.

James Stanford – Hi I'm James Stanford and I moved to Phillipstown last year when my wife and I bought our house on Lane Gate Road and I joined the board of the Shakespeare Festival because of this project. I think it's one of the most exciting developments that's happening in theater and the way that it is I think investing in this community is something that I wanted to be a part of for the rest of my life. A couple things I want to say very quickly. One is I just think we're so fortunate that Chris Davis has decided to transform a golf course with kind of questionable kind of environmental impact into a real community asset. I think it's in line with the values that I found so special and attractive and made me want to put

down roots here and also when you think about what could happen with so many other golf courses across the country that are being put on the market and sold to commercial developers who are not taking the pains that the festival leaders have taken to be as transparent and thorough in providing the documentation and I admit that the very large volume of evidence that they've created is a lot to consume but it's also in the service of transparency and addressing the very real concerns of this community of which I'm excited to become a new member. Last thing I want to say is somewhat different point that I haven't heard is that I think with things like this with opportunities so rare it's really important about intention and especially talent and I do want to say that when it comes to the capable hands of Davis McCallum and Katie Liberman, they're two of the most effective professionals I've ever worked with in any profession. I'm a business person and an entrepreneur and I'm blown away by their operational excellence and the incredible pains they're making to make sure the impact on the community is positive. I think with the sustainable commitment to an environment that I think we're all going to be proud of and excited to invest in for the long term it fills me with a great deal of excitement and I think it's just a miracle what Chris Davis has enabled. I strongly encourage the support of the motion.

Nance Williamson- I'm Nance Williamson and I'm Kurt Rhodes and we're both actors with the Hudson Valley Shakespeare Festival for the last 20 seasons or so. We moved up to Garrison about 20 years now and have been so fortunate to not only work at the Shakespeare Festival but to be a part of this company and to live in this we moved up from the city like so many of us all did and to breathe the air and to be a part of the, to be able to perform Shakespeare in a place like the tent, like the Hudson River Valley is unique. I don't need to tell any of you that. We've performed all over the world all over the country and this is a spot that is one of a kind and not to be trifled with not to be disturbed not to be but to be able to say these words in this setting is such a gift and I feel like the Board and Davis and Katie and the community, you want to be able to preserve what's good about that and what's right about that and not mess with it, not mess with it at all and I think Shakespeare would be quite proud of this tent. I'd like to say something, I'm Kurt Rhodes and the longest employed person at the Hudson Valley Shakespeare Festival by golly not that I've made the most money, hint. But I do think that we use the this the landscape and the sky and the sunlight and the sunset as another character as stewards of that property. I think we would be most committed to keeping it as pristine and beautiful as it can be and also to share it and thanks for letting me share.

Richard Butensky- Well first I'd like to know what I did to deserve following Nance Williamson and Kurt Rhodes but I'll try and project my voice like they do. Well, my name is Richard Butensky, I served on the Comprehensive Plan Committee but I do not speak for them I'm speaking for myself and what I'd like to say is that my feeling is that this plan especially in an environmental perspective is very much in keeping with the Comprehensive Plan and its goals. Without repeating all the wonderful things that people before me said is I know that that some of the people who are in opposition to this I respect them and I understand their fears that they have about worst-case scenario. But frankly as much as I respect their concerns and their opinions and who they are I don't see it; the fears seem overblown. I can't see a better use and a more environmentally sensitive use of this property and a better use for the community. As far as the long-term goals and problems will arise over the years and there will be things that have to be dealt with and I think the Shakespeare Festival has proven over the decades to be a good neighbor and a good member of the community. You can't set up a lemonade stand in Cold Spring without a couple of letters to the editor appearing in the paper about somebody blocking the sidewalk but the Shakespeare

festival has managed to be in the same location at Boscobel for decades and I can't recall anybody complaining about anything. They've been just a great neighbor and I don't see any reason why they will not be a great neighbor and a great steward of the land at their new location. I believe that they shouldn't be hamstrung in any way there this opportunity, the best thing for the environment is to have a long-term stable steward of this property. The more that this Board can see fit to give them the tools that they need to sustain this property and to keep them themselves economically viable the better it will be for the environmental impact of this property over the years and for the Shakespeare Festival itself and their effect on the community. Thank you very much.

Jacob Weisberg- Hi, it's Jacob Weisberg, my wife and I live on Old Albany Post Road where less than a mile is the crow flies from the where the theater is going to be. I want to try to say something that hasn't been said there's been a wonderful range of comments and I think what I want to add is that no change like this can be 100% positive or 100% negative. You have to weigh and balance the positives and negatives and it seems to me that when you look at the environmental impact, the economic impact, the cultural and educational impact, the traffic impacts, the balance is overwhelmingly positive. Just as something can't be 100% positive or 100% negative can't foresee all of the things that will happen down the road as a result of a change like this. That's where the track record and the reputation of the organization and the people involved become so important and how do we think they will deal with unforeseen problems, unforeseen impacts. That's where I think the Shakespeare Festival has been so impressive and thoughtful and sensitive as a neighbor. I think they have come up with the best and most thoughtful plan they can but I think we can also count on them if they're things that haven't been anticipated to try to accommodate them. And the things that will come up they're going to treat as a member of the community and as a neighbor that has a permanent home here. I think taking it all into account the important thing is to try to come up with a sort of balanced picture of it and as a neighbor it's hard for me to see this as anything other than a boon to the community, so thanks for the opportunity to speak.

Chair Zuckerman stated that we have 25 more speakers 13 for Zoom, 12 in person and we are four minutes away from our cut time. He added that he just wants to spend a couple minutes with the Board talking about, I'd like to just get a sense if the Board feels it should continue to hear the other 25 speakers what's the appropriate process Mr. Gaba?

Mr. Gaba stated if you want to hear the other 25 speakers tonight you just keep going. If you want to continue the public hearing you can either vote to assign another night tonight for the public hearing in which case you will not have to re-notice the public hearing because having announced what the new night is tonight will take care of that. If you do not have a new night because you're looking for a different venue or something like that then you would have to put it off and either the Chairman could schedule it or you could wait until your next Board meeting and vote on it if you're so inclined. But you would have to publish notice of that new date if you don't announce it tonight.

Chair Zuckerman stated given the agenda for the next Board meeting I think is shockingly light. I'd like to propose that we continue to hear the other 25 speakers at our regularly scheduled Planning Board meeting on the third Thursday of the month that would be the 17th of February. I just want to get gauge the sense from the group what their view is.

Mr. Gaba stated if you continue public hearing, you can't limit it to the 25 people who were scheduled tonight. Anybody who shows up at the continued public hearing would also have a right to speak.

Chair Zuckerman stated you're absolutely right. He then asked we don't have to hear the same people again though?

Mr. Gaba replied, that's true and if they don't show up well obviously, they've decided that their comments have already been incorporated by what's already been said but it would be just a continued public hearing and whoever showed up would or appeared if you're doing it by Zoom would have an opportunity to speak.

Heidi Wendel stated that make sense to me.

Dennis Gagnon stated that he's in agreement with holding it open to the next meeting.

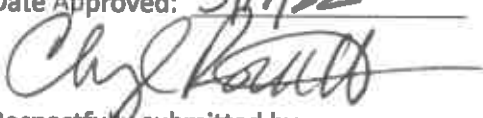
Chair Zuckerman asked for a motion to continue the public hearing to the regularly scheduled Planning Board meeting. Heidi Wendel made the motion, Kim Conner seconded the motion. The Board voted unanimously to continue the public hearing at the next meeting, 2/17/2022.

Mr. Hollis stated that he had seven statements. The dam is under the jurisdiction of the New York State Department of Environmental Conservation. Any shortcomings it may have will be brought to the attention of the property owner and will have to be dealt with according to DEC regulations. Number one, as one of the speakers in opposition noted the number of a thousand people a day every day is incorrect. The thousand people was required of us to provide for a maximum build out at the end of the full build out of the project and we stated that would happen three times a year at the most. The buildings are 22 in number, not 36. They include Mr. Davis's residence, the bathrooms, the pavilion and the box office. The noise test results are part of the record, they were put at noise receptor locations as directed by the Planning Board. The town does have its own consultants in the able hands of Mr. Gaba, Mr. Gainer and AKRF. We placed the noise receptors at locations directed by the Planning Board, I think I mentioned and lastly, we had a drone video taken of the bridge and the road as that would traverse the bridge and we are going to post it on the Hudson Valley Shakespeare website. Ms. Rockett has it and if there's a way, we'll coordinate it to make that available for the public for general knowledge purposes and if for some reason the snowstorm cancels our site walk for Sunday as well.

Chair Zuckerman stated to that point just TBD, we'll have to make a call on Saturday evening about how bad it is. Those who want to see the Snake Hill Road bridge proposal there is well-staked.

He then asked for a motion to adjourn the meeting. Heidi Wendel made the motion, Kim Conner seconded the motion. The Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 10:30pm

Date Approved: 3/17/22

Respectfully submitted by

Cheryl Rockett- Planning Board Secretary