

HVSF/GGC

Letters from the public

1/27/22- 2/7/22



CHERYL ROCKETT <crockett@phillpstown.com>

Letter in support of HVSF

1 message

Allison Cross <across@visitmanitoga.org>
To: **CHERYL ROCKETT** <crockett@phillpstown.com>

Wed, Jan 26, 2022 at 4:11 PM

To All Concerned:

Regarding HVSF's new home, we can all continue to debate and present arguments and data in support of our positions: tax benefit or tax loss (and to whom), reduced accidents (broadside collisions) or increased accidents (rear-end collisions) because of a traffic light, potable water versus surface water use . . .etc.

Most of us agree that HVSF is a cultural gift to the community, that it is managed by talented professionals and beloved by donors, audiences and performers, alike. Chris Davis is an environmental steward who has been dedicated and generous to the Garrison community and to our non-profits for many years. HVSF was asked to project their plans far into the future. This has had benefits and drawbacks. For although their plan speaks to strategic, phased growth over time, the vision may loom large in the mind's eye today.

As a nonprofit leader in the community, my vote is to trust HVSF and its leadership to consider the land, the company, and our concerns with great care and the benefit of all.

Allison Cross
Executive Director

MANITOGA / The Russel Wright Design Center
PO Box 249, Garrison, NY 10524
845 424 3812 office
845 228 8380 direct
845 392 1990 mobile
www.visitmanitoga.org
across@visitmanitoga.org

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**Questions and Concerns for the Philipstown Planning Board (and Town Board)
HVSF Meeting Thursday Jan 27, 2022**

From: Patricia Berwald and Jay Brenner, 29 Snake Hill Road, Garrison, NY

Why are you expanding to 1000-2000 visitors six days a week from 300 or so in July and August?

If Shakespeare stayed within its current parameters there would be no issues at all, like on 9D at Boscobel. It's irresponsible to impose this kind of deluge on Snake Hill Road, on the intersection at rt. 9 and surrounding properties.

Are you petitioning for variance of environmental protections and zoning that is in place?

The light at Snake Hill/Travis Corners has been proposed before and defeated because they are not one road. What has changed?

A turning lane makes sense. Maybe even a traffic light that only works during performances to avoid trucks revving down and up amplifying the noise from rt. 9 during the day. Please explain.

Who is profiting by this?

Why does our community need this?

How long will the proposed open season be?

Will new roads be built on the golf course? Why build paved parking lots?

How long will there be construction?

Where does this fit into the 2006 to 2030 plan for Philipstown?

Why will the bridge be at the foot of our driveway instead of rebuilding the dam bridge that exists now?

What are the pink ribbons all around the Philipsbrook below the existing bridge? There is so much wildlife and vegetation down there.

Why lose the three gorgeous trees and more to make the bridge? And our mailboxes? And an intrusion on our access to our own driveway and possibly encourage others to use it as a turn-around? We also feel this could be a security issue and effect our property value. That is a lot of intrusion for a family that moved here a year ago with no idea something of this magnitude would be imposed on our rural lifestyle.

Will there only be Shakespeare performances? What is stopping you from having rock concerts or louder events? Political rallies. Will there be a sound system? Lights everywhere? We need to see that plan.

Why expand the train station parking for out of towners coming by train?

Why did you advertise earlier this year that Shakespeare was just "moving up the hill"? We support the HVSF. There are concerned people here that are and have been on the HVSF Board.

JAN 27 2022



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF proposal

1 message

Charles Dupree <whitfielddupree@gmail.com>

Thu, Jan 27, 2022 at 9:17 AM

To: crockett@phillipstown.com

Cc: Rachel <rsmabel212@gmail.com>, Marilyn Young <mare.young@gmail.com>, Ben Green <bengreenmusic@aol.com>, Francesca Beghe <fbeghe@aol.com>

Dear Planning Board:

We live at 100 Travis Corners Road. As neighbors of The Garrison, we have a vested interest in the HVSF proposal. I regret that I cannot participate in tonight's meeting as I am out of town.

As a general matter, we are supportive of the proposal with several extremely important caveats: that any approval be conditioned on a) strict, defined noise limitations, b) total and perpetual prohibition of any outdoor musical concerts, and c) punitive monetary penalties for violations.

Several years ago during the summer, The Garrison allowed outdoor music and the impact on the quality of life for neighbors was extremely negative. Our support for the HVSF proposal thus depends on protections against this occurring in the future.

Sincerely,
Charlie Dupree

100 Travis Corners Rd


2 / 2022

Lauri W. Sawyer
77 Upper Station Road
Garrison, NY 10524

January 27, 2022

To the members of the Philipstown Planning Board:

I write to express my support of the Hudson Valley Shakespeare Festival's plans to relocate to the Garrison.

I have been a full-time resident of Garrison since 2006. My daughter attends school at Manitou and we love our wonderful community here in Philipstown. I have enjoyed attending performances of the Hudson Valley Shakespeare Festival in the beautiful landscape of the Hudson Valley with my friends and family for over twenty years and look forward to enjoying many more years of wonderful performances at the Garrison.

The Hudson Valley Shakespeare Festival ("HVSF") has always embraced and incorporated the landscape into its activities – from the pre-show picnics to the use of the outdoor space during the performances themselves. There have been times when you couldn't tell if the crack of the thunder was because it was storming in the valley or in the show. It is such a unique opportunity to participate in these shows, and I feel blessed that my daughter has been able to grow up going to them. I know that HVSF is committed to its continued relationship with the land and area and believe that HVSF's plans will preserve such invaluable resources.

I have heard concerns expressed about HVSF's move to the Garrison, but believe that HVSF has been and will continue to be a good neighbor and steward of the gifts that have been entrusted to it. HVSF's move will allow the beautiful lands of the Garrison to no longer be treated with pesticides and chemicals necessary to maintain the golf course, but can be returned to native meadows. The move has prompted the consideration of adding a much-needed traffic light to the dangerous intersection of Route 9 and Snake Hill Road. Most importantly, HVSF's presence at the Garrison will preserve and protect the site from commercial or residential development.

As a Garrison parent, I am thrilled at the opportunities HVSF's new home will provide to the children in our community. Having a permanent home will allow more family matinee performances as well as educational programming throughout the year. Personally, I look forward to many more wonderful summer evenings with our neighbors, picnicking while gazing at the Hudson River and watching the sun go down.

while under the Shakespeare tent. The new location will allow us to revel in the beauty of Storm King Mountain and Breakneck Ridge. Giving HVSF this opportunity to have a permanent home ensures that generations to come will enjoy this special experience that simply does not exist anywhere else.

Very truly yours,

A handwritten signature in dark ink, appearing to be the initials 'JMS' with a stylized flourish extending to the right.

Submitted by email to Cheryl Rockett at crockett@philipstown.com

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JAN 2 / 2022



CHERYL ROCKETT <crockett@phillipstown.com>

HVSF and the Garrison: For Tonight's hearing

2 messages

Wing Keith <wingkeith1@gmail.com>
To: crockett@phillipstown.com

Thu, Jan 27, 2022 at 1:09 PM

Hello, Cheryl:

Davis McCallum gave me your email address, I hope that's ok.

I live at Fort Defiance (since 1999), have a gorgeous view of the Garrison's land, and feel strongly (in support of) the plan to re-locate the HVSF there.

Sadly, I am unable to join the Hearing in person tonight (dealing w the aftermath of my husband's death in 2021).

I have asked a friend/neighbour to say a few words on my behalf; I hope that's ok.

I also wanted you to know/know in advance of the Hearing my position on the proposal:

I strongly support it, for many reasons (see below).

I fear that we, neighbours and community, have become complacent over 30+ years about two situations from which we benefit but which are not sustainable in their current forms.

1) Chris Davis purchased the Garrison in the '90's, saving it from extensive development. He did so privately and generously. However, there is no LT conservation easement on this land. Chris has maintained it at his own (significant) personal expense. Who are we to "insist" this scenario is somehow our "right"?

2) We have enjoyed, both personally and as a community, the benefit of a world-class, nationally-lauded performance art company in the form of HVSF. However, HVSF is a struggling non-profit, for whom the regular rent negotiations w Boscobel have been a threat to its continued existence.

HVSF not only delights us annually, but also provides our community w "cultural cred" vis-a-vis our other HRV communities—with whom, frankly, we compete.

Neither situation is sustainable LT. The proposed permanent home of the Garrison for HVSF provides US, the neighbours and broader community, with permanent solutions to both dilemmas.

I thank my neighbours and community members who have raised cogent questions. I find HVSF's responses to these questions of noise pollution, traffic pollution, and "visitor pollution" to be thoughtful and believe they can and will mitigate our concerns.

Like my other Fort Defiance Hill neighbours (and others who own land in Garrison overlooking The Garrison), I have a bird's eye view of the land there.

I have enjoyed this view for years now, w/o realising how precarious its protections are (ie, there are no easements at present, as I understand it).

For me, HVSF has fully addressed my own concerns re the potential "pollutants" of noise, cars, and people referenced above.

My conclusion remains: what are the alternatives?? Nothing likely as good as such a responsible steward of the land and community as HVSF has proven itself to be.

Therefore, I wholly support the proposed plan.

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1/27/22, 1:19 PM

The Town of Philipstown Mail - HVSF and the Garrison: For Tonight's hearing

Cheryl: please feel free to email if you wish to discuss further. I also am happy to speak by phone. Note: I am in the UK at present, hence, 5 hours ahead of you in terms of time.

Good luck to all of you tonight!

Best wishes,

Wing Keith.

CHERYL ROCKETT <crockett@philipstown.com>
Draft To: Wing Keith <wingkeith1@gmail.com>

Thu, Jan 27, 2022 at 1:19 PM

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[Quoted text hidden]

Letter to the Planning Board

January 27, 2022

My name is Nat Prentice. I live at 848 Route 9D.

I am speaking for myself as a full-time resident of Garrison.

(Full Disclosure: I am a Board member of the Hudson Valley Shakespeare Festival (HVSF) and have been for most of the last 20 years.)

I support the HVSF's plan to move to the site of the Garrison Golf Club because it leverages a generous gift into an environmentally friendly permanent solution for a vulnerable property and keeps the positive economic impact of this organization in Philipstown.

I'd like to thank the Planning Board for its continuing efforts to understand the HVSF's application thoroughly so that the special, but fragile, nature of our town, which we have all worked on for many years, is preserved.

Respectfully submitted,

Nathaniel S. Prentice

Email: natprentice@mac.com

Telephone: 845-661-8937

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JAN 27 2022

January 27, 2022

To Neil Zuckerman and members of the Philipstown Planning Board,

It's a shame that the discussion around the proposed HVSF campus has become so polarized; as it now stands, you are either all-in for this development and everything it entails, or you're an enemy of culture, the environment, and our lovely home-grown theater festival.

The actual situation is more nuanced: like most everyone I've spoken to, I am all for Shakespeare and their transformation of this property into a lively, year-round cultural campus, but I am opposed to certain aspects of the plan.

In particular, I object to the aggressive siting of the proposed permanent tent and outbuildings on top of the ridgeline, one of the most magnificent sites in our region. To build a large, permanent structure on that spot prioritizes publicity and a transient "wow" factor over deeper community values, including regional beauty, a broader vision for community and audience enjoyment of the site, and long-term environmental sensitivity (once a permanent structure is built its site is forever altered, and can never fully return to its natural state).

As I say above, my objection to the siting of the tent is in line with many dozens of people I've spoken with during the past year (including some who were *recruited by HVSF* during a recent phone campaign to write "favorable" letters to you in support of their mission). Like me, they have various misgivings about the scope and impact of the proposed development—but while details of our objections vary, we all agree that the siting of the tent would be a disaster.

Thank you for your ongoing hard and careful work, and for your consideration of this letter.

Sincerely yours,

Celia Barbour
12 Old Cat Rock Road
Garrison NY
(21-year resident)

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JAN 27 2022

To the editor:

In their new role as land stewards, I had hoped the dramatic beauty of the land would take the lead in the Hudson Valley Shakespeare Festival's move to the Garrison Golf Course. The property has spectacular river views and open space. When Chris Davis purchased it, he saved the rural and scenic character of the neighborhood. Then work by the community put protections in place via town codes and overlays to ensure that the fragile balance of conserving our natural and cultural character would be preserved.

Now given this generous donation, HVSF seeks to have these protections waived. Their Environmental Application Form shows the placement of their tent plus back of house facilities on the highest hillside at The Garrison. The view north to Storm King Mountain is to the birthplace of the environmental movement and Scenic Hudson. It would be a folly to impose man-made structures upon this ridge, especially with other river view sites possible there.

HVSF is not simply moving their tent a few miles down the road. I find their larger plans out of keeping with the community character and values of Philipstown. As stated in the Town Comprehensive Plan, the first goal is to sustain our rural and historic character. There is a fine balance between the natural and cultural in this remarkable community and I have deeply appreciated living here for the past 24 years. The HVSF meadows and gardens are a good start and the charming homegrown theater company of the past would be welcome. But the scale of their plans for the buildings and parking lots need to be climate-smart and ecological as well and to be more aligned with the rural nature and scenic beauty of the site, respecting the protections they are asking to have rolled back.

*Thy ambition,
Thou scarlet sin, robb'd this bewailing land.
Shakespeare, Henry VIII*

Marilyn Young, Garrison

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CHERYL ROCKETT <crockett@philipstown.com>

PROJECT

1 message

Joyce Blum <watercolorsync@icloud.com>
To: crockett@philipstown.com

Thu, Jan 27, 2022 at 6:03 PM

WILL PHILIPSTOWN TAX PAYERS HAVE TO PAY ANY
THING TOWARDS THIS PROJECT?

WILL THE TOWN HAVE TO CONTRIBUTE ANY MONEY TO THIS PROJECT?

WILL ANY NEW ROADS HAVE TO BE BUILT IN ORDER FOR THE PROJECT
TO BE BUILT - AND - ALSO FUNCTION?

HOW WILL THE ADDITIONAL TRAFFIC ON RT 9 AND IN THE TOWN BE HANDLED?

HOW MUCH DOES THE TOTAL PROJECT COST?

AND - WHO IS PAYING FOR IT?

WHAT ZONING WILL HAVE TO BE CHANGED IN ORDER FOR IT TO PROCEED?

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January 27, 2022

Neal Zuckerman, Chair
Town of Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

Dear Chairman Zuckerman,
Please note that I am writing in my individual capacity and not in any way on behalf of any organization.

I am a longtime supporter of Hudson Valley Shakespeare Festival and greatly appreciate the benefit that the festival brings to Philipstown. I believe that HVSF's final plans will be responsive to the concerns of the planning board and the community and I am in favor of their creating a new, permanent home for the festival at the Garrison Golf Course. In addition, I believe that HVSF intends to do its best to successfully transition the golf course landscape to a vibrant, thriving landscape, and I am grateful for that.

My main concern is for the proposed location of the tent and auxiliary buildings on what I call the beauty spot of the property, the place where you can stand and soak in the glorious view (and, thanks to Chris Davis's extraordinary generosity, people have felt welcome to do so). Yes, there are other places to see the Hudson. You can climb Breakneck or Bull Hill, you can walk at Little Stony Point or Manitou, but this particular glorious view is open to the sky and the river in a way that sets it apart. It is an exceptional place for people to experience the quintessential beauty of the Hudson Highlands.

I am writing to ask the planning board not to allow buildings—even a beautifully designed tent structure and certainly not the auxiliary buildings—to usurp the site, changing the landscape forever. There are other locations on the property that would provide excellent views for the theatergoers and they could then walk to the big view, which is what happened at Boscobel. Furthermore, although this high point is not technically on a protected ridgeline according to our zoning code, the entire property does sit in the Scenic Overlay district. It is a very important landscape for the rural character of our town.

The Hudson Valley is the place where ideas about American landscape design were refined in the nineteenth century. It is also the place where the modern environmental movement got its start. Our shared landscape is one of this town's most precious treasures. I hope the planning board will honor this heritage and deny HVSF the right to build its tent and auxiliary buildings on the very spot that instead we should be proud to preserve for the benefit of future generations.

Thank you for your attention and for your hard work on behalf of our community,
Nancy Berner

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CHERYL ROCKETT <crockett@phillipstown.com>

HVSF note

1 message

Eliza Brown <broeliza@gmail.com>
To: crockett@phillipstown.com

Thu, Jan 27, 2022 at 7:00 PM

Hello,

I am writing to express my great excitement regarding the HVSF's new location. A theater with a permanent location is the stuff of dreams. School groups will take acting classes; local artists and artisans will gain employment; this will be a creative center for the performing arts, which is very rare in this country.

I understand the concerns of neighbors who do not want increased traffic or sound. Consider this: There is generally one show per day, and in the evening. Patrons arrive at the festival in dribs and drabs. Many like to picnic before the show. This will continue to be a tradition at the new location. So, instead of imagining 100 cars all arriving at once for a show (and this is an estimate - I have no idea what the capacity is of the new tent), they would arrive over the course of several hours. Actors will live on site, so their arrival for a performance is not an issue. Actors will not be amplified, and the tent will be smaller than what is now at Boscobel. Yes, you might not have signed up for this when you bought your house near the golf course, but I would suggest that the festival will impact your quality of life a lot less than a wedding hosted at the current golf course.

All the best,

Eliza Brown

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Statement in support of Hudson Valley Shakespeare Festival Plan

**Priscilla S. Goldfarb
22 Butterfield Road Apt 304, Cold Spring, NY 0516
914.527.4178**

I support the Hudson Valley Shakespeare Festival plan that is under consideration by the Philipstown Town Board. Here's why.

The first Hudson Valley Shakespeare performance I attended was summer 1999. In Act 1, Scene 2 of Twelfth Night I witnessed Viola, the sailors and their captain damp from a passing summer thundershower emerge from their shipwreck in the shrubbery and enter the Festival tent. It was classic HVSF, 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 has carried over into the plan for their new home at the Garrison that respects the beautiful terrain and views, dedicates some 75 acres for permanent conservation and allows access for passive public use. That's not all they respect. HVSF relies mainly on tent acoustics and natural voice projection rather than amplification. The actors sound better and sound stays where it belongs – in the tent.

I lived for over twenty years about a half mile from the intersection of Snake Hill Road and Route 9. I applaud HVSF for their thorough traffic studies and planning that aims to improve the safety of that problematic spot. A traffic signal is long overdue.

HVSF is a unique cultural and educational asset to our community. It offers opportunities for employment and career development for young people to

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immerse themselves in theater and hone their acting skills. One of our sons was fortunate to be among those who have performed under the HVSF tent and gone on to an acting career.

HVSF is making a long term investment in our community and realizing their plan in stages over a period of 30 years. It is in their interest to be a good neighbor. Their willingness to engage in conversation about their plans every step of the way demonstrates their commitment to do so. I am 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 HVSF a good neighbor since its inception.

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CHERYL ROCKETT <crockett@phillipstown.com>

Supporting HVSF project

1 message

Elizabeth Anderson <eprenticea@gmail.com>

Thu, Jan 27, 2022 at 10:41 PM

To: crockett@phillipstown.com

To Chairman Zuckerman and the members of the Planning Board,

Thank you for running such a well-organized and civil meeting tonight.

As I did not speak, I am writing in support of the HVSF project. I have followed the progress of the project attentively, and believe that the Board and staff of HVSF have provided exemplary care and responsiveness to community feedback. They have demonstrated their commitment to Garrison and to the stewardship of the land with which they will be entrusted.

I am thrilled that HVSF is here. I'm also thrilled that Magazzino is here, and that Dia is just up the road in Beacon, and that Storm King Art Center is not too far away. The arts create economic and intellectual vibrancy that enriches communities, and society as a whole.

We all understand that economic growth creates issues that must be managed carefully. But economic stagnation and economic decline bring issues, too, of a much more difficult and intractable nature. Beacon before Dia, and Beacon after, are two different places. There will always be complaints about change, but I doubt many people would prefer Beacon to go back to the way it was in the mid-1990s.

Garrison hasn't faced the issues Beacon did; that's been our good fortune. Now we have the opportunity to take the advantages we already enjoy-- our stunning scenery, our engaged and thoughtful community, the many talented artists in our midst-- and create something even better with them.

I hope we take that opportunity.

Yours sincerely,

Elizabeth Anderson
16 Fox Hollow Lane, Garrison

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CHERYL ROCKETT <crockett@phillpstown.com>

HVSF Application Before the Philipstown Planning Board

1 message

sbranag@aol.com <sbranag@aol.com>

Thu, Jan 27, 2022 at 10:48 PM

Reply-To: sbranag@aol.com

To: "crockett@philipstown.com" <crockett@philipstown.com>

Dear Planning Board,

I am writing in support of the Hudson Valley Shakespeare Festival's (HVSF) application for approval of plans for the former golf course at the property at Route 9 and Snake Hill Road. I am familiar with the plans for the project. I was given a tour of the property with the project in mind, as Chair of the Cold Spring Farmers' Market board (though I write here not in that capacity but rather as private citizen of Philipstown). I attended at least one site visit last year. Also, I attended the meeting tonight until approximately 10 pm but cannot stay longer to speak.

First and largely, the turning over of a golf course - with all of its maintenance - to HVSF and some space for public use will be a significant improvement to the environment and to the local ecology.

The fact that I and others will be able to walk this property and enjoy the meadows and hilltops and view sheds will be an improvement. I am a supporter of HHLT and believe that Chris Davis' decades of experience in land preservation in and around Philipstown can be seen as an asset for the project and the community.

The sheer size and extent of the property that is being donated will be able to absorb the changes and the impact of the buildings planned. I believe ultimately the impact to the area will be minimized because the planners have tried to be sensitive to the negative impact on the area. They seemed to try to adjust along the way, considering impacts of noise, traffic, light, and views, and listened to the opinions of neighbors and concerned community members.

I have heard for many years, that the intersection of Route 9 and Snake Hill/Travis Corners Roads is dangerous, and people have been arguing for a traffic signal or other changes to safety for the 20 years that I have lived in Philipstown. The project enables this improvement to the safety on Route 9.

I have lived approximately 1/2 mile from Boscobel for 20 years and have often found myself caught in the "traffic" after theater on Route 9D. I've only seen a peaceful and staggered exodus out onto and along 9D and I never experienced a negative impact on those evenings.

A property like this can transition from one owner to another in a number of ways - negative or positive. And I do agree that there are aspects to this that are difficult to accept - changes to Snake Hill Road, increase in traffic to the area, future expansions that are difficult to regulate now, fears of the close neighbors - and changes to a large property central to any community are never perfect and cannot please everyone.

However, given all and in the balance, this project presents positive change and I believe should be supported.

Thank you for your time and hard work on this massive endeavor.

Susan Branagan
Nelsonville, New York
845-265-9187

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CHERYL ROCKETT <crockett@phillpstown.com>

Hudson Valley Shakespeare Festival

1 message

Matt Williams <matt_williams1@mac.com>

Fri, Jan 28, 2022 at 10:41 AM

To: crockett@phillpstown.com

Cc: Davis McCallum <dmccallum@hvshakespeare.org>

To the Phillips Town Planning Board:

I am writing this letter of support on behalf of the Hudson Valley Shakespeare Festival. The festival has flourished for years and has enriched the lives of our community. The proposed location at The Garrison is an ideal setting for this beautiful Institution. I can not imagine the festival having a negative impact on the environment, only a positive impact on the lives of audiences and this community.

So, I want to add my enthusiastic voice and strong support for Davis McCallum and the Hudson Valley Shakespeare Festival's new home.

Thank you.
Matt Williams

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JAN 28 2022



CHERYL ROCKETT <crockett@phillipstown.com>

Zoom attendee feedback

1 message

John Allen <johnallenny@gmail.com>
To: crockett@phillipstown.com

Fri, Jan 28, 2022 at 12:04 PM

Hi Cheryl -

Susan and I stayed at the meeting for more than 2 1/2 hours last night. It was very interesting to hear the variety of comments made and I think you all did very well considering the different challenges that came up. I have a couple of suggestions which follow. It is more impactful if we (zoom users) can see a "speaker view" of the person talking, which means a full screen view, not just one of the little boxes. Also, for the iPad user, when showing multiple screens if you show a maximum of nine (3 x 3) the top row of images is not truncated; for some reason when showing 12 or 16 or 25 separate images (so called "gallery view") the top third of the top row is cut off.

I'm aware that there are different zoom functions available for different size groups. It would be a bonus if zoom users could get a speaker view of the zoom-using person who has the floor and is talking.

Finally, a question. Will the clear questions posed by various community members be answered in a forthcoming public meeting?

Thanks for your work and for listening.

Best,

John Allen

Sent from my iPad

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CHERYL ROCKETT <crockett@phillipstown.com>

environmental issues

1 message

betsy calhoun <marieelizabethc@gmail.com>

Fri, Jan 28, 2022 at 12:15 PM

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

OPEN LETTER TO CHAIRMAN NEAL ZUCKERMAN AND MEMBERS OF THE PLANNING BOARD

Dear Mr. Zuckerman and Planning Board Members,
Mesmerized by the realization that the meeting last Thursday was about "I love Shakespeare", not about the project's environmental issues. I blew my chance to point out a few concerns.

1. Too many new roads and parking lots paved with what?
2. New bridge affecting wetlands and cutting major trees.
3. Lack of a plan to repair existing dam/bridge.
4. Major use of water.
5. Major need for sewage and trash disposal.
6. Too many new buildings and NO PLANS.
7. Desecration of high ridge line.

If this plan has ANY tent near an existing building, it will find the high ridge soon after.

8. Lack of reality about fields, pollination, planting in general.

In addition, there was very inadequate presentation of zoning; and no opportunity to question the Town Board members' role in a surprisingly questionable overall process.

Betsy Calhoun

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January 28, 2022

Statement of Bevis Longstreth
Planning Board Meeting on HVSF Proposed Development

My name is Bevis Longstreth. My family built our house in Garrison, on South Mountain Pass, in 1968. We've been residents ever since -- over half a century. From the start we've loved this place, as do our three children, their spouses and our nine grandchildren.

I attended the meeting last night, and I had hoped to have an opportunity to speak. Failing that, I am submitting these brief comments.

I first want to commend Chris Davis for conceiving a brilliant conservation-centric solution to a site exposed to a hundred and more kinds of development that would be hurtful to the environment and the Phillipstown community. Mr. Davis and his colleagues in this plan are bent on saving us from any number of potential development disasters.

I am comforted by the fact that the Board is only considering Phase I of the Festival project, which looks forward an incredible 30 years. That planning is impressive. I'm in that large group who can plan ahead so little that it becomes risky just to buy green bananas. But, if Phase I goes forward, experience will test much of the future plans, which remain subject to further public comment and Board consideration. Much may change, including the large scope of the ultimate plan.

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Our family strongly favors the approval of the Festival plan under consideration. We do so because we have seen, over decades, the unique and critical role of arts in the Hudson Highlands that has been so superbly served by the now deeply rooted institution that is the Festival, an institution of the arts, yes , but of so much more -- education, history and sheer joy for this community.

I've read and listened to claims that this plan will somehow hurt our community, change it in baleful ways. I grew up in Princeton, New Jersey, and through my years there I heard similar complaints by town against gown critics about the University's various expansions. In truth the presence of the University in that town has always been a treasure to be embraced and held onto, tight. I view the Festival's presence in Garrison in an identical way, albeit on a much smaller scale. We should not just tolerate the Festival, but embrace it with open arms, counting ourselves lucky to have it nearby.

As for Shakespeare, imagining what he would say could this board conjure him up, he might have put it this way:

"Our doubts are traitors,
And make us lose the good we oft might win,
By fearing to attempt."

Thank you for giving me time to speak. I appreciate and applaud the professionalism, time and commitment of this Board.

And please, remember: "Nothing will come of nothing."

Bevis Longstreth
141 South Mountain Pass

RECORDED
JAN 28 2022

Garrison, New York 10524

blongstreth@mindspring.com



CHERYL ROCKETT <crockett@phillipstown.com>

Public Comments on HVSF project

2 messages

Shari Eberts <shari.eberts@gmail.com>

Sat, Jan 29, 2022 at 12:56 PM

To: crockett@phillipstown.com

Hi Cheryl

I was unable to attend the public hearing last week but wanted to share some thoughts on Hudson Valley Shakespeare's upcoming move to its new location. Davls McCallum shared your email with me.

As a long-time resident of Garrison, my family and I are big fans of Hudson Valley Shakespeare. We attend performances every summer and look forward to many more years of doing so in its new location. We are excited that the new venue will make performances available to more people, including students, by extending the season into the Fall.

As an advocate for people with hearing loss, I am thrilled that the new space will be ecologically sound and that management has committed to making it accessible to people with all types of disabilities, including people with hearing loss.

We live on Chapman Road so make frequent use of the intersection at Route 9 and Travis Corners. One added bonus of HVSF's move to the new space would be the addition of a traffic light at this dangerous intersection. Just last night it took us more than 6 minutes to get across safely. A traffic light is long overdue.

Thank you for the opportunity to share my thoughts.

All best,

Shari Eberts
70 Chapman Road
Garrison, NY 10524

Shari Eberts

Hearing Health Advocate

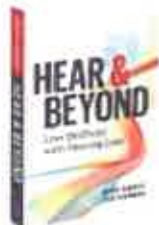
Founder | [Living With Hearing Loss](#)

Exec Producer | [We Hear You](#)

Author | [Hear & Beyond: Live Skillfully with Hearing Loss](#) (w/Gael Hannan) (coming May 2022)

Cell: 917-837-2324

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JAN 31 2022

CHERYL ROCKETT <crockett@phillipstown.com>

Mon, Jan 31, 2022 at 9:54 AM

To: Shari Eberts <shari.eberts@gmail.com>

Thank you Shari,

Your letter will be sent to the Planning Board, the Applicant Group and will be part of the record for this application.

Joe Regele
1039 Route 9D / Garrison, NY 10524

January 28, 2022

Philipstown Planning Board
Neil Zuckerman Chairman

RE: Request for Recusal – Board Member, Kim Connor – HVSF application

Dear Chairman Zuckerman and Board members,

Happy New Year to all and good health in 2022.

It has been brought to my attention that a Planning Board member, Kim Connor, is also a member of the Hudson Valley Shakespeare Insiders Circle. Membership in “The Circle” is granted after a donation of no less than \$10,000*. This is a significant amount of money, gifting of which warranted disclosure, by Ms. Connor, when she knew that the HVSF would have business before the Planning Board.

I recognize that Philipstown is a small community which makes it not uncommon for overlapping obligations. However, to maintain public confidence in our local boards it is imperative that those intersections be put on the table at the beginning of any process that involves overlapping loyalties. It should be noted that ethical considerations encompass issues that may (only) “have the appearance of conflicting interest”. It is not known by this writer if the \$10,000 documented in the link below is the only contribution by MS. Connor and it is incumbent upon the Chairman to ascertain the extent of her support for this organization, or others such as the HHLT (Hudson Highlands Land Trust) that have interests in front of the Planning Board.

While sitting in judgment of Shakespeare’s application, after such a donation(s), may or may not be a statutory violation of Town Law it does raise the question as to whether a significant “facilitator” of the Hudson Valley Shakespeare mission has retained the requisite impartiality necessary to cast a fair vote on Shakespeare’s request to amend Town Laws.

I respectfully request that you require board member Kim Connor recuse herself from all deliberations concerning the Hudson Valley Shakespeare Festival.

As I’m sure you are aware I have been a vocal proponent of “Honoring the Process” by which I have intended to convey the importance of seeing that this application, which has been submitted by a very well-funded and socially prominent applicants, be treated openly, fairly and like any other application. Transparency is a word I have heard frequently during the back and forth over this project and it is imperative in this instance.

I will appreciate a written response to my request.

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JAN 31 2022

Sincerely,

Joe Regele

*Source <https://hvshakespeare.org/supporters-of-hudson-valley-shakespeare-festival/>

CC Putnam County News and Recorder

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JAN 31 2022



CHERYL ROCKETT <crockett@phillipstown.com>

GGC/HVSF Open Hearing 17 Feb

1 message

highfield <highfield@optonline.net>
To: CHERYL ROCKETT <crockett@phillipstown.com>

Wed, Feb 2, 2022 at 4:39 PM

Dear Cheryl,

Thanks for trying valiantly to juggle zoom participants and in-person at the meeting on the 27th Jan. I'm hoping to snag a spot on 17th!

In the meantime, I would be grateful if you could pass the following letter on to Neal Zuckerman and the Planning Board members.

Thank you very much,
Carol

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Dear Chairman, and Members of the Planning Board,

GGC/HVSF Proposal

Thank you for all your hard work on this massive proposal!

Public Comment on the GGC/HVSF Plan is very important as it is such a huge potential development in the middle of the hamlet of Garrison, population 2,500 (per the Garrison Fire District which excludes Continental Village and parts of Putnam Valley.) Thank you for keeping it open.

At the Public Hearing I was disappointed by the number of people who were allowed to speak repetitiously without interruption from you on the subject of how wonderful HVSF is when you had expressly explained that this was not the purpose of this hearing. I, too, am a great supporter of HVSF, was President of the Board when we invested in the signature tent, have never missed a show and am still on the Advisory Board and, full disclosure, support the organization and want them to have a home on the Garrison Golf Course. But I and so many others wanted to speak to point, about the EAF and about the impact of the proposed plan and were not able to. I do hope we shall be able to speak this time.

You will have noticed that the bulk of speakers on 27th Jan who were praising the project were from Cold Spring or at least not living in sound or sight of the GGC. Some will have the new HHLT park in their backyard. Those geographically closest were the most concerned. There are many of us still to speak about specific concerns. Thank you for giving us a chance on 17th Feb.

We were asked at various moments in the hearing to "Trust Us" i.e. GGC/HVSF to be good stewards and good neighbors.

I would just like to point out that these assertions were based solely on the management of a very successful, well managed Theatre Tent operation on a rented spot where not one acre or one actual building was managed by HVSF let alone two theaters and plethora of new buildings and 98 acres of managed meadows and woods, a hotel, restaurant and banquet business which are envisaged. No tax financials are available since 2019 (2021 will not be due until the end of this year but 2020 should be available) and there are no Annual Reports or financial projections. I don't know on what basis these assertions were made - experience, expertise, financial? Or whether these assertions are irrelevant, which I assume to be the case. Furthermore, I know no-one among the many neighbors here near the Golf Course who has been approached for a chat by Chris Davis. Maybe fewer neighbors would now be so in the dark and confused had he done so. We remain grateful to him for saving the golf course when he first bought it, but this current proposal would be creating an unsettling precedent by throwing out all the zoning etc. we understood would preserve the land and us from being inundated by hundreds of people from March through October.

Please can the next Public Comment session be solely about the EAF? I know that AKRF is representing us all in combing through the EAF and has done much. But AKRF does not live in Garrison, near the golf course, and is not personally affected by this plan. Can we be assured that when we make points at the Public Hearing, they will be not only listened to but considered and, if need be, investigated and remediated?

As you know, this is not just the current HVSF operation at Boscobel being moved two miles up the road, as so much of HVSF's publicity asserts. Please note that Boscobel House was never open nor the wedding business operating at the same time as the theatre. The GGC/HVSF PDD proposition, by contrast, is a massive plan (you mentioned that you thought it is the largest to come before you) which could begin to be built out in 2027 and has all activities occurring

concurrently. (excepting small theatre Saturday matinee.) We already have traffic from the existing banquet/bar/restaurant/hotel business which is planned to be expanded. To have all the extra activities in addition will have huge impact for our dirt road, live-in-the-woods, no commerce community we thought we had protected via our Comprehensive Plan and zoning laws, overlays, even the 2005 PDD. Now we realize that all of this can be dispensed with for ? the greater good of people, far and wide. It might be interesting to see the figures for where the employees live and where the audience comes from.

I am asking whether we are speaking into a vacuum when we speak at the hearing or whether someone is likely to get back to us to talk about some kind of mitigation of concerns where possible. What is the process?

Very many thanks for all your hard work on this. We are trusting the Planning and Town Boards to represent the whole community in this matter, especially those who have genuine concerns.

Very many thanks,
Carol Marquand

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FEB 02 2022



CHERYL ROCKETT <crockett@phillipstown.com>

In support of the HVSF project

1 message

Oren Michels <oren@cloudery.com>
To: Phillipstown <crockett@phillipstown.com>

Thu, Feb 3, 2022 at 6:25 PM

Dear Planning Board:

As a resident of Phillipstown, I am writing in strong support of the Hudson Valley Shakespeare Festival's plans for the Garrison Golf Course property.

I believe that the proposed use will enhance the rural, natural beauty of our area. Through thoughtful architecture of both the built structures and the surrounding landscape, our community has the opportunity to replace a barren golf course used by relatively few residents with a beautiful park for walking, picnicking, and contemplating the stunning views of our beautiful valley - a park we can all enjoy.

At the same time, we will be able to enjoy interesting, thought-provoking theater presented by world-class performers, directors, and other creative professionals. This is a huge benefit for everyone from families who want to expose their kids to professional-level performing arts without having to go into the city to retirees for whom that trip is no longer practical. I grew up in Central Pennsylvania and spent my summers volunteering for the local nonprofit theater. These experiences were formative for me, instilling a life-long passion for the arts in general and theater in particular.

Our property is located just a few hundred feet from Route 9, so some might think that we would be concerned about the potential increase in traffic. Nothing could be further from our minds. The vast majority of the noise we hear is from truck traffic, which will not materially change because of HVSF. On the contrary - the necessary addition of a traffic light at Snake Hill Road should slow truck traffic. On performance days, traffic will still be manageable. People will arrive over a long period of time before the show, as everyone will have different plans for pre-show picnics. Likewise, after a show, there will be a range of departure times as people take advantage of the views and the lovely natural habitat before heading home.

I am excited about this project and what it will bring to our community, and encourage the planning board to approve it.

Thank you for listening.

Sincerely,

Oren Michels
Phillipstown

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Joe Regele

1039 Route 9D / Garrison, NY 10524

Chairman Zuckerman
Planning Board Members,

I hope this note finds everyone well.

I have been doing my best to wade through the piles of documents provided by the HVEC to the Planning Board. In doing so, and after visiting the proposed bridge location last Sunday (I know the site visit was canceled but we grow up tougher in New England) I have some questions that I would like to ask of OUR consultants-AKRF. Would you please forward the following questions:

1. Foremost does AKRF consider the packet on the bridge to be adequate? In my professional opinion a single line drawing, in section and a few cart path photos hardly inform the Planning Board of the ENORMOUS amount of disturbance and material that will be required to create the platform necessary for this bridge—AND ITS APPROACHES.
2. What is the turning radius required to exit the bridge onto Snake Hill Road?
3. How much of the steep bank and wetland area will need to be filled to provide the turning lane and radius required? Should not a drawing be provided to help ascertain the ENVIRONMENTAL impact of this MAJOR piece of work on the surrounding wetlands?
4. What percentage of the traffic that exits the HVEC grounds will make a RIGHT TURN on Snake Hill Road?
5. Has a study been conducted to ascertain if Snake Hill can accommodate the regular travel of Palisades Parkway/Bear Mountain Bridge bound traffic?
6. What will the impact be on the Route 9D-Snake Hill Road intersection? What if a wedding is finishing up and traffic leaving Boscobel, heading south on 9D at approximately the same time?
7. Will BUSES be allowed to turn right and head down Snake Hill Road? Large vans? What can Snake Hill safely accommodate?
8. WAZE IMPACT? What does AKRF have to say about the WAZE effect? What percentage of guests will enter "alternative route" on their menu when confronted by a backup? How many cars will end up on Philipse Brook Road? Travis Corners?

Thank you for your attention and continued hard work on this enormous project. I look forward to hearing back from our consultants.

Best,

joe

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Ann Patton
Art Lowenstein
18 Normandy Grange
Garrison NY 10524
(914) 844-4189
arthur.lowenstein@gmail.com

4 February 2022

To: Phillipstown Planning Board

Ladies and Gentlemen:

We are writing to you to add our voices to the chorus of support from our community for the proposed move by the Hudson Valley Shakespeare Festival (HVSF) from its former location at Boscobel to the proposed location on a portion of the property occupied in the past by The Garrison Golf Course.

We know both locations well, living on Route 9D just about midway between the former and the proposed sites, and we also have been longtime theatergoers at HVSF. We also are concerned about our local environment and the environment generally, and ourselves planted a native meadow on our property several years ago. Finally, one of us can frequently be seen walking along Route 9D, Snake Hill Road, Philipsbrook Road and other adjacent roads to the east of Route 9, so we are familiar with noise, traffic patterns and congestion in this area.

Taking all the foregoing into account, in our view our community is fortunate beyond measure to have been given an opportunity to grow and expand our most vital cultural resource, HVSF, and at the same time preserve for future generations the open space that this plan provides while also eliminating the pollution that a golf course monoculture creates and replacing it with a more environmentally friendly native meadow.

We understand that some are raising environmental concerns about this plan, but we are at a loss to understand what those concerns could be. The plan will immediately remediate a huge parcel formerly used as the golf course with their constant use of pesticides and herbicides, and it also will protect and preserve the bulk of the property in perpetuity, where absent this plan it could end up a developer's dream and a community nightmare.

We also understand that some neighbors are concerned about noise pollution. HVSF's performances are and have always been intimate and without

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amplification. We understand that this has been taken into account by HVSF in its planning and that the distance from the performance site to the closest neighbors is greater than was the case at Boscobel. As we walk under and along Rt 9, we are well aware of the noise level that currently bombards the neighbors, almost entirely the result of the tremendous heavy truck traffic and the high speeds at which cars and trucks pass this intersection. If nothing else, the proposed light to be added at the top of Snake Hill Road, which we are strongly in favor of, will reduce the noise pollution far more than this plan will add to it, which we view as negligible if at all. That traffic light also will make the intersection much safer. It is hard to even imagine noise being a real problem here.

Further, we understand that concerns have been expressed about traffic flow and safety hazards because of increased traffic prior to and following performances. Based on our experiences over a 20+ year period watching HVSF at Boscobel, once again this concern doesn't square with reality. Again, as someone who walks each of these roads regularly and someone who has driven to and from HVSF at Boscobel regularly for more than 20 years, the traffic shouldn't be affected to anywhere near the degree that some have suggested.

Before performances, the flow to the site will be intermittent over a period of two hours because so many people picnic before the performances, and unlike at Boscobel, will be entering the site from two different places, and the audience size is just not that large. Leaving after a performance may be more of an issue, but based on experience it never has taken us more than a few minutes to get out of the Boscobel lot onto Rt 9D, and that was using just one lane and one egress. We also shouldn't lose sight of the fact that not having a golf course operating at this location eliminates a lot of traffic flow over eight months of the year.

In sum, we believe that there is little merit to any of the concerns that have been raised in opposition to this plan, and there are enormous benefits to those of us who live nearby today and for those future generations which will thank us for doing what we could to make this dream a reality. Please approve this plan! Thank you.

Sincerely,

Ann Patton and Art Lowenstein

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CHERYL ROCKETT <crockett@phillipstown.com>

Golf Course development

1 message

Polly Townsend <pollytownsend@gmail.com>
To: crockett@phillipstown.com

Fri, Feb 4, 2022 at 4:57 PM

To the planning board.

My family has lived off of Snake Hill for over 73 years so I feel I can speak of our country road with some knowledge. It has been for the most part a quiet road; there aren't many houses on it and the tortuous nature of the road dissuades heavy traffic. It is part of "Rural Garrison" as much as the dirt roads of Old Albany Post Rd and Phillipsbrook. All the people who live on this road do so because they value their privacy. That peace and quiet is about to be disrupted and for no apparent reason.

I do not object to Shakespeare moving nearby. In the past I have been an ardent supporter and attendee of the festival. But I strongly object to the two lane highway which will be constructed onto our little country road especially since an entrance/exit already exists. It can't possibly be cost effective to build a road over the stream when it is currently a steep incline. There is plenty of land farther north on Route 9 where it would not interfere with Coleman or Frazier Road. It would also eliminate the need to cut down trees and build across the stream thereby disturbing the waterway. The current plan will also earn the enmity of every one of its neighbors which is not the wisest way to begin a project which ultimately will depend on the good will of the community.

Polly Townsend

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CHERYL ROCKETT <crockett@phillipstown.com>

HVSF Proposal

1 message

Sam Fisher <saf@optonline.net>

Sat, Feb 5, 2022 at 10:34 AM

To: crockett@phillipstown.com

Dear Cheryl,

I wanted to forward the following to Chairman Zuckerman. Please let me know if this format is acceptable or if I need to present it another way. Thanks for all you do 🙏

Sincerlely, Sam Fisher

Dear Chairman Zuckerman,

Marcy and I adamantly oppose a negative declaration regarding the HVSF proposal. There will be significant impact to the homeowners that are immediately adjacent to the Garrison Golf Course, homeowners in the immediate area and to Garrison taxpayers. A traffic light will not mitigate 1000 transplanted spectators at peak attendance. Furthermore the argument that somehow a fixed theater, artist housing complex and hotel will have less ecological impact than a land trust is ludicrous.

There are many unforeseen consequences that will arise from this slippery slope of zoning deregulation and mission creep. Will we hear two years from now that due to the excessive traffic that will definitely be generated from HVSF performances the Philipsebrook road should now be paved? When it takes double or triple the time to pull out of Coleman road onto Route 9 (during rush our 4 minutes) will Katie Lieberman come down and hold traffic while I go to work?

A land trust is a much better solution. The people that spent their hard earned money to live in piece and quiet based on the promise of current zoning laws should be respected. HVSF isn't a last resort, or a best resort...it's a choice. A personal preference, without precedent. Is this now a public fairground where people can spend the day like they do in Bear Mountain with picnic baskets, grills and garbage. Who is going to police this!?! And if it is policed I'm sure taxpayers will foot the bill. These are just some of the questions regarding HVSF. We are actively opposed to this project. Thank you for your efforts chairing the board and for your consideration.

Sincerely, Sam Fisher 22 Coleman Road Garrison, NY.

Sam Fisher 917-655-8351

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