

**HVSF/GGC**

**Letters from the public**

**2/8/22-2/16/22**

Dear Philipstown Planning Board,

I wish to express my concern about the HVSF proposal at the Garrison. In more detail:

I feel that the traffic going from The Garrison onto Snake Hill at the proposed bridge should be prohibited. I feel that entrance should be closed completely.

a. The disruption of soil in constructing the new bridge would deposit chemicals from the ground of the soil being disrupted into the already fragile pond. Hence the stream that runs in to the Hudson River.

b. Making a left turn from the new bridge to Snake Hill is extremely dangerous.

I would propose a new road constructed from the golf house to the maintenance garages and then onto Snake Hill. There is already a service road there and there is also already a service road that crosses over the aqueduct.

I Think the new parking lot by the pond should also be prohibited. There is a LARGE parking area running parallel to Snake Hill, south of the maintenance garage. There should be plenty of parking there for events. The soil surrounding the pond should remained undisturbed. We have heard reports of "dead contaminated soil" at the golf course. Why are we allowing it to be disrupted and risking the chance of the contaminants running into the pond and stream when we have an existing parking lot that could be utilized by the maintenance garage? They appear to be about the same distance to the proposed tent. This would lessen unsightly lights and hazardous traffic flow to route 9.

I would also ask that the board conduct a "dry run" in leaving the property to simulate the activities that would transpire. I think they should be required to hire 800 -1000 cars and drivers and simulate the activity of when a wedding is over and when the Shaksphere play is over.

I am sure the response would be "this many cars would never happen". But, you have to look at what there is a potential of happening, not what they predict will happen, given a new zoning change.

The same theory stands true of changing the zoning. I know we ALL went on and on about Shakespeare ect... how great it is, at the public hearing. But the reality is, we can not limit a zoning change to just Shakespeare, that would be discriminating. The reality is that there is potential that the Shakespeare could go under. They could fall in the future. So many non for profits take on more that they can chew and fail. This project is a huge undertaking. So then what happens to the property if Shakespeare goes under? What happens if they need to raise money and try other venues to help offset expenses? Could it be a Bethel Woods? A Drake concert? Could we have music festivals there? If it's open to the pubic, a mini Woodstock? I know we love Shakespeare and believe that they are going to be "quiet and friendly neighbors" but things happen. And under the zoning change, they could happen in a way that was not originally intended. And these are not questions that are being proposed because of "FEAR" as Mr. Davis insinuated. These are questions that are being asked because I am a responsible neighbor and do not wish to leave all of my questions up to Mr. Davis to answer.

I wished to remain anonymous because I do not want to meet with Mr. Davis, I am not AFRAID as he was trying to instill in people at the public hearing. I just have no reason to discuss this with him and his well greased legal team.

I am a long time resident that is bringing these concerns to the Board in hopes that they would be taken under serious consideration.

Thank you...January 28, 2022

RECEIVED  
JAN 28 2022

Bettina Utz  
345 East Mountain Road North  
Cold Spring, NY 10516  
Phone: 917 803 4530

To:  
Philipstown Planning Board  
238 Main Street, PO Box 155  
Cold Spring, NY 10516

Cold Spring, February 8, 2022

### **Developments and Traffic on Route 9**

Dear Chairman Zuckerman, dear members of the Planning Board,

I am writing today with concerns about the impact on traffic on the Route 9 corridor and on East Mountain Road North (EMRN) by multiple developments along Route 9 and EMRN that are currently in different stages of review by the planning board or already being built:

-3622 Route 9 LLC: large contracting/landscaping business, with access directly to Route 9 right by EMRN.

-Cedar Hill Landscaping, 18 East Mountain Road North: another substantially sized landscaping business. Retail location not planned at this time, but not ruled out for the future. Access from EMRN.

-Hudson Highlands Reserve (HHR): 25-26 proposed homes, with access planned off of Route 9, but not DOT approved. Access could still be requested through EMRN if DOT won't approve of Route 9 access.

-Hudson Valley Shakespeare Festival in Garrison.

-Magazzino Museum, site expansion.

I am very concerned that their combined effect will be detrimental on traffic, and with that on our safety and our overall enjoyment of life and property in this area. Not only will Route 9 soon be overwhelmed – we routinely stand still in traffic on Route 9 approaching Fishkill Road traveling south on the way to school or to catch the train for work – but also EMRN, where during rush hours we have to wait behind another car or two to take a turn onto Route 9 for minutes at a time, oftentimes taking risks making a turn into the 55 MPH speed zone. Just last week we witnessed a risky maneuver by a young driver at 7:15 am, who got missed by two vehicles on Route 9 by sheer luck. Add a landscaping business (Cedar Hill) with several trucks to the equation, the situation will get noticeably worse. In addition, HHR does not have DOT approval yet for their Route 9 access, and EMRN remains vulnerable as their access road.

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FEB 08 2022

Each individual applicant of course claims that their project has no effect on the traffic. But these projects are just adding up so quickly right now, and I think it is time to limit them now, with our town character and comprehensive plan in mind.

We need a comprehensive traffic study for Route 9 that includes all of Phillipstown, and all of the suggested changes to the corridor. In addition, HHR should be required their own proper traffic study to help determine the final number of homes. We cannot rely on promises from developers who only have their own interest in mind. Once we have to widen Route 9 to four lanes through Phillipstown, we have lost our town character for good.

I am urging the planning board to continue to scrutinize overdevelopment on Route 9 with residents, our safety, and our quality of life in mind. Thank you!

With best regards,



Bettina Utz

c: Phillipstown Town Board

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FEB 08 2022



CHERYL ROCKETT &lt;crockett@phillipstown.com&gt;

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**Hudson Valley Shakespeare Festival (HVSF)**

1 message

arnold moss &lt;amoss@me.com&gt;

Wed, Feb 9, 2022 at 1:58 PM

To: crockett@phillipstown.com

Ms Rockett:

My wife, Nancy Abraham, and I have resided in Garrison for the past 35 years. For approximately 25 years, I have been fortunate to serve on the Board of Trustees of Boscobel; and am currently Co Chair of the Board. Boscobel was very fortunate to host HVSF for 32 summers, as they grew from a small local arts organization to a major, highly respected regional theatre company. In addition, they have developed an outstanding year round education program to supplement ever shrinking public school cultural budgets. Though I was sad that they are leaving Boscobel, I am thrilled that they have found a new home at The Garrison, where they can realize their vision for the company in coming generations. So,, I am deeply saddened to learn that there have been objections to this planned move. Phillipstown is fortunate to have an extraordinary depth of cultural institutions in a relatively small community. That, and the quantity and accessibility of conserved land make our community a truly special place. So the continued progress of our premier cultural organizations is critical to the quality of life we all enjoy. The Garrison has been a developed commercial property for generations. It is difficult for me to understand how replacement of a golf course with a regional theatre presents any insurmountable planning issues. The site already houses a golf course, restaurant, and catering facility that regularly hosts events for up to 500+guests.

I am not writing to comment on any of the technical aspects of HVSF's submission. I am sure there are adequate resolutions to ay technical issues. The critical issue for me, and I am sure many others who have commented, is to stress the importance of retaining and nurturing the very significant contributions HVSF makes to the cultural fabric of Phillipstown. It would be a great shame if any of their plans had to be altered due to any ill considered regulation.

I am happy to discuss this further with any Town official who would like to speak with me

Best regards  
Arnold Moss

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FEB 09 2022



CHERYL ROCKETT &lt;crockett@phillpstown.com&gt;

## notes for the Feb. 17th Planning Board meeting

1 message

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

Sun, Feb 13, 2022 at 10:19 AM

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FEB 14 2022

Hi Cheryl -

I would appreciate it very much if you would send the letter below to each member of the Planning Board. I plan to make points from it at the meeting this Thursday. Thanks - Stan

Dear Chairman Zucherman and Members of the Planning Board,

### Introduction

I am Stan Freilich. I have lived in Garrison with my wife and children for just about 30 years. We live across Route 9 and up the hill overlooking the GGC. We moved here for the quiet rural atmosphere. We love Garrison and are very concerned that the development of a Hudson River Arts Complex in our midst will destroy the quiet atmosphere that we moved here for and have enjoyed all of this time.

Thanks very much for all of the time and effort you have already and will put into this review.

We have been and are still currently financial supporters of HVSF. We have attended every performance over these years as well as rehearsals.

I served on the Garrison School District Board for 7 years, the last 2 as President and also served on the Garrison Fire District Board for 4 years.

### Comprehensive Plan and Zoning

I too love the plays, the atmosphere and the view of the Hudson River. This however is not the issue. Our Town has worked very hard over the years to maintain its rural character, starting in 2001 with an extended process of Charettes culminating in our Comprehensive Plan. The Plan was approved again just this past November after a 3 year process of bi-weekly and then monthly meetings of 12-15 people each time. The GGC is number 10 on our town's Open Space Index and as such prioritized to be conserved. None of the currently proposed uses in the GGC/HVSF plan is allowed under current zoning.

The entire Plan and Zoning requirements would be undone by this development. It should be noted that there is no special exception in the Plan and Zoning for our friends. This could create a precedent should another developer approach us with another plan outside of our rules and cite this development as an example. Why do we have rules at all if a developer can come to us and ask us to overturn them all because he can "mitigate" them?

### Money

Almost nothing has been said about money so I will be the crass one and raise the subject. HVSF is a non profit and so its tax return, called a Form 990, is a public document and is accessible through their web site. Unfortunately, they only show the 2019 Form 990, dated November 2020. The 2020 Form 990 was due to the government by Nov. 2021 but it is not shown.

The HVSF budget is about \$3.3 million per year and their assets approximate \$1.0 million (the Tent included). Revenues in 2019 were higher, up to \$4.8 million because Donor #43 gave \$1.5 million to start their capital campaign.

I note these figures first to emphasize the magnitude of the proposed development which they say will generate about \$7.5 million, more than double their current operating budget. Also, their past expenses include about \$0.25 million for rent and \$0.25 million paid for temporary housing for the actors. Also saved are the considerable costs of putting up and taking down the tent and storing it. These costs would be eliminated by the move to the GGC and as I will next explain will be approximately matched by the increased taxes resulting for the taxpayers.

### Taxes

The GGC/HVSF development plans buildings which will exceed in square footage homes that might be built under current zoning laws etc.

However, as opposed to a handful of homes, this development would not pay taxes, most importantly, Garrison School taxes. And yet the Final EAF claims that it will save us money by preventing "urban sprawl" because the houses that would otherwise be built would contain children that would cost the school district more than the houses would pay in taxes. First, this ignores the fact that only a handful of houses could be built - only 2 under the current PDD governing the entire 200 acres of the golf course. Secondly, the facts are that the additional children would be welcome without cost because the enrollment at the Garrison School is so small, just an average of 13 students per classroom. Additional children could be added without any additional teachers or classrooms. High school age children would generate tuition costs but currently about half of high school age children in Garrison attend private high schools and cost the District nothing. This error in the EAF shows the ignorance of the local situation shown by the developer.

If the GGC did not exist and a dozen or so houses were built on the property, as the EAF posits, they could generate \$200-300,000 in taxes without much cost to the School. The developer is asking us to continue to give up this tax revenue and to accept an additional \$125,000 that the GGC will no longer pay. The Developer uses a smaller number because it includes the taxes that the private Davis house to be built would pay (even though they say the date for the building of this house is unknown ) and in this particular case, there is, strangely, *no* offset for the school costs that might be generated by this house! Later the EAF *does offset the potential domestic water use by this possible house*. Why this inconsistent treatment? Because figures are being finessed to show reduced impact on the community.

### Stewardship of the land

This is not my expertise by any means but much has been said about what a good steward HVSF would be of the land. The same Form 990 that I mentioned above includes the mission of HVSF and I want to quote it now.

" The HVSF engages the widest possible audience in a fresh conversation about what is essential in Shakespeare's plays. Our theatre lives in the here and now, at the intersection between the virtuosity of the actors, the imagination of the audience and the inspiration of the text ".

Wonderful but nothing about the environment or stewardship of the land.

### Questions

1. Can we have financial projections sufficient to convince us that HVSF will be able to sustain the Arts Center? I have heard rumors that Phase I of the project will cost \$37 million. Is this so? And if so, why does HVSF claim that it is " just moving up the road "?
2. Can we have staffing plans for the maintenance of the grounds/security etc.? These are issues which will impact the neighbors.
3. Will the artist in residence buildings, which are planned to be rented on short term rental basis when not in use by actors and will be used all year round, be on the tax rolls? Will they be subject to short term rental rules?  
*These homes will house a maximum of 88 people at any one time in 12 buildings, 5 of them 2-story buildings, total square footage: 27,400 square feet, including a utility/lounge building for actors  
This is in addition to the 20 room hotel, maximum occupancy 40.*
4. Will HVSF agree to make payments in lieu of taxes, as Scenic Hudson does on some of its properties?
5. Will noise studies be performed at elevations above & around the property? Even one of the testing recorders on the site showed above compliance noise levels. What further sound mitigations are you calling for to protect neighbors from the tent on the highest point with only a partial berm to be erected?
6. Have the local fire and EMS services given written notices that no additional equipment will be needed to accommodate the additional people and buildings present on the property? This cost would be born by Garrison's 2,500 residents alone.
7. Will the value of nearby properties decline?

Stan Freilich

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FEB 14 2022

89 Frazier Road  
Garrison NY 10524

Town of Philipstown  
Planning Board

RE: Shakespeare Cultural Campus

To whom it may concern.

We really enjoy living in Garrison. We love the dirt roads, our neighbors and being in the woods. We enjoyed the Shakespeare Festival. Our dog Delilah acted in one of the productions in 2005. The Times said she was innately funny. We loved the festival being part of our community. We loved picnicking on the lawn at Boscobel house. The festival was a summer rite of passage.

We think it is very generous of Christopher Davis to donate the land for the festival. What I do not look forward to is a Cultural Campus, with a wedding venue and Hotel. This will be our own Legoland theme park, but with Shakespeare as the star.

The Cultural Campus will take over Garrison, it will not be part of the community. The Cultural Campus will have to increase programs to raise money to sustain the hotel and year-round theater. It will have to be a national arts destination event center, drawing people from far and wide, like Legoland. The roads will not be able to handle the Cultural Campus, Snake hill will have to be straightened and widen. Route 9 will have to have an additional lane added for turning Northbound. There will be no tax benefit as it is a nonprofit. Sales tax goes to the county. The attendee's will not be spending money in Cold Spring at the restaurants and shops, as that will be a little out of the way. The Shakespeare Cultural Campus will decrease our quality of life, property values and destroy our amazing community all in the name of business disguised as art.

Jessica Mandy & John Wunderlich  
Garrison.

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FEB 14 2022



# stephen + sarah wallis

To: Chairman Zuckerman & the Philipstown Planning Board (PPB)

Sarah & I would once again like to thank the PPB for all of it's hard work supporting it's Philipstown Neighbors.

This letter is to address an application by the Hudson Valley Shakespeare Festival (HVSF) for a "Shakespeare Campus" development (SC) on the Garrison Golf Course (GGC) grounds. We are concerned that this massive commercial development application is at odds with the rural, residential character of the Hamlet of Garrison. We believe that the PPB should issue a Positive Declaration on the HVSF SEQR application for multiple reasons.

The HVSF has resided at the Boscobel House grounds, which is just south of the Village of Cold Spring, for the past 34 years. Cold Spring houses a large commercial infrastructure that supports most of Philipstown. Residents of Cold Spring live in a dense village setting, with houses very close to each other. This lifestyle was a clear choice for those living there.

The Hamlet of Garrison's lifestyle is the diametric opposite to Cold Spring. Properties are very large, private, and surrounded by natural habitat. There are few roads and some are dirt and historic. There is almost no commercial infrastructure. Most zoning is Rural Conservation (RC) where the minimum site is 10 acres for one single family residence (SFR) This lifestyle was a clear choice for those living there.

We believe that the HVSF application issues are profound.

The HVSF business model needs to sell lots of tickets, food, and accommodations in order to be a success. There will be thousands of HVSF clients flocking to our roads and hamlet weekly, possibly hundreds of thousands yearly. Those people do not enter or exit our lands in a vacuum. They will mostly arrive by car and will utilize, pollute, and degrade our rural infrastructure and resources. This is in opposition to the rural and natural environment that Garrison neighbors chose when they moved here.

Our issues are as follows:

The approaches to the GGC are either via Rt.9 or Snake Hill Rd. Snake Hill is a small, two lane country road and is the main road used by most residents who live east of Rt. Rt.9, and others who travel to Putnam Valley. We are concerned that Snake Hill Rd. cannot absorb the amount of traffic that will be demanded of it. Also of concern, is if Snake Hill becomes backed up by traffic, people trying to go east will utilize Philipse

Brook Rd, which is a single lane dirt road running along the Phillipse Brook and is directly in front of our house. We fear that if there is enough traffic usage, the town could pave this historic dirt road in asphalt. This would be a disaster.

To be clear we have never observed any traffic problems on Snake Hill Rd. or Phillipse Brook Rd.

On Rt. 9, there is a southbound passing lane which ends just feet away from the GGC entrance gates. People in the passing lane fly by slower moving vehicles. How people will enter the Shakespeare Campus from both directions is also a concern, as there already is a huge amount of traffic on Rt. 9.

Another issue that could arise is traffic backing up and idling right in front of our property that abuts onto Rt. 9. When we need to go south of Garrison, we use our rear gate which exits onto Foxglove Lane and then onto Rt. 9. I am aware of other neighbors who live on Foxglove Lane expressing the same concerns about backed up traffic intersecting with speeding cars. Once again, we have never had any issues with traffic backed up or idling directly in front of our property or Foxglove Lane.

I believe that we, as well as our neighbors on Phillipse Brook, Snake Hill, Frazier and Coleman Roads, deserve the right to have unfettered access to our properties!

We are also concerned about the environmental impacts of the HVSF clients and infrastructure on our water quality and aquifer. We question how thousands of people creating septic effluent containing nitrogen and methane will be good for our local environment. We are concerned about the amount of water needed by the HVSF clients and infrastructure. We wonder how the meadows, that will take years to become sustainable, and will use millions of gallons of water, will affect our water well.

We are also concerned about both light and sound pollution. The HVSF has stated that they will use dark sky technology. We expect to not be affected by their lighting. It will be awful if every time we look up, we see the lighting from the HVSF reflecting in the sky above us.

The HVSF has also stated that sound will mostly be non amplified. The word mostly is a concern. We are worried that we will be disturbed by sounds/noise emitted by performances and/or events during summer nights when we are either outside or sleeping with windows open. Both ourselves and our neighbors have been disturbed by sounds emitted from events at the GGC in the past.

To be clear, we support the arts and the HVSF. Looking from above, their plans might look good, but add in the masses of people, support, delivery, septic, garbage trucks, etc. and we see a clear challenge to our rural lifestyles and environment.

In almost every direction around Garrison & Philipstown, we see urban and suburban sprawl. I have always called this area "Rose colored glass land". We are concerned

about the rural character and fabric of our community and that our rose colored glass will be broken by the tourist destination/ attraction created by the HVSF development application.

We now rely upon the Philipstown Panning Board to make sure that there are absolutely no negative impacts to ourselves and our Garrison neighbors by a possible Shakespeare Campus, their patrons, and infrastructure support systems if they are to occupy the Garrison Golf Course grounds. We believe that this application is far out of what the RC zoning codes were created for and that the scale of this project will adversely affect the Garrison community.

Sincerely,

Stephen & Sarah Wallis  
Garrison, NY

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FEB 14 2022





CHERYL ROCKETT <crockett@phillipstown.com>

**PPB Letter**

1 message

**Stephen Walls** <stephen@modprop.com>  
To: **CHERYL ROCKETT** <crockett@phillipstown.com>

Mon, Feb 14, 2022 at 1:00 PM

hi cheryl,

we hope that you are doing well.

please submit this letter to the Planning Board on our behalf.

also, how do we find out about #15 on the current HVSF building plans on their website, which shows a 20 room hotel right on philipse brook road?

i haven't heard anything about it and when i noticed it, i was shocked, as a 20 room boutique hotel on phillipse brook rd. would be a disaster (which we are trying to avoid).

thanks as always!

happy valentines day. we hope that you are feeling the love.

stephen and sarah (the better half)

 **Walls Letter PPB : HVSF Application.pdf**  
4974K

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FEB 14 2022



CHERYL ROCKETT &lt;crockett@phillipstown.com&gt;

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## HVSF and the future

1 message

Susan Mautl &lt;susan.mautl@gmail.com&gt;

Mon, Feb 14, 2022 at 9:51 PM

To: crockett@phillipstown.com

Hello!

May I ask that you kindly pass the below to Mr. Zuckerman and the members of the board?

Dear Mr. Zuckerman,

I am writing to you with some serious concerns about the expansion of the HVSF.

I live on Frazier Road, a paved road that runs parallel to Route 9 and is unfortunately the victim of impatient drivers looking for a short-cut between different sections of Garrison and Route 9.

I am the mother of two young children and my husband and I uprooted our family from Dutchess County to Garrison for the stellar school district and the thoughtful, rural aspect that is unique to Garrison.

We have been to Boscobel in the past, I am a former NYC actor, and we have enjoyed the lightheartedness and drama of a balmy, August evening outdoors mixed with what else but Shakespeare. It is so alluring in nature that I can understand how it can create haze when being considered.

Unfortunately, I believe that the scope of this project is far too intrusive for Garrison, leaving too many unknown variables and too much potential for danger in its wake.

For example, I mentioned that my road, being paved, is a frequently used short-cut for speedy drivers that barrel off Route 9. I didn't mention that my children (and others) ride their bikes, walk, run and play on our private road and that my husband and I remain vigilant to keep them safe. Can you imagine the scope of this when traffic is at a high with daily shows, catering events, etc? This will literally place my children and neighborhood in danger.

In addition, I can see the Garrison Golf Course from a high point in my house and I can hear the train arriving in the station. Can you imagine the noise pollution that this year round regional theatre will create? There should be greater safeguards in place to keep the scale small and prevent certain types of amplification.

Finally, I want to call you attention to the nature of regional theatre as it is a TEMPORARY home for the folks that work in that space. They provide their talent and in return, they use resources, make a paycheck and gain experience. They are not overly concerned with the long term impact because the long term impact does not affect them, much like a renter in a condo complex.

Please take pause and seriously consider that the majority of neighbors close by and most impacted by these changes are not in favor of them. Then, consider why that is.

The HVSF is wrong for Garrison when proposed on this grand scale and once left to its own devices, will be impossible to contain.

Thank you for your time and consideration.

Regards,

Susan Mautl  
70 Frazier Road  
Garrison, NY 10524



**Questions and Concerns for the Philipstown Planning Board (and Town Board)  
HVSF Meeting Thursday Feb 17, 2022**

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

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.

Why does HVSF need two entrances?

If our well dries up as well as others all around the golf course, who pays to dig our wells deeper? Will the town or HVSF allocate funds to remedy this likely outcome?

How can you justify a two-lane bridge and new two-lane road rather than fixing the Dam entrance, which is clearly leaking and caving in? The existing road needs work anyway, is already graded and leads to the first parking lot on the right. Also, that entrance is in front of a church instead of people's house and affords access to Chris Davis' new residence.

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 or when a pedestrian or car is at the intersection. Can this be agreed to by HVSF?

What about new traffic on the Albany Post Road leading to the turn at Travis Corners and down to Rt. 9 and Snake Hill? If some of your audience comes from points East, which is likely, navigation takes you through winding roads that lead you to that unpaved and historic road to enter this area.

Will the artist residences be ruled by existing laws about rentals and Air BNB's in our towns? Will there be a noise curfew out of respect for locals living nearby?

How long will the proposed open season be and how many different plays?

Why do the parking lots have to be paved instead of gravel or even dirt?

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

This project will be 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.

Who will pay for extra fire and police services?

Will our taxes go up?

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.

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**Why did you advertise earlier this year that Shakespeare was just “moving up the hill”? We support the HVSF. There are concerned people in Garrison that believe in the existing zoning that protects this property from over development. We ask that the Planning Board consider the future of this bucolic community that will be changed forever by this arts center, as opposed to a tent theater. We call for protecting the ridge where the theater will be built and move it down the hill to preserve the highest view as opened space. Please honor the heritage of conservation in Garrison and the Hudson Highlands by pulling back on these ambitious plans out of respect for heritage, history and prudent restoration and maintenance of the grounds where the theater will reside. Thank you for hearing us and answering these important questions.**

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**FEB 16 2022**

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**The Planning Board of the Town of Philipstown, New York**

**On behalf of the Putnam Highlands Audubon Society, I'm writing to the Philipstown Planning Board to address our concerns over the plans for Hudson Valley Shakespeare Festival's use of the land donated by the Garrison Golf course.**

**Some points to ponder:**

**How much water will be used and how much sewage generated?**

**Who will monitor changes in chemical runoff into the local watershed?**

**During the creation of new meadows and second growth forests how much of the original habitat will be retained? Whenever habitat is divided or altered the remaining pieces will have less biodiversity; that is, less disturbance is better.**

**We like the HVSF and all they bring to the community. We hope they will be good stewards of the land and water associated with their modifications to the golf course.**

**Respectfully submitted,**



**Perry Pitt, PHAS V.P.**

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**FEB 18 2022**





| GLYNWOOD

Center for Regional Food and Farming

To: Philipstown Board  
Via email: crockett@philipstown.com

I am writing in support of the Hudson Valley Shakespeare Festival's plan to occupy and develop a new, permanent location at 2015 Route 9D in Garrison, NY.

While I write as a personal resident of Philipstown who desires to promote arts and environmental experiences in our area, I also share my perspective as a local non-profit leader (I am the President of the Glynwood Center for Regional Food and Farming).

My career has centered around addressing environmental issues by engaging the public and supporting professionals within the sustainability movement. While I often use food and agriculture as a lens to reach eaters, I deeply respect and admire the use of performance art to inspire, motivate and encourage people to find ways to interact and protect Nature. I have come to know the work of HVSF over the past ten years and have been consistently impressed with their ability to not only speak to important social issues, but leave their audiences with a unique connection to this place – whether resident to visitor – that no doubt encourages them to have a sense of belonging and therefore, concern, for the future of our region. I also know the leadership and governance of the organization upholds values that will drive ethical and environmentally sensitive decision making in the future.

It is concerning to me that some of our residents seek to protect their individual privilege to the detriment of our collective good. An interactive engagement on such a beautiful property (inaccessible to many) will cultivate pride of place for residents and care from visitors. There is no doubt that these will have positive outcomes that will benefit the future of our region.

So many of us are working toward a Hudson Valley that thrives – economically, environmentally, healthily - while cultivating pride for our residents and inspiring our visitors. A permanent home for a first-rate, well-governed performance art organization that cares intensely about the land it has been asked to steward is an important step toward that collective vision.

Sincerely,

Kathleen Finlay  
President, Glynwood Center for Regional Food and Farming

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FEB 16 2022