

**HVSF/GGC**

**Letters from the public**

**2/17/22-3/18/22**

Feb 14, 2022

Dear Chairman Zuckerman and The Philipstown Planning Board:

I did not pay too much attention to the relocating of the Shakespeare Festival, since I just assumed it would be on the scale as it was at Boscobel. However, after reading and attending the public meeting, I realized it is not at all what it was at Boscobel.

I think this plan is too big. It seems that the festival will put at *least* another 1000 more cars on the road during *rush hour*, perhaps *twice a day*, at least *6 days a week* and for a *longer show* season with few “dark” days.

Do we really need that?

I have heard many people say, that the HVSF would be good stewards of the land. I am not sure what the basis for that is, although I have not confirmed it, I believe they were tenants at Boscobel. It seems many of the people that were in favor of this development either worked or were on the HVSF board.

The Planning Board has the authority to limit the amount of seating, shows, parking and buildings. HVSF did well as a smaller show all these years, I am hoping that is a consideration. If this was a movie theatre that wanted all this construction and building, what would the vote be? If the festival has to move it should really be thought out carefully and not a decision based on the fact that it is the “Shakespeare Festival”.

We have quite a lot of accidents along Route 9 and 9D. How many more will we have with the increased amount of traffic? Do we have enough essential services to handle it? Save a life, limit the size of this project and not overwhelm our rural town with this large project.

Thank you,

Anita Chester  
North Highland

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FEB 1 / 2022

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# HUDSON GARDEN STUDIO LLC

Philipstown Planning Board  
c/o Cheryl Rockett  
2 Cedar Street  
Cold Spring, NY 10516

February 17, 2022

To the Planning Board:

With my professional experience and a lens on climate and biodiversity, I want to add a few comments to support the Hudson Valley Shakespeare Festival move to the Garrison Golf site. My comments will address both the environmental review and the benefits of the project as a whole.

Grasslands have occurred historically through the Eastern half of the US, comprising 30-40% of the Eastern landscape. However, 90% of Eastern grasslands have been lost as part of the habitat destruction that has come hand in hand with the climate crisis. Habitat destruction has, in turn, created a biodiversity crisis. In 2017 European researchers found that insect abundance in Germany had declined by more than 75 percent over just 27 years. In 2019 the journal Science published the research that 2.9 billion birds have been lost since 1970. This is 25% of North American birds.

What we have in the HVSF project is an opportunity to act at a significant scale for habitat recreation and biodiversity gains through the critical habitat of grasslands. In part because the grassland ecotype exists in transitional areas – adjacent to forests, wetlands, etc – grasslands host over 50% of all terrestrial biodiversity in the Eastern US. They are vitally important to restore habitat for biodiversity.

At its best, landscape architecture and the act of creating parks and designed open space, is awe inspiring - revealing the connections between the natural world and human culture. The HVSF project is not just an opportunity to create biodiversity but also to teach and inform, educate, and inspire our community about the natural world.

Our schoolchildren will be able to visit the site and see not a monoculture of European grasses, but grassland meadows with flowering species of all kinds. They will see chrysalises of monarch butterflies form on milkweed plants and will hear insects chirping. From my volunteer work on the Haldane PTA Garden Committee I can say that these first hand interactions with nature inspire overwhelming curiosity in our children.

The HVSF project will show the natural systems that surround us and give our landscape character. This will be a place where we can show everyone in our community the ways plants come together to form interconnected communities. We will all be able to see the insect, bird and animal habitats that complex ecosystems support. And, we will have trained actors and educators showing how plants are referenced and play roles in some of the greatest works of literature of the western world.

When we can make the connections between these scales, the benefits are profound.

Not only is this an acceptable use of this site, it is hard to imagine a better use of this. We are profoundly lucky to have this for our community – for all ages of people, young and old.



Liz Campbell Kelly  
Principal  
Hudson Garden Studio  
Registered Landscape Architect, CT  
LEED AP

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CHERYL ROCKETT <crockett@phillipstown.com>

## HVSF comments

2 messages

David North <dnorth@hudsonvalley.org>

Thu, Feb 17, 2022 at 1:26 PM

To: "nzuckerman@phillipstown.com" <nzuckerman@phillipstown.com>, "dgagnon@phillipstown.com" <dgagnon@phillipstown.com>, "plewis@phillipstown.com" <plewis@phillipstown.com>, "loconnell@phillipstown.com" <loconnell@phillipstown.com>, "ntomann@phillipstown.com" <ntomann@phillipstown.com>, "hwendel@phillipstown.com" <hwendel@phillipstown.com>, "crockett@phillipstown.com" <crockett@phillipstown.com>

Dear Phillipstown Planning Board members,

Thank you for your time and dedication spent on vital growth issues that affect the quality of life of Phillipstown residents. Your service is much appreciated.

Count me as one Wary but Welcoming Phillipstown resident with regards to the Hudson Valley Shakespeare Festival application.

Wary, because of the local traffic implications.

This will bring many more people in cars to the backroads of Garrison, from Avery Rd. , Philipsbrook Rd. to Albany Post Rd. , Canopus Hill Rd. etc. whether they are sight-seeing, or lost due to faulty and/or circuitous GPS navigation. This is a potentially serious quality of life issue for residents who just want to take a walk on a dirt road. We have already seen "hotspots" that have been discovered, and subsequently loved to death, in Phillipstown ( e.g. Indian Brook Falls and Breakneck Ridge).

The widening, "highway-fication" of Route 9 is also a major concern that could result from the increase in traffic volume. If unchecked, this would undoubtedly degrade quality of life in Phillipstown.

Welcoming, because this could be the most culturally and aesthetically pleasing land use alternative for this property. Who could be against performance art under a tent in such a beautiful setting? And, it leaves open a lot of land for wildlife and recreation, and not subdivision for private development. For that, Phillipstown residents should be thankful.

I ask you to please consider the scale of this project. Is it appropriate? What can be done to reduce potential impact on the community?

Thank you for your thoughtful consideration.

Sincerely,

David and Martha North  
21 Thunder Rd.  
Garrison

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Martha North <north0806@gmail.com>

Thu, Feb 17, 2022 at 1:40 PM

To: David North <dnorth@hudsonvalley.org>

Cc: nzuckerman@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com, crockett@phillipstown.com



CHERYL ROCKETT <crockett@phillipstown.com>

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### 3 Questions RE: Garrison Golf Course HVSF

1 message

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Tim Donovan <tjfdonovan@gmail.com>  
To: crockett@phillipstown.com

Thu, Feb 17, 2022 at 7:47 PM

- 1) Kindly explain the bungalow construction plan and when will it be phased into the overall plan?
- 2) Is the large dining facility (formerly for-profit) part of the not-for-profit HVSF plan along with the theatre and hospitality center?
- 3) Please explain the reason given for a 400 square foot or larger white vinyl tent ? Has it been considered to change the color to earth tone?

Thank You,

Tim Donovan

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Timothy J. Donovan  
293 Old West Point Rd  
Garrison, NY 10524  
914-356-3991  
[tjfdonovan@gmail.com](mailto:tjfdonovan@gmail.com)

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FEB 17 2022



CHERYL ROCKETT <crockett@phillipstown.com>

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## Thank you and a request

1 message

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Lauren Hale Biniaris <lauren.e.hale@gmail.com>

Fri, Feb 18, 2022 at 9:12 AM

To: crockett@phillipstown.com, hwendel@phillipstown.com, ntomann@phillipstown.com, loconnell@phillipstown.com, plewis@phillipstown.com, kconner@phillipstown.com, nzuckerman@phillipstown.com

Dear members of the planning board,

My name is Lauren Biniaris, and I am a Garrison resident along with my husband and two children.

We attended some of the meeting last night, and I wanted to thank you for giving people the forum to express themselves.

I do have a request as well that kept coming to mind for me last night.

While I recognize that Garrison is a single hamlet within the larger body of Phillipstown, the HVSF issue affects Garrison residents disproportionately. I have noticed that there seem to be more supporters of the proposed project who live in Cold Spring and Nelsonville than in Garrison. One has to wonder if those supporters would be singing a different tune if the project were occurring in their own backyard. Maybe they would not, but when the time comes for greater community input, I do hope that the voices of Garrison are given particular weight. After all, it is Garrison residents who will be vastly more affected by this plan than those living in Nelsonville and Cold Spring.

Thank you for taking the time to read this. And thank you again for all that you do.

Respectfully,  
Lauren Biniaris

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..FEB 18 2022



CHERYL ROCKETT <crockett@phillipstown.com>

## Letter to Planning Board

4 messages

Pete Salmansohn <puffpete@gmail.com>  
To: crockett@phillipstown.com

Thu, Feb 17, 2022 at 5:14 PM

Hello Ms. Crockett,

I would like to submit the following to the Planning Board regarding the HVSF's application.

Dear Planning Board,

As a long time conservationist and environmental educator here in Phillipstown, I would like to say that I am against the HVSF as presently constituted. I believe the project is way out of line with the rural character of Garrison, and will lead to a grave and truly unfortunate change in that treasured rurality. Garrison is unique, especially given it is only about 50 miles or so from New York City. Where else can one find such a quiet and undeveloped landscape and hamlet? The influx of many cars here would bring additional air pollution, to say nothing of the possibly great traffic on our small town roads.

I believe the project needs to be seriously slimmed down so that the impact of the buildings, the tent, and the resultant traffic do not change the unique character of our home. Otherwise, I think this project will do a lot of unredeemable harm and that would be a very sad situation.....

Thank you for your consideration.

Pete Salmansohn, M.S., M.A.  
326 Sprout Brook Road, Garrison, NY

(board member: Putnam Highlands Audubon Society; Friends of Hudson Highlands and Fahnestock State Parks; Phillipstown Trails Committee; and Advisory Board of Little Stony Point Citizens Association - for identification purposes only.)

CHERYL ROCKETT <crockett@phillipstown.com>

Thu, Feb 17, 2022 at 5:35 PM

To: Dennis Gagnon <dgagnon@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, Heidi Wendel <heidl.wendel@gmail.com>, Kim Conner <KConner@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Neal Zuckerman <NZuckerman@phillipstown.com>, Peter Lewis <petergarfieldlewis@gmail.com>, Peter Lewis <plewis@phillipstown.com>, Ron Gainer <rjgainer@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>, "Zuckerman.Neal@bcg.com" <Zuckerman.Neal@bcg.com>

[Quoted text hidden]

CHERYL ROCKETT <crockett@phillipstown.com>

Thu, Feb 17, 2022 at 5:35 PM

To: A Russo <arusso@akrf.com>, Aaron Werner <awerner@akrf.com>, Alex Auld <aauld@akrf.com>, Alexandra Patrone <apatrone@atworkllc.com>, chip alleman <chipalleman@thegarrison.com>, Chris Davis <chris@dsaco.com>, Chris Robbins <crobblns@akrf.com>, Davis McCallum <dmccallum@hvshakespeare.org>, glenn watson <gwatson@badey-watson.com>, Jan Johannessen <jjohannessen@kelses.com>, Jaume Soler <jsoler@soundarts.net>, John Canning <John.Canning@kimley-horn.com>, kate liberman <kilberman@hvshakespeare.org>, lanie mckinnon <lmckinnon@nbwla.com>, Lesley Perez <lperez@nbwla.com>, "P. Daniel Hollis" <pdhollis@hollislaw.com>

----- Forwarded message -----

From: Pete Salmansohn <puffpete@gmail.com>  
Date: Thu, Feb 17, 2022 at 5:15 PM  
Subject: Letter to Planning Board  
To: <crockett@phillipstown.com>

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CHERYL ROCKETT <crockett@phillipstown.com>

Fwd:  
5 messages

Zuckerman, Neal <Zuckerman.Neal@bcg.com>  
To: CHERYL ROCKETT <crockett@phillipstown.com>

Thu, Feb 17, 2022 at 5:02 PM

Pis forward to the board.

Neal Zuckerman  
Senior Partner & Head, Media Practice  
BCG  
646.245.4015

Begin forwarded message:

From: Arthur Ross <arthur.ross@gmail.com>  
Date: February 17, 2022 at 4:48:41 PM EST  
To: "Zuckerman, Neal" <Zuckerman.Neal@bcg.com>

EXTERNAL email from: arthur.ross@gmail.com

Neal  
Unfortunately I am still having difficulty with Carolyn's passing so I want to  
Express my sentiments on Shakespeare project.

My name is Arthur Ross and I live on snake Hill Road I have been living there for several decades and never worried about any major change in the environment.  
Now I'm not so sure and I see a radical change coming.

I like Shakespeare and I know there are many supporters of Shakespeare in the community it's a wonderful way to enjoy an event and I'm glad it's in our  
community. If Shakespeare is moved to the golf course I approve of that but I do not approve of the bridge from snake hill Road to the g golf club. There are a few  
houses will have a crash in the real estate values of which one is my house. They're also talking about building a hotel in a few years which would create An  
environmental nightmare between Route 9 and snake hill road .  
Once you do this you can't take it back and you're gonna lose some of the rural quality that we all love so much and why we're living here.

I have another alternative. There's a straightway on snake Hill Road where there are no houses and they could easily build a road to the Shakespeare center  
and it would relieve a substantial amount of traffic because it'll be far away from Route 9  
I truly hope that the supporters of this project will not end up regretting what they wish for.

I am asking the members of the planning board please nix this bridge for a another alternative.

Thank you

Sent from my iPad

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The Boston Consulting Group, Inc.

This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use,  
copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender  
immediately by reply e-mail and delete this message.  
We may share your contact details with other BCG entities and our third party service providers. Please see BCG privacy policy <https://www.bcg.com/about/privacy-policy.aspx>  
for further information.  
Thank you.

Zuckerman, Neal <Zuckerman.Neal@bcg.com>  
To: Arthur Ross <arthur.ross@gmail.com>  
Cc: CHERYL ROCKETT <crockett@phillipstown.com>

Thu, Feb 17, 2022 at 5:03 PM

Arthur. I can imagine speaking in public is not what you want to do. My advice is to join tonight by zoom. It will have more power. But if too much I will of course and any way  
forward f your comments to the board. CHERYL is the board secretary and she can send you a link to zoom tonight if you are up to join

Neal Zuckerman  
Senior Partner & Head, Media Practice  
BCG  
646.245.4015  
[Quoted text hidden]

CHERYL ROCKETT <crockett@phillipstown.com>  
To: Dennis Gagnon <dgagnon@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, Heidi Wendel <heid.wendel@gmail.com>, Kim Conner  
<KConner@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Neal Zuckerman  
<NZuckerman@phillipstown.com>, Peter Lewis <petergarfieldlewis@gmail.com>, Peter Lewis <plewis@phillipstown.com>, Ron Gainer <rjgainer@comcast.net>, Steve Gaba  
<sgaba@drakeoeb.com>, "Zuckerman, Neal" <Zuckerman.Neal@bcg.com>

Thu, Feb 17, 2022 at 5:32 PM

[Quoted text hidden]

CHERYL ROCKETT <crockett@phillipstown.com>  
To: "Zuckerman, Neal" <Zuckerman.Neal@bcg.com>  
Cc: Arthur Ross <arthur.ross@gmail.com>

Thu, Feb 17, 2022 at 5:34 PM



CHERYL ROCKETT <crockett@phillipstown.com>

**Fwd: SITE VISIT FOR PROPOSED SNAKE HILL BRIDGE SUN MARCH 6 10:30 AM**

3 messages

Rhonda Kay <rhonda.donohue@icloud.com>

Thu, Mar 3, 2022 at 12:41 PM

To: Neal Zuckerman <nzuckerman@phillipstown.com>, CHERYL ROCKETT <crockett@phillipstown.com>

Cc: CHERYL ROCKETT <crockett@phillipstown.com>

Please post to the public record as well, thanks Cheryl.

Begin forwarded message:

From: HVSF Locals <hvsflocals@gmail.com>

Subject: Fwd: SITE VISIT FOR PROPOSED SNAKE HILL BRIDGE SUN MARCH 6 10:30 AM

Date: March 3, 2022 at 11:55:38 AM EST

To: Undisclosed Recipients <HVSFLocals@gmail.com>



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MAR 03 2022

**PROPOSED SNAKE HILL BRIDGE PLANNING BOARD SITE VISIT SUN. MARCH 6 10:30 AM**

The plans for HVSF's Regional Theater development include the addition of a large bridge on rural Snake Hill Road. This weekend, the Planning Board is visiting the site for part of its review of the project.

Site visits are not opportunities for public comment, but instead for information gathering. So please, dress well, be prepared to walk in the cold and come out and see the location and hear the discussion of the plans.

This is a link to HVSF drone footage of the location: <https://www.youtube.com/watch?app=desktop&v=-yPZAnvuauo&feature=youtu.be&fbclid=IwAR3yNapTM-k8w8XXZqxwtJmYw5niagOFnph1YMWZhACZNPob3r9-AozPXps>

This is a link to still photos submitted by HVSF to the Planning Board of the proposed bridge location: <https://phillipstown.com/government/planning-board/planning-board->

[agendas-minutes-index/planning-board-agenda-packets-video-for-2022/ggc-hvsf-020722](#)

That said, if you come away with questions regarding the proposed bridge, you DO have a chance to air them at the March 17, 2022 Public Hearing Part 3 at 7:30 pm at Town Hall and Zoom. To get a zoom link, email [crockett@phillipstown.com](mailto:crockett@phillipstown.com). You cannot speak without a personal zoom link.

**If you do wish to speak, Ask the Planning Board to issue a “Positive Declaration” which means that the Environmental impacts will be Further Investigated. The original GGC development had a positive declaration 17 years ago and was one-tenth of the size.**

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**HVSF Locals Goal: To SUSTAIN OUR RURAL AND HISTORIC CHARACTER while making a home for our local theater company, HVSF. Contact [HVSFLocals@gmail.com](mailto:HVSFLocals@gmail.com)**

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**CHERYL ROCKETT** <[crockett@phillipstown.com](mailto:crockett@phillipstown.com)>  
To: Rhonda Kay <[rhonda.donohue@icloud.com](mailto:rhonda.donohue@icloud.com)>  
Cc: Neal Zuckerman <[nzuckerman@phillipstown.com](mailto:nzuckerman@phillipstown.com)>

Thu, Mar 3, 2022 at 3:46 PM

Got It Rhonda.

Thank you,  
Cheryl

[Quoted text hidden]

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**Rhonda Kay** <[rhonda.donohue@icloud.com](mailto:rhonda.donohue@icloud.com)>  
To: CHERYL ROCKETT <[crockett@phillipstown.com](mailto:crockett@phillipstown.com)>

Thu, Mar 3, 2022 at 3:50 PM



Sent from my iPhone

On Mar 3, 2022, at 3:46 PM, CHERYL ROCKETT <[crockett@phillipstown.com](mailto:crockett@phillipstown.com)> wrote:

Dear Chairman Zuckerman and Board Members,

I have lived in Garrison within sight and sound of the Garrison Golf Course, and been a strong supporter of the Hudson Valley Shakespeare for almost 30 years. I was President of the HVSF Board when we invested in the current Tent, have seen every single production at least once, am still on the HVSF Advisory Board and continue to support them.

I am also a strong supporter of the Philipstown Comprehensive Plan and took part in the community charette at its inception. That community collaboration is also behind the recently updated Comprehensive Plan that in turn underpins our Philipstown Open Space Index - the GGC is #10 on that list - and our zoning laws, our overlay districts.

Those laws and the #1 goal of the Comp Plan will have to be thrown out for this grand GGC/HVSF plan to go forward.

Incidentally, suburban type housing over the golf course, cannot be built without discarding current zoning either. The 2005 PDD allows only "2 single-family residential structures" to be built on the entire 200 acres of the existing golf course. Chris Davis has graciously spoken of donating the entire parcel in question to an environmental nonprofit if this plan fails for any reason. Yet we still have people standing up at this hearing trying to scare us into believing that the Festival plan is the only alternative to the development of pink boxes all over the landscape and acres of suburban type housing.

This is not about how much we love HVSF and what they do. Nor about how much we trust HVSF. (I would just note that a nonprofit Board and employees can change, its mission can change - and there is nothing in HVSF's current mission about any kind of environmental or other stewardship.) Nor is it about moving the existing Tent and trailer portapotty operation from Boscobel up the road. This process is supposed to be about the facts presented in the entire built out plan, theaters, housing, hotel etc. and its impact - on the land, animals and on the community as laid out in the Environmental Assessment Form.

I personally want HVSF to have a permanent home on the Golf Course. I do also want its size, siting and consequent impact on this environment to be a negotiation between it and the Philipstown Comprehensive Plan. A balance. We made our homes here because we wanted to live quiet, rural lives. But we do acknowledge that inevitably compromises have to be made, something which the developer has clearly not considered.

There is a great deal of money, top flight consultants, lawyers on the GGC/HVSF side. The public hearing is the first time that those with legitimate concerns about traffic, construction, water, noise, light etc. on our 2,500 community, have been able to be heard. We feel steamrolled by the often error filled effort to market the proposal.

Clearly hardly anyone has read the over thousand page EAF, let alone understand the impact of the full plan. The document is technical and huge because this planned development is vast. The Planning Board has consultants AKRF to help them deal with the SEQRA process but AKRF does not live here and is not required to and has not consulted with local residents. We residents have no consultants to help us see what is incorrect in the EAF, what is concerning, what questions to ask. Nevertheless, we have many questions and concerns and I am mentioning here some of the points raised by more retiring people who live around here.

For instance, why does the EAF say that "... the subject property does not contain any unique topographic features"? It certainly does for Garrisonites and most are upset at the idea of the HVSF Tent being perched on the highest contour and commanding for itself the best view around here up the river to iconic Storm King Mountain, ironically, site of the birth of the environmental movement.

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MAR 08 2022

The plan sites The Tent on a treeless hilltop where it will cause the most sound and light pollution possible - houses are situated 360 degrees around, above and below the golf course.

Contrast this with Boscobel where the Tent was open to the river on 180 degrees and screened by Boscobel House and woods on much of the remaining sides.

HVSF has promised not to use amplification at all while it is performing under a Town Temporary permit. But what if this full plan goes ahead - will there be no more amplified musicals like the wonderful 2019 production of Into the Woods, no much loved song and dance numbers in the Shakespeare productions, no Sound effects? *Or will there be amplification?*

One of the recorders in the sound tests in the EAF reported that the sound would be over the town limit. Remediation? Mitigation?

Trees are to be added to those between the Chris Davis 27 acres and the Tent location. How about some round the tent? A partial 8ft high berm is proposed, primarily to prevent traffic noise coming in to the tent. But the Tent will be 38 ft high, sound rises and the front of the Tent, is, of course, completely open. All the neighbors suffered through a series of bands/groups playing on the restaurant terrace at the Garrison a few years ago - it was only every Thursday for a few weeks in the summer and finished promptly at 8.30. We heard every word of every song. It was horrible. Thank goodness it was not 7 performances a week until 10 p.m. from June through October.

Lights: are there to be no lit scenes outside the tent as in previous years? Is the audience to be stumbling around in the dark in the intermission?

Why can't the Tent be sited in more of a bowl on the site, or "nestled into the slope" as we read in the newspapers could be done? There are plenty of great scenic backdrops apart from the one on the crest of the hill. We read in the EAF that weddings etc. will be outside between 4 p.m. and 6 p.m. and inside after that. So some proximity to the Banqueting rooms surely isn't a problem when the performances begin at 7.30 Room for discussion? Compromise?

The treatment in the EAF of the doubling of the domestic water needed for the 1,000 flushes a night discussed at PB meeting is troubling. As is the sinking of new wells, the digging of up to 4 huge new septic fields, and the drawing of water when needed from the Eastern basin up to Fort Defiance Hill itself. Many had trouble with their wells when two new irrigation wells were drilled to supplement pond water irrigation of the golf course in 1999. Our well is drilled 500 ft deep (200 ft below the highest point of the GGC) in rocky gneiss and we've had problems with recharge after dry winters and summers.

Who will pay for remediation including inconvenience of having no or sediment filled water?

Why is no modern environmentally friendly sewage treatment planned?

The EAF posits that up to 50 acres of the 97.4 acre site will be disturbed - huge of construction noise and disturbance for people, birds and bees and a lot of eco fragmentation. The EAF says that noise from the construction of this plan is likely to be loud especially if doors and windows are open - as ours are all summer. How can this be mitigated? How many summers will we have to shut ourselves inside?

How can the impact of the toxic dust the EAF warns will be caused by the disturbance of the lead, mercury, arsenic, ddt etc. in the soil of the golf course, be mitigated? How can you give a negative declaration when all the testing that's needed has not been done? What about the effects on wells, not just the wells on the golf course, which are mentioned but on the lateral movement of contaminated water affecting neighbors' wells? Who will pay for mitigation if needed? Will runoff from ground disturbance cause the contamination of the brooks etc. We learn in the EAF about the contamination of the pond - how will more contamination affect the animals and insects in its waters?

How will the meadows be achieved and managed - 3 years black plastic? Chemicals -glyphosate/aka Round-Up for the mugwort etc. which is already returning to the experimental meadow patch? Irrigation of 300 newly planted trees (to make up for the 172 to be cut down) and all the new shrubs etc. Nothing about management of the majority of the site that will not be native meadows. The new meadows in fact are primarily for the audience to walk through lit paths from parking lot to the Tent on the summit.

Many seem not to understand the detrimental environmental impact that will occur on this site of the cars and feet of thousands of people, the scattering of 20 new buildings, a total 56,000 sq ft - (the equivalent of 28, 2,000 sq ft houses) and that's without counting the large 38 ft high tent, all the existing buildings and a new 20 room hotel, and at least 5 large parking lots. This added to the light, the sound, the air pollution will all adversely impact until late at night the landscape, its environs, its birds, animals, insects and, yes, inhabitants of this community, its rural roads and rte 9.

On a Saturday, even without a matinee in the small theatre, there will be 800 attendees and employees arriving to picnic, watch a matinee, attend a wedding, then leaving. Then 1,000 more people and cars will arrive for picnics, dinner in the restaurant or bar, a wedding and evening performances in both theaters and others arriving to work in all these spaces. Then they all leave again late that night.

This is not Boscobel when the single Tent theatre was the only event happening in the summer evenings. The House was not open and there were no weddings when the theater was operating. There was no restaurant or bar or hotel either.

The very large GGC/HVSF plan will be a huge disturbance for all those living around the Golf Course and beyond.

Why can't there be some symbiosis between the existing buildings and the Tent theatre complex? The EAF shows many of the proposed new buildings to be operating only part of the year. There is so much unnecessary under utilized space in this plan. Currently the existing banquet rooms and beautiful spa room are completely empty most week days. Why not use them for rehearsals/education/school events during the week days instead of building a new rehearsal space, for instance. Why is nothing in this plan thought through with an eye to minimizing the impact on the land and minimizing the number of people impacting the community at any one time? The profits from the for profit side are apparently to be funneled to the nonprofit side. Why can't the for profit and nonprofit arms work together to utilize space more efficiently?

I am in favor of some housing for artists. But 12 buildings totaling 27,400 sq. feet for a maximum of 88 people that are empty for months during which time they will be let on a short term Airbnb type basis and a planned 20 room hotel?

There is nothing to prevent this huge plan being built out in its entirety once Phase 2 is agreed if the money is available and I understand a great deal of \$\$\$'s have already been pledged.

This community is quiet and retiring - we chose to make our homes in the woods rather than in the village.

Change will come but it doesn't have to be on this huge scale and with so many unknown and possibly unintended consequences. A regional arts destination in the middle of this woodsy community will change our beloved home utterly. Quote from the EAF "It is the applicants position that the proposed development is of a scale and character that is complimentary to the existing and natural environs." I along with so many of my neighbors, beg to differ. I am asking for a Positive Declaration and some real community input.

Thank you for all the time and attention you have given to this topic,

Carol Marquand



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

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**Snake hill road bridge**

1 message

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**Arthur Ross** <arthur.ross@gmail.com>  
To: crockett@phillipstown.com

Wed, Mar 9, 2022 at 11:24 PM

Dear planning board members

This is the 2nd time I am asking the planning board to deny a request for a bridge egress  
From snake hill road over the 17th green.

If this goes through it will have an environmental  
Nightmare of traffic congestion on snake hill.

We moved here because of the rural quality

Of garrison. The planners mentioned the possibility of a hotel in a few years. It directly

Affects the families who live near this bridge

And I am one of them. I mentioned the last time

That there are no houses on the straight away

Where a road could be constructed to the

Shakespeare center.

I hope you consider this in your decision.

Thank you

Sent from my iPhone

RECEIVED  
MAR 11 2022

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CHERYL ROCKETT <crockett@phillipstown.com>

---

## Historical & Archaeological Material

1 message

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John Benjamin <benjaminjohn52@gmail.com>

Thu, Mar 10, 2022 at 9:06 AM

To: crockett@phillipstown.com, nzuckerman@phillipstown.com, kconner@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com

Good morning;

Your Garrison neighbor and my friend, James Kelly, has asked me to present this material for your consideration.

It's important info! I'm especially interested in the early photos of the Bill Brown's property.

"If we don't know where we've been, how do we figure out where we're going?"

Thank you,  
John Benjamin

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 **Garrison Golf Club & Boarder Properties.pdf**  
10510K

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MAR 11 2022



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

**letter to Chairman and Planning Board re HVSF Plan**

1 message

Gale Epstein <Gale@hankypanky.com>  
To: CHERYL ROCKETT <crockett@phillpstown.com>

Thu, Mar 10, 2022 at 9:09 AM

Hi Cheryl,

Please forward the letter below to Neil Zuckerman and members of the Planning Board.

I hope you're doing well.

Thank you,

Gale

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MAR 11 2022

Dear Chairman Zuckerman and Planning Board,

A forever home for our beloved Hudson Valley Shakespeare Festival is a wonderful idea. But why is the proposed plan so grandiose?

I am not a close neighbor of the project site, but I have lived in Garrison for thirty five years precisely for its rural flavor. Our way of life has been challenged from time to time, but so far the town codes have maintained respect for our unique landscape. However, they may be too fragile to prevail against the will of a few wealthy men.

The earth is under siege as a result of human hubris, with weather patterns changing much faster than predicted. Twenty-first century projects can no longer be business as usual. Our area is the birthplace of the environmental movement, many HVSF board members are also on the board of the Hudson Highlands Land Trust, so why would these developers not consider a visionary green approach? Buildings should be clustered and re-purposed, not sprawled into the landscape. The tent located on one of the most dramatic ridgeline views in the region seems like a selfish land grab. This also appears to be a vulnerable spot for audience and actors with climate change's increasingly high velocity winds and storms. The Philipstown Town Zoning Code 175-31 addresses rural siting principles which must be enforced, and carbon neutral solutions should be implemented.

**As a golf course, the planned site has been insulted for decades with pesticides and toxins to maintain a pristine façade. This is an ideal opportunity to restore and balance it both for wildlife and human activities. It should be a model for how conservation and community can co-exist.**

**Thank you very much for your attention to the many nuances of this matter,**

**Gale Epstein**



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

## Support for Hudson Valley Shakespeare project

1 message

Carrie Hughes &lt;carriecozadhughes@gmail.com&gt;

Thu, Mar 10, 2022 at 4:15 PM

To: crockett@phillipstown.com

Cc: nzuckerman@phillipstown.com, kconner@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com

Dear Members of the Planning Board,

My name is Carrie Hughes and my husband, Joel Erickson, and I have owned 18 Coleman Road since 2015. As close neighbors, we are writing to express our strong support for the Hudson Valley Shakespeare Festival's current plan to restore and perform on the land currently occupied by the Garrison Golf course. After carefully studying the plan, and reviewing the track record of the designers and consultants involved, we believe it is a conscientious, thorough, and complete vision that will enhance the site and the community.

To our mind, the project brings great improvements to the neighborhood, with limited disruption. The addition of a traffic light at Snake Hill Road is a development many neighbors have long supported in the interest of safety. Allowing HVSF to stay in Phillipstown, and keeping high quality theater on its scale in town, benefits both residents and our wonderful local businesses (which in turn, benefit us as residents). Perhaps most of all, the land restoration, proposed pollinator meadows and walkways, accessible to the public, will be a beautiful, parklike addition.

We are a little baffled by some of the opposition arguments we've heard from our neighbors at the two planning board meetings. The HVSF proposes to take a private, already developed expanse of land, currently accessible only to golfers and geese, and restore it ecologically and make it accessible to the public in a careful, controlled way. This is hardly "paving paradise," although the project does allow for adequate parking, (as well as shuttle service from the train), to keep cars off our smaller roads. The HVSF leadership and their team have far exceeded the legal requirements to ensure that this is done in a manner that stewards both the land and our community, and have been transparent throughout the planning process. I see absolutely no reason to doubt their assurances that they will continue to be considerate neighbors receptive to feedback should problems arise.

Like many in Phillipstown, we were attracted to Garrison because of its natural beauty and the rich culture of the area. A permanent home for Hudson Valley Shakespeare, in Phillipstown, in the middle of restored and preserved native landscapes, is very much in keeping with that local character. Indeed, it is a far better option than most others we can imagine for land, like an exurban subdivision, a larger private hotel, or the current golf course.

It seems to us an optimal use of the land and strategy for enjoying and preserving the landscape we are so privileged to live in the midst of. We urge the planning board to approve the current proposal.

Sincerely,

Carrie Hughes and Joel Erickson  
18 Coleman Rd  
Garrison, NY

RECEIVED

MAR 11 2022



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

---

**HVSF: SEQRA comments & questions for applicant**

1 message

**ben green** <bengreenhf@gmail.com>

Sun, Mar 13, 2022 at 11:33 AM

To: crockett@phillipstown.com

Dear Planning Board:

We live on Fort Defiance Hill Rd, in the upland water basin area. It was encouraging that the Board required a "pumping test" in response to HVSF's EAF water recharge calculations but one would like to believe a SEQRA neg dec would not be issued prior to testing and results. As there have been quite a few reports of well water issues in the area including our own, it would also inspire confidence if the planning board could require HVSF to conduct a survey of homes that depend on the upland basin to get a better sense of whether an actual problem exists and if so, how it would be mitigated.

We don't object to HVSF moving to the golf course but without municipal water, sewer, and access to public transportation, we do feel the proposal should be scaled back to something that takes the aforementioned limitations of this site into consideration.

Thank you for your extraordinary effort and oversight of this application.

Best,

Ben &amp; Francesca Green

**Ben Green****The Peekskill Hat Factory/ Peekskill Clay Studios/ Saben Realty Corp.****1000 North Division Street, Suite 1****Peekskill, NY 10566****[bengreenhf@gmail.com](mailto:bengreenhf@gmail.com)****Office: 914-734-2277****Mobile: 914-843-8388****RECEIVED****MAR 14 2022**



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

**HVSF/ GGC**

1 message

Stafford37@optonline.net <stafford37@optonline.net>  
To: crockett@phillipstown.com

Sun, Mar 13, 2022 at 6:02 PM

Hi Cheryl,

Please forward the following to the Planning Board on our behalf.

Thank you

Betty &amp; Frank

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MAR 14 2022

Dear Chairman Zuckerman and Planning Board members:

First of all, we want to thank the board for all your hard work and efforts on our behalf. This is one of the largest proposed developments here in memory.

We are privileged to have lived in Garrison for over thirty years, raising a family and enjoying the bucolic feel and peaceful atmosphere this beautiful area provides. News of the HVSF move "up the hill" to the GGC property brought us warm memories of past HVSF performances and a sense of relief that HVSF would continue to be a part of our community. Like everyone else, we have a strong and positive association with HVSF. It's difficult to view the project through any other lens.

Nevertheless, the ensuing debate has brought into focus real concerns about the size and scope of the plan and its impact on the area. The influx of up to 1,200 visitors each day cannot help but have a big effect on a quiet village and the lives of its roughly 2500 residents.

The proposed entrance on Snake Hill Rd. seems to have poor sightlines from either direction.

Turning off or onto Route 9 at either proposed access point also seems hazardous. The addition of a traffic light and turning lanes, while helpful, could inadvertently create other opportunities for accidents resulting from sudden stops on this busy stretch of road.

It hasn't been long since the intersection of Snake Hill/Travis Corners and Route 9 was the location of a fatal accident. Fully loaded aggregate trucks parade past all the time and it is very difficult for them to suddenly stop. The constant contribution of broken tail lights, headlights and bits off cars is testimony to the many less severe accidents occurring regularly there.

We recall NYS proposals from the past (was one labeled "Alternate E"?) that expanded the road into a four-lane highway, dramatically altering the atmosphere along the route. Does this application speak to how its plans will adjust if this eventually comes to pass?

The real reason for this note is our concern about water usage. Our home is located in close proximity to GGC on Travis Corners Rd., in the center of the "Upland Basin Contributing to Site Groundwater" identified on Exhibit #63 of the plan. We believe our well was negatively impacted when the GGC drilled new wells in years past, causing us to have to drill a new well and replace the pump at great expense. I can't think of a neighbor who has not been through this process, whether it was related to activities at the GGC or otherwise (our aquifers in general seem to be at risk from climate change, etc.). These are repeated reminders that our aquifer is a fragile and very finite resource that needs to be protected.

There's really not much debate that additional usage will tax the aquifer, regardless if it's 300, 600 or 1,200 additional people per day accessing the resource. The town's 2030 Comprehensive Plan guides us to "monitor and protect our aquifers and recharge areas" and ensure that "Land use practices do not threaten water quality or quantity". This action item cannot simply be read as an aspirational goal, we must be vigilant stewards. An adequate clean water supply is foundational to our life here.

Expert comments on ground water and well water supply issues, previously provided to the board by H. Davis, seem to support our common-sense concerns about these matters. Will the board require HVSF to perform a 72-hour water pump test in late summer? Will said test include a check of the water quality for heavy metals and pesticides? Will neighboring wells be included in the tests?

There are so many issues for the board to sort through but this point alone indicates to us that a positive declaration would be the prudent and rational decision at this time. Let's move deliberately and methodically with such an enormous undertaking and make sure we get it right.

Thank you again for your time and efforts!

Betty & Frank Stafford

[23 Travis Corners Rd.](#)

Irene Karlen  
20 Lisburne Lane  
Garrison, NY 10524

March 14, 2022

Re: Hudson Valley Shakespeare Cultural Campus Development

Attn: Planning Board

Unlike the case with the 2005 PDD, HVSF's proposal will exempt most of the property from taxes.

According to their revised EAF submission of 10/21 they admit the town will receive less tax. But, they say the impact of the "modest amount" of tax loss will be negligible. However, the tax loss will mostly impact the taxpayers in the Garrison Union Free School District and the Garrison Fire Protection District.

Inserting a noisy, high intensity, urban style regional entertainment hub into a currently quiet, residential rural area, with little infrastructure, in exchange for the opportunity to pay more in taxes doesn't really seem like a fair bargain.

Thank you,

Irene Karlen

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MAR 14 2022

March 14, 2022

James Kelly  
227 Dubois St  
Newburgh NY, 12550  
[Jameskelly@optonline.net](mailto:Jameskelly@optonline.net)  
646-823-8597

RECEIVED  
MAR 14 2022

Dear Chairman Zuckerman and Members of the Planning Board,

I would like to express my concerns regarding the HVSF project at the GGC property. I'm a fan of HVSF and I believe that the GGC property could be a good future home for the HVSF, but there are several issues that need to be addressed before public comments are closed and a Negative Declaration is issued.

- Location of new buildings and parking facilities need to be reconsidered to reduce impact on viewsheds. Buildings should be built below ridge lines where possible while still maintaining a dramatic location for the tent.
  - The proposed parking lots are too large and will be highly visible from both Rt 9 and Snake Hill Rd. They will be a major visual feature of this project. The scope of parking encourages people to drive themselves rather than take mass transit. In this age of global warming I hope that the applicant would discourage people from driving and encourage and facilitate mass transportation.
  - Ingress/Egress. Intersection of Rt 9 and Snake Hill has always been very dangerous. Many people have been killed on the stretch of U.S. Rt.9 between Snakes Hill Rd. and Colman Rd. Further study of the potential traffic impact is needed.
  - Increased Traffic on Snake Hill Rd. and Philipsbrook Rd. Does the applicant wish to pave the portion of Philipsbrook rd. leading up to their access road?
  - Lack of renderings of proposed development from various views. The applicant should present elevations of the project from several high visibility areas.
  - Location of entrance bridge on Snake Hill Rd. The proposed bridge is too close to neighboring driveways.
  - More research is needed regarding wetlands, run-off and wastewater management than already addressed on page 4, section D2.
  - Fewer buildings than proposed; especially considering the potential development of two highly visible subdivisions at the intersection of Snake Hill Rd and Rt 9.
  - Proximity to the Aqueduct.
- 
- Concerns regarding applicants answers to questions posed in EAF, Pg 13 Section E3; Does the project site contain, or is it substantially contiguous to, a building,

archaeological site or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?: Although the applicant recognizes that the South Highland Methodist Church/Parsonage and Brookmead located at 2010, U.S. Rt 9, there are several other historic houses and structures on or bordering the site, which although not currently recognized by SHPO, are certainly eligible for nomination to The National Register Of Historic Places, including:

1. Windfield, 135 Snake Hill Rd. built circa 1870 for John Bratt attributed to prominent Cornwall NY architects, Mead & Taft
2. Mountain View, 10 Coleman Rd, built for John Frank in the 1880's and modified in the early 20th century.
3. Stone pump house, bridge and entry gate(Rt 9) and other structures on the GGC property built by Major George Luff Fox( late 19th century) and by Bill Brown (early 20th century).
4. Early 20th century mansion on Foxglove Lane.

- Concerns regarding the applicant's answer to question posed in EAF, Pg 13, Section E3, sub-section G: Have additional archaeological or historic site(s) or resources been identified on the project site? Although the applicant answered no to this question, there have been several documented archeological studies for both Pre- Columbian Native American sites and Revolutionary War sites conducted within a ¼ mile-3 mile radius of the GGC between 1900 and recent times. There's no reason to assume that there is nothing of archeological or historic value remaining on the site.

1. *William Beauchamp; Aboriginal Occupation of NY, NYS Museum Bulletin Vol 7, 1900.* Beauchamp notes the "Indian Field" site which was located on Phillipsbrook Rd on the former Phillipse estate, "Highland Grange" and the Moore estate, "Woodlawn" within ½ miles of the GGC property. Beauchamp notes other sites along the river between Garrison and The West Point Foundry site.
2. Arthur Caswell Parker: New York State Museum Archeologist Arthur C. Parker documented seven locations within ½ mile-3 mile radius of the GGC in 1922. See *A.C. Parker, New York Archeological Association Bulletin, 1922 Vol 37.*
3. *William L. Carver and Reginald P. Bolton, History Written With Pick And Shovel, NY Historical Society, 1950.* Carver and Bolton document American Revolution encampments and fortifications in the vicinity including the North & South Redoubts located within ¼ mile of the GGC.
4. *J. Grossman, J. Diamond and E. Weinstein Pre Contact "Haul Road" Site, West Point Foundry, Cold Spring NY: 4400 years Of Micro Stratigraphic Deposition, The Journal Of Middle Atlantic Archeology, Vol. 35, 2019.* Sites visited by Beauchamp and Parker are revisited in this paper. Many pre-contact artifacts were located during this study.

5. The GGC is located on the site of several pre-revolution farms and a former 19th century estate called "Walnut Ridge" which was one of the grandest estates in Garrison. There are many well documented sources of information which attest to the historical significance of the site.

Thanks for taking the time to compile the list of questions and concerns!

James Kelly

**Joe Regele**  
1039 Route 9D / Garrison, NY 10524

Alon Dornitz P.E.  
NYS D.E.C.

3/14/22

Mr. Dornitz,

I hope this note finds you well.

I am writing to express my concern and to request some information. I am a resident of Garrison, NY., Town of Philipstown, Putnam County. Currently there is a SEQRA application in front of the Philipstown Planning Board which includes the construction of a bridge over a designated wetland area.

The applicant maintains that the bridge will have no Environmental Impact since (although no engineered drawings have been provided) it will span the "wetland area".

However, and this is where I need some guidance, the proposed location for the bridge is about 250 feet downstream from a dam which is both unregistered, unrated, and leaking. Because this dam lacks a classification, I believe it is impossible for the design team to properly engineer the structure.

It is my understanding (as well as a bit of common sense) that to locate the pilings for the proposed bridge the "BREACH AREA" of the dam needs to be established. Without accurate information about the breach area, it would be possible for the pilings to be placed in a precarious position leading to a possible failure of the structure. The proposed location for the bridge is less than a mile up Snake Hill Road (east of Route 9D) from where, during Hurricane Sandy, an entire section of road was washed away.

I would appreciate it if you could get back to me and let me know what I can do to help resolve the issue.

Sincerely,

RECEIVED  
MAR 15 2022

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**Joe Regele**  
**1039 Route 9D**  
**Garrison, NY 10524**  
[joe@regelebuilders.com](mailto:joe@regelebuilders.com)

**Cheryl Rocket**  
**Planning Board Clerk**  
**Town of Philipstown**  
[crockett@philipstown.com](mailto:crockett@philipstown.com)



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

**GCC/HVSF proposal**

1 message

highfield &lt;highfield@optonline.net&gt;

Mon, Mar 14, 2022 at 7:24 PM

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

Hi Cheryl -

I'd appreciate it very much if you would send this on to the Planning Board.

Dear Chairman Zuckerman and Planning Board members :

Re: GGC/HVSF Development proposal

We have recently learned of State and Federal grants to this proposed development, presumably if approved by your Board and the Town Board.

These announcements raise the subject of taxes as these government grants can only come from our taxes. In addition, the developers admit that their proposal will cost the Garrison taxpayers about \$100,000 per year, as some of the golf course comes off the tax rolls. Actually, the current situation already costs the Garrison taxpayers lost revenue from houses that might otherwise be built of about \$250,000, bringing the total lost revenue to about \$350,000 per year if this proposal is approved as currently presented. The developer claims to be saving us from extra costs to the School District if houses were built on the site. Actually, the District has so few students ( about 13 per class ) that what it needs most of all are more houses, students and the tax revenue they would bring.

The Garrison School District is already under financial pressure due to rising high school tuition rates and health care costs. Why should the roughly 1000 taxpayers in Garrison bear all of these costs for a regional arts complex that will bring so many visitors, traffic, noise, light, pollution, etc. to our small rural community?

Thanks for all of your time and effort on this proposal.

Stan Freilich  
53 Coyote Rise  
Garrison

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MAR 15 2022

Cold Spring Chamber of Commerce  
P.O. Box 36  
Cold Spring, NY 10516  
[info@coldspringnychamber.com](mailto:info@coldspringnychamber.com)  
[www.coldspringnychamber.com](http://www.coldspringnychamber.com)



March 16, 2022

RE: Hudson Valley Shakespeare Festival

Philipstown Planning Board,

Last Spring, the Cold Spring Chamber of Commerce hosted the Hudson Valley Shakespeare Festival, a longstanding member of the Chamber, at one of our Breakfast Meetings to discuss HVSF's transition to the former site of The Garrison Golf Course. Our members had a chance to ask detailed questions about the scope and nature of the project, as well as its likely impact on the community, the environment and the local economy. Our conclusion was that HVSF's vision for the new site not only reflects the values of stewardship and conservation that are deeply embedded in this community, but also enhances its character and supports the local economy.

The amount of care, planning, community input and genuine concern for the long-term ecology of Philipstown that went into this proposal is extraordinary, and the Chamber is strongly in favor of a 'Negative Declaration' on its environmental impact, as well as the eventual realization of the project as a whole.

Thank you for your consideration.

Signed,

The Board of Directors of the Cold Spring Chamber of Commerce

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MAR 16 2022

**March 15, 2022**

**From: Jay and Patty Brenner  
29 Snake Hill Road  
Garrison, NY 10524**

**To: Philipstown Planning Board**

**As pertains to the Bridge proposed over Snake Hill Road:**

**How will traffic turn onto this bridge from Snake Hill with no turning lane and no shoulder? It looks like there could be a significant backup near showtime in both directions.**

**We have the right to move freely in and out of our driveway. Can HVSF guarantee that right?**

**Why is this brand-new bridge proposed and there are no plans to fix and expand the dam road that enters the property now from Snake Hill which is damaged and sinking?**

**Have options for the location of this bridge and road been examined?**

**Why not create an entrance at the 90 degree turn where Philipsbrook Road and Snake Hill intersect? There would be zero impact on the intersection at Snake Hill and Rt 9 and there are no homes right at that spot, whereas the proposed entrance could attract visitors directly from Rt 9 and disrupt traffic patterns in both directions.**

**Wouldn't using the back entrance and widening the back road from Philipsbrook Road cost less and have less of an environmental impact than a bridge and an entirely new road?**

**Will Snake Hill be the main entrance, or will the Route 9 entrance be? Why a two-lane road when there could be one way in and one way out?**

**Can you develop a theater project that would not violate zoning?**

**Why are there no actual schematics for this bridge and road?**

**As pertains to traffic from the East from Connecticut, north-central Putnam and Westchester:**

**When we navigate to Snake Hill from Putnam County Park and/or Lake Oscawanna, Google maps brings us through some remote, winding roads that ultimately intersect the unpaved Albany Post Road and Travis Corners. Have you considered the potential traffic from these areas through historic landmarks?**

**This is our third letter expressing our mounting concerns about the scope of this cultural center project. When will we hear answers to these questions and those of our neighbors?**

**RECEIVED  
MAR 1 / 2022**

March 15, 2022

From: Jay Brenner

29 Snake Hill Road

Garrison, NY 10524

To: Phillipstown Planning Board

Summer stock vs. a Regional Performing Arts Center

My Concerns are that we are not getting answers to our questions!

**1: Water Usage:**

With this development proposal, who will pay for our water wells to be dug deeper when we run out of water? In the past when the golf course was drawing from all of its wells, surrounding homes ran out of water. The golf course cut back on water usage to solve the local problem. The new proposal doubles the usage of fresh water and increases the number of wells on the Property.

How can the Planning board move forward without having proper studies and guarantee that There will be enough water for all?

**2: Sound Pollution:** In the proposal they talk about 1000-2000 visitors per day 6 days a week until 11:00 PM. How can that possibly be tolerated by the folks living around the existing property. In the past the only loud noise was if someone on the golf course had an amazing putt. Now merriment, entertainment and housing will fill the air, not to mention the Cars trucks and Buses! What about the ordinance in Place that does not allow the Catering Hall to have outdoor music in the evening?

**3: The proposed Bridge on Snake Hill Road.**

Has there been a proper study to see if Snake Hill Road can safely handle the proposed increase in traffic? What about the environmental impact of building the 2-lane bridge across the protected wetlands? Can the local road handle Heavy Construction? What will happen to my driveway which is directly across from the proposed Bridge and Finally, can Snake hill road actually be a safe access late at night with many people being well into their 60's?

**4: Zoning Change:**

This project requires a zoning change which does not coincide in keeping with the privacy and pastoral character of Philipstown, and this project is not Carbon Neutral.

You the Planning Board can reduce the size of this project, and the HVSF can remain a thriving theater organization without overwhelming its quiet, rural host

I plead with the Planning Board to Issue a "Positive Declaration" The original GGC development had a positive declaration 17 years ago and was a much smaller project!

I Encourage Modifications and beg for Negotiations!

Thanks you !

RECEIVED

MAR 1 / 2022

March 16,2022

Neal Zuckerman, Chairman  
Philipstown Planning Board

Chairman Zuckerman and Members of the Planning Board,

I would like to register with you my strong support for the move of the Hudson Valley Shakespeare Festival to the new location at the Garrison Golf Course on Route 9. This is an inspired adaptive reuse of that location, given that the current owner, Chris Davis, no longer wishes to continue subsidizing the losses incurred by the present use.

I have been following the plan from the beginning and can say that HVSF has been remarkably responsive to the feedback they have received to date, they have provided additional information and clarification when asked by the Town or the Public. In addition they have provided as much information as would be included in an Environmental Impact Statement.

HVSF has consistently worked with the Town and the Public in an open and forthright manner. I have attended a number of meetings and site visits and have been impressed by their openness and willingness to engage with the Board and the people attending.

I also find the arguments used by the opponents to the project to be ingenious at best. For example, I often returned from events at the Depot Theater when the Shakespeare performances were ending. I never really had a problem with traffic jams in front of Boscobel. And, let me add, the traffic from the new location would be split, with some cars going to Route 9 directly while others would head for 9D by way of Snake hill Rd.

There are numerous other points like the traffic question noted above, but you have heard them all and repeating them would make this letter way too long. Suffice it say that I believe these facts warrant and support a Negative Declaration on this application by the Planning Board.

Respectfully



Claudio Marzollo  
256 Lane Gate Rd. Cold Spring  
[marzollo@me.com](mailto:marzollo@me.com)  
914 519 7429

RECEIVED  
MAR 1 / 2022



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

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**Please approve Shakespeare SEQRA**

1 message

**Michael McKee** <michaelmckeehd@gmail.com>

Thu, Mar 17, 2022 at 10:26 PM

To: nzuckerman@phillipstown.com, kconner@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com, crockett@phillipstown.com

My name is Michael McKee. Thank you, Mr. Chairman and Planning Board for your work. Our family has lived in Garrison for 22 years. We live a mile and a half from the Garrison Golf Course. I operate a small business in Garrison.

Communities across the country are struggling with the problem of what to do with their moribund golf courses. Golf as a pastime is in significant decline. This has opened the door for previously silent residents to give voice to their opposition to the environmental damage being done by the management methods used for golf courses. However, they often solve their problem by building new housing developments. I would not want to see that happen to our golf course. Hudson Valley Shakespeare is the best use of this space that I can imagine. The HVSF team and their board of directors are the best stewards of this space that I can imagine. The alternative is the environmental disaster of a decaying golf course. The process going forward will involve the completion of this review, which I hope will have a negative finding, and then ongoing reviews of every new structure on the property as they are proposed—the management of this property will involve continuing re-evaluation, with many opportunities for community input and collaboration.

A wider, more impactful use of this extraordinary space is proposed. In the old days a group of four would pass through the golf course and one of their number would say, "Gentlemen, isn't that a beautiful view?" Now, as residents at the public meetings have carefully enumerated, many people will have an opportunity to appreciate that view. I also hope the tent is placed at the top of the ridgeline, where everyone can see it and appreciate the value our residents place on the arts.

RECEIVED  
MAR 18 2022



CHERYL ROCKETT <crockett@phillpstown.com>

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## Email regarding Garrison Golf Course/Hudson Valley Shakespeare Festival

1 message

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Phoebe Geer <phoebe.geer@gmail.com>  
To: crockett@phillpstown.com

Fri, Mar 18, 2022 at 1:14 PM

Dear Planning Board,

I write today to express my strong support of the adaptive reuse of the Garrison Golf Course as a permanent home for Hudson Valley Shakespeare Festival. Thus far, HVSF has been very responsive to community feedback, and provided much additional information when asked by the public or the board. They have also committed to answering and responding to all questions posed through the public comment period.

They have provided as much information, if not more, as would be included in an Environmental Impact Statement.

All these facts warrant and support a Negative Declaration on the application by the Planning Board.

Sincerely,  
Phoebe Geer  
(Garrison resident)

RECEIVED  
MAR 18 2022



CHERYL ROCKETT <crockett@phillipstown.com>

## Fwd: Delivery Status Notification (Failure)

1 message

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

Fri, Mar 18, 2022 at 1:59 PM

----- Forwarded message -----

From: Mail Delivery Subsystem <maller-daemon@googlemail.com>  
Date: Fri, Mar 18, 2022 at 1:56 PM  
Subject: Delivery Status Notification (Failure)  
To: <marieelizabethc@gmail.com>



### Address not found

Your message wasn't delivered to **jvantassel@phillipstown.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

RECEIVED  
MAR 18 2022

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. Learn more at <https://support.google.com/mail/?p=NoSuchUser> x2-20020aa7d6c2000000b00415c78e5a4esor4138722edr.52 - gsmtip

----- Forwarded message -----

From: betsy calhoun <marieelizabethc@gmail.com>  
To: editor@pcnr.com, Concerned Citizens of Phillipstown <ccopny@gmail.com>, Town Of Phillipstown <jvantassel@phillipstown.com>

Cc:

Bcc:

Date: Fri, 18 Mar 2022 13:58:44 -0400

Subject: WHO IS RESPONSIBLE?

Two large organizations threaten to inundate Phillipstown with people eager to enjoy our rural beauty. Yes, dirt roads, fields and hill tops, entertainment and beverages. How

irresistible! Starting in April - that's two weeks away (in case you are still hibernating)- Graymoor will roll out their Pirate Festival. Thousands of people are expected to come, they say. You may think of GRAYMOOR as a quiet religious institution, but they have morphed into capitalistic entertainers.

## **WHAT IS HAPPENING? PAY ATTENTION!**

Philipstown does have laws and regulations. Large events are required to have a

**PERMIT** which could be given by the Town Supervisor for an EVENT that lasts a day or even two days. It can also permit a parade. In order to offer our community an event that lasts weeks or a month or more, permission must come through an application that analyses the environmental impacts of this project. The Shakespeare application is under review, not yet permitted. Graymoor did not even mention their massive events, let alone ask the Town to review their plans.

**SO CAN WE ASSUME THAT PERMISSION IS NOT RELEVANT? ANY GROUP THAT WANTS TO CLOG THE LOCAL ROADS, OVERUSE OUR SMALL SERVICE MEMBERSHIP (FIRE, MEDICAL, POLICE) GO TO IT!!**

## **OR, PHILIPSTOWN'S TOWN BOARD CAN**

**TAKE ACTION.** IT LOOKS LIKE THE ONLY CONTROL OF THESE GROUPS IS OUR TOWN BOARD. IT COULD SAVE ACCIDENTS TO REVIEW THE PLANS. SHOULD THERE BE LIMITS TO VISITORS? SHOULD THE GROUPS PROVIDE POLICE ASSISTANCE? EMS?

**IF YOU CARE, GET IN TOUCH WITH THE TOWN BOARD**

RECEIVED  
MAR 18 2022

My name is Mary Ann Coleman, and I have been a homeowner in Garrison for 23 years.

I was attracted to Garrison by its rural nature, open spaces, proximity to the Hudson River and numerous hiking trails and waterfront activities. I've enjoyed the wildlife on, and around, my property, especially as it abuts the third hole of The Garrison's golf course.

As many residents here, I wasn't looking for the Hamptons' atmosphere, traffic or glamour. nor did I seek out the Jersey shore with its high density population and amusement parks. As per the Comprehensive Plan, I believe that the preservation of the Town's residential character and natural condition is still of utmost importance, as is the protection of its environmental features, especially the quality of our water. Responses to a survey by participants in 2020 "showed an overwhelming love for our great natural beauty and community feel."

In that same survey, top areas of concern included tourist management, traffic, taxes, and infrastructure issues like septic tanks." The proposed development at the GGC regrettably ticks all of those boxes.

Preserving our community character in a sustainable way is the overarching theme of the Comprehensive Plan. Philipstown is a unique place characterized by great natural beauty, historic places, and a sense of small-town community. This uniqueness is fragile and could be lost through a rapid influx of development.

The existence of open space is critical

to maintaining our unique character. Development should be done in a way that is sensitive to the town's special nature.

For instance, prevent overburdening of the Town's infrastructure by visitors. Provide alternative access to visitor attractions that does not infringe on residents' safety and privacy.

Monitor and protect aquifers, recharge areas and stream corridors.

Protect existing wetlands/wetland buffers to help mitigate the impact of climate change.

The HVSF was located off of Route 9D, a scenic road with relatively little traffic, few commercial trucks, and a posted 40 mile speed limit. The venue and impact on our hamlet of Garrison was limited due its summertime-only activity.

If HVSF's move is approved without modifications and improvements, its entrances will be on or next to Route 9. As you've already heard, there have been a number of traffic accidents at the junction of Snake Hill and Travis Corners, just a short distance away from the current GGC entrance and where a new entrance is being proposed.

Route 9 is a major thoroughfare where large trucks traverse the road. The posted speed limit is 50 mph, although, as many of you know, that means that cars and trucks travel often in excess of 60 mph on the road. More than a stop light is needed at the junction of Travis Corners and Snake Hill if this project is allowed. That stop light, as you know, has yet to be approved.

My private road abuts Route 9, near to the GGC, and I frequently drive on Snake Hill. Snake Hill is a lovely, windy, and somewhat narrow road that is popular among residents in the area, including cyclists and runners, because it's a connector between Routes 9D and 9. It is often in need of repair, traversed frequently by wildlife, and is absolutely not well suited for a high volume of traffic. It is a road also accessed by a small number of homeowners who live off of the road and by a lovely and historical Methodist Church located near to the proposed new main entrance of the HVSF.

Some of you may not drive on Snake Hill, but for those who do so, envision using the road when you're not going to the HVSF, especially when there are multiple events going on. The road isn't wide enough to accommodate a separate turning lane into the GGC property, so there will be delays and even traffic jams.

Also, consider the additional trash that motorists will leave behind on both Route 9 and Snake Hill. Don't believe me? Ask the cyclists who have to traverse the glass and other debris that they already have to circumvent. Consider the heightened risk to their lives.

It's bad enough today to see the debris tossed at the entrance of my road. Who will maintain and pay the cost of this clean-up when there is an in-flow of guests to the HVSF? Also, how much additional trash will a permanent facility add to the area and what ecofriendly practices will be installed by the HVSF?  
Solar? Geo-thermal? Sewage? Water?

I'm not against having the HVSF set up its temporary tent, as it did at Boscobel, so that its guests can enjoy the scenery and open-air space. I am, however, against the number and size of permanent structures, what that entails, the obstruction of the ridge site-line that is being proposed, and the possible burden on the community's water supply. How will the lighting from the venue and the cars affect the wildlife?

What is being considered is, in effect, a suburban industrial park. I can imagine major concerts and other venues taking place on this site over time.

Ask yourself, why would you entrust such a beautiful piece of property that is an integral part of Garrison to an organization that has no proven experience managing a permanent property and its landscape, let alone managing multiple venues? The answer is, most wouldn't, if they did not have an emotional attachment to the HVSF. The HVSF will have to hire out-side managers because they currently lack the experience in managing such a property.

How can we ensure that these managers will commit to maintaining the rural character of the property in the near term, let alone for 30 years?

Is the board really prepared to decide what will be environmentally friendly over this period of time? I couldn't.

What if the numbers don't work out in a few years? Then what? What if the mission of the HVSF changes and we end up with outdoor concerts or amusement park activities?

I am very concerned about the water usage for the proposed year-round activities, sewage, amount of parking spaces and most importantly, the impact on the water aquifer. I am concerned about my taxes going up and the as yet-as-to-be defined number of good paying jobs being offered to locals in Philipstown, especially in Garrison. This impacts the quality of the environment in which we live.

I am concerned about the dam nearing the proposed new entrance and the work that will be done in constructing that two-lane bridge. The site visit offered very few answers.

I can assure you that noise is already often noticeable from the Garrison Golf Club to those of us living nearby when there are weddings or other events taking place during the summertime. I can sometimes even dance to the music on my deck. Expand that by how many months? I am not convinced that the noise level will be the same if this proposal is accepted, nor am I convinced that the local wildlife won't be impacted in a negative way.

So, I ask you, why can't this proposal be denied as a 30-year project and simply consider it as a phase 1 approval with no permanent structures and no ridge-line obstruction? I hear Neal and what is being asked of the Board. If it's all or nothing, then I say no.

Make sure that further environmental and other studies will be undertaken to ensure that the plans are in line with our Comprehensive Plan and the character of our community. Most importantly, scale down the project.

Your job on the planning board is a difficult one, and I appreciate your thoughtful consideration of this matter.

Know this, however, that what you decide will forever impact the rural character of Garrison, and that will be your legacy.

I want a positive declaration.

Thank you.