

HVSF/GGC

Letters from the public

3/21/22-4/7/22

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MAR 21 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 clicks 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.



CHERYL ROCKETT <crockett@phillpstown.com>

GGC/HVSF development

2 messages

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

Thu, Mar 24, 2022 at 4:20 PM

Hi Cheryl -

I'd appreciate it very much if you would pass this note on to the Chairman and members of the Planning Board. Thanks

Dear Chairman Zuckerman and members of the Planning Board:

Re: GGC/HVSF development proposal

At the March meeting I believe that you outlined the next steps in your review of this development proposal as -

- request to your Secretary to summarize the questions that have been raised by the public to be available before the April meeting
- at the April meeting the developer would answer the questions in person and Mr. Hollis said that they would be available in writing as well
- the members of the Board would discuss the questions and answers at the May meeting and possibly vote on whether to give a positive or negative declaration

My questions are - will AKRF will be asked by the Board for its reactions to the questions raised by the public and the answers given by the developer? If so, will those responses be available to the public before the Board takes its vote on the development?

Many thanks for your time and efforts.

Stan Freilich

CHERYL ROCKETT <crockett@phillpstown.com> Fri, Mar 25, 2022 at 9:31 AM
 To: Dennis Gagnon <dgagnon@phillpstown.com>, HEIDI WENDEL <hwendel@phillpstown.com>, Heidi Wendel <heidi.wendel@gmail.com>, Kim Conner <KConner@phillpstown.com>, LAURA MA OCONNELL <loconnell@phillpstown.com>, Neal Tomann <ntomann@phillpstown.com>, Neal Zuckerman <NZuckerman@phillpstown.com>, Peter Lewis <petergarfieldlewis@gmail.com>, Peter Lewis <plewis@phillpstown.com>, Ron Galner <rjgalner@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>, "Zuckerman.Neal@bcg.com" <Zuckerman.Neal@bcg.com>

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MAR 4 2022



CHERYL ROCKETT <crockett@phillipstown.com>

The HVSF Application: Questions and Concerns

4 messages

Wed, Apr 6, 2022 at 2:27 PM

pbgd16@gmail.com <pbgd16@gmail.com>

To: crockett@phillipstown.com

Cc: Joe Regele <joe@regelebuilders.com>, Sam Fisher <saf@optonline.net>, Carol and Stan HVSF Locals Civic Association <highfield@optonline.net>, Rhonda Kay <rhonda.donohue@icloud.com>

Hello Ms Crockett

Please enter the following into the Planning Board record concerning the proposed development at The Garrison.

From: Patty and Jay Brønner,
29 Snake Hill Road, Garrison

While we have received the news that the indoor theater and the additions to the Inn will not happen under this regional art center project at this time, the major concerns of this community have not been addressed as follows.

1. When will we get direct answers to the mounting issues and concerns of Garrison residents? We have asked so many questions that have not been addressed.
2. We keep asking why the new bridge and road instead of another less impactful option further away from the dangerous rt. 9?
3. Why is a second entrance even necessary?
4. Why not fix the existing road and dam that is leaking and collapsing instead of a new bridge?
5. If our wells run dry because of the extra stress on the aquifer, who will pay to dig them deeper?
6. We ask that this remain a summer stock kind of project not thousands of visitors most of the year.
7. Save the ridge and move the theater down hill. Why is this a problem?
8. Where are the schematics and elevations for the proposed bridge?
9. More traffic with no room for turning lanes on Snake Hill Road. How can this be viable?
10. What are the mid to long term tax ramifications for residents?

We continue to wait for responses from HVSF. Thank you. PB and JB

Sent from my iPhone

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APR 06 2022



CHERYL ROCKETT <crockett@phillipstown.com>

letter to Planning Board

1 message

betsy calhoun <marieelizabethc@gmail.com>

Thu, Apr 7, 2022 at 3:27 PM

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

To Chairman Zuckerman and Members of the Planning Board

Thank you for your generous gift of time and attention for encouraging the community's opinions about the Shakespeare Plan.

By this time it is necessary to admit that the Shakespeare Plan must be denied. Although the Plan has infinite money equalling infinite time to pursue its desires, the obvious results will be damages to our community. From desecration of the ridgeline (someone tampered with its protective zoning) to disregard of the dam and wetlands it is clear that environmental issues are of low priority. The "existential crisis" is their own doing. Please do not waste more of your time and ours. Just say NO.

Betsy Calhoun

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APR 07 2022
