

GGC/HVSF- Public Comment/Questions – Sorted into categories from the FEAF – Part 2

Questions from 3 Public Hearing Meetings held on 1/27/22, 2/17/22 & 3/17/22 & from public letters received from 1/6/22- 3/21/22

*Number in parentheses (2) after a statement indicates number of times question was asked in meeting or in letters.

1. Impact on Land

- A. Will new roads be built on the golf course? Why do the parking lots have to be paved instead of gravel or even dirt?
- B. How long will there be construction? Can we please have a clear table for what is happening from now to year 5 through planning and building?
- C. Are there going to be 1,000 to 2,000 visitors six days a week? Number of events and people needs to be limited. (2)
- D. During the creation of new meadows and second growth forests how much of the original habitat will be retained?
- E. Kindly explain the bungalow construction plan and when will it be phased into the overall plan?
- F. Is the large dining facility (formerly for-profit) part of the not-for-profit HVSF plan along with the theatre and hospitality center?
- G. Why can't the developers consider a visionary green approach? Buildings should be clustered and re-purposed.
- H. Does the applicant wish to pave the portion of Philipse Brook Rd leading up to their access road?
- I. Can value of this re-wilding effort be weighed against new environmental impacts? There will be huge new noise/light and carbon pollution caused by thousands of people's presence and their cars every week until late at night. How is this more beneficial for insects/animals/birds/humans? The disturbance caused by years of building and the eco segmentation caused by the buildings/car parks on this environment - how does this benefit insects/birds/animals/ humans? Stirring up all the toxins just below the surface - how is this better environmentally than leaving them buried?
- J. Plans show native plant meadows on the slope up between new parking lot and the proposed site of the Tent. These are criss-crossed by paths for 100's of theater goers to walk through, to be lit at night. How eco-friendly for animals is this?
- K. How will the meadows be achieved or managed? Black plastic? Will the toxic soil underneath be disturbed? Which other areas are to be re-wilded if any?
- L. Are there plans to mow and water the remainder of the golf course?
- M. EAF calls for 172 trees to be cut down, with 300 to be planted at some time that will only have a max height of 12 – 14ft. Identification of first round of mature trees to be cut down along Snake Hill to accommodate a new bridge into the property. Which additional mature trees will be cut down to accommodate the HVSF Entertainment Complex, Hotel & Cabins? How many of the 300 new trees that are promised to replace the 172 mature trees to be cut down are 2 ft high whips being grown at Glynwood and how many are 12-14 ft trees?

- N. Wouldn't a smaller build out, less visitors, less carbon/noise/light pollution, more re-wilding be a better compromise for everyone and everything?
- O. Why do all events and productions have to be carried on simultaneously in the summer? Why not one theatre in summer, one in winter?
- P. Why can't there be a symbiosis between the existing buildings and the theatre complex? (There is so much underused and under-utilized space). Why can't the profit and not for profit arms work together to utilize the space more efficiently.

2. Impact on Geological Features

No comments received on this topic.

3. Impacts on Surface Water

- A. Will the runoff from ground disturbance cause contamination of the brooks?
- B. It's going to rain on construction dirt. It's impossible to get the dirt covered every single night so that rain falls it goes into Philipse Brook and or the New York City Aqueduct which is right there, what are the plans for storm water runoff?
- C. Have the wetlands and watercourses on the project been studied again to include the potential sedimentation during the construction and operation of the Snake Hill Bridge? What are the impacts of the construction and use of the Snake Hill Bridge in terms of disturbance to wetlands and watercourses?
- D. Why are we allowing a new parking lot by the pond? 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?
- E. Who will monitor changes in chemical runoff into the local watershed?

4. Impact on Ground Water

- A. Concern over increased water usage for the entire complex and how that will affect surrounding neighbors and aquifer? Further studies needed. Who will pay for mitigation? (16)
- B. Are you aware of the number of neighbors, including some in the upland basin contributing to site groundwater who had to have new wells dug after the 2 new irrigation wells were drilled in 1999? At least 2 of these had to do so at their own expense after being told, erroneously, that no new wells at the Garrison had been drilled.
- C. Contaminants were found in the sediment of the pond water. Will the sediment in the drinking water wells be tested?
- D. Recommend a 72-hour well-pumping test with off-site assessment be conducted in late summer which is critical time of maximum water demand when evapotranspiration excess the rainfall recharge. The EAF did not appropriately consider the presence of bedrock which limits recharge and affects water transmission and availability. (2) Please confirm that this proper 72 hour Fall testing will be done, before any negative declaration will be issued? This development threatens our fragile aquifers and recharge areas.
- E. What are the impacts of the changes in the groundwater levels and other environmental impacts on the wetlands during the construction and use of the Snake Hill Bridge? (2)
- F. Why has no proper all-season water testing been done to assess the viability of doubling the domestic water usage (per the EAF) and sinking of 2 new wells at the HVSF site in order to accommodate approximately 1,000 flushes a night etc.? There have merely been inferences drawn from old studies

despite much having changed in the last 20 years - new buildings, dry winters and multiple problems with wells, failed 1,000 ft deep new well at Garrison's Landing.

- G. Neighbors fear heavy metals and toxic chemicals contamination of their wells during construction via run-off and ground water. Can you assure them that their wells will be tested before, during and after any construction? Will the sediment at the bottom of the wells or the water sources be tested?
- H. We know the pond sediment is contaminated. Why haven't the well sediments been tested?
- I. Why haven't neighboring wells been tested at all - we know water travels laterally in the base rock?
- J. Why is there no ecologically friendly treatment of water planned? No tank/cistern storage of water for flushing, no small sewage treatment system instead of huge new septic fields, the preparation of which will cause more toxins to escape into the air and water?
- K. Will you ensure that the irrigation of new plantings, including all the new shrubs, plants and trees in the plan be included in the water studies?
- L. Does the plan address the possibility of extremely toxic runoff negatively impacting Philipse Brook, especially in Constitution Marsh below the falls where a "species of concern"**, the American Eel, congregate in large numbers? **Atlantic States Marine Fisheries Commission
- M. How will the New York City Catskill Aqueduct be protected from contaminated run-off? How will Philipse Brook and Horton Brook be protected from run-off?

5. Impact on Flooding

No comments received on this topic.

6. Impacts on Air

- A. Air pollution will increase with the increase in traffic, especially if a traffic light is added, this is a concern. How will this be mitigated?
- B. What is the plan for containing the dust from construction or any gardening activity to protect the humans including the workers and the other species that are going to be breathing in that air?
- C. How will surrounding community members be protected from contaminated soil dust detected as a result of the air monitoring?
- D. Details please of mitigation of construction noise and dust? What is the procedure for mitigation of air born toxins from the highly contaminated green at the bridge location?
- E. Mixture of vehicle exhausts, secondary pollutants formed in the atmosphere, evaporative emissions from vehicles and non-combustion emissions (e.g. road dust, tire wear) aka TRAP exposure has been linked to a range of health effects from adverse birth outcomes to dementia, adverse cardiorespiratory effects including exacerbation of asthma, incident asthma, reduced lung function etc. How will this increase in pollution be mitigated?

7. Impacts on Plants & Animal

- A. What are the pink ribbons all around the Philipse Brook below the existing bridge? There is so much wildlife and vegetation down there.
- B. Why lose the three gorgeous trees and more to make the bridge? And our mailboxes? And an intrusion on our access to our driveway and possibly encourage others to use it as a turn-around?
- C. How will the lighting from the venue and the cars affect the wildlife? (2)
- D. How will animals using the pond water be affected by contaminated run-off?

8. Impacts on Agricultural Resources

- A. What will be done about all of the contamination of the soil. Including: mercury, arsenic, lead, chromium, DDT, DDE, DDD, heptachlor oxide, alpha chlordane, gamma chlordane, chlordane? How do you mitigate that?
- B. There is a need for deeper soil samples and more than 16 soil samples. Other chemicals in the soil should be looked at. (2)
- C. Can we see concrete leachate mitigation plans as related to the new proposed bridge?
- D. Is the contaminated soil on site at the GGC considered hazardous waste? If not, why not?
- E. Has the developer applied to the DEC for a brown site declaration?
- F. Will soil be removed as a mitigation method? If so, how much top soil will be removed? How will you ensure only 5 acres are removed at any one time?
- G. Will there be any limit of how many 5-acre areas will be disturbed in any one year? e.g. could 30 acres be disturbed in a year in 5-acre, sequential parcels? Who will oversee disturbance plan?
- H. Will soil be stockpiled on site? How will it be secured from run-off? Where? Where will the soil be removed to? Will the soil be re-tested for contaminants after removal/mitigation? What agency determines that soil has been sufficiently mitigated?
- I. How can sediment fences and fabrics prevent toxic chemical run-off water?
- J. Have other soil mitigation methods been considered? Such as Phyto-remediation? or Bioremediation?
- K. What is the time frame for complete remediation?
- L. Will soil covered by new buildings be mitigated? If not, why not?
- M. Will HREC at maintenance barns be mitigated?
- N. On what page in Badey & Watson Storm Water Analysis is there information on dealing with toxic chemical and metals run off?

9. Impacts on Aesthetic Resources

- A. 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?
- B. Can the applicant provide rendering of proposed development from various views, elevations of the project from several high visibility areas? Why aren't there renderings from above, from the river etc. so that we can see how this contravenes the values of the Town's Scenic Index?
- C. The proposed site is the best apparently from HVSF's viewpoint but not in the view of concerned residents and local environmentalists. Why aren't other sites being considered that might better satisfy everyone as a compromise?

10. Impact on Historic & Archeological Resources

- A. Why is the ridgeline not protected? Why does the tent need to be on the ridge? (13)
- B. Why can't the tent be sited in more of a bowl on the site as we read in the newspapers early on? (2)
- C. Why can't the tent be closer to the parking area?
- D. Will the tent be viewed from Storm King?
- E. Can the applicant look into the history of the state because it is historic site? (The Haight farm house was located approximately where the caretaker's cottage is now. There was a pre-revolutionary war farmhouse).
- F. Has the applicant considered an alternate entrance off of Snake Hill, near the maintenance shed?

- G. In reference to the 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 Historical 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?
- H. In reference to the EAF, Pg 13, Section E3, sub-section G; Have additional archaeological or historic site(s) or resources been identified on the project site?
- I. How can 12 to 14 ft trees planted in a ditch beside Snake Hill Road disguise the degradation caused by the tent etc. on highest point and a car park halfway up the rise?
- J. Two people talked about the golf course being forested before it was a golf course. In fact, it was a historic farm with hayfields on the rise where the tent site is proposed. Can we have some real investigation into historic and archeological values at and around the site?

11. Impact on Open Space & Recreation

- A. What restrictions will HVSF put on the use of the public access portion of the property? What is the public access at the site going to look like? Will it start to look like Bear Mountain on weekends? (4) Is the area abutting Route 9 planned for public picnic area? How many people will be using the HHLT park?
- B. Is this going to be a big draw once HHLT takes over? What about parking on side roads?
- C. Who will be responsible for parks and recreation management? Is this now a public fairground where people can spend the day like they do in Bear Mountain with picnic baskets, grills and garbage. Who is going to police this?
- D. Very occasionally people in addition to theatre goers picnicked at Boscobel though the site was very well policed. The GGC in contrast has open access round much of its boundary. How is the developer going to regulate this and any subsequent parking on e.g. Philipse Brook Rd/Coleman Rd/Snakehill Rd?
- E. Will people be allowed on site when shows are in progress who are not ticket holders? Under what conditions? What are the plans for public access? Where is the data? Perry Pitt of Audubon has suggested a warden or environmental overseer, like the one Audubon has at Wappingers Sanctuary, someone neighbors call if they see or experience something troubling e.g. garbage dumping or other intrusion.
- F. Will the carbon impact and footprint of up to 2,000 people in cars on a Saturday (2 events, 2 tent performances, 1 small theatre performance, hotel, restaurant, bar guests plus employees) be taken into account?
- G. Will the Garrison School Forest which connects to the same trails remain a safe protected resource for our school children and our community?

12. Impact on Critical Environmental Areas

- A. How will the new bridge effect the wetland it is over?

13. Impact on Transportation

-RT 9

- A. Will all of the extra traffic plus a traffic light result in Rt 9 at GGC becoming a 4-lane highway bi-secting the hamlet of Garrison? (3)

- B. What will prevent the public from parking along Route 9 as they currently do on 9W for Bear Mountain? or 9D for Breakneck Ridge? or at Manitou/Anthony's Nose approach? How will homeowners navigate these roads with the increased parking?
- C. How will the additional traffic on RT 9 and in the Town be handled?
- D. What will occur when cars are lined up from both the north and the south on Route 9 for the campus entrance? How will we safely get in and out to our homes? How will it impact the wait time to do so?
- E. Where exactly are they going to put the right-hand turning lane?
- F. Will the new road in from Rt. 9 at what is now the main entrance be 2-lane? How will it be surfaced?
- G. Will the DOT reduce the length of the northbound passing lane that ends less than a minute south of the existing Rt 9/Travis Corners/Snake Hill Road intersections? Is the DOT addressing these associated, passing lane traffic safety concerns?

-Snake Hill Proposed Entrance

- H. Is there permission from the state for having a different exit on Snake Hill Road?
- I. Has there been a proper study to see if Snake Hill can handle the additional traffic? (5)
- J. Can Snake Hill handle the heavy construction? Have other options and location for this bridge been examined?
- K. Why does the new entrance have to be where it is proposed, can it be relocated? (4) Why couldn't it be built on the straightaway of Snake Hill Rd. or west of golf course where there are no houses?
- L. Is the bridge also to be the entrance to the Chris Davis new home site?
- M. What will the bottleneck at the new bridge be like?
- N. Why does it have to be 24 ft wide with huge concrete abutments? Cutting the marked trees down means neighbors opposite lose any mitigating cover for the view of the traffic going in and out which will replace bucolic views of the golf course. What is the remedy?
- O. Are there accurate-to-scale plane view and elevation renderings of the proposed Snake Hill Road bridge? If not, why not? When will they be posted on the Planning Board's website for community viewing?
- P. Has the Planning Board requested and received evaluation on the bridge's wetlands impact from the Conservation Board?
- Q. Is there an evaluation of the bridge's safety in areas including sightlines from the New York State DOT?
- R. Why is the existing road and dam not to be mended and used instead? (3) The dam will have to be mended eventually. 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? If the dam were rebuilt and the pond looked after properly why can't that remain the entrance?
- S. Data collection for the Snake Hill Road and 9D intersection is inconsistent and insufficient. (2) One assessment is not enough and more complete data set is required.
- T. Can Snake Hill actually be a safe access late at night with many people driving being well in their 60s?
- U. How will traffic turn onto this bridge from Snake Hill with no turning lane and no shoulder? What is the turning radius required to exit the bridge onto Snake Hill Road?
- V. Wouldn't using the back entrance and widening of the back road from Philipse Brook Rd cost less and have less of an environmental impact than a bridge and entirely new road?
- W. How will the new bridge access affect late school buses coming up Snake Hill on West? Or people getting out of those houses or Daffodil Hill Rd. to get to Garrison School or the Rec. to meet late school buses?

- X. How much of the steep bank and wetland area will need to be filled to provide the turning lane and radius required? Shouldn't a drawing be provided to help ascertain the ENVIRONMENTAL impact of this MAJOR piece of work on the surrounding wetlands?
- Y. 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?

-Traffic Light

- Z. If the DOT approves the installation for a light at Rt 9/Travis Corners/Snake Hill Road will the DOT also be approving the elimination of the southbound passing lane that ends less than a minute north of the Rt 9 entrance to The Garrison?
- AA. The light at Snake Hill/Travis Corners has been proposed before and defeated because they are not one road. What has changed?
- BB. How about 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?
- CC. What is the current status of the applicant's request for a traffic signal at the intersection and turning lanes for ingress/egress to the site?
- DD. Does the Planning Board need to know whether the traffic signal and turning lanes will be approved before it can issue a declaration on the project? It was said at a Planning Board meeting that there will be no building until there is a traffic light, can you confirm that this is so?

-Traffic Studies/Data

- EE. The traffic studies on file were conducted in the fall of 2020, prior to the addition of the bridge. They were focused on the Snake Hill Rd./Rt. 9/Travis Corners Rd. intersection. The proposed bridge changes traffic flow, and calls for a detailed evaluation of traffic flows on Snake Hill Rd and its intersection with 9D. Has that study been conducted?
- FF. The traffic studies were done during 2020 when there was little to no traffic on Rt. 9. How can extrapolating from old studies before the explosion of through traffic to Beacon and beyond yield correct estimations? Even now the through traffic is not as heavy as 2019 but will a proper study be done now?
- GG. Has a study been conducted to ascertain if Snake Hill can accommodate the regular travel of Palisades Parkway/Bear Mountain Bridge bound traffic?
- HH. Where are the details of where the theatre traffic is coming from? How much theatre traffic will be coming over Bear Mt. Bridge and up Snake Hill Rd., or Philipse Brook Rd.?
- II. There is no good diagram of traffic on a Sunday night which we were told by the Asst. Manager of the Garrison is at present the busiest traffic night (no buses for wedding guests). Where is a good diagram of this and of the busiest Friday evening rush hour plus all proposed facilities functioning?
- JJ. Where are the details of where the theatre traffic is coming from? How much theater traffic will be coming over Bear Mt. Bridge and up Snake Hill Rd., or Philipse Brook Rd.?
- KK. Why are the diagrams at 95% fill rate and why are we told that 100% would never be achievable? In the past HVSF has been at 100% plus (extra temporary row) in its 540-seat tent every weekend in August? Why don't the diagrams show the maximum traffic impact on the community not the average? Why are the buildings so large if they are never intended to be full as claimed by HVSF? Who will ensure they will never be full? Is the Town going to vet this in order to keep the numbers down?

- LL. Can a traffic study be done that takes into account the fact that attendees may take Snake Hill to 9D to the Bear Mtn. Bridge? Also, the increase that South Mtn. Pass may receive.
- MM. What new roads will have to be built in order for the project to be built and function?
- NN. What percentage of the traffic that exits the HVEC grounds will make a RIGHT TURN on Snake Hill Road?
- OO. What will the impact be on the Route 9D-Snake Hill Road intersection? What if a wedding is finishing up and traffic leaving Boscobel, heading south on 9D at approximately the same time?
- PP. How many more accidents will we have with the increased traffic? Do we have enough essential services to handle it?
- QQ. What are the cumulative effects of all the traffic? Hudson Highlands Land Trust now wants to put a park on the front nine. Where are the people going to park? Are they are going to be there on a Saturday? Are they going to be there when there's a matinee up the hill at Shakespeare? How many people are going to be using this Hudson Highlands Land Trust Park? What if Winter Hill has an event which is a little further down Snake Hill Road?

-Transportation- Other

- RR. Why not expand the train station parking for out of towners coming by train?
- SS. Will buses be allowed to turn right and head down Snake Hill Road? Large vans? What can Snake Hill safely accommodate?
- TT. What does AKRF have to say about the WAZE effect? What percentage of guests will enter “alternative route” on their menu when confronted by a backup? How many cars will end up on Philipse Brook Road? Travis Corners?
- UU. How will traffic get onto Rt. 9 from Coleman Road or Frazier Road or Travis Corners Road (which will be slightly North of the traffic light) - when the traffic light is functioning and also if people are driving south and turning right at the main GGC entrance?
- VV. Will we hear two years from now that due to the excessive traffic that will definitely be generated from HVSF performances the Philipse Brook road should now be paved?
- WW. 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.
- XX. Why not create an entrance at the 90-degree turn where Philipse Brook 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.
- YY. How can you encourage some form of transit other than all these parking lots and carbon pollution?
- ZZ. Will the entrance from Philipse Brook Road be used?
- AAA. How will we protect the small rural roads that serve our community from being used as through roads and what impact will ensue when we begin to see the v that is formed where Coleman meets Frazier potentially becoming a u-turn for Route 9? Are Coleman, Frazier and Philipse Brook Roads going to be come thoroughfares? Are people going to try to jump traffic and speed through? Are people going to park on local roads to avoid parking in the lots and save time? (6) Will these minor roads have to be paved to deal with large traffic increase. Won't this destroy an aspect of this community that makes us uniquely attractive. (3)
- BBB. Can the indoor theater operate only when the tent theater is not operating to reduce traffic? How can visitor numbers be reduced to reduce the impact of traffic noise on usually very quiet and sparse traffic Sundays when most people want to be enjoying a day outside at home?

CCC. The EAF indicates an additional 12 buildings in 2 locations totaling 28,400 sq. ft. with a max occupancy of 88 people. How will the occupants of the 12 buildings in the 2 locations access their transient cabins?

14. Impact on Energy

A. How do they plan to heat the buildings, are they going to be insulated?

15. Impact on Noise, Odor & Light

- A. Have the promised noise pollution tests been conducted as promised?
- B. One of the recorders in the sound test in the EAF reported that the sound would be over the town limit. What is the remediation or mitigation for this?
- C. How about adding trees around the tent to reduce noise?
- D. We read in the EAF that weddings, etc. will be outside between 4pm and 6pm and inside after that so proximity to banqueting rooms isn't a problem when performances begin at 7:30pm. Is there room for discussion or compromise?
- E. Noise from construction is likely to be loud, how can this be mitigated? (2)
- F. Noise will increase with the increase in traffic, especially if a traffic light is added, this is a concern.
- G. How will you mitigate sound & light coming in to people's homes?
- H. Will noise studies be performed at elevations above and around the property?
- I. What further sound mitigation will you call for to protect the neighbors from the tent on the highest point with only a partial berm to be erected?
- J. Has there been any off-site acoustical testing?
- K. Will there be clear restrictions on musical productions and amplification for outside productions?
- L. What about when you have a lot of traffic on 9 slowing down, stopping, accelerating up and down the hills particularly the heavy trucks that's going to add to a lot of noise?
- M. What type of light are you planning? Hopefully smart light that is only used during performances.
- N. Will there be strict, defined noise limitations and prohibition of any outdoor musical concerts with punitive monetary penalties for violations?
- O. What does it mean that the sound will be mostly non amplified?
- P. Will there be a noise curfew out of respect for locals living nearby?
- Q. What about the ordinance in place that does not allow the catering hall to have outdoor music in the evening?
- R. Has Planning Board requested and received a reassessment of noise and light pollution based on the addition of the bridge to the applicant's original plans? The prospect of light and noise pollution at night is very distressing to close neighbor's opposite.
- S. Why is HVSF performing completely unamplified on a temporary basis for the next 2 years when they normally have amplification of music and sound effects etc.? The temporary site is in a secluded spot on the GGC shielded by buildings, trees and rising slope on all sides. How can neighbors assess future light or noise impact from this contained location?
- T. Sound rises, the tent will be completely open to the view. How will an 8ft berm (designed to protect theatergoers from traffic noise) behind the 30 ft tall tent protect neighbors around, above and below from noise and light during the 4 summer months of performances when neighbors are outside and have windows open?

- U. The EAF says that the noise pollution for neighbors from construction will be loud, “especially in summer when doors and windows are open”. Will the developer be a good neighbor and agree to limit this noise beyond the Town regulations? And please define the Town Regulations?
- V. For how many summers shall we have to keep our doors and windows closed?
- W. Why has sound testing been limited to the site perimeter when we know sound from the Garrison Terrace is heard and rises as far away as Fort Defiance?
- X. What will be done to mitigate the legal sound limit being overtopped at one of the receivers at the on-site testing (per EAF)?
- Y. Why couldn't a sheltered spot on the GGC site be found for the tent?
- Z. How will the new 12 – 14ft max tree lines mitigate this sound?

16. Impact on Human Health

- A. What about all the nitrogen created by people going to the bathroom?
- B. Are there to be no lit scenes, audiences will be in the dark during intermissions?
- C. How about mitigation for the neighbors of the toxic gas caused by the building disturbance of the poisonous heavy metals we learned from the EAF are in the soil?
- D. How much water will be used and how much sewage generated?
- E. Who will maintain and pay the costs of debris 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 HVSF? Solar? Geo-Thermal? Sewage? Water?

17. Consistency with Community Plans

- A. What is going to be changed about the zoning and the extent of it? (2)
- B. How does this plan coincide with the 2030 Comprehensive plan, it seems in conflict with several of the 13 quality of life goals? Why do we have these rules if a developer can just come along and ask to mitigate them, why have them if they can be mitigated? (8)
- C. What will the developer offer in terms of real mitigation of the most egregious contraventions of the Comprehensive Plan goals and towards reducing the impact on the land and the community?
- D. How is the applicant allowed to operate under a special permit that is to hold an event that takes place for one day, maybe two days, maybe a week, that's the way it's written. It is not written for a month, several months all summer or forever?
- E. Are you petitioning for variance of environmental protections and zoning that is in place?
- F. Will the artist residences be ruled by existing laws about rentals and Airbnb's in our town?
- G. Can you develop a theater project that would not violate zoning?
- H. Why, in the light of the EAF stating that the plan is “not consistent with community plans” has there been no compromise offered on the size of the plan or the siting of the tent and 10 back of house building? The agglomeration of some of the actor housing changed not one square foot of real impact.
- I. A total of 67,450 square feet of buildings - equivalent to 33 or 34 x 2,000 sq. ft houses -are to be dotted all over the 98 acres. How is this in keeping with clustering guidelines? This when added to the square footage of current restaurant/banqueting rooms will make the site a huge commercial enterprise way in excess of anything imagined in the Comprehensive Plan or Zoning Laws?
- J. Only 10 or less houses would be allowed on this site under RC zoning with a fraction of the people and car impact. How can the HVSF plan that is so far out of zoning compliance be ok, especially when many of the buildings will be empty at various times of the day and year?

- K. Isn't accommodation on site for up to 88 actors, tech crew etc., over the top when there will never be call for more than approximately 40 such people needing accommodation? Why if the EAF states there will never be more than 30 HVSF staff on site at any one time (including local part time, seasonal ushers, parking attendants and valets, box office staff, security staff etc.) and also including actors for 2 theaters, minimal tech/wardrobe/theatre management etc. who are not local, is housing for up to 88 needed?
- L. Will these accommodations be allowed to be used as short-term rentals, generating income? Will they therefore remain on the tax rolls and be subject to short term rental rules? Will these become low - income housing? (3)
- M. Can HVSF use the spa/old squash court at the Garrison for rehearsals as they will do this year? Why can't a rehearsal building be used as an indoor theatre, too, in the winter?
- N. How about instead of building new homes use those that are already here and available for short term rent? Work with the community and homeowner's who rely on the income from short-term rentals and create a network or living arrangements and those already existing dwellings
- O. How can the extra foot and car traffic created by 2 theaters (in addition to banquet, restaurant and hotel traffic) not be considered an egregious impact on the community? There is nothing anywhere near as impactful on the community anywhere else in this Town.
- P. Will you allow signs on Rt. 9 advertising the shows all summer? Have you considered the dangers of this on fast moving traffic? Have you considered the aesthetics re: our Comprehensive Plan?
- Q. Can the Town of Philipstown be sued for damages incurred by residents? Can the Town of Philipstown be sued for damages incurred by the public attending events/picnics at the HVSF GGC Entertainment Complex, Hotel & Cabins?
- R. Will the Town of Philipstown require a bond to plan for any potential lawsuits? Would a lawsuit against the Town of Philipstown result in increased taxes for residents of Philipstown (Cold Spring, Garrison and Nelsonville)?
- A. Is there a failure bond clause written in to the proposal? Who will decide what happens to the buildings and land etc. if this fails? Will the site revert to its original zoning etc.? Who's going to pay to remove the structures? What will happen to the cabins, are they going to become low-income housing? (2)
- S. How does a Not-for-Profit cover damages?
- T. A detailed explanation to address the potential increase on our community including impact fees needed to pay for the increased demands on our households is requested.

18. Consistency with Community Character

- A. Can the applicant hold any event on the property should the project be approved? Will the applicant allow other entertainment uses of the venue in order to make money?
- B. Can the property be rented out to anyone for any purpose should the application be approved or is the Town of Philipstown going to put requirements?
- C. Why are you expanding to 1000-2000 visitors six days a week from 300 or so in July and August?
- D. Who is profiting by this? Why does our community need this?
- E. How long will the proposed open season be and how many plays? (2)
- F. 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?
- G. What happens if Shakespeare goes under? What happens if they need to raise money and try other venues to offset expenses, could we have music festivals here? (2)

- H. Will they have to increase programs to raise money to sustain the hotel and year-round theatre?
- I. Can we have plans for the maintenance, cleanliness and security of the site?
- J. 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? (2)
- K. 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?
- L. What are the plans for handicapped people on the site?
- M. The value of nearby properties will decline, especially those opposite the proposed new Snake Hill entrance, how do you propose to mitigate this? (3)
- N. Why doesn't the developer offer some real compromise, too? Why is the community being asked to submit to the impact that will be caused by an HVSF Regional Arts Complex that will radically alter our community?

Miscellaneous

- A. How will this be funded, where is the money coming from to maintain? How much does the total project cost and who is paying for it? Will the Town have to contribute any money toward this project? (3)
- B. Why is nothing in this plan thought through with an eye to minimizing the number of people impacting the community at any one time? Why has this become such an outsized, all year-round project? Why isn't there a gracious compromise?
- C. How will this affect taxes for the homeowners in Garrison? (7) Will Shakespeare agree to make payments in lieu of taxes as Scenic Hudson does on some of its properties? (2)
- D. How will the applicant deal with possible property damage to neighbors from visitors to the site?
- E. Can we have financial projections sufficient to convince us that the Shakespeare Festival will be able to sustain the arts center?
- F. Rumor says phase one of the project will cost 37 million dollars, is this so? Why does Shakespeare claim that it's just moving up the road? (4)
- G. Can we have staffing plans for the maintenance of the grounds, security, etc.?
- H. We request that scoping be part of the EIS process, scoping would allow the participation of the community and would allow a deeper dive to see what other options there are.
- I. Can the Board ask the applicant to create a clean, final EAF and can they submit the written part separate from the drawings to make more user friendly for people trying to view on their computers?
- J. Why are there two number 15's on the plans, can you confirm there are not 2, 20 room hotels?
- K. Can we see the plans for stewarding this effort as HVSF has no experience in this area at all?
- L. We have been told by HVSF marketing at various times that (a) this plan is just a move up the hill from Boscobel and (b) that will double the economic impact on the town from \$3.5 million to \$7.5 million. Which is true? How is this economic impact figure calculated? Is there data showing impact on local businesses?
- M. Where is the data re: what will be needed in terms of emergency personnel e.g., fire. Will Garrison Volunteer Fire Service be able to cope with the planned number of buildings and people? Will they need paid firemen? Extra equipment? (2) Will EMS require more staff? More equipment? Who will pay for extra fire/police services?
- N. Will HVSF have trained medical personnel on site or rely on volunteer EMS?

- O. Why should Garrison's 1000 taxpayers alone pay for extra costs involved with emergency services having to deal with an approximate doubling of people arriving in this hamlet on weekends, especially as they alone have to put up with all the adverse impacts? Who will pay for these costs?
(2)
- P. Jobs Impact - Can you confirm that if state and federal money is involved, only union contractors may be employed?
- Q. Can you confirm that the majority of local jobs available are seasonal, part time and low wage?
- R. Why will we taxpayers be paying \$3.5 million of the cost of the "ecological restoration" picnic areas etc. (via Sean Patrick Maloney's earmarks) and HVSF gets the credit?
- S. Are you aware of the network of conflicts of interest at all levels with this proposal? Including Sean Patrick Maloney and key players in this proposal?
- T. Will all mailboxes need to be moved to accommodate the increased traffic and public parking on local roads? Who will be responsible to pay for damages to mailboxes & packages and theft of packages and mail? Will these residents be forced to get P.O. boxes? Who will pay for these P.O. boxes and any problems caused by delayed receipt of mail?