

THE TRAFFIC

• ON SNAKE HILL ROAD

- We cannot understand how the current winding, single lane road will handle traffic caused by an additional 1000-2000 people per day
- What will that bottleneck at the new bridge be like – and Why is the existing bridge being overlooked/not repaired?
- The NY State Grant of \$2million to cover the proposed bridge build will also give Chris Davis access to his 27 acre plot.
- The EAF indicates an additional 12 buildings in 2 locations totalling 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?

•ON ROUTE 9

- Will the additional traffic caused by the HVSF Entertainment Complex & Hotel cause the State of NY to add lanes to Route 9 in Garrison?

•INSTALLATION OF TRAFFIC LIGHT AT SNAKE HILL ROAD & ROUTE 9 INTERSECTION

- If a traffic light is deemed necessary from the current traffic flow then a light will be installed we don't need the HVSF Entertainment Complex to cause more traffic

•ROUTE 9 PARKING

- What will prevent the public from parking along Route 9 as they currently do 9W for Bear Mountain? Or 9D for Breakneck Ridge? or at Manitou/Anthony's Nose approach?

TRAFFIC SHORTCUTS:

•COLEMAN ROAD, FRAZIER ROAD AND PHILIPSEBROOK ROAD – NEW SHORT CUTS?

- Will these residential roads be used as a traffic bypass with cars speeding through to circumvent the Route 9 traffic, endangering children, homeowners, community members, pets and wildlife
- Will Paving of community culturally relevant Philipsebrook Road will become necessary ?

PARKING ON LOCAL ROADS

• COLEMAN ROAD, FRAZIER ROAD, SNAKE HILL AND PHILIPSEBROOK ROADS AS EASY ACCESSPARKING AREAS

- What will prevent the public from parking along these local roads as they currently do 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?

•INTERRUPTION OF MAIL & PACKAGE DELIVERY ON SNAKE HILL, COLEMAN, PHILIPSEBROOK ROADS

-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?

PUBLIC ACCESS

-Who will have access to the grounds and when? How will this be monitored?

NOISE POLLUTION

•NOISE POLLUTION FROM INCREASED VEHICLE TRAFFIC AND HVSF AMPLIFIED SOUND SYSTEM

-HVSF at GGC plans to use speakers to amplify the performers voices & music with the new permanent structures.

-Noise pollution can cause health problems for people & wildlife. Traffic noise, concerts, construction all impact the health & well-being of the community including wildlife. According to sources (including nationalgeographic.org) sounds that reach 85 decibels or higher can harm a person's ears (ie power lawn mowers 90 decibels, concerts & amplified sound 110+ decibels) and cause NIHL, high blood pressure, heart disease, sleep disturbances and stress.

-Sound rises and needs mitigation, how will the new 12 – 14ft max treelines will not mitigate this sound

-Animals use sound for a variety of reasons, including to navigate, find food, attract mates and avoid predators. Noise pollution makes it difficult for them to accomplish these tasks affecting their ability to survive.

AIR POLLUTION

•TRAFFIC RELATED AIR POLLUTION (TRAP) FROM INCREASED NUMBER OF CARS AND STANDING VEHICLES ON ROUTE 9 AND SNAKE HILL ROAD

-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?

-Air pollution's negative effect on wildlife and the ecosystem range from insufficient lung development, cellular level DNA damage leading to mutations & cancer, disruption of habitats leading to reduced foraging opportunities, hormonal changes in plants (effects humans and animals), compromised immune systems leading to illness, respiratory infections, eye irritation & damage, nosebleeds, bird's flying directional ability confused by nitrogen dioxide gas molecules released into the atmosphere by cars. Additional but not all effects can also include death due to suffocation or poisoning by gases, reduced growth rates, cancer, chronic diseases and other congenital disabilities. (ref: ecomasteryproject.com)

LIGHT POLLUTION

•LIGHT POLLUTION FROM HVSF ENTERTAINMENT COMPLEX AND INCREASED TRAFFIC

- Studies show that artificial light at night has a devastating effect by disrupting the Ecosystem
- Light pollution radically alters the nighttime environment of nocturnal animals
- Glare from artificial lights also impacts wetland habitats
- Artificial lights can confuse baby turtles that are guided by the horizon
- Artificial lights have devastating effects on many bird species that migrate or hunt at night navigating by moonlight & starlight. Migratory birds rely on cues from properly timed seasonal schedules. Artificial lights can cause them to migrate too early or too late and miss ideal climate conditions for nesting, foraging etc.
- Artificial lights can disrupt the ecosystem. Insects are drawn to light but artificial lights can create a fatal attraction. Declining insect populations negatively impact all species that rely on insects for food or pollination.

OUR COMMUNITY BUILT COMPREHENSIVE PLAN

•CONTRADICTS THE AGREED 'COMPREHENSIVE PLAN'

- 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
- Proposal calls for large areas of land to be dug up for up to 4 new septic fields which have to be at least 200 ft from any of the many wells and water courses on the site.

WATER TABLE INSUFFICIENT

•WATER TABLE INABILITY TO SUPPLY RESIDENTS DUE TO INCREASED VOLUME

- 2 new wells will be dug
- Double the current domestic water use is proposed.
- Historical watering of the Golf Course relied mostly on pond water but it's now several feet lower than years ago - when 2 new wells were drilled in 1999 specifically for irrigation, neighbors had to have new wells drilled, deepened etc. at their own expense
- GGC had to stop using one of the wells because of neighbor complaints.
- With the 2 new wells to be drilled - and, when necessary, water from upland basin to East right up Travis Corners Road right up to Fort Defiance Point. (just skirting Chris Davis house) who pays if remediation needed?

TAX AND HOME VALUE RELATED: QUESTIONS & CONCERNS

•NEGATIVE NET TAX RESULTING IN TAX INCREASE FOR THE RESIDENTS OF PHILIPSTOWN

-HVSF proposed

-If the GGC did not exist and a dozen homes were built on the property (EAF posits this) could generate between \$200-\$300,000 in taxes.

-HVSF at GGC will be a \$125,000 loss in tax revenue that the town residents will need to subsidize

-Additional taxes needed to cover the Police/Fire/Emergency safety needs have not been calculated by the HVSF, and will be the responsibility of the town

•DECREASE IN GARRISON PROPERTY VALUES

-Research must be conducted to evaluate the adverse environmental, tax and traffic effects on property values in Garrison and the neighbors of the GGC

•IF THERE ARE PROPERTY/PERSONAL/PUBLIC DAMAGES INCURRED DUE TO THE HVSF ENTERTAINMENT COMPLEX, HOTEL & CABINS AT GGC, WHO PAYS THE DAMAGE FEES?

-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?

-How does a Not for Profit cover damages?

-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)?

•IS A 'FAILURE' BOND CLAUSE WRITTEN INTO THE PROPOSAL

-What happens if the HVSF Entertainment Complex, Hotel & Cabins is a failure?

-Who will pay to remove these structures?

-What will happen to the transient cabin park housing? Will the cabin park become low income housing?

•NO DATA FROM HVSF OF WHO/HOW MANY PEOPLE WILL HAVE ACCESS TO THE FREE PUBLIC GROUNDS AND PICNIC AREAS

-What is the criteria for access to the public picnic areas?

-Is the area abutting Route 9 planned for public picnic area?

-HVSF has not provided data of how many people per day will be admitted to the picnic area?

•HOW MANY POLICE/FIRE/EMERGENCY PERSONNEL WILL BE REQUIRED TO SAFELY RUN THE ENTERTAINMENT COMPLEX, HOTEL & CABINS

-Who will pay for new fire equipment?

-Who will pay for this increased staffing?

-Garrison Residents will be responsible for funding this increase

•WHAT IS THE TIME LIMIT FOR RESIDENTS AT THE TRANSIENT CABINS?

-How will these residents be taxed?

-How long are they permitted to reside in the transient cabins?

-EAF states that the 12 buildings totaling 27,400sq ft will house actors/technicians during the performances but the rest of the year will be let to rent to whomever wants to rent. Will these become low income housing?

LACK OF EVIDENCE/SUPPORT OF HVSF MARKETING CLAIMS:

QUESTIONS & CONCERNS

•NON-PROFIT HVSF LACK OF EXPERIENCE IN MANAGING THE DEVELOPMENT OF AN AGRICULTURAL ECOLOGICAL 'RESET'/GENESIS PROJECT

•NON-PROFIT HVSF LACK OF EXPERIENCE RUNNING A FOR PROFIT RESTAURANT

•NON-PROFIT HVSF LACK OF EXPERIENCE RUNNING A FOR PROFIT CATERING FACILITY

•NON-PROFIT HVSF LACK OF EXPERIENCE RUNNING A FOR PROFIT HOTEL

•NON-PROFIT HVSF LACK OF EXPERIENCE MANAGING TRAILER PARK STYLE RENTAL HOMES (QTY?)

•NON-PROFIT HVSF LACK OF EXPERIENCE 'STEWARDING' THE ENVIRONMENT

•NON-PROFIT HVSF BRAND MARKETING MONIKER OF 'GOOD NEIGHBORS'

-HVSF was asked to leave Boscobel, this does not demonstrate 'Good Neighbors' nor 'Good Stewards' as has been claimed by HVSF

•GARRISON GOLF CLUB NEIGHBORS WERE NOT CONTACTED BY HVSF NOR CHRIS DAVIS

-Many neighbors of the GGC were not contacted, only a select few as well as personal friends

THESE ARE A FEW OF OUR CONCERNS

Thank you Chairman Zuckerman and the Planning Board for listening and reviewing our concerns. We appreciate your time.