

John and Tamara Benjamin
265 Avery Road
Garrison, New York 10524

Good Evening
Philipstown Planning Board Members

February 15, 2021

Taxes! Alas Taxes!

We think it is extremely important that HVSF present a detailed explanation of the impact of their proposed development on the school, town and county property tax base. What is the present assessed value of the property and assessed value after it's transition to a on-profit status?

What ifs?

What if: 10 years of growth, success, everything is going great! But, HVSF needs MORE, the campus has more resident actors, HVSF wants to offer set building, costume designing, script writing workshops? Maybe a larger restaurant, need to expand the hotel? What prevents the campus from metastasizing? How to prevent future incremental growth that overwhelms the site?

What if: bankruptcy, no growth, 10 years down the road the businesses and festival aren't profitable? What's to prevent the non-profit from selling off the assets to a commercial developer(having reaped the benefits of their non profit tax status in the interim?)

When does the zoning permit for the 40 unit Hotel sunset, no longer become valid, if it does at all?

Is the siting of HVSF's permanent tent in violation of Philipstown's Ridgeline and Hillside Protection section of the zoning code? (175-36-C) The site is spectacular, but the tent is in the face of all. North and South Redoubt, Revolutionary War Historic Sites, Garrison School Forest, NY State Parklands, West Point and all of the North Highlands, Village of Cold Spring, etc.

Aren't the 20 residential modular "cottages" really nothing more that a trailer park? Which would not have them taxed as residences.

Has a central sewer system been proposed? Has a central water system been proposed?

What is the status of the "Right of Way" that the Golf course has through the NYC Aqueduct property for fairways 7 and 8?

Will "Climate Smart Philipstown" be negatively impacted by HVSF's proposed development?

From: Robert Cutler <rbcutler@mac.com>
Date: February 16, 2021 at 2:22:41 PM EST
To: Timothy Nolan <tgnolan@gmail.com>
Cc: Neal Zuckerman
<nzuckerman@philipstown.com>, kconner@philipstown.com, dgagnon@philipstown.com,
plewis@philipstown.com, loconnell@philipstown.com, ntomann@philipstown.com, hwendel@philipstown.com
Subject: Re: HVSF/GGC Development Proposal

First rate, Tim. Really first rate.

It's pretty appalling when one is able to see it the excellent way you've presented it.

How about a website for those alarmed by HVSF's proposed move to Garrison?

It could be called, haha, Stop the Steal.

Jeff Cunningham, board member of OSI, asks, will a conservation easement be placed on the land if the projects fails? There is not one now.

Either way, this will kill Brigadoon forever.

Robert

On Feb 16, 2021, at 12:58 PM, Timothy Nolan <tgnolan@gmail.com> wrote:

To the Philipstown Planning Board:

The attached document includes a number of questions I hope you'll consider in assessing the HVSF/GGC proposal.

Thanks for your time and your efforts.

Tim Nolan



CHERYL ROCKETT <crockett@phillipstown.com>

Action Items HVSF proposal: Log in Credentials Planning Board meeting 7:30 PM 2/18; Send questions to Planning Board; Write the Current or PCNR with Comments

1 message

Rhonda Kay <rhonda.donohue@icloud.com>

Tue, Feb 16, 2021 at 3:06 PM

To: John Benjamin <benjaminjohn52@gmail.com>, Robert Cutler <rbcutler@mac.com>, Susan Coleman <susan@susancoleman.global>, Berner Nancy <nmb3@me.com>, Marilyn Young <mare.young@gmail.com>, Sheila Rauch <rauch@highlands.com>, "gordon@highlands.com" <gordon@highlands.com>, tamhayben@gmail.com, Fred Osborn III <osbornf@aol.com>, annetoddosborn@gmail.com, Anne Symmes <aofcleveess@gmail.com>, Annette Solakoglu <Ansola@bu.edu>, Celia Barbour <celiabarbour@optimum.net>, Judith Foster <jkurzfoster@gmail.com>, highfield <highfield@optonline.net>, JOHN TAYLOR <kubaba@me.com>, Kathy Plummer <kplummer@highlands.com>, Kathy Skura <kathyskura@gmail.com>, Barry Skura <barry.skura@gmail.com>, Catherine Gonick <gm@highlands.com>, Marshall Mermell <mmermell@gmail.com>, Evan Schwartz <evaninsky@yahoo.com>, Laura Sansone <nytextilelab@gmail.com>, scott.silver@audubon.org, "Andrew C. Revkin" <ar667@columbia.edu>, Erik Kiviat <kiviat@bard.edu>, erikkulleseid@gmail.com, Gabriel Salas <gsalas72@gmail.com>, Daniel Bentley <Daniel.bentley@gmail.com>, Daniel Thomas Potts <Daniel.Potts@nyu.edu>, Will Felder <will.felder@googlemail.com>

Cc: CHERYL ROCKETT <crockett@phillipstown.com>

Good morning all:

1. The Planning Board is having its regular meeting Thursday at 7:30 pm. To get log-in credentials for 2/18 7:30 pm. email Cheryl Rockett at crockett@phillipstown.com, who is copied on this email. Welcome Cheryl! This is her first Planning Board meeting. Please note that the feature of this meeting is the Fish Library Solar Panels, so you can run it in the background until the topic of HVSF development of GGC comes up.

2. Neal Zuckerman urged me Sunday to have citizens email their questions and concerns directly to the Planning Board. This is a very effective way of getting your concerns before the lead agency on this project and great for the more shy or "not the right timing" yet people out there. His email is nzuckerman@phillipstown.com. I'm sending mine to every member to save him the hassle of forwarding them. The rest are:

kconner@phillipstown.com
Dgagnon@phillipstown.com
plewis@phillipstown.com
loconnell@phillipstown.com
ntomann@phillipstown.com
hwendel@phillipstown.com

If I was a computer genius, I could make a Planning Board mailing list and send it to you but I have not figured that out yet, sorry.

3. If you are OK with having your name in print, you can also email editor@TheCurrent.org, and/or editor@pcnr.com. There has been some activity over the weekend questioning why the Current editor has not reported on any aspect of the proposed development nor published any letters about this issue to date despite the fact that they were sent. PCNR Covering on front page.

IF YOU ARE A RESIDENT OF the GARRISON UNION FREE SCHOOL DISTRICT PLEASE SEE BELOW AND CLICK LINK BEFORE YOU DELETE:

1. The tax questions!!!!

If the proposed development was approved, the 891 households of the GUFS would bear a huge tax burden. (The GGC is one of the top ten taxpayers in the school district).

Repeat: **891 households bearing the tax burden of removing GGC from tax rolls.**

<https://censusreporter.org/profiles/97000US3611860-garrison-union-free-school-district-ny/>

The source for this data is the US Census Bureau.

II. The human, bike and auto traffic questions: 2706 people in the GUFFS district: the population would increase by 50 percent every summer weekend (at least) if HVSF development goes through. Consider the traffic already increased by hikers during COVID and have that increased and become situation normal.

III. The phased in construction presented at the Nancy Montgomery zoom spreads construction out over 10 years meaning dump trucks in and out for part of ten years! Plus potential circumvention of the Planning Board process to achieve earlier seasons before Board is finished.

If you need resources to educate yourself, or have any kind of question, feel free to call 845-489-6386 or email. I sure don't know all the answers but will steer you best I can.

Love

Rhonda
845-489-6386 or email or text

Timothy Nolan
737 Route 9D
Garrison, NY 10524

February 16, 2021

To the Phillipstown Planning Board:

Please consider the below in assessing the HVSF/Garrison Golf Club development proposal that now sits before you.

- According to the U.S. Census Bureau 2019 update, the Garrison Union Free School District (GUFS) contains 891 households. The HVSF proposal, including the "challenge" parcel, would remove some 80 acres from the school tax rolls. What would the impact on school taxes for those households be?
- The same census data report the 2019 population of the Garrison Union Free School District as 2406 persons. Based on approximate capacities for the various events that could be held on the property in one day...

Two weddings (400 persons)

Two tent theater performances (1040 persons)

Overnight guests in 40 hotel rooms (80 persons)

Diners at the destination restaurant and bar (approximately 100 persons)

Golfers (100+ players)

An unenumerated additional number of visitors using the parks and walkways

...the number of visitors on a single day will approach the population of Garrison itself. Is it reasonable to assume that any level of road reconstruction and installation of traffic control devices would enable Garrison to cope with that level of transient movement?

- Has a consultant been hired to analyze the biological and ecological impacts of the proposal? (And if yes, who?)
- Is it correct that the phasing schedule for the development calls for construction stretching across the next ten years, not ending until 2031?
- Looked at from the Planning Board's long-term community planning perspective, how does a development calling for roughly 30 structures on what is now open

space accord with the Comprehensive Plan's avowed intent to preserve Philipstown's rural character?

- The HVSF proposal calls for siting its 520-seat permanent tent on the crown of a ridge with an iconic view of the Hudson River and Highlands, the Shawangunks, and the Catskills. Are there any protections for the ridgeline in Philipstown's zoning laws, its inclusion the Town's Open Space inventory, through the Conservation and Ridgeline overlays?
- Will the development's proposed park be open to the general public; Philipstown residents; or guests at one of the facilities and Shakespeare ticket holders only?

Respectfully Submitted,

Tim Nolan



CHERYL ROCKETT <crockett@phillipstown.com>

Fwd: Garrison Golf Course

1 message

Neal Zuckerman <nzuckerman@philipstown.com>

Wed, Feb 17, 2021 at 12:21 PM

To: Stephen Gaba <sgaba@drakeloeb.com>, CHERYL ROCKETT <crockett@phillipstown.com>, Ron Gainer <rjgainer@comcast.net>, HEIDI WENDEL <hwendel@phillipstown.com>, Robert Flaherty <rflaherty@philipstown.com>, Peter Lewis <plewis@philipstown.com>, Dennis Gagnon <dgagnon@philipstown.com>, LAURA MA OCONNELL <loconnell@philipstown.com>, Neal Tomann <ntomann@philipstown.com>, kim connner <kconner@philipstown.com>

Correspondence.

Sent from my iPhone

Begin forwarded message:

From: Christine Colasurdo <garrisonrealtygroup@gmail.com>**Date:** February 17, 2021 at 12:02:32 PM EST**To:** nzuckerman@philipstown.com**Subject:** Garrison Golf Course

Morning Neal

Hope this message finds you, Heather & the girls well.

I'm looking at a post regarding the upcoming proposal for HVSF and Garrison Golf Course. As a property owner, one of my concerns would be the tax burden this would bring to residents. Is there a formula for the raise in taxes homeowners would incur? We just received a school tax increase last year, another would be a tough pill to swallow.

Sent from Chrissy's iPhone



CHERYL ROCKETT <crockett@phillipstown.com>

Fwd: The Shakespeare Proposed Development

1 message

Neal Zuckerman <nzuckerman@phillipstown.com>

Sat, Feb 27, 2021 at 4:39 PM

To: Peter Lewis <plewis@phillipstown.com>, kim connner <kconner@phillipstown.com>, Dennis Gagnon <dgagnon@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, Dennis Gagnon <dpgagnon@optonline.net>, Neal Tomann <ntomann@phillipstown.com>, CHERYL ROCKETT <crockett@phillipstown.com>

Fyi

Sent from my iPhone

Begin forwarded message:

From: Susan Coleman <scoleman100@gmail.com>**Date:** February 27, 2021 at 4:49:50 PM AST**To:** nzuckerman@phillipstown.com, kconner@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com**Subject:** The Shakespeare Proposed Development

Dear Chairman Zuckerman and the Phillipstown Planning Board:

You may or may not have seen my letter. I sent it a while back, to you and Shakespeare, but now realize that I addressed just to Shakespeare, so sending it again to you. Thank you for your hard work and representation on this. My neighbors, my family and I are all very appreciative! We understand you also all have day jobs as do we. We will do our best to stay informed and involved. What happens here really matters. Best, Susan Coleman

So, here is the letter from before, slightly revised. . .

Dear Shakespeare, The Phillipstown Planning Board and our wonderful community,

I live about 3 min away from the golf course.

We have 38 acres here which we have made forever wild pursuant to a conservation easement and have struggled to preserve. It is probably the largest wetland in our area, teeming with all kinds of wildlife.

I have also been on the Land Trust Board and an active participant/supporter of preserving the Fort Defiance Hill area, which through the hard work of many has expanded to over 150 acres(?)

I am VERY aware of how fragile our natural environment is and how much constant pressure there is on the wild things that live here. I see every day how much climate change is a negative impact and stressor.

Like many, we came here for the rural character of the area and, like many, we do not want to bring the city to us.

The Shakespeare project sounds lovely in many respects — theatre, the potential for a community focal point. Nonetheless, we are very concerned about the scale and environmental impact. The more we learn about it, the more overwhelming it sounds.

We very intentionally moved here with our kids the same year that the planet became more urban than rural. Being connected to nature has had profound impact on my kids, hopefully on my grandkids, to everyone who visits this place, as it does on all of us.

I am monitoring as closely as my time permits just how large Shakespeare is wanting to make this. I

appreciate that HVS wants a permanent home but concerned what it might do to many of our permanent homes and to our beautiful and rare community. What will it do to water, air, noise, traffic, wildlife (I know how many foxes, raptors, bobcat, etc. call this their home). Will it suddenly send a neighborhood of Canada geese over here to muddy up what is one of the largest wetlands in our area?

We worry about traffic on route 9, traffic lights. I know that some like the idea of a traffic light at Travis Corners and route 9, but all of my immediate neighbors and I don't. It will be an annoyance every day and we fear will actually make that intersection more, not less dangerous, never mind creating back up traffic on Travis Corners Road.

We worry about the unintended consequences of a an expansion of Route 9. When we purchased this property over 24 years ago a big criteria was silence. You currently can not hear Route 9 from our home and we very much want to keep it that way.

Finally, we worry about the impact on taxes when you take a for-profit entity and make it largely nfp.

Thank you to all for everyone's focus and attention on making sure that this project is, indeed, a net plus for our very special human community and the wild, non-human part of it too.

Best,

Susan Coleman and family
40 Travis Corners Road
Garrison
845 661 0350



CHERYL ROCKETT <crockett@phillpstown.com>

Fwd: Hudsonia proposal

1 message

Neal Zuckerman <nzuckerman@philipstown.com>

Mon, Mar 1, 2021 at 12:59 PM

To: Neal Tomann <ntomann@philipstown.com>, Dennis Gagnon <dgagnon@philipstown.com>, kim connner <kconner@philipstown.com>, Stephen Gaba <sgaba@drakeloeb.com>, Ron Gainer <rjgainer@comcast.net>, CHERYL ROCKETT <crockett@philipstown.com>, LAURA MA OCONNELL <loconnell@philipstown.com>, HEIDI WENDEL <hwendel@philipstown.com>

FYI.

Sent from my iPhone

Begin forwarded message:

From: Timothy Nolan <tgpnolan@gmail.com>
Date: March 1, 2021 at 12:58:00 PM AST
To: nzuckerman@philipstown.com
Subject: Hudsonia proposal

Chairman Zuckerman—

I've worked with Hudsonia on several projects, and thought their expertise and non-advocacy structure could generate impartial information useful to the Planning Board in assessing the environmental impact of the HVSF development proposal.

I've asked for and received a proposal from them, which I will share in any appropriate way.

I have two questions for you.

One, at what point in the review process is this type of report of most use to the Planning Board?

Two, I'm advised that Planning Boards can choose, if they wish, to authorize this type of study, and have it underwritten by the applicant. So?

I apologize for not being more conversant with these elements of your process—I'm a rookie.

Hudsonia's web address is appended for your convenience.

Thanks, as usual, for your time and consideration.

Tim Nolanwww.Hudsonia.org

—

Timothy Nolan
Staff Instructor
Sustainable Garden Design
The New York Botanical Garden
tgpnolan@gmail.com
845.489.6388



This photo is the 18th fairway of the Garrison golf course.

We lucky citizens of Philipstown may not be able to see this lovely sight much longer, because beyond those trees is the ridge line on top of which the HVSF is considering putting its person tent. Like an immense carbuncle.

And on this and the other fairways, according to HVSF's plans, will be another theater, a "back of house" building, a box office and welcome building, an admin building, a 40 room hot outdoor pavilion (is there any other kind?), parking lots, and about 20 small houses not for us who live here and pay taxes but for itinerant (the only word - not a pejorative) actors.

The noise and activity during the day and night in and around these 30 buildings will drive away all the creatures who have lived on this land for centuries, until now. The foxes, rabbit geese, snakes, salamanders, frogs, ducks, chipmunks, coyotes, bees, dragonflies, woodchucks, turtles, squirrels, owls, crows, woodpeckers, robins, jays, chickadees, juncos, hummingbirds, wrens and all the other smaller nesting birds. They don't have a vote.

Well, wildlife, who needs it.

We do. We all do.

Robert Cutler
Garrison, NY

3/13/21



CHERYL ROCKETT <crockett@phillipstown.com>

Fwd: HVSF/GGC Redevelopment Comments

1 message

Neal Zuckerman <nzuckerman@phillipstown.com>

Tue, Mar 9, 2021 at 12:15 PM

To: CHERYL ROCKETT <crockett@phillipstown.com>, Peter Lewis <plewis@phillipstown.com>, Kim Conner <kconner@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, Dennis Gagnon <dgagnon@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Stephen Gaba <sgaba@drakeloeb.com>, Ron Gainer <rjgainer@comcast.net>, "rflaherty@phillipstown.com" <rflaherty@phillipstown.com>

FYI

Sent from my iPhone

Begin forwarded message:

From: Randi Davis <hric@optonline.net>
Date: March 9, 2021 at 12:06:01 PM EST
To: nzuckerman@phillipstown.com
Subject: HVSF/GGC Redevelopment Comments

Chairman Zuckerman and the Philipstown Planning Board,

We appreciate the opportunity to submit questions and concerns to the Planning Board that pertain to the proposed redevelopment of the Garrison Golf Course for the Hudson Valley Shakespeare Festival complex. We have attached a document outlining some of the initial concerns for Planning Board review.

Thank you,

Howard and Randi Davis



PlanningBoard:HVSF:Comments.pdf
87K

**FOR THE PHILIPSTOWN
PLANNING BOARD**

**CITIZEN CONCERNS AND QUESTIONS
REGARDING REVIEW OF
THE HVSF/GGC REDEVELOPMENT PROPOSAL**

Chairman Zuckerman and the Philipstown Planning Board:

The proposed expansion of use for the Garrison Golf Course (GGC) property and the decision by the Hudson Valley Shakespeare Festival (HVSF) to grow significantly from its current iteration will alter Garrison and Philipstown irrevocably. The Festival's expanded use of the GGC property is profoundly different from its use of the Boscobel property, and the effect that it will have on the surrounding area of Garrison will also be profound.

In various comments from representatives for the HVSF it has been stated that the HVSF has resided here in Philipstown for decades without detriment to its surroundings. However, these comments refer to the local summertime performing arts festival in its current iteration. As it has existed, it was nestled into the background of a historic tourist property, tucked in and set back from the country road that it resides on in a temporary tent for the summer season. It has accommodated its visitors with areas for pre-performance picnics and a temporary concession for an intermission drink and snack. It is far from what is now being proposed. HVSF's proposal invokes the development of Central Park in the hamlet of Garrison, NY as well as an expanded 'Tanglewood' like venue with closer proximity to New York City and its surrounding suburbs. It predictably will attract a very large and interested population.

In the HVSF submission to the Planning Board and to the Town Board, HVSF suggests that a prior environmental review for a zoning change associated with a Plan Development District (PDD) of the past, should be used as a basis for new development approvals. However, this new development proposal is substantially different in scope and scale and should require additional reviews and submissions for consideration before approvals.

We ask the Planning Board as lead agency on the approval review, to obtain submission of all details of the proposed redevelopment so that the Board can consider all potentially significant implications in determining whether or not to grant redevelopment approval.

The HVSF is seeking to expand and establish a new and permanent home in Garrison. Replete with numerous permanent structures for both outdoor and indoor use, extended year-round use, artist-in-residence housing, publicly accessible parks and trails, and the acquisition of a for profit entity that includes an existing restaurant/bar/hotel and

catering facility. As some may perceive the large population of visitors that the expanded offerings will attract as beneficial, it is Garrison whose residents and surroundings will be significantly implicated with losses and burdens.

There will be a substantial increase in vehicular traffic and its associated emissions, the potential for noise and sound disturbance to the surrounding residential community, an increase of population that will use and can overuse natural resources that Garrison taxpayers sustain, and in addition may upset the natural and sensitive ecosystem surrounding the redevelopment. Moreover, as a portion of the redeveloped property will be removed from the school tax rolls, a subsequent increase in tax burden will be imposed on a small community of residents. This expansive plan and repurposing of the Garrison Golf Course property will undoubtedly and irrevocably alter Garrison

The following outlines and expands on some questions and concerns:

1. HVSF Complex Development Creates Substantial Traffic Concerns

A HVSF complex will be a major tourist attraction. With two proposed entrances and exits for public use, (one on Route 9 and one on Snake Hill Rd), the increase in vehicular traffic will be of substantial concern, especially at arrival and departure times for performances or events. There is a precarious lane merge just south of this dangerous intersection on Route 9. There are two lanes that merge into one, where cars and trucks speed up to pass before it quickly shifts back to a one lane highway. With more cars and busses feeding into the already compromised intersection at Route 9/Snake Hill/Travis Corners and the proposed entrances to the HVSF complex, this will exacerbate the hazardous conditions making this intersection and proposed entrances even more perilous.

In addition, the ability to enter Route 9 from both Coleman and Frazier Roads, just across from one of the proposed entrances to the HVSF complex will present difficult and dangerous challenges to the community of residents who need to use it every day.

Consider situations when there has been an accident/road closure on either Route 9 or 9D. There are only three local bypasses that connect these two major roads: Route 403, Snake Hill Road and Route 301. When such situations arise, traffic is directed to one or all of those bypasses. The HVSF complex will increase use and stresses on these roads. Moreover, emergency services may be challenged.

The predictable increase in traffic will not be limited to Route 9 and Snake Hill Road. We can also expect increases in traffic along Route 9D. Turning from southbound Route 9D onto Snake Hill will be difficult as traffic increases, as will turning from Snake Hill onto southbound Route 9D. This will be compounded with the expected increase in road use following the completion of the Fjord Trail.

The increased traffic presents obvious problems, concerns and questions that warrant a specific traffic plan before approval. For example, will traffic lights be proposed to be added to these dangerous intersections? Will there be multiple lanes added to the two-lane Route 9 highway? Will there be the addition of turning lanes making it more like a 'superhighway'? Will there be widening of existing roads to allow for traffic increases in multiple directions? At what point will a traffic study be presented to the Planning Board, and will additional traffic data be collected and considered for road use at different times of year and increases that may present post-pandemic? With regard to proposed road alterations, will the Planning Board also request all submissions made to the Department of Transportation and Putnam County?

2. Noise and Acoustic Disturbances

Those that live in the vicinity of the Garrison Golf Course know that sound travels significantly. Bedrock abounds and noise carries easily. One can hear neighbors speaking and even sounds from West Point during certain events. A few years ago, the restaurant at The Garrison Golf Course had a Thursday night barbecue event with outdoor bands playing on those nights. Neighbors could hear the music well beyond the 1000-foot limitation proposed by the HVSF acoustical expert. The Garrison was made aware of this and limited the time that bands could play until. In light of how sound travels and the expected addition of music to some of the HVSF outdoor performances, a thorough simulation should be required and assessed. Will the outdoor performance tent area also be used or rented for events or performances other than the scheduled HVSF performances, e.g., galas, outdoor weddings, concerts, rehearsals, school programs... all of which could have an amplified musical/sound component?

3. Increased Taxes and Burdens on Garrison Residents

Recently, Garrison residents voted on referendums for school and library capital improvement projects, which increased local taxes. The transfer of privately held property of the Garrison Golf Course to a non-profit will affect the school tax assessment for Garrison residents and may increase some public service obligations. This is not a burden to be taken lightly and perhaps a public referendum is something that could be considered where assessments of real property could be adversely affected.

4. Garrison School Forest Impact

A designated area of the historical North and South Redoubt was gifted to the Garrison School for the privilege of educating the students in a natural and historical resource environment. The school utilizes this resource safely, without concern of public intrusion, and considers it a haven for both ecological exploration and historical education. It is also a special privilege for our community to have this resource for walking, hiking and enjoying a single picnic table at the summit with views from the original fortifications looking out at West Point and the Hudson River. There are very limited parking spots available and therefore it is used moderately. There are no gates or resident permits necessary to explore this gem in our community. The HVSF complex is proposing to provide hundreds of parking spaces in total, many along Snake Hill Road that will enable a vast expansion of use of the Garrison School Forest if not protected in some way. In addition, the site plan includes woodland trails that could encourage use and provide proximity for continued connection to trails within the Garrison School Forest. This is a Garrison School taxpayer benefit for our children and community that may be adversely affected by overuse.

5. Impact to Historic Dirt Roads in Surrounding Neighborhoods

Historic dirt roads directly connected to the proposed development area will inevitably incur an increase in car traffic accessing the narrow and often challenging terrain. Often, drivers are not used to traversing narrow dirt roads with deep culverts without shoulders and rough terrain and are most likely unaccustomed to the occasional person riding on horseback. The increase in population that will be driving to the HVSF complex grounds may seek out alternative traffic routes and look for opportunities to explore the surrounding neighborhoods. This increase in use will have consequences necessitating an increase in maintenance and safety of these roads.

6. A Transient Community as an Unintended Consequence

The residential areas that surround performance venues, such as Tanglewood, Jacob's Pillow and Bethel Woods, all experience a significant interest in overnight and extended stay accommodations in the summer months. These create seasonal shifts in the communities in which they exist. People descend on these communities for overnights, weekends, or months at a time. The proposal for the HVSF complex includes hotel accommodations and individual artists in residence cabins that may also be rented to visitors. However, this may never be enough.

Investors may seek to own properties and not live in the community, and residents may find it profitable to offer their homes for short term stays such as Airbnb. Since the HVSF complex is proposing year-round public use, with an indoor theater, and multiple outdoor recreation opportunities, the interest and demand for transient housing will likely increase to year-round and not just in the summer. With close proximity to Metro North, Amtrak, and various airports, unlike other rural performing arts venues, the proposed location in Garrison is logistically more accessible and will predictably bring crowds that the area is unaccustomed to.

7. Prior PDD Approvals May Not be Comprehensive for Redevelopment

The PDD for the GGC was based on the operation of a golf course/restaurant/catering business for the approximately 200 plus acres of property. As this is an entirely new proposal with significant expansion for use of the property, and includes property subdivision, it warrants a new and comprehensive review of the proposed use and de novo environmental assessment.

HVSF states that its proposal includes all concepts envisioned, including *potential* future phases, however some envisioned development is long term and could be many years, decades away, and ultimately may not move forward at all. Should approvals be granted now for *potential* development that would impact future use and visitation but possibly never be implemented?

8. Possible Use of GGC by Future Owners and Operators

The submission for redevelopment indicates that a portion of the GGC property is to be gifted to the HVSF. The submission does not detail the conditions of the gift. If the nonprofit is unable to sustain, will ownership of the property revert back to the original owner or be designated to others? This presents concerns about approvals that may be granted and utilized by unknown entities in the future. Furthermore, there is concern as to whether the 'back 9' golf course that is proposed to stay intact and in use, will be able to sustain as such. Will there be protections considered to limit the possibility of expanded use of this remaining golf course should it be unsustainable?

9. Emergency Services

There may be strains imposed on our volunteer emergency services that are specific to the community of Garrison.

As there is no specific Garrison Police Department, which agency will be designated for patrol and security for the proposed redevelopment?

11

10. Additional Environmental Impact Concerns

Before being able to make comments and present questions regarding various surrounding environmental impacts, it would be helpful to have scaled drawings identifying existing and proposed septic systems including piping, drinking water wells and distribution systems, and non-potable wells and storage.

With respect for the complexity of the proposed submission and the Planning Board's task at hand, we appreciate all opportunities to appropriately present comments and perspectives as residents. It is vital to our community that the HVSF/GGC proposal be considered in its entirety with the scrutiny that it deserves.

With appreciation for your time, consideration and involvement in our community



CHERYL ROCKETT <crockett@phillpstown.com>

Fwd: GGC

1 message

Neal Zuckerman <nzuckerman@yahoo.com> Tue, Mar 9, 2021 at 3:19 PM
To: Neal Zuckerman <NZuckerman@phillpstown.com>, Ron Gainer <rjgainer@comcast.net>, Stephen Gaba <sgaba@drakeloeb.com>, CHERYL ROCKETT <crockett@phillpstown.com>, Kim Conner <kconner@phillpstown.com>, Neal Tomann <ntomann@phillpstown.com>, Dennis Gagnon <dgagnon@phillpstown.com>, Peter Lewis <plewis@phillpstown.com>, LAURA MA OCONNELL <loconnell@phillpstown.com>, HEIDI WENDEL <hwendel@phillpstown.com>, "rfaherty@phillpstown.com" <rfaherty@phillpstown.com>

Forwarding to the board.

Given the volume, I have asked Cheryl to compile all these letters we have received related to the gcc into a digestible collation and accessibility.

Sent from my iPhone

Begin forwarded message:

From: MARY ANN COLEMAN <macoleman@optonline.net>
Date: March 9, 2021 at 2:15:20 PM EST
To: Neal Zuckerman <nzuckerman@yahoo.com>
Subject: GGC

Hello Neal,

First of all, I hope that you are well. It's been a while.

I know that you head the planning board and cannot say too much about the plans surrounding the GGC at this time.

I simply want you to know that your members are asking good questions and that I sincerely hope that you will all look at the broader picture as it affects the Garrison community, in terms of taxes, lost revenues for Boscobel, increased water usage, traffic, noise, policing, garbage, etc., not to mention the change to a beautiful "open-air" landscape. We bought properties here because of the quiet and the open-air spaces.

Can you please present the pros of having this move take place, aside from keeping the HVSF in our area? I enjoy having them here. That's not the point. Where they locate to, is the point.

You may not be in a position to repond at this point, but you should know that there are many of us in Garrison who are very unhappy, lacking further information, about this proposal. Tell us why we should support this, and don't just focus on the "nitty gritty details" without considering the broader impact on our community. You must all "step back" at some point.

Thank you.

Mary Ann



CHERYL ROCKETT <crockett@phillpstown.com>

Fwd: HVSF

1 message

Neal Zuckerman <nzuckerman@phillpstown.com>

Mon, Mar 22, 2021 at 9:18 AM

To: Kim Conner <kconner@phillpstown.com>, Dennis Gagnon <dgagnon@phillpstown.com>, Neal Tomann <ntomann@phillpstown.com>, Peter Lewis <plewis@phillpstown.com>, HEIDI WENDEL <hwendel@phillpstown.com>, LAURA MA OCONNELL <loconnell@phillpstown.com>, CHERYL ROCKETT <crockett@phillpstown.com>, Stephen Gaba <sgaba@drakelob.com>, Ron Gainer <rjgainer@comcast.net>, "rflaherty@phillpstown.com" <rflaherty@phillpstown.com>

FYI.

Sent from my iPhone

Begin forwarded message:

From: Mitchell Kurtz <mitchell@mkapc.com>**Date:** March 21, 2021 at 8:13:58 PM AST**To:** nzuckerman@phillpstown.com**Subject:** HVSF

Hello Mr. Zuckerman:

We are writing in support of HVSF's proposed development at the Garrison Golf Club.**Please see the attached letter which sets out our opinion about the project and some of the project details.****Thank you for your service on the Board and the Board's willingness to consider community input as part of your evaluation of the EAF.**

Mitchell Kurtz
Irene Lewis
59 Travis Corners Road
Garrison, NY 10524
tel 917-952-0088

Mitchell Kurtz AIA LEED^{AP} BD+C**Mitchell Kurtz Architect PC**

611 Broadway
Suite 528
New York, New York 10012
O 212.598.4367 x 19

Mr. Neal Zuckerman, Chairperson
Town of Philipstown Planning Board
PO Box 155
Cold Spring, NY 10516

March 21, 2021

Re: Hudson Valley Shakespeare Festival

Dear Mr. Zuckerman:

During last week's Planning Board meeting, I was pleased to hear you express, on behalf of the Board, that you thought HVSF had a good project. That's the opinion of my wife and I too. We are writing to express our support of HVSF's project at the Garrison Golf Club site.

We live ¼ mile away from the site at 59 Travis Corners Road at a house we've been in since 1986, so we are keenly aware of the local conditions near the site. By profession, I am an architect specializing in theaters and performing arts facilities, so I have some insight into the impacts that the proposed facilities might have on this site and my neighborhood.

Based on having reviewed the publicly available documents, attending site walk-throughs, and attending the EAF review sessions by the Planning Board, we believe the project will be an asset to our Philipstown community. The project will develop a very small portion of a very large site leaving a very large portion available as open space, usable by the community as it has been in the past.

The development will bring a thoughtfully sited performance tent and ancillary facilities to the site, designed by a distinguished team lead by an accomplished architect who, I'm confident, will address issues of preserving views, continuing open land use, and mitigating concerns about traffic, noise, light, water and sanitary waste so that the impacts are slight. I trust that they will present a persuasive case so that I, along with the Board, am convinced that the impacts are minor and that a negative declaration for the EAF is appropriate.

The proposed development will be infinitely more attractive and environmentally desirable than alternative developments that might result if HVSF's plan and Chris Davis' gift are not allowed to go forward. Do we want more eyesores like Rodak's and the contractors yards on Route 9? Do we want 5-acre subdivisions?

The lodging for the actors on site makes sense, as it keeps the artists in our community, allows them to occupy transient lodgings on a pleasant site, a nice reward for working for both the talent and our community. At the macro-level, I believe the environmental impact of having transient housing on site will have less impact than the many van-trips made to ferry actors from Fishkill several times a day. And if eco-tourism continues as a growth industry our portion of the Hudson Valley and people come to stay at the hotel during the non-performance season, that seems to me to be a good thing.

Whether the lodging is congregate or comprised of individual cottages, the design team must comply with the minimum standards of the NY State "stretch" energy code, which is very demanding. While close study *may* be able to demonstrate that a congregate design may have a smaller building energy use intensity than the same number of rooms contained in smaller cottages,

611 Broadway 212 598 4367
Suite 526 fax 212 598 4397
New York NY info@mkapc.com
10012

it is, in my view, not the applicant's obligation to develop the *most* energy efficient design for every single facet of the development. Considering that the main theater will not be air conditioned, that energy savings will more than offset any incremental energy use that may attend the cottage-style development compared to a possible congregate design.

The golf course is now developed with a number of structures scattered about the site and larger-scale structures located near the restaurant. Many were on view during the 3/14 site walk-through. In my view, the scattered structures are appealing in their multiplicity of orientations, site locations, scales, materials, and textures. The larger scale structures like the large garage, the restaurant/inn appear more suburban and commercial and are less appealing. Given the opportunity, I trust that the design team will develop a tasteful site plan that has the housing mostly out-of-view from Route 9 and that provides a variety of small-footprint lodging structures that continues the charming small-scale development that is presently on-site and that characterize development in the area. Larger scale buildings, like the restaurant, or like the Franciscan Friars building facing Rt. 9D or the dorms at Graymoor are, in my view, to be avoided and are not preferable as a design element *even if* a congregate housing form might prove incrementally more energy efficient than individual cottages.

I expect that the issues raised by the EAF presented by the applicant will be addressed by the design team in a way that will show you and me that the effects of the development will be slight and not significant. I expect that the development may affect a very small number of persons for very short periods of time nightly during the main performance season and that the effects of the housing increment above the number of rooms already permitted under the PDD will have no significant impact.

The HVSF had a "light" environmental impact at Boscobel and significant cultural and economic impact on our community, and I expect the same will continue at the Golf Course site. There are legitimate concerns that are being aired at the Planning Board as part of the SEQR review and that will be further considered by the Planning Board and the Town Board during review of the site plan, subdivision, and zoning change. Let's give HVSF the encouragement and support they need to continue to develop their art at a new permanent home and continue their contribution to our community. We know that HVSF moving to Travis Corners will be noticeable in my neighborhood, but we think the impact will not be deleterious or harmful. We look forward to having HVSF as our neighbor and trust that with the Planning Board's encouragement and guidance and the continuing responsiveness of the HVSF design and development team, that the result will be an asset for the entire Town.

Yours truly,



Mitchell Kurtz AIA LEED^{AP} BD+C
59 Travis Corners Road
Garrison, NY 10524



CHERYL ROCKETT <crockett@phillipstown.com>

Planning Board Public Record

32 messages

Timothy Nolan <tgpnolan@gmail.com>

Thu, Mar 25, 2021 at 9:15 AM

To: CHERYL ROCKETT <crockett@phillipstown.com>

Cc: sgaba@drakeloeb.com, Neal Zuckerman <nzuckerman@phillipstown.com>, ntomann@phillipstown.com, kconner@phillipstown.com, Dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, hwendel@phillipstown.com, rjgainer@comcast.net

Good Morning Cheryl--

Through the course of the Planning Board's work on the HVSF/GGC development proposal, members of the public have been encouraged to write letters to the Board, and comment via email on the proceedings.

As far as I know, no letters or comments have been read, or publicly commented on, by the Board over that course of time.

(I know that at some point in the future a formal public hearing is required. Exactly when, as I understand it, is a decision the Board has discussed but not yet made.)

Are the written comments, and letters, part of the public record?

Operating under the constraints of Zoom has enlarged the importance of a preserved record in demonstrating a public voice and evaluating the level of public benefit provided by the project. In practical terms, the extent of public interest in board meetings is unknown. Public presence is invisible.

I ask the same question with respect to the request I submitted to the Board for a study of the environmental aspects of the project. That Hudsonia proposal was effectively rejected by the Board's decision to hire another consultant. Is the proposal in the record?

Your time is much appreciated.

Respectfully,

Tim Nolan
Garrison

CHERYL ROCKETT <crockett@philipstown.com>

Fri, Mar 26, 2021 at 2:18 PM

To: Timothy Nolan <tgpnolan@gmail.com>

Cc: Dennis Gagnon <Dgagnon@philipstown.com>, HEIDI WENDEL <hwendel@philipstown.com>, Kim Conner <kconner@philipstown.com>, LAURA MA OCONNELL <loconnell@philipstown.com>, Neal Tomann <ntomann@philipstown.com>, Neal Zuckerman <nzuckerman@philipstown.com>, Peter Lewis <plewis@philipstown.com>, Ron Gainer <rjgainer@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>

Hi Mr. Nolan,

The members of the Planning Board do receive copies of all of the correspondence sent in from the public and all public comments made at the public hearing, both oral and written, will be recorded as well as put into the minutes which will be posted on the website. A public hearing for this project has not yet been scheduled.

The selection of AKRF as the environmental consultant for this project was discussed at the March 18th meeting. That can be heard in the recording of the meeting starting at about 17:20 and will be recorded in the meeting minutes as well.

Thank you,
Cheryl

[Quoted text hidden]

Timothy Nolan <tgpnolan@gmail.com>

Fri, Mar 26, 2021 at 2:59 PM

To: CHERYL ROCKETT <crockett@philipstown.com>

Cc: Dennis Gagnon <Dgagnon@philipstown.com>, HEIDI WENDEL <hwendel@philipstown.com>, Kim Conner <kconner@philipstown.com>, LAURA MA OCONNELL <loconnell@philipstown.com>, Neal Tomann <ntomann@philipstown.com>, Neal Zuckerman <nzuckerman@philipstown.com>, Peter Lewis <plewis@philipstown.com>, Ron Gainer <rjgainer@comcast.net>, Steve Gaba <sgaba@drakeloeb.com>

Gotcha, Cheryl.

The only point on which I'm not clear is the Hudsonia proposal.

Without checking the recording, I believe I recall Mr. Gainer reporting to the Board that he had contacted AKRF prior to the meeting, and that after a brief discussion involving Mr. Gainer, Mr. Gaba, and several board members, the decision in favor of AKRF was made.

I just want to confirm that the Hudsonia proposal is in fact part of the public record. If it is not, I ask that it be added.

I assume that the AKRF proposal, once received by the Board, will be available on the Board's web page, in order for the public to review its scope, timing and cost.

Again, many thanks for your efforts.

Regards,

Tim Nolan

CHERYL ROCKETT <crockett@phillipstown.com>

HVSF in Garrison

1 message

Robert Cutler <rbcutler@mac.com>

Mon, Mar 29, 2021 at 2:31 AM

To: Zuckerman Neal <nzuckerman@phillipstown.com>, Conner Kim <kconner@phillipstown.com>, dgagnon@phillipstown.com, Lewis Peter <plewis@phillipstown.com>, Oconnell Laura <loconnell@phillipstown.com>, Tomann Neal <ntomann@phillipstown.com>, Wendel Heidi <hwendel@phillipstown.com>
Cc: crockett@phillipstown.com

Dear Planning Board,

I sent you my second letter on this subject on March 8th.

It has been suggested that I send you my first letter in the event that you were unlucky enough to have missed it in the Feb. 26th issue of *The Current*.

It is below.

Many thanks for the hard work you're all doing on this project, not a small one for Phillipstown.

Sincerely,

Robert Cutler

From: Robert Cutler <rbcutler@mac.com>**Subject:** HVSF coming to Garrison**Date:** February 20, 2021 at 5:51:23 PM EST**To:** editor@pcnr.com

To the Editor:

Taliesin is the name of a 6th Century Welsh poet and bard. It means shining brow, which Frank Lloyd Wright used as a guiding principle when deciding where to place a building on a hill. NEVER on top. ALWAYS under the brow, so it fits comfortably and is at ease with its neighbors – the trees and ridges and hills.

I hope and pray that the HVSF will listen to that good advice and not site their permanent new tent on top – like a carbuncle – of one of the most beautiful ridge lines in the Eastern United States. On that ridge line now sits the 11th hole of the Garrison Golf Course with a glorious view looking north up the Hudson, to Storm King Mountain, and beyond, on a clear day, to the Catskills. If we have to lose one of the top 100 best designed golf courses in America, at least let us not desecrate the land while we're at it.

HVSF promises to be sensitive. OK, HVSF, please, live up that promise.

Taliesin!

Robert Cutler
Garrison, NY917 826 0826 better
845 424 3640

CHERYL ROCKETT <crockett@phillipstown.com>**Fwd: Proposed Plans for your move to the Garrison Golf Course**

1 message

Marilyn Young <mare.young@gmail.com>

Mon, Mar 29, 2021 at 12:50 PM

To: Neal Zuckerman <nzuckerman@phillipstown.com>, kconner@phillipstown.com, dgagnon@phillipstown.com, plewis@phillipstown.com, loconnell@phillipstown.com, ntomann@phillipstown.com, hwendel@phillipstown.com, CHERYL ROCKETT <crockett@phillipstown.com>

Dear Planning Board,

First I want to thank you all for your valiant work for the community and also for your time and attention to the HVSF proposed plan for development at the Garrison Golf Course including the special meeting and two site visits.

I had the following questions that I asked directly to the HVSF as per their FAQ email. I thought I would send them to you as well.

Very best regards,

Marilyn Young
2 Fort Defiance Hill
Garrison
mare.young@gmail.com

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

From: Marilyn Young <mare.young@gmail.com>
Date: Sat, Mar 27, 2021 at 5:14 PM
Subject: Proposed Plans for your move to the Garrison Golf Course
To: <questions@hvshakespeare.org>

Hello,

Thank you for your list of answers to frequently asked questions about your proposed development for your new site at the Garrison Golf Course and for your thoughtful attention to the plans for your new location.

I wanted to ask about an area that was not covered at either Planning Board site walk - the Pro Shop and Cart Barn. You have listed in Phase 1.A, #3 Reprogram Pro Shop and Repurpose Cart Barn what does that entail?

And in Phase 2 #3 The Pavilion has below it Artist and Guest Accommodations - what are your plans for that? I can see from a marked stake in the pavement by the Snack Bar behind the Pro Shop that this structure is planned to be there.

Also when will the "meadows, wildflower gardens and less intensively managed green spaces" (recently noted by Krystal Ford in her letter to The Current) be planted? I see listed in Phase 1A Minimal Landscape - does that mean minimally managed landscape or minimal amount of work done on the landscape projects? There is a Garden with the Welcome Center in Phase 1.B - is that just around the Welcome Center and Parking Lot? There are two wonderful large meadows already at the Golf Course, will these be expanded and if so when? Will this be done in the first short term phase or the long term Phase 2 where you note #8. Park Paths?

Thank you also for your attention to these further questions and details as well.

I am delighted that you are offering The Tempest this year and I hope to see a performance.

Best Regards,
Marilyn Young

mare.young@gmail.com



CHERYL ROCKETT <crockett@phillipstown.com>

Fwd: Questions

1 message

Kim Conner <KConner@phillipstown.com>
To: CHERYL ROCKETT <crockett@phillipstown.com>

Mon, Mar 29, 2021 at 3:36 PM

Another letter for the compilation.

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

From: Rhonda Kay <rhonda.donohue@icloud.com>

Date: Mon, Mar 29, 2021 at 3:21 PM

Subject: Questions

To: Town Clerk <townclerk@phillipstown.com>

Cc: Neal Zuckerman <nzuckerman@phillipstown.com>, Neal Tomann <ntomann@phillipstown.com>, Laura Oconnell <loconnell@phillipstown.com>, Peter Lewis <plewis@phillipstown.com>, Kim Conner <kconner@phillipstown.com>, Heidi Wendel <hwendel@phillipstown.com>, Dennis Gagnon <dgagnon@phillipstown.com>, Stephen J. Gaba <sgaba@drakeloebe.com>

Good afternoon Tara:

Hope you well in the wind.

I am totally confused regarding the functions of the Town Board in the GGC/HVSF proposed project.

1. Does the Philipstown Town Board also function as the Zoning Board? If approved, the proposal would require Zoning changes because the golf course is not currently zoned for a theater complex.

However, when I look on the Philipstown.com website, I see a Zoning Board of Appeals, but not a plain old Zoning Board.

2. Is it the Town Board that reviews and approves Special Event Permits?

I see in the Appendix C of the GGC/HVSF documents dated 10/2020 on page 5 of 27 under Construction, right hand column, that the applicant states "depending on the status of the approvals requested in these applications, a "Special Event" approval for HVSF's 2022 and 2023 seasons will be necessitated and applied for."

Can you help me with how it works? Would that be at a regular Town Board meeting?

Thank you in advance for explaining these processes.

My best,

Rhonda Donohue

—
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