

September 28, 2021

Via Federal Express

Hon. Richard Shea, Supervisor
and Members of the Town Board
Town of Philipstown
Town Hall
238 Main Street.
Cold Spring, NY 10516

Neal Zuckerman, Chair
and Members of the Planning Board
Town of Philipstown
Town Hall
238 Main Street
Cold Spring, NY 10516

**Re: Garrison Golf Club Planned Development District/Hudson Valley
Shakespeare Festival**

Dear Supervisor Shea and Members of the Town Board, and Chairperson Zuckerman and
Members of the Planning Board:

As all of you will recall, our law firm represents Garrison Properties, LLC (GPLLC) and
Hudson Valley Shakespeare Festival Inc. (HVSF) with regard to their combined request for
amendments to Section 175-7A and Section 175-61A of the Code of the Town of Philipstown to
permit uses not presently permitted in the Garrison Golf Club Planned Development District
(GGCPDD) and Rural Conservation District (RC). Those amendments are sought to allow HVSF
to relocate its renowned Shakespeare Festival to a portion of the 200 +/- acres which currently
comprise the entirety of the GGCPDD so as to allow HVSF to fulfill its commitment to serve as
a year-round cultural resource, environmental steward and a community partner to the Town of
Philipstown.

Respectfully submitted herewith is an Amended Petition, dated September 24, 2021,
which properly reflects the evolution of that original plan that is currently under SEQRA review
before the Planning Board. Upon completion of SEQRA review, the Town Board may set a
Public Hearing on the proposed amendments to the GGCPDD as the same are reflected in the
Amended Petition.

As will be readily discerned, the differences between the original Petition and the
Amended Petition are the result of the elimination of the golf and spa uses in the GGCPDD. The
reduction in the total acreage in the GGCPDD will be a result of both the elimination of the two
uses referenced above together with the continued generosity and vision of Christopher D. Davis
as manifested by his intended transfer of substantial acreage to Hudson Highlands Land Trust for
that organization's conservation purposes.

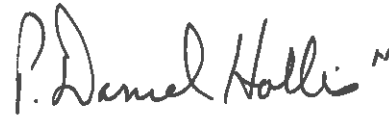
Received

SEP 29 2021

Hollis Laidlaw & Simon

Should the Town Board require an appearance by all or part of HVSF's development team to expand upon this Amended Petition, we all stand ready to comply in that regard.

Respectfully submitted,

A handwritten signature in black ink that reads "P. Daniel Hollis III" with a small superscript "III" at the end.

P. Daniel Hollis III

Enc.

cc: Steven J. Gaba, Town Attorney, by email with attachment
Ronald J. Gainer, Town Engineer, by email with attachment

**Before the
TOWN BOARD, TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM, STATE OF NEW YORK**

In the Matter of the Application of:

Garrison Properties, LLC and Hudson Valley
Shakespeare Festival, Inc,

**AMENDED
PETITION**

*For an Amendment to the
Zoning Ordinance of the*

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

On behalf of Garrison Properties, LLC, a domestic Limited Liability Company duly organized and existing under the laws of the State of New York, the owner of the vast majority of the 200.3 +/- acres of land (The Subject Property) on the Westerly side of Albany Post Road (US Route # 9) in the Town of Philipstown, County of Putnam and State of New York and the prospective transferor of 97.4 +/- acres of the Subject Property (Shakespeare Parcel) to the Hudson Valley Shakespeare Festival Inc., a 501(c)(3) New York Not for Profit Corporation, the prospective transferee of the aforementioned 97.4 +/- acres of the Subject Property, the undersigned hereby respectfully petition the Town Board of the Town of Philipstown pursuant to Section 175-69 of the Town of Philipstown Code to amend the Zoning Ordinance of the Town of Philipstown, to permit the requested additional uses upon the Shakespeare Parcel hereinafter defined in the Rural Conservation District (RC) and Garrison Golf Club Planned Development District (GGCPDD) as the same are currently designated and defined in said Town of Philipstown Zoning Ordinance ("Zoning Ordinance"), for the removal from the GGCPDD of certain of the parcels and portions

of other parcels from the GGCPDD, and that the said Zoning District be known hereafter as the Garrison Cultural Conservation Planned Development District, but or the GCCPDD.

The Subject Property presently consists of nine (9) tax parcels of land, together with portions of Snake Hill Road and Philipse Brook Road, consisting in the aggregate of 200.3 acres located on the westerly side of US Rte. 9 and are more specifically designated on the Town of Philipstown Tax Assessment Map, including the record owners, as:

•	60.-1-59.2	124.91 acres	Garrison Properties, LLC
•	60.-1-59.3	17.13 acres	Garrison Properties, LLC
•	60.-1-63	1.11 acres	Garrison Properties, LLC
•	60.-1-69	8.86 acres	Garrison Properties, LLC
•	60.-1-70	0.10 acres	Garrison Properties-, LLC
•	60.-2-26.71	29.78 acres	Garrison Properties, LLC
•	60.-2-27	0.41 acres	Vestry of St. Philips Church
•	60.-2-29.1	7.03 acres	Garrison Properties, LLC
•	60.-2-29.2	9.67 acres	Garrison Properties, LLC
•	Public Roads	1.30 acres	Public Roads

The above represents one hundred percent (100%) of the property in the GGCPDD District to be affected by the proposed amendments.

The following tax parcels will be *removed* from the GGCPDD by the proposed amendments:

- 60.-1-63 1.11 acres Garrison Properties, LLC
- 60.-1-69 8.86 acres Garrison Properties, LLC
- 60.-1-70 0.10 acres Garrison Properties-, LLC
- 60.-2-26.71 29.78 acres Garrison Properties, LLC
- 60.-2-27 0.41 acres Vestry of St. Philips Church
- 60.-2-29.1 7.03 acres Garrison Properties, LLC
- 60.-2-29.2 9.67 acres Garrison Properties, LLC
- Public Roads 1.30 acres Public Roads

Portions of the following tax parcels will remain in the GGCPDD (the new GCCPDD):

	Remain	Remove	Total	
• 60.-1-59.2	95.58 acres	29.33 acres	124.91 acres	Garrison Properties, LLC
• 60.-1-59.3	1.82 acres	15.31 acres	17.13 acres	Garrison Properties, LLC
Totals	97.4 acres	44.64 acres	142.02	

The requested amendments would expand the as-of-right Permitted Uses in the GCCPDD

District to include:

- an open-air theater with seating for approximately 530 patrons;
- an indoor theater with seating for approximately 225 patrons along with rehearsal space;
- a continuation of the existing restaurant/event use;
- an implementation of the already approved hotel use in the GGCPDD;
- artist and guest lodging;
- an outdoor pavilion that will be available for both HVSF use and community events;
- box office/welcome center;
- theater concession structure;
- picnic lawns;
- gardens;
- production/rehearsal facility;
- repurposing of the manager's residence for administrative headquarters;
- additional parking spaces for cars, shuttle vans and busses.

The requested amendments would remove the following as of right Permitted Uses in the GCCPDD District:

- A Golf Club and 18-hole golf course with related appurtenant facilities, including a 19th hole bar and grill and a pro shop conducting related retail sales.
- A Spa, including related retail sales

The requested amendments would remove the Core Area within the GGCPDD and any restrictions as to the type of uses, buildings and/or structures that had been restricted to the Core Area.

The proposed amendments to the Zoning Ordinance and Schedules are appropriate, since the Shakespeare Parcel is, and will be, the only parcel of land within the Town of Philipstown designated as being within the "GCCPDD District" as amended with all other parcels previously in the GGCPDD remaining solely in the RC District.

The proposed amendments are also appropriate because, while eliminating the golf course and spa uses in the GGCPDD, they will permit the desired upgrade in the utility, character and appearance of the Shakespeare Parcel and create a permanent home for the Hudson Valley Shakespeare Festival in Philipstown. Doing so will allow Hudson Valley Shakespeare Festival Inc. to fulfill its commitment to serve as a year-round cultural resource, environmental steward and community partner without any detriment to any other parcels of land within the Town of Philipstown. This is evidenced by the operation of the Hudson Valley Shakespeare Festival within the Town of Philipstown at a different location for multiple decades without being detrimental to the health, safety and welfare of the Town of Philipstown or to its citizens. To the contrary, the Hudson Valley Shakespeare Festival has improved the overall aesthetic and economic health of the Town of Philipstown and its citizens. It is respectfully requested that the Town Board, by appropriate Resolution, refer this Amended Petition to the Planning Board as required by the above-referenced Section 175-69 of the Town of Philipstown Code and to the Putnam County Department of Planning and Development as required by Sections 239-1 and 239-m of the New York State

General Municipal Law and to then fix the time and place of a Public Hearing on the proposed amendments and cause notice thereof to be given in accordance with the requirements of the Town of Philipstown Town Code.

Further, pursuant to your Town Code, notice will be provided to all owners of property within 500 feet of the perimeter of the Subject Property at a suitable time prior to any Public Hearing.

Dated: September 24, 2021
Cold Spring, New York

Respectfully submitted,

GARRISON PROPERTIES, LLC.

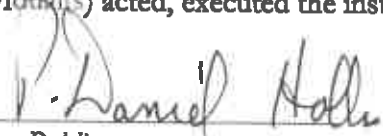
By: 
Frank Allemann, Vice-President

HUDSON VALLEY SHAKESPEARE FESTIVAL Inc.

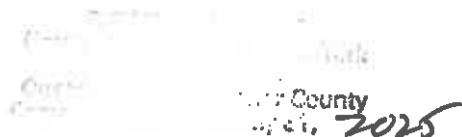

Kate Liberman, Managing Director

STATE OF NEW YORK }ss
COUNTY OF PUTNAM

On September 24, 2021 before me, the undersigned, personally appeared Frank Allemann, Vice-President, Garrison Properties LLC., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual(s) acted, executed the instrument.

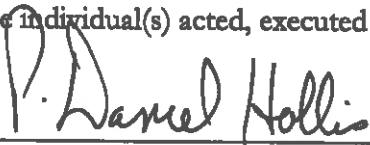


Notary Public

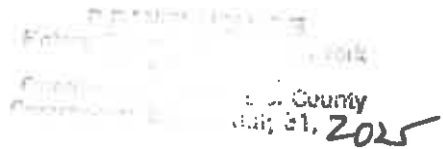

Notary Public
Putnam County
Sept. 2025

STATE OF NEW YORK }ss
COUNTY OF PUTNAM

On September 24, 2021 before me, the undersigned, personally appeared Kate Liberman, Managing Director, Hudson Valley Shakespeare Festival, Inc, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public


Notary Public
County of Putnam
July 31, 2025