

210218 Planning Board Meeting  
HVSF Written Responses

March 4, 2021

Attached herein represent our responses to questions raised during the February 18, 2021 Planning Board Meeting. Our responses are comprised of the following:

- Written responses, shown below in red.
- Comparison tables:
  1. Garrison Golf Club and Hudson Valley Shakespeare Festival, Comparison Table (Prepared by Kellard Sessions)
  2. 2005/2009 PD Elements (Prepared by Badey & Watson)
- Core Area development plans:
  1. Current Concept Plan + PDD Core Area (Prepared by NBWLA)
  2. Hudson Valley Shakespeare Festival Garrison Golf Club Planned Development District, Existing Buildings February 2021 (Prepared by Badey & Watson)
- Kim Conner:
  - What got built and what didn't get built from the original PDD filing? Ideally this is represented in table format. **Please see Comparison Table 2 attached detailing this response.**
  - How did the addition to the Garrison Golf Club building (completed within the last 5 years) relate to the original PDD filing? **The referenced addition was for a pre-function room to accommodate the cocktail hour for weddings, with supper and dancing in the existing and adjoining banquet room. This pre-function room is within the "core area" identified in the 2005 PDD approval, which allowed for other improvements subject to site plan approval. Site plan approval was obtained in 2010. See comparison table 2.**
  - Please provide a drawing that shows where the new plan is in relation to the core area identified in the prior PDD. **In addition to adding the original Core Area Boundary to the Landscape Architect's Plan, attached as Core Area development plan 1, a simplified 2 sheet plan set (Core area development plan 2) is also attached. This plan shows the Main Parcel Boundary, the 2005 Core Area and the following elements:**
    - Existing Buildings to be removed (Sheet 1 only)
    - Existing Buildings to be remain (Sheets 1 & 2)
    - Proposed Buildings (Sheet 2 only)
  - Lodging: Proposed plan calls for seasonal lodging. Please confirm that "seasonal" refers to theater season vs. spring/ summer/ fall/ winter? **This is confirmed. "Seasonal", in this case refers to performance seasons typically running from Spring through Fall. Artist lodging duration will be for the scope of the artists' contracted engagement, per union requirements.**
  - Four septic systems - do they exist? **Badey & Watson originally reported that there were 4 systems. That was reported in error. Badey & Watson has since determined that the system designed for the pro-shop building was not installed when the entirety of the 2005 PDD proposal was not built to completion. Instead, the effluent from the Pro-Shop was directed into the main system near the 1st green. Exclusive of the original system for the Banquet Facility that is not in service, there are three existing systems. They are:**
    - Main System located near the 1st Green
    - System for and at the Maintenance Building
    - System for and at the Manager's Cottage.**An additional three (3) septic systems will be added to the site to accommodate anticipated demand.**

- How do you control family occupancy? What if families are bigger than 3 people?
- The two-bedroom artist accommodations will hold one bedroom with a queen bed and a second smaller bedroom appropriate for a small child, or use as a place to work. Artists may be accompanied by their partner, who may utilize the second bedroom as an office. Alternatively, a couple may bring a young child with them. In the rare instance that an individual artist plans to bring a larger family with them, we plan to seek alternative lodging for them off-site.
- What happened to the manager’s cottage rooms as referenced in the prior PDD? Were they built? Do they exist? These rooms do not exist, they were never built.
- Please clarify the total number of people occupying lodging. If I am assuming full occupancy, I come up with 98 people in 54 rooms, please confirm. This calculation is correct. We have updated our accommodation occupancy response from our prior submission to be inclusive of the existing hotel rooms, below:
  - Five (5) Type A - 2 BR. Family occupancy. Max occupancy 15 people.
  - Fifteen (15) Type B - 1BR. Max occupancy 15 people.
  - Six (6) Type C - 2 BR. Max occupancy 12 people.
  - Total 26 rooms. Max occupancy 42 people. 100% occupancy does not mean that the maximum number of people will be occupying each room.
  - Additional new inn - 20 rooms. Max occupancy 40 people.
  - Existing inn rooms at The Garrison - 8 rooms. Max occupancy 16 people.
  - Total rooms under proposed plan: 54. Max occupancy 98 people.
- Overall decrease in water usage? Please confirm. An overall decrease in the demand for water is expected. However, the overall demand for domestic water supply is expected to increase from the original (2005) estimate of 12,672 gallons per day to 15,661 gallons per day due to the slight expanded use on the site. The decrease in overall use is due to a lower demand for irrigation water. Irrigation water is, and will continue to be, drawn from the pond on the property. Demand for irrigation water is expected to decrease by about 40% because, allowing for some irrigation (3,000 gallons per day) demand by HVSF, the reduced 9-hole golf course will have significantly lesser acreage requiring irrigation. In 2005, the need for irrigation water was calculated at 25,000 gallons per day. The expectation for the current plan is 15,000 gallons per day. The following table summarizes the change in anticipated water demand:

Garrison Golf Club – Hudson Valley Shakespeare Festival				
Changes in Anticipated Water Demand (Gallons per day)				
	2005 PDD Estimate	2020 PDD Estimate	Increase/Decrease	Percent Change
Domestic	12,672	15,661	2,989	23.5%
Irrigation	25,000	15,000	-10,000	-40.0%
Total	37,672	28,161	-6,010	-15.8%

- Increase in septic usage? Please confirm. The increase in sewage flow is expected to increase along with the increase in demand for domestic water. See table below.

Garrison Golf Club – Hudson Valley Shakespeare Festival				
Changes in Anticipated Sewage Flow				
	2005 PDD Estimate	2020 PDD Estimate	Increase/Decrease	Percent Change

Domestic	12,672	15,661	2,989	23.5%
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- Page 29: j8, pedestrian and bicycle accommodations - what are they? Pedestrian connections are provided across the site, including a connection to an existing hiking trail at the South Redoubt. The proposal is not expected to generate any more than nominal bicycle or pedestrian activity off the site.
- Peter Lewis:
  - Concerns regarding open space – Are you considering a maximum number of visitors to the park? What sort of enforcement will be considered? We want to avoid what happened at constitution marsh. We are aware of the need for setting rules and expectations to marshal visitors on the grounds. We are researching best practices for reasonable restrictions for time of day and kinds of use, and will propose a formal policy and enforcement protocols as we study this more.
- Neal Zuckerman:
  - I don't see any estimates for the amount of traffic the park will create - how will visitors be getting there? We anticipate that the number of people coming to the site exclusively for the use of the park will be small, and largely at off-peak times, for example neighbors coming to walk their dogs in the morning. Visitors will come either by car, by foot, or by the shuttle from the train station.
  - There is no allocation for traffic associated with artist housing, please provide. Please note, in the Table titled *Parking Projections and Maximum Property Occupancy* in our document titled "210217 HVSF Additional Traffic Response 210128 Meeting", the 60 anticipated HVSF staff who will be staying in on-site lodging are identified twice in the 3<sup>rd</sup> column from the left (at the 4<sup>th</sup> and 16<sup>th</sup> line), as they will be working when the campus is at full occupancy but they will also be residing in the artist lodging. We are assuming one car for every two HVSF artists/staff, which is typical for shared transportation at HVSF. This is shown in Column 4 row 4. Note, this information is repeated identically at other locations in the table, depending on the day and the expected attendance level.
  - There is no mention of the number of buses. Please provide. Typically, there are two buses at larger wedding events at the banquet facility which bring guests to and from the event. The buses wait on-site during the event. We operate a HVSF shuttle bus that brings patrons from NYC to the theater on select weekends, as well as a minivan that transports patrons to and from the train station for three nights a week. At most, there will be one bus for any HVSF event (two buses total for two simultaneous events). Buses bringing participants to and from events at the site will only make traffic and parking conditions better. Each bus will carry approximately 30 participants, meaning that for each bus, there will be approximately 10 fewer cars entering, parking and exiting for events. Advance notice will be required for all bussing so that parking spaces can be reserved to accommodate bus parking. Buses that do not provide advanced notice will not be permitted to remain on site. One bus can be accommodated by 5 car parking spaces that are reserved for bus parking spaces (2 buses can be accommodated, side by side, if necessary); thus, for every bus on the site, there will be 5 car parking spaces made available (10 if needed by parking the buses side by side).
  - Your estimates for wedding guests seem low - I've been to enough events to know that 112 seems like a light number of guests. To clarify, the quantity of banquet guests in the

summary chart included on Page 1 in our document “210217 HVSF Additional Written Response to 210128 Meeting” is 160, not 112 (112 by car and 48 by bus). Additionally, please note that this occupancy represents 80% capacity. Our average wedding is around 130 people and we rarely have weddings of more than 160 people.

- Follow up: make sure reception hall is included. Remember - “not too big, not too much”.
  - The reception room is generally used as a pre-function room (Hudson Room) to accommodate the cocktail hour for weddings, with supper and dancing in the existing and adjoining banquet room (River Room). The pre-function room is never used for a separate party when there is a large function in the main banquet room. The Windgate Room is used for smaller parties or meetings (with typically less than 50 people in attendance and not at the same time as large banquets). Although it is rarely used now, in the past, the Atrium was used on weekday mornings as a yoga studio, and for a couple of years was also used for a lecture series on Thursday evenings. Going forward, any use of this space will be scheduled to occur at off-peak times only.
  - Regarding the “not too big, not too much” concerns, we are carefully studying our plans through this lens and the Project Team is evaluating the expected maximum level of activities at the Garrison. Based on 2019 records, the maximum level of activity is expected to occur approximately 5 nights per year. For the vast majority of the remainder of the year, activity at the site will be less than half of the maximum value. The seasonal tent, the largest use on the property, will be idle for more than 6 months every year and the average attendance at the other uses is, on average, well below maximum capacity.
  - We believe that it is economically and environmentally unsustainable to provide extra capacity for a level of activity that is only present on the site a few of times a year, particularly when there are alternative management strategies that can be utilized. We have indicated that the maximum practical capacity is no more than 95% +/- of the theoretical maximum occupancy . This value is conservatively above industry standards. Our management team will be coordinating carefully and will ensure that on the five nights per year in which the site is at full capacity a management plan is in place, busses are in use, and an adequate staff presence is on site to help manage guests and visitors.
  - As property managers, we will have the benefit of the knowledge and experience of running the facility, a campus for culture, arts, , which will allow us to anticipate operational issues and take proactive steps to ensure that the facility operates appropriately.
  - On the busiest day, it is projected that there will be a total of approximately 1,040 individuals on the 200+ acre property, which translates to 5 people per acre. The projected peak day population of 1,010 on the 53-acre HVSF campus area, translates to an average of almost 2,300 sf per person. For most of the year, there will be one person per 5,000 sf on the 53-acre HVSF campus. The facility will be carefully managed by experienced individuals whose fiscal

- responsibility demands that the facility operate in a safe and efficient manner that ensures a positive experience.
- The project will create a campus that maintains the rural character of its surroundings but provides necessary support for community and cultural enjoyment of the site. These uses have been studied and accommodated in all traffic, environmental, and safety measures.
- Restaurant concerns: In the summer, when indoor and outdoor theater, golf, weddings, restaurant, hotel, and park are all operating concurrently, you show 50 restaurant patrons as a maximum. In my experience, 50 patrons is a “bad night”. Please make sure there is a reasonable assessment of restaurant attendance. The allowable occupancy per the fire department is 50 people in the restaurant and 27 people in the bar. Typically, fine dining restaurants are furnished to allow around 15 – 20 sf per person. When the weather is nice enough for outdoor dining, most people sit outside with one or two tables inside. We have never had the indoor and outdoor areas of the bar and restaurant full at the same time, partly because we don’t achieve that level of demand, and partly because we won’t take that many bookings at the same time because we couldn’t service them to a high standard. The most we have had indoors and outdoors (bar and restaurant) at any one time is approximately 60 people, and that happens about 20 times per year.
- HVSF only has a few nights per year with sold out performances (we had only 5 sell-outs – at least 99% of tickets sold - in 2019). The expectation for these nights is that the restaurant will operate at 70% capacity, which is about average for the restaurant. As mentioned previously, the practical maximum occupancy is at projected to be 95% on the busiest Fridays of the theoretical maximum and 94% on the busiest Saturdays. The maximum assumption is for six concurrent events. All six events will never be 100% occupied at the same time. The modeling included in our analysis is considered most reasonable. For example, the traffic analysis for two full theaters, a full hotel, a full restaurant, and standard golf attendance assumes 94-95% occupancy.
- Follow up question: we are trying to worry about the maximum. As discussed above, the engineering standard is to provide for close to the maximum but not the theoretical or absolute maximum on matters relating to convenience, congestion and parking. The engineering design standards therefore are as follows:
- 85th percentile for speed limits (Page 2-25, [https://www.dot.ny.gov/divisions/engineering/design/dqab/hdm/hdm-repository/chapt\\_02.pdf](https://www.dot.ny.gov/divisions/engineering/design/dqab/hdm/hdm-repository/chapt_02.pdf) ),
  - 30th highest hour for roadway design (Page 2-22, [https://www.dot.ny.gov/divisions/engineering/design/dqab/hdm/hdm-repository/chapt\\_02.pdf](https://www.dot.ny.gov/divisions/engineering/design/dqab/hdm/hdm-repository/chapt_02.pdf) )
  - 85th percentile for general parking but the 20th highest hour for retail (pages 30 and 268 [https://planning-org-uploaded-media.s3.amazonaws.com/document/product\\_EIP\\_E\\_IP24.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/document/product_EIP_E_IP24.pdf) ).
- Based on FHWA data for a typical roadway, the 30th highest hour is approximately 72% of the maximum hourly volume. Based on attendance at HSVF performances in 2019, the 30th highest hour would be 84% of the maximum hour.
- The engineering standard for parking design is the 20th highest hour. Based on FHWA data for a typical roadway, the 20th highest hour is approximately 76% of the maximum hourly volume. Based on attendance at HSVF performances in 2019, the 20th highest hour would be 94% of the maximum hour.
- We have determined that the maximum practical capacity of the site is up to 95% of the theoretical maximum capacity. It is noted also that there are strategies that we can

employ to manage traffic and parking on the 96% through 100% hours and we will implement such strategies and measures if there ever is a case that the need should arise. It should be noted that our traffic analyses propose to meet or exceed the minimum requirements for safety, as they relate to sight-distance issues.

- Traffic concern: You seem to be carrying 2.79 occupants per car on average in your calculations. I went to two websites and found that averages should be 1.5 and 1.7. The traffic projections get dramatically different if you carry these averages. That's a big difference. Your assumption is very sensitive. Especially since the EAF has a magic number of 500 cars. We need a vigorous discussion about the average number of human beings assumed in your calculations.
  - The Town Code requires 1 parking space for every 3 seats in a restaurant, theater or place of public assembly. Assuming 1 staff member for every 12 guests (approximately what is typical for HVSF) and that there are no walkers, bikers or transit users, 12 seated guests and one employee would require 4 parking spaces for all 13 people per Code. This translates to a vehicle occupancy ratio of 3.25 people per vehicle, well above the more conservative values we have selected (a higher number means fewer parked cars and less traffic). We used data provided by the Federal Highway Administration (FHWA), in a document titled Documentation of Vehicle Occupancy for Restaurants, Banquets and Events. The document notes that "a vehicle occupancy factor of 2.5 persons per vehicle represents a common assumption, however for forecasting purposes, practitioners should consider a range of factors from 2.2 to 2.8 depending on local conditions." We calculated values of 2.55 for a weekday and 2.79 for the weekend from data in Table 5-14a based on a consideration that the FHWA document also notes that "A discrete/recurring event at a permanent venue that occurs on the weekend will likely have a higher vehicle occupancy factor due to families and groups". This is the case for typical HVSF performances. We have examined other source materials presented to us and find that our statistics are sound and appropriately reflect the intended uses.

Comparison Table 1

Garrison Golf Club and Hudson Valley Shakespeare Festival Comparison Table				
	2005 PDD Approval	Existing Condition (2021)	Proposed	Change from Approved
Size of PDD	200.3 ares	200.3 acres	200.3 acres	No Change
Size of Core Area	10.67 acres	10.67 acres	...	Removed
Physical Improvements or Use				
	18-hole Golf Course (estimated 9,360 rounds/year)	18-hole Golf Course (estimated 16,000 rounds/year)	9-hole Golf Course (8,000 rounds/year)	9 holes; 1,360 rounds (reduction)
	19th Hole Bar and Grill	19th Hole Bar and Grill (1,350 s.f./ 35 seats)	Not Proposed	1,350 s.f./35 seat (reduction)
	Pro Shop, Lockers, Starter's Office, Bathrooms and Sales	Pro Shop (1,800 s.f.)	Relocated Pro Shop (1,600 s.f.); no lockers	200 s.f. - no lockers (reduction)
	Golf Maintenance Buildings/Yard	Golf Maintenance Buildings/Yard	Golf Maintenance Buildings/Yard	No Change
	Golf Cart Barn (3,400 s.f.)	Golf Cart Barn (3,400 s.f.)	Golf Cart Barn ( 1,700 s.f.)	1,700 s.f. (reduction)
	Banquet Hall/Meeting Facility (232 seats)	Banquet Hall/Meeting Facility (232 seats)	Banquet Hall/Meeting Facility (200 seats)	32 seats (reduction)
	Destination Restaurant (72 seats, plus 25 bar seats)	Destination Restaurant (72 seats, plus 25 bar seats)	Destination Restaurant (72 seats, plus 25 bar seats)	No Change
	Inn/Hotel (32 rooms), Plus Four (4) Guest Rooms within Existing Facility and Four (4) in a Cottage	Eight (8) Guest Rooms within Existing Facility	54 Rooms (20 room inn; 8 rooms at existing facility; 26 artist accommodations)	14 rooms (increase)
	Spa w/ Retail Sales (20 person/7 days per week)	Not Constructed	Not Proposed	20 Person (removal)
	Two (2) Single-Family Dwellings	One (1) Single-Family Dwelling (to be converted to HVSF office)	One (1) Single-Family Dwelling (to be constructed)	One (1) Residence (reduction)
	Business Office(s)	Business Office(s)	Business Office(s)	No Change
			HVSF-Permanent Theater Tent (530 seats)	530 seats (increase)
			HVSF - Back of House Building (4,000 s.f.)	4,000 s.f. (increase)
			HVSF- Indoor Theater (225 seats)	225 seats (increase)
			HVSF-Outdoor Pavilion (2,400 s.f.)	2,400 s.f. (increase)
			HVSF-Concessions and Restroom (2,500 s.f.)	2,500 s.f. (increase)
			HVSF-Box Office and Welcome Center (1,200 s.f.)	1,200 s.f. (increase)
			HVSF-Picnic Lawns/Gardens (7.5 acres)	7.5 acres (increase)

Comparison Table 1, cont'd

<b>Garrison Golf Club and Hudson Valley Shakespeare Festival Comparison Table</b>				
	<b>2005 PDD Approval</b>	<b>Existing Condition (2021)</b>	<b>Proposed</b>	<b>Change from Approved</b>
			Campus Open Space (19.2 acres)	19.2 acres (increase)
<b>Parking</b>	211 Spaces w/in Core Area; 130 spaces Outside of Core Area	303 Spaces	480 Spaces	139 spaces (increase)
<b>Water Demand (Max.) Including Irrigation</b>	38,092 gals. (13,092 gals. Domestic/25,000 gals. Irrigation)	33,732 gals. (8,732 gals. Domestic/25,000 gals. Irrigation)	32,082 gals. (17,082 gals. Domestic/15,000 gals. Irrigation)	6,010 gals (decrease)
<b>Number of Wells</b>	Nine (9) Wells	Nine (9) Wells	Two (2) Additional Wells (11 total)	2 wells (increase)
<b>Water Storage (Fire)</b>	Two (2) tanks: 30,000 gals./45,000 gals. and Two (2) Dry Hydrants at Pond	Two (2) tanks: 30,000 gals./45,000 gals.	Two (2) tanks: 30,000 gals./45,000 gals. and Two (2) Dry Hydrants at Pond	No Change
<b>Water Storage (Domestic)</b>	4,000 gals.	1,600 gals.	1,600 gals.	2,400 gals (reduction)
<b>Number of SSDS (septic)</b>	Four (4)	Three (3)	Six (6)	Two (2) (increase)
<b>Sewage Generation</b>	12,672 gals.	12,672 gals.	15,661 gals.	2,989 gals (increase)

Comparison Table 2

<b>2005/2009 PD Elements</b>			
<b>PDD APPROVAL 2005</b>			
<i>Approved 2005 PDD</i>	<i>Document</i>	<i>Built</i>	<i>Not Built</i>
<i>Golf Club</i>	<i>TB260-05</i>	<i>P</i>	
<i>Banquet/Meeting Facility</i>	<i>TB260-05</i>	<i>P</i>	
<i>Destination Restaurant</i>	<i>TB260-05</i>	<i>P</i>	
<i>Inn with 40 Rooms</i>	<i>TB260-05</i>		<i>N</i>
<i>Spa w/associated sales</i>	<i>TB260-05</i>	<i>BC</i>	
<i>Two S/F Dwellings</i>	<i>TB260-05</i>	<i>P</i>	<i>N (1)</i>
<b>SITE PLAN APPROVAL 2005</b>			
<b>Approved 2005 Site Plan</b>	<b>Document</b>	<b>Built</b>	<b>Not Built</b>
<i>Golf Club</i>	<i>PPB15-05</i>	<i>P</i>	
<i>Banquet/Meeting Facility 232 guests</i>	<i>PPB15-05</i>	<i>P</i>	
<i>72-seat restaurant</i>	<i>PPB15-05</i>	<i>P</i>	
<i>25-seat bar</i>	<i>PPB15-05</i>	<i>P</i>	
<i>36 overnight guest rooms</i>	<i>PPB15-05</i>		<i>N</i>
<i>Health Spa – 20 clients</i>	<i>PPB15-05</i>	<i>BC</i>	
<i>Offices for Operation</i>	<i>PPB15-05</i>	<i>B</i>	
<i>Maintenance Building &amp; Yard</i>	<i>PPB15-05</i>	<i>P</i>	
<i>Core Area Parking 244 cars</i>	<i>PPB15-05</i>	<i>B</i>	
<i>Remote Parking 130</i>	<i>PPB15-05</i>	<i>B</i>	
<i>4 Guest Rooms (Managers Quarters)</i>	<i>PPB15-05</i>		<i>N</i>
<i>Storm Sewer</i>	<i>PPB15-05</i>	<i>B</i>	
<i>Detention Pond</i>	<i>PPB15-05</i>	<i>B</i>	
<i>Fire Tank &amp; Pump House</i>	<i>PPB15-05</i>	<i>B</i>	
<b>SITE PLAN APPROVAL 2010</b>			
<b>Approved 2010 Site Plan</b>	<b>Document</b>	<b>Built</b>	<b>Not Built</b>
<i>Addition of pre-function room at West End of Banquet Facility</i>	<i>PPB#9</i>	<i>B</i>	
<b>BUILDING DEPARTMENT</b>			
<b>Building Permit</b>	<b>Document</b>	<b>Built</b>	<b>Not Built</b>
<i>3 small utility sheds</i>	<i>BP only</i>	<i>B</i>	

*B = Approved and built*

*BC=Approved, Opened in Limited Space, Since Closed*

*BP=Building Permit*

*N = Approved but not built*

*P = Pre-Existing Structure or Facility*

Core Area Development Plan 1

# Current Concept Plan + PDD Core Area

## Legend

- ① Theater Tent
- ② Back of House
- ③ Concessions and Restrooms
- ④ Picnic Lawns
- ⑤ Entry Road
- ⑥ Previous Parking Lot
- ⑦ Welcome Center Box Office + Picnic Pickup
- ⑧ Welcome Garden
- ⑨ Rehearsal and Administration
- ⑩ Pro Shop and Cart Barn
- ⑪ 9 Hole Golf Course
- ⑫ Previous Golf Parking Lot
- ⑬ Year-Round Theater
- ⑭ Pavilion
- ⑮ Artist and Guest Accommodations
- ⑯ Previous Parking Lot
- ⑰ Wedding Venue
- ⑱ Valley Restaurant
- ⑲ Guest Accommodations
- ⑳ Existing Parking Lot
- ㉑ Future Residence



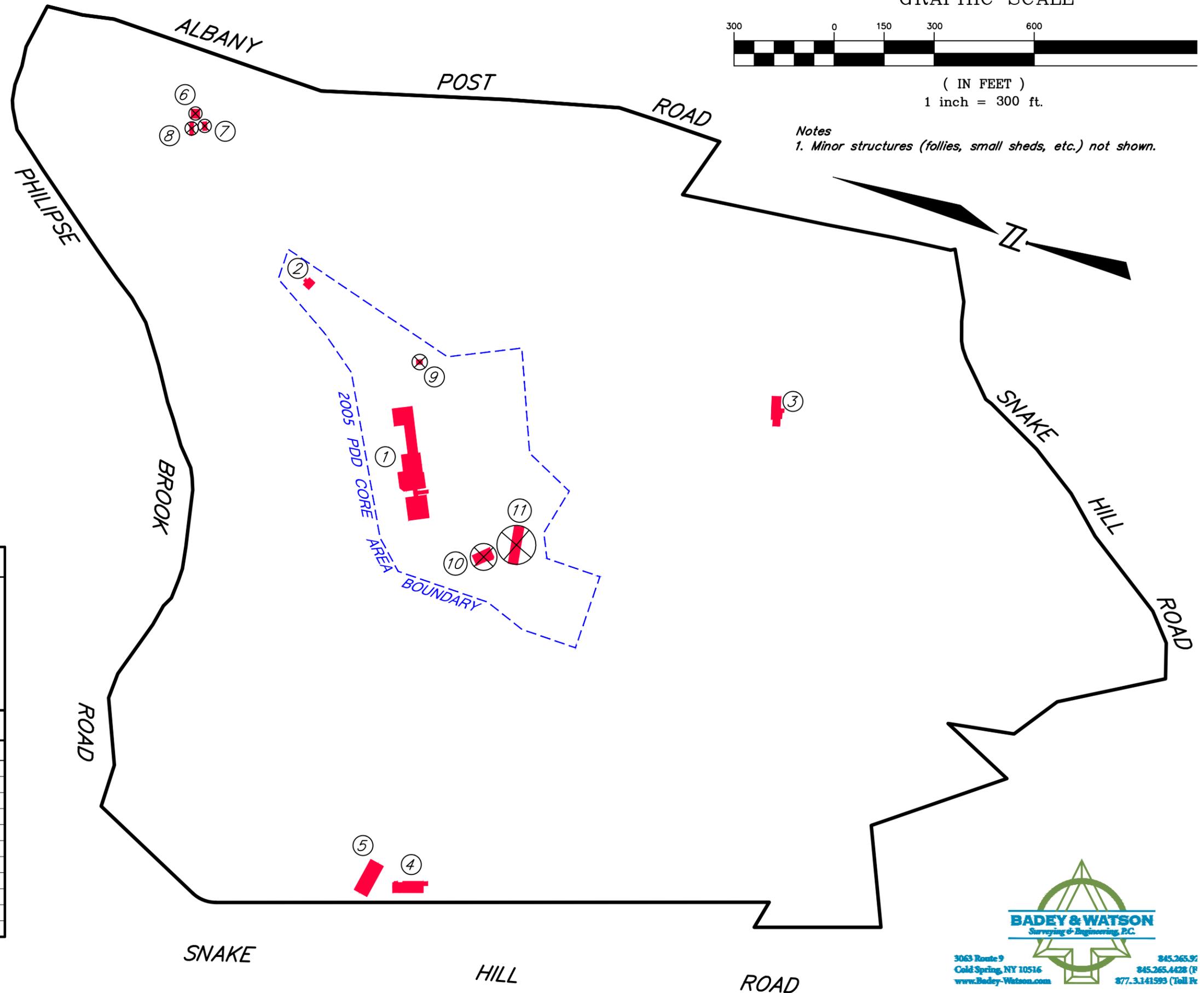
SHEET 1 OF 2  
 HUDSON VALLEY  
 SHAKESPEARE FESTIVAL  
 GARRISON GOLF CLUB  
 PLANNED DEVELOPMENT  
 DISTRICT  
 EXISTING BUILDINGS  
 FEBRUARY 2021

GRAPHIC SCALE



( IN FEET )  
 1 inch = 300 ft.

Notes  
 1. Minor structures (follies, small sheds, etc.) not shown.



LEGEND	
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING TO BE RAZED OR RELOCATED
BUILDING IDENTIFICATION	
ID NO.	EXISTING BUILDINGS
1	Main Building
2	Fire Pump Building
3	Manager Quarters
4	Maintenance Building
5	Maintenance Building
6	Storage Building
7	Storage Building
8	Storage Building
9	Generator Building
10	Pro Shop
11	Cart Barn

File: 20-152  
 Drawing Name: SK25109\_\_R02\_V17



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SHEET 2 OF 2  
 HUDSON VALLEY  
 SHAKESPEARE FESTIVAL  
 GARRISON GOLF CLUB  
 PLANNED DEVELOPMENT  
 DISTRICT

PROPOSED BUILDINGS  
 AFTER FULL BUILD-OUT  
 2031

LEGEND	
	EXISTING BUILDINGS TO REMAIN
	BUILDINGS TO BE CONSTRUCTED
BUILDING IDENTIFICATION	
ID NO.	EXISTING BUILDINGS
1	Main Building
2	Fire Pump Building
3	Manager Quarters
4	Maintenance Building
5	Maintenance Building
BUILDINGS TO BE CONSTRUCTED	
12A	Artist's Accommodation * No. of units = 5
12B	Artist's Accommodation * No. of Units = 15
12C	Artist's Accommodation * No. of units = 6
13	36 Room Inn
14	Outdoor Pavilion
15	Set Construction Barn
16	Theatre Tent
17	Concession Building
18	Back of House Building
19	Box Office
20	Courtesy Building
21	Davis Residence
22	New Pro Shop
23	New Cart Barn
24	Second Theater

