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Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE
41 STATE STREET, ALBANY, NY 12231

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED
OCT 11 2005

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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City of Town of Philipstown
Town
Village

Local Law No. 6 of the year 2005..

A local law Amendment Number 29 - Zoning Law - Town of Philipstown
(Insert Title)
to amend the Zoning Law to create a Planned Development District
known as the Garrison Golf Club Planned Development District

Be it enacted by the Town Board of the
(Name of Legislative Body)

County
City of Town of Philipstown as follows:
Town
Village

RECEIVED
MAR 1 / 2022

(If additional space is needed, attach pages the same size as this sheet, and number each.)

SECTION 1. Chapter 175 of the Code of the Town of Philipstown is hereby amended to add a new Section following Section 175-61A to be known as Section 175-61B as follows:

Section 175-61B. Garrison Golf Club Planned Development District.

- A. Purpose.** The purpose of the Garrison Golf Club Planned Development District (herein known as "GGCPDD") is to allow a tract of land of considerable size to be developed and designed as a harmonious unit; to permit uses on the parcel of land not otherwise permitted under Article VII and Schedule A; to permit the reconstruction of the banquet facility at the Garrison Golf Club, a facility having more than a 40 year history, in a manner that will be beneficial to the Town of Philipstown; and to permit flexibility in the design and construction of buildings and facilities that, by virtue of their location, orientation, landscaping and other features, demonstrate design merit.
- B. Creation.** The GGCPDD is hereby created on two parcels of land with a combined area of 200.6 acres within the Town of Philipstown and more particularly described in Schedule C1, attached hereto and made a part of this chapter. It is intended that the standards set forth herein permit certain uses and otherwise regulate the GGCPDD. Said standards shall constitute the zoning standards within said district and shall replace all other previous zoning standards applicable to the area constituting the GGCPDD. Furthermore, within said district there is a parcel of land presently (2005) owned by Garrison Properties, LLC, containing an area of approximately 142 acres, generally bounded by Philipse Brook Road on the north, US Route 9 on the east, Snake Hill Road on the south, and lands of the City of New York (Catskill Aqueduct) on the west, which for the purposes of this Section is designated the "Main Parcel." Within said GGCPDD and within said Main Parcel there is a 10.670 acre area that for the purposes of this section is designated the "Core Area," which Core Area is more particularly described in Schedule C2, attached hereto and made a part of this chapter.
- C. Definitions.** The following definitions are applicable to the GGCPDD.
- 1. Appurtenant Facility.** A feature or a building or other structure designed or intended to accommodate specific activities necessary to or customarily associated with one of the permitted uses, such as a swimming pool, tennis court, or maintenance building.
 - 2. Manager's Quarters.** An existing structure (2005) consisting of a single detached dwelling unit for one (1) family located on the westerly side of the Snake Hill Road entrance to the Main Parcel, approximately 600 feet north of Snake Hill Road.
 - 3. Minor Structure.** A building with a footprint of less than 1,000 square feet, signs, informational kiosks, fences and other small structures intended to facilitate uses permitted within the GGCPDD.
 - 4. Special Event.** An extraordinary activity or occurrence, such as a golf tournament anticipated to attract more than one hundred (100) spectators, an outdoor concert, an art or music festival, or a community day, that has the potential to negatively impact the neighborhood, traffic, community services or other facilities.

D. Permitted Uses. Subject to the restrictions and conditions hereinafter enumerated, the following uses are the only uses permitted within the GGCPDD:

1. 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.
2. A destination restaurant.
3. A banquet and meeting facility.
4. A spa, including related retail sales.
5. An inn with a maximum of 40 rooms.
6. Two (2) single family dwelling units, including the existing unit located on the Main Parcel called the "Manager's Quarters."
7. Customary home occupations.
8. Municipal uses.
9. Special Events.

E. Restrictions on Permitted Uses. The permitted uses enumerated in Paragraph D of this Section are subject to the following conditions and restrictions:

1. All permitted uses allowed must be located within the Core Area, except as follows:
 - a. The Golf Course may be located anywhere within the boundaries of the GGCPDD.
 - b. Maintenance and other service buildings and facilities may be located outside the Core Area, but must be located on the Main Parcel.
 - c. Uses west of the Catskill Aqueduct and/or north of Philipse Brook Road are limited to the actual golf course (tees, fairways, greens, etc.) and minor structures that may be necessary to facilitate its operation, including such things as; rain shelters; rest rooms; informational kiosks; and similar conveniences for golfers, but specifically excluding: clubhouses, pro shop, 19th hole bar and grill, and maintenance and other service buildings and facilities.
2. The second permitted single family residential dwelling unit, other than the Manager's Quarters, must be located on lands both north and east of Snake Hill Road and south of Philipse Brook Road. Single family residential uses are not permitted at any other location within the GGCPDD.
3. The second permitted single family dwelling unit may be a detached free standing unit or it may be incorporated as part of another building in which other permitted uses are conducted.
4. Customary Home Occupations are permitted only within the two single family dwelling units and must be conducted within the limitations specified in Section 175-25, Schedule A, Line 2 of this chapter.
5. Up to four (4) of the inn's guest rooms may be located in the existing Manager's Quarters building. These rooms may be in addition to the existing single family dwelling unit that presently exists in this building.
6. Special Events may only be conducted after obtaining a Parade Permit from the Town under Chapter 125 of the Town Code and any other permits or

approvals from any other agency that may have jurisdiction. The standards of Sections 125-5G and 125-5H shall not apply. In addition to any requirements of Chapter 125, any application to conduct a Special Event must be accompanied by the following information:

- a. A precise description of the Special Event and the activities involved.
- b. The expected amount of traffic that will be generated.
- c. The expected levels of any extraordinary noise and/or light that will be generated.
- d. The amount and location of any additional parking that might be required, the location of such additional parking and whether it is to be accommodated on site or off site.
- e. Identification of any off-site resources that might be utilized (i.e.: remote parking areas, shuttle busses and bus routes.)
- f. Any special signage requirements, both on and off site.
- g. A description and the location of any special sanitary accommodations that will be required or a statement that none are required.
- h. First aid, police and other public health and safety requirements or a statement that none are required.
- i. A list of other permits that may be required or a statement that none are required.

F. **Future Improvements.** Future improvements, including structures, may be authorized for permitted uses, subject to the following conditions:

1. Improvements and structures, other than minor structures, proposed to be located within the GGCPDD, but outside the Core Area shall be considered a modification to the GGCPDD, and a Building Permit shall not be issued until such time as the GGCPDD has been modified by the Town Board.
2. Improvements and structures, other than minor structures, proposed to be located within the Core Area may be authorized only after obtaining Site Plan approval from the Philipstown Planning Board in accordance with Article IX, Site Plans, of this Chapter.
3. Subject to Paragraph F4 herein, minor structures anywhere within the GGCPDD may be approved by the Zoning Administrative Officer under Section 175-11 of the Town Code providing such structures comply with all applicable provisions of this Chapter, including this Section 175-61B. However, if the Zoning Administrative Officer is uncertain whether to issue a Building Permit for a minor structure, he or she may refer the applicant to the Town Board for its opinion. If in the opinion of the Town Board the Building Permit sought is for other than a minor structure, the Building Permit shall not be issued until such time as the GGCPDD is modified by the Town Board for improvements outside the Core Area, or Site Plan approval has been obtained from the Planning Board for improvements located within the Core Area.
4. Paragraph F3 herein notwithstanding, the Zoning Administrative Officer may not approve future buildings that qualify as minor structures so as to permit more than a total of three (3) such buildings. Buildings qualifying as minor structures in addition to the total of three (3) that may be approved by the Zoning Administrative Officer may only be constructed after Site Plan approval has been obtained from the Planning Board. This paragraph is not

intended to limit approval of other minor structures such as signs, informational kiosks and fences by the Zoning Administrative Officer.

5. Construction of the second single family dwelling unit permitted under Paragraph D6 may occur only after obtaining Site Plan approval for that structure from the Planning Board.
 6. Building Permits necessary for structural repairs or those necessary to allow the replacement of existing buildings with new buildings occupying essentially the same footprint and having the same floor area and number of stories may be issued by the Zoning Administrative Officer under Section 175-11.
- G. Additional Restrictions and Requirements.** The following additional restrictions and requirements apply within the GGCPDD.
1. Signs - In lieu of the requirements of Section 175-77A4:
 - a. One sign may be located near the Route 9 entrance providing that:
 - i. The sign is set back a minimum of 10 feet from the property line of Route 9.
 - ii. No part of the sign, including any supporting structure, is higher than 16 feet above the ground.
 - iii. The dimensions of the sign, excluding any support structure, shall not exceed 9 feet, measured vertically and 5 feet measured horizontally.
 - b. One sign may be located near the Snake Hill Road entrance providing that:
 - i. The sign is set back a minimum of 10 feet from the property line of Snake Hill Road.
 - ii. No part of the sign, including any supporting structure, is higher than 16 feet above the ground.
 - iii. The dimensions of the sign, excluding any support structure, shall not exceed 5 feet, measured vertically and 3 feet measured horizontally.
 2. Parking Spaces - In lieu of the requirements of Section 175-66, a parking space may have minimum dimensions of 18 feet by 9 feet and a minimum area of 162 square feet.
 3. The GGCPDD does not grant site plan approval to the property. A detailed site plan prepared pursuant to Sections 175-36 and 175-39 of this Chapter must first be submitted to the Philipstown Planning Board for review and approval.
 4. Site plan approval by the Planning Board shall be subject to securing all applicable approvals from all other agencies having jurisdiction.
 5. An application for site plan approval must be prepared and submitted to the Philipstown Planning board within 180 days of the effective date of the creation of this GGCPDD. Any submission beyond said time may only be made with the approval by Resolution of the Town Board, which approval shall be within the sole discretion of the Town Board.
 6. Drainage Analysis and Stormwater Pollution Prevention Plan. A drainage analysis and stormwater pollution prevention plan prepared by a licensed engineer shall be submitted with the site plan application. This plan shall demonstrate treatment of the "stormwater quality volume" and retention and treatment of the runoff from a 1-year storm for a period of 24 hours. The stormwater pollution prevention plan shall also demonstrate that there will be no significant increase in peak stormwater discharge from the site during 2, 10, 25, 50 and 100 year storm events. The stormwater pollution prevention plan shall comply with applicable New York

State Department of Environmental Conservation guidelines.

7. Fees and Reimbursements. Prior to the signing of the site plan by the Chairperson of the Planning Board, the applicant shall have paid all applicable fees to the Town of Philipstown. Pursuant to 6 NYCRR Part 617.13(a), the applicant shall have fully reimbursed the Town of Philipstown for its actual costs incurred as Lead Agency in the preparation and review of both the Draft and Final Environmental Impact Statements for the establishment of the GGCPDD.
8. Area, Location and Bulk Standards - In lieu of the requirements of Section 175-30, Schedule B, the following table sets forth the minimum area and bulk requirements to be applied within the GGCPDD.

Requirement		GGCPDD
1	Minimum lot area (square feet).	Existing Lot Areas ¹
2	Minimum dimension of square on the lot (feet).	400
3	Minimum lot frontage (feet)	50
4	Maximum number of stories for a building	3
5	Maximum height of a building or structure (feet)	40
6	Minimum setback from	
a1	Street line of US Route 9 (feet)	
	Allowed single family dwelling unit	50
	Minor structures	75
	Core area buildings	400
a2	Center line of US Route 9 (feet)	
	Allowed single family dwelling unit	100
	Minor structures	125
	Core area buildings	500
b	Other street line (feet)	
	Allowed single family dwelling unit	40
	Minor structures	75
	Core area buildings	400
7	Minimum setback from side or rear property line	
	Single family dwelling unit	30
	Minor structures	75
	Core area buildings	400
8	Minimum setback from a residential district boundary line (feet)	
	Single family dwelling unit	30
	Minor structures	75
	Core area buildings	400
9	Maximum lot coverage as a percent of lot area	7.5%
10	Maximum floor area as a percent of lot area	15%
11	Minimum floor area for each dwelling (square feet)	720

¹ The minimum area for any one parcel within the PDD shall be the area of that parcel as it exists on the date this PDD is approved. However, reductions in the area of said parcels resulting from proceedings under the Eminent Domain Law, or a voluntary conveyance in lieu thereof, shall not automatically render the parcel nonconforming, providing such reduction does not exceed 5 acres. Such actions shall be deemed to modify the area requirement

SECTION 2. Effective Date.

This Local Law shall become effective upon its filing with the Secretary of State.

File: U:\99-114B
Doc.: GGI1MR0U.lwp
W.O. 13108
Figures: 9020, 9030
Created: March 10, 2000
Revised: November 28, 2004
Printed: December 2, 2004
Author: GJW

**Schedule C1
Description
of
Garrison Golf Club
PLANNED DEVELOPMENT DISTRICT**

ALL OF THOSE two (2) certain areas of land situate in the Town of Philipstown, County of Putnam and State of New York that are bounded and described as follows.

AREA 1 - EASTERLY AREA

BEGINNING at the point formed by the intersection of the southerly line of Philipse Brook Road and the westerly line of U.S. Route 9, as widened in 1996 by appropriation, which point occupies coordinate position

N 506,359.16 (y)
E 615,138.09 (x)

of the New York Coordinate System, East Zone (NAD 1927).

THENCE from the said point of beginning, southerly along the westerly line of U.S. Route 9, the following courses:

S 05°03'12" E 107.47 feet
S 11°29'42" E 95.99 feet
S 00°05'28" W 657.40 feet
S 16°20'38" E 558.71 feet
S 14°53'09" E 336.58 feet
S 00°42'35" E 137.00 feet and
S 00°04'24" E 180.51 feet

to a point at the line of lands formerly of Palumbo and now or formerly of DiSalvo. Thence along the said DiSalvo lands and along lands formerly of Fratoni and now or formerly of Hines and in part near the center of a stone wall the following courses:

N 74°00'10" W 193.74 feet to a pipe
S 07°16'20" E 440.64 feet
S 08°07'07" E 203.16 feet

Description of Garrison Golf Club Planned Development District

S 06°56'21" E 67.69 feet
S 06°15'14" E 108.55 feet and
S 30°11'50" E 14.22 feet

to the point on the northerly line of Snake Hill Road that occupies coordinate position

N 503549.51 (y)
E 615336.64 (x)

of the New York Coordinate System, East Zone. Thence westerly along the northerly line of Snake Hill Road, the following courses.

S 61°34'35" W 159.35 feet
S 77°13'35" W 58.37 feet
S 71°22'37" W 59.38 feet
S 61°08'30" W 22.83 feet
S 52°09'35" W 31.60 feet
S 45°17'32" W 86.77 feet
S 45°44'54" W 48.31 feet
S 18°21'50" W 22.00 feet
S 26°07'22" W 192.08 feet
S 33°04'46" W 168.22 feet
S 41°38'50" W 146.13 feet
S 33°23'24" W 283.64 feet
S 47°54'30" W 103.00 feet and
S 72°15'05" W 107.47 feet

to the easterly line of lands formerly of Salome and now or formerly of Gibson. Thence along the said Gibson lands the following courses:

N 30°56'27" W 331.71 feet to a pipe
N 55°33'27" W 161.51 feet to a pipe
N 10°03'27" W 200.00 feet and
S 24°04'37" W 241.26 feet

to a point marked by an iron pipe and lands now or formerly of Parkin. Thence along the said Parkin lands

N 38°01'52" W 430.00 feet and
S 65°34'56" W 306.03 feet

to a point on the easterly line of lands of the City of New York (Catskill Aqueduct). Thence northerly along the easterly line of the said Aqueduct lands and in part along the easterly face of a stone wall, first the following courses:

N 19°01'10" W 380.00 feet
S 78°01'10" E 87.50 feet and
N 19°01'10" W 1,659.55 feet

then on a tangent curve to the right, the central angle of which is 43°30'00", the radius of which is 100.00 feet for 75.92 feet and then

N 24°28'50" E 378.63 feet

to a point on the southerly line of Philipse Brook Road. Thence easterly along the southerly line of Philipse Brook Road

N 88°50'20" E 129.10 feet

to a point. Thence crossing Philipse Brook Road

N 38°36'31" E 117.25 feet

to the point on the northerly line thereof where it is met by the easterly line of the aforementioned lands of the City of New York (Catskill Aqueduct). Thence northerly along the said aqueduct lands and mostly along the easterly face of a stone wall, first

N 33°25'20" W 337.11 feet and
N 33°25'10" W 229.61 feet

then on a tangent curve to the right, the central angle of which is 25°48'00", the radius of which is 100.00 feet for 45.03 feet, then

N 07°37'10" W 151.45 feet

then on a tangent curve to the right, the central angle of which is 25°48'30", the radius of which is 100.00 feet for 45.04 feet, then

N 18°11'20" E 224.15 feet

then on a tangent curve to the left, the central angle of which is 31°08'30", the radius of which is 300.00 feet for 163.06 feet, then

N 12°57'10" W 204.38 feet

then on a tangent curve to the right, the central angle of which is 13°55'00", the radius of which is 900.00 feet for 218.60 feet, and then

N 00°57'50" E 95.49 feet

to the point that is the southwesterly corner of lands formerly of Benjamin and now shown on that certain map entitled, "Hayfield Associates..." which was filed in the Putnam County Clerk's Office on September 23, 1976 as Map No. 1533. Thence along the said southerly line of the lands shown on Filed Map No. 1533 and the center of the stone wall marking it, the following courses:

S 70°02'01" E 169.98 feet
S 70°33'38" E 134.42 feet and
S 62°32'51" E 27.02 feet

to a point at the line of lands formerly of Openhavska, formerly of Penny and now or formerly of Southard. Thence along the said Southard lands, along lands now or formerly of the Openhavska Estate and along lands formerly of Openhavska, formerly McFarland and now or formerly of Northup and mostly along the center of a stone wall, the following courses:

S 19°07'28" E 163.04 feet
S 19°43'48" E 110.31 feet
S 03°52'26" E 25.61 feet
S 33°48'56" E 25.29 feet
S 20°21'43" E 232.67 feet
S 18°26'00" E 252.47 feet
S 30°26'17" E 15.16 feet
S 18°47'12" E 57.04 feet
S 12°54'31" E 31.59 feet
S 18°44'58" E 124.77 feet
S 21°40'02" E 178.61 feet and
S 15°26'42" E 84.89 feet

to a point at the line of lands formerly of McFarland and now or formerly of Northup. Thence along the said Northup lands

S 19°49'36" W 290.74 feet

to a point on the northerly line of Philipse Brook Road that occupies coordinate position

N 505,502.25 (y)
E 613,437.17 (x)

of the New York Coordinate System, East Zone. Thence southerly across Philipse Brook Road

S 19°49'36" W 26.50 feet

to the southerly line thereof. Thence easterly along the said southerly line of Philipse Brook Road, the following courses:

S 73°30'35" E 66.34 feet
S 79°17'34" E 64.33 feet
S 63°46'20" E 33.82 feet
S 87°05'48" E 57.00 feet
N 89°49'20" E 36.27 feet
N 79°48'28" E 67.83 feet
N 77°45'40" E 53.19 feet
N 78°01'16" E 116.10 feet
N 68°18'44" E 36.57 feet
N 63°16'43" E 30.77 feet
N 46°52'08" E 72.59 feet
N 55°01'43" E 20.79 feet
N 54°56'23" E 62.25 feet
N 52°34'34" E 53.68 feet
N 57°23'00" E 113.81 feet
N 54°13'43" E 132.85 feet
N 41°38'15" E 83.11 feet
N 33°34'56" E 76.86 feet
N 36°01'18" E 105.80 feet
N 36°52'06" E 284.94 feet
N 38°05'32" E 143.70 feet
N 59°49'34" E 65.22 feet
N 67°40'41" E 24.38 feet
N 80°28'13" E 46.99 feet
S 88°33'16" E 60.12 feet
N 83°07'54" E 58.63 feet
S 81°08'33" E 133.86 feet and
S 75°58'50" E 3.20 feet

to the point or place of beginning, containing 159.038 acres, more or less.

AREA 2 - WESTERLY AREA

BEGINNING at the point on the northerly line of Snake Hill Road where it is met by the easterly line of lands formerly of The Walter Hoving Home, Inc. and now or formerly of K.J.A. Land Company, Inc., as the said lands are shown on that certain "Subdivision Plat prepared for K.J.A. Land Co., Inc., ..." which was filed in the Putnam County Clerk's office on September 8, 1995 as Map No. 2651, which point occupies coordinate position

N 505112.72 (y)
E 611928.07 (x)

of the New York Coordinate System, East Zone (NAD 1927).

THENCE from the said point of beginning, along the said K.J.A. Land Co., Inc. lands, the following courses:

N 31°33'05" W 517.41 feet
N 65°33'53" W 30.29 feet and
N 66°48'58" W 153.65 feet

to a point at the line of lands now or formerly of McEvoy, Kastilahn and Tudor as shown on that certain "Minor Subdivision Plat prepared for KMT Partners ...," which was filed in the Putnam County Clerk's office on March 16, 1998 as Map No. 2739. Thence along the said lands shown on Filed Map No. 2739

N 12°56'10" E 949.96 feet

to a point on the southerly line of Lot No. 6 shown on that certain "Subdivision Plat of Garrison Golf Club - Section 1...", which was filed in the Putnam County Clerk's Office on October 29, 1990 as Map No. 2488. Thence along the southerly and southeasterly lines of Lot No. 6 and Lot No. 5 on said Filed Map No. 2488, the following courses:

S 74°29'18" E 150.00 feet
N 62°00'00" E 442.23 feet and
N 72°00'00" E 390.00 feet

to a point in the westerly line of the aforesaid Catskill Aqueduct lands and the westerly face of a stone wall. Thence southerly along the said Catskill Aqueduct lands and mostly along the said westerly face of a stone wall, the following, first southerly on a non-tangent curve to the left, the center of which bears N81°20'00"E, the central angle of which is 4°17'10", the radius of which is 1,100.00 feet for 82.29 feet, then

S 12°57'10" E 204.38 feet

then on a tangent curve to the right, the central angle of which is 31°08'30", the radius of which is 100.00 feet for 54.35 feet, then

S 18°11'20" W 224.15 feet

then on a tangent curve to the left, the central angle of which is 25°48'30", the radius of which is 300.00 feet for 135.13 feet, then the following courses

S 25°39'50" W 286.53 feet
S 33°25'10" E 200.00 feet
N 56°34'50" E 150.00 feet
S 33°25'10" E 99.32 feet
N 56°34'50" E 15.00 feet
S 33°25'10" E 50.00 feet and

S 56°34'50" W 15.00 feet

then on a non-tangent curve to the right, the center of which bears S56°34'50"W, the central angle of which is 57°54'00", the radius of which is 100.00 feet for 101.05 feet, and then the following courses:

S 24°28'50" W 62.00 feet
S 88°50'20" W 173.00 feet
N 49°04'30" W 62.87 feet
S 60°55'50" W 349.62 feet and
S 22°03'40" E 20.00 feet

to a point on the northerly line of Philipse Brook Road. Thence crossing said Philipse Brook Road

S 79°45'34" E 74.85 feet

to a point on the southerly line thereof. Thence easterly along the said southerly line of Philipse Brook Road

N 67°56'20" E 109.56 feet and
N 88°50'20" E 290.12 feet

to another point on the westerly line of the said lands of the City of New York (Catskill Aqueduct). Thence southerly along said Catskill Aqueduct lands and mostly along the westcrly face of a stone wall, first

S 24°28'50" W 282.62 feet

then on a tangent curve to the left, the central angle of which is 6°48'56", the radius of which is 300.00 feet for 35.69 feet to a point on the easterly line of Snake Hill Road. Thence crossing Snake Hill Road

S 45°41'53" W 43.28 feet

to a point on the westerly line thereof. Thence southerly along the westerly line of Snake Hill Road

S 18°01'00" E 1,351.29 feet

to a point at the line of lands now or formerly of Osborn. Thence along the said Osborn lands

S 72°28'20" W 296.27 feet

to a stone wall and a point marked by a monument at the line of lands now or formerly of Osborn. Thence northerly along the said Osborn lands and along lands now or formerly of Farman and in part along the center of a stone wall

N 13°45'10" W 1392.42 feet and
N 70°16'40" W 259.01 feet

to the point on the southeasterly line of Philipse Brook Road that occupies coordinate position

N 505168.31 (y)
E 612105.32 (x)

of the New York Coordinate System, East Zone. Thence northwesterly across Philipse Brook Road

N 70°16'40" W 63.30 feet

to a point on the northwesterly line thereof. Thence southwesterly along the said northwesterly line of Philipse Brook Road

S 54°29'25" W 59.22 feet and
S 58°30'16" W 81.46 feet

to the point or place of beginning, containing 41.252 acres, more or less.

**SCHEDULE C2
SECOND REVISED
Description
of
Garrison Golf Club
Planned Development District
"CORE AREA"**

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam and State of New York that lies within the Garrison Golf Club Planned Development District and with in the lands of Garrison Properties, LLC (formerly known as Garrison Golf Club, I.L.C.) that is bounded and described as follows:

BEGINNING at a point within the bounds of the lands of Garrison Properties, LLC, which point occupies coordinate position

N 505,439.47 (y)
E 614,685.54 (x)

of the New York State Coordinate System, East Zone (NAD 1929) and which point bears

S 26°12'00" W 1,025.00 feet

from the point formed by the intersection of the southerly line of Philipse Brook Road and the westerly line of U.S. Route 9, as widened in 1996 by appropriation, which intersection and reference point occupies coordinate position

N 506,359.16 (y)
E 615,138.09 (x)

of the New York State Coordinate System, East Zone.

THENCE from the said point of beginning, through the said lands of Garrison Properties, LLC, the following courses:

S 15°00'00" W 575.00 feet
S 25°40'00" E 225.00 feet
S 66°50'00" W 315.00 feet
S 24°50'00" W 165.00 feet
N 77°20'00" W 145.00 feet
S 64°20'00" W 78.00 feet
Due South 168.00 feet
Due West 225.00 feet
Due North 170.00 feet
N 19°30'00" E 130.00 feet
Due North 285.00 feet

File U:\99-114B\GG(7MR01)- A.lwp
Schedule C2 - Description of Garrison Golf Club Planned Development District
Last saved: 22-Dec-04, 3:12:54 PM

N 42°50'00" E 115.00 feet
N 61°10'00" E 500.00 feet
N 36°40'00" E 145.00 feet
N 30°30'00" E 211.86 feet and
Due East 93.33 feet

to the point or place of beginning, containing 10.670 acres, more or less.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 6 of 2005 of the ~~(County)(City)(Town)(Village)~~ of Philipstown was duly passed by the Town Board on October 6 2005, in accordance with the applicable provisions of law.
(Name of Legislative Body)

~~2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*~~

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

~~(City local law concerning Charter revision proposed by petition)~~

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

~~(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)~~

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____, above.

Tina M. Merando

Clerk of the County legislative body, City, Town or Village Clerk
or officer designated by local legislative body
TINA MERANDO, TOWN CLERK

Date: October 6, 2005

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF PITTNAM

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature *Edward W. Doyle*
EDWARD W. DOYLE

Title TOWN ATTORNEY

~~County~~
~~XXXX~~ of Philipstown
Town
~~Village~~

Date: October 6, 2005