

May 26, 2022

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Via Federal Express

Hon. John Van Tassel, 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 know, 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 the Second Amended Petition, dated May 26, 2022,
which properly reflects the evolution of that original plan that is currently nearing completion of
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, the Amended
Petition and Second Amended Petition are the result of the elimination of the hotel and indoor
theater uses in the GGCPDD.

Hollis Laidlaw & Simon

We look forward to appearing before the Town Board upon the completion of the SEQRA process.

Respectfully submitted,



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,

**SECOND
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 500 patrons;
- . a continuation of the existing restaurant/event use;
- . 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 as set forth on the proposed Local Law attached hereto as Schedule A 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: May 16 2022
Cold Spring, New York

Respectfully submitted,

GARRISON PROPERTIES, LLC

By: 
Christopher C. Davis, President

HUDSON VALLEY SHAKESPEARE FESTIVAL, Inc.

By: 
Kate Liberman, Managing Director

STATE OF NEW YORK } ss
COUNTY OF PUTNAM New York

On May 25, 2022 before me, the undersigned, personally appeared Christopher C. Davis, 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.

Caroline Ann Mirschel
Notary Public *Caroline Ann Mirschel*
my commission expires June 17, 2023



STATE OF NEW YORK } ss
COUNTY OF PUTNAM

On May 26th, 2022 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

P. DANIEL HOLLISTIE
NOTARY PUBLIC, State of New York
No. 60-183-075
Qualified in Westchester County
Commission Expires July 31, 2021

SCHEDULE A

TOWN OF PHILIPSTOWN
LOCAL LAW NO. 1 OF THE YEAR 2022

A Local Law entitled "A Local Law To Repeal Town Code Section 175-61.2 entitled 'Garrison Golf Club Planned Development District' and Re-enact it as a new Code Section 175-61.2 entitled 'Garrison Cultural Conservation Planned Development District'."

Be it enacted by the Town Board of the Town of Philipstown as follows:

Section 1. Purpose:

The purpose of this Local Law is to promote the public health, safety and welfare by amending the Town of Philipstown Zoning Code to repeal Code Section 175-61.2, "Garrison Golf Club Planned Development District" and to enact a new Code Section 175-61.2 establishing in place of the Garrison Golf Planned Development District a planned development district called the "Garrison Cultural Conservation Planned Development District" which shall establish use and bulk regulations for the proposed development and redevelopment of the property within the said district.

Section 2. Municipal Home Rule Law:

This law is adopted pursuant to Municipal Home Rule Law § 10(1)(ii)(a)(1) which grants local governments the authority to enact local laws regarding the public health, safety and welfare. To the extent the provisions of this Local Law are in conflict with State Law, the Town Board hereby asserts its intention to supersede the same pursuant to the Municipal Home Rule Law.

Section 3. Amendment of the Town Code.

1. Town Code §175-7, Establishment of Districts, is hereby amended to add a new subsection "Q" reading as follows:

"Q. Garrison Cultural Conservation Planned Development District. The purpose of this planned development district is to provide appropriate zoning regulations for development and re-development of lands within the said planned development district under Town Code §175-61.2.

2. Town Code §175-61.2, "Garrison Golf Club Planned Development District" is hereby repealed. The zoning regulations applicable to the lands currently within the Garrison Golf Club Planned Development District that are included within the new Garrison Cultural Conservation Planned Development District shall be the zoning regulations for the Garrison Cultural Conservation Planned Development District which are set forth below in this Section. The zoning designation applicable to the lands currently within the Garrison Golf Club Planned Development District that are not included within the

new Garrison Cultural Conservation Planned Development District shall be Rural Conservation ("RC").

3. Town Code §175-61.2 is hereby re-enacted to read as follows:

"§ 175-61.2 Garrison Cultural Conservation Planned Development District.

A. Purpose. The purpose of the Garrison Cultural Conservation Planned Development District (herein known as "GCCPDD") is to allow an open-air tented theater with seating for approximately 500 patrons; a continuation of the existing restaurant/event use; artist and guest lodging; an outdoor pavilion that will be available for both on site theater use and community events; box office/welcome center; theater concession structure; picnic lawns; gardens; production/rehearsal facility; administrative headquarters; additional parking spaces for cars, shuttle vans and busses; and appurtenant facilities all to be in support of any and all theatrical events, performances and rehearsals and/or cultural events to be conducted within the GCCPPD 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 GCCPDD is hereby created on portions of two tax parcels of land with a combined area of 97.4 acres within the Town of Philipstown and more particularly described in in the Schedule included at the end of this Chapter as Attachment 7A. It is intended that the standards set forth herein permit certain uses and otherwise regulate the GCCPDD. Said standards shall constitute the zoning standards applicable within the said district, and shall replace and supersede all other zoning standards applicable to the area constituting the GCCPDD.

C. Definitions. The following definitions are applicable to the GCCPDD.

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.
2. Administrator's Quarters. A single staff person may reside in the Administrative Headquarters, formerly the Manager's Quarters.

3. Keys. As used in this Section the term "keys" shall mean a lodging unit with one to three bedrooms.
3. Minor Structure. A building with a footprint of less than 1,000 square feet, signs, informational kiosks, and other small structures intended to facilitate uses permitted within the GCCPDD.
4. Special Event. An event or gathering of more than one hundred (100) spectators, related to theatrical events, performances, rehearsals and cultural events.

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

1. A permanent open-air tented theater facility with seating for approximately 500 patrons
2. A destination restaurant.
3. A banquet and meeting facility with 8 guest rooms.
4. Artist and guest lodging.
5. An outdoor pavilion that will be available for both theater use and community events.
6. Box office/welcome center.
7. Facilities for theater concession and restrooms.
8. Picnic lawns.
9. Gardens, meadows, and walking paths.
10. Production/rehearsal facility.
11. Administrative Headquarters for the on-site theater facility.
12. Customary home occupations.
13. Municipal uses.
14. 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. 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 buses 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 GCCPDD, shall be

considered a modification to the GCCPDD, and a Building Permit shall not be issued until such time as the site plan GCCPDD has been modified by the Planning Board.

2. Subject to Paragraph F3 herein, minor structures anywhere within the GCCPDD 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 175-61.2. 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 Planning Board for its opinion. If in the opinion of the Planning Board the Building Permit sought is for other than a minor structure, the Building Permit shall not be issued until the Planning Board grants amended site plan approval for such structure(s).
3. 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.

G. Additional Restrictions and Requirements. The following additional restrictions and requirements apply within the GCCPDD.

1. Signs – In lieu of the requirements of Section 175-39:
 - 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 175-38, a parking space may have minimum dimensions of 18 feet by 9 feet and a minimum area of 162 square feet.
- 3. The GCCPDD does not grant site plan approval to the property. A detailed site plan prepared pursuant to Sections 175-65 and 175-68 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. 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.
- 6. 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.
- 7. 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 GCCPDD.

Requirement	GGCPDD	2021	
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			Existing Lot Area ¹ s	Revision
1		Minimum lot area		97 acres
2		Minimum dimension of square on lot (feet)	400	750
3		Minimum lot frontage (feet)	50	500
4		Maximum number of stories for a building	3	3
5		Maximum height of a building or structure (feet)	40	40
6		Minimum setback from		
	a1	Street line of US Route 9 (feet)		150
		Allowed single family dwelling unit	50	N.A.
		Minor structures	75	150
		Core area buildings	400	N.A.
	a2	Centerline of US Route 9 (feet)		200
		Allowed single family dwelling unit	100	N.A.
		Minor structures	125	200
		Core area buildings	500	N.A.
	b	Other street line (feet)		100
		Allowed single family dwelling unit	40	N.A.
		Minor structures	75	100
		Core area buildings	400	N.A.
7		Minimum setback from side or rear property lines		30²
		Single family dwelling unit	30	N.A.
		Minor structures	75	30
		Core area buildings	400	N.A.
8		Minimum setback from a residential district boundary (feet)		30
		Single family dwelling unit	30	N.A.
		Minor structures	75	30
		Core area buildings	400	N.A.
9		Maximum lot coverage as a percent of lot area	7.5%	7.5
10		Maximum floor area as a percent of lot area	15%	15%
11		Minimum floor area for each dwelling (square feet)	720	N.A.

H. Time limit. The provisions of Town Code §175-61(E) prescribing a three-year time period for commencement of uses and completion of approved construction within a planned development district and prescribing a one-year limit on extensions of time for commencement of such uses and completion of such construction shall not apply to development within the GCCPDD. Instead, within the GCCPDD the time period applicable under Town Code §175-61(E) for commencement of uses and completion of approved construction shall be fifteen (15) years and the time period for extensions of time shall be five (5) years.

¹ The minimum area for any one parcel within the GCCPDD 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.

² Excluding existing maintenance buildings near aqueduct.

4. Town Code Chapter 175 is hereby amended to add at the end of the Chapter as a new Attachment 7A, the following Schedule:

"Schedule of Description of Properties Included Within The Garrison Cultural Conservation Planned Development District.

A. The properties currently in the Garrison Golf Club Planned Development District ("GGCPDD") are the following nine (9) lots identified by tax map section, block and lot, together with portions of Snake Hill Road and Philipse Brook Road:

S-B-L	Approximate Acreage
• 60.-1-59.2	124.91 acres
• 60.-1-59.3	17.13 acres
• 60.-1-63	1.11 acres
• 60.-1-69	8.86 acres
• 60.-1-70	0.10 acres
• 60.-2-26.71	29.78 acres
• 60.-2-27	0.41 acres
• 60.-2-29.1	7.03 acres
• 60.-2-29.2	9.67 acres
• Public Roads	1.30 acres

B. The following seven lots, identified by tax map section, block and lot, are not included within the GCCPDD but, rather, have been assigned a zoning designation of "Rural Conservation" ("RC"):

• 60.-1-63	1.11 acres
• 60.-1-69	8.86 acres
• 60.-1-70	0.10 acres
• 60.-2-26.71	29.78 acres
• 60.-2-27	0.41 acres
• 60.-2-29.1	7.03 acres
• 60.-2-29.2	9.67 acres
• Public Roads	1.30 acres

C. The below listed portions of the lots identified by tax map section, block and lot as 60.-1-59.2 and 60.-1-59.3 are included within the GCCPDD. The portions of said lots that are not included within the description below are not included within the GCCPDD but, rather have been assigned a zoning designation of "Rural Conservation" ("RC"):

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is portions of each of the following two (2) parcels heretofore conveyed to Garrison Golf Club LLC (now known as Garrison Properties LLC) by the following two (2) deeds, both dated June 14, 1999, and both recorded in the Putnam County Clerk's office in Liber 1473 cp 30 - Garrison Golf Club ULC Corp., Grantor, portions of Parcel GG-A therein and in Liber 1473 cp 44 – Urban Life Company, S.A. Grantor, portions of Parcel UL-A therein; that when taken together is bounded and described as follows:

BEGINNING at the point that is the corner on the northwesterly line of Snake Hill Road, where it is intersected by the southerly extension of the line dividing said Parcel GG-A, on the west, from lands formerly of Hines and now or formerly of Garrison Properties LLC (Formerly known as Garrison Golf Club LLC), on the east, which point occupies coordinate position

N 503,549.51 (y)

E 615,336.64 (x)

of the New York State Coordinate System, East Zone (NAD 27).

THENCE from the said point of beginning southwesterly along the northwesterly 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, and

S 41°38'50" W 14.00 feet,

to a point. Thence through the lands so conveyed to Garrison Golf Club LLC by the said deed recorded in Liber 1473 cp 30, the following, first

N 55°20'00" W 169.00 feet

then on a tangent curve to the right, the central angle of which is 77°13'14", the radius of which is 175.00 feet for 235.86 feet, then on a curve compounding to the right, the center of which bears S68°06'46"E, the central angle of which is 10°04'36", the radius of which is 1,996.00 feet for 351.04 feet, then the following courses:

N 31°57'50" E 70.00 feet,

N 73°47'00" W 108.00 feet, and

N 81°05'00" W 1,444.90 feet

then on a non-tangent curve to the right, the center of which bears N72°35'00"W, the central angle of which is 50°48'53", the radius of which is 80.00 feet for 70.95 feet, to a point on the easterly line of lands now or formerly of the City of New York (Catskill Aqueduct). Thence generally northerly along the said Catskill Aqueduct lands, first

N 19°01'10" W 1,223.13 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, the following courses:

N 88°50'20" E 129.10 feet,

N 66°07'39" E 202.13 feet,

S 88°07'36" E 77.22 feet,

S 73°30'35" E 180.69 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, and
N 77°45'40" E 23.59 feet,

to a point. Thence through the lands so conveyed to Garrison Golf Club LLC, first the following courses:

S 11°03'30" E 252.46 feet,
S 62°04'00" E 69.00 feet,
N 85°03'00" E 75.00 feet,
N 89°49'00" E 229.00 feet,
S 49°05'00" E 168.52 feet,
N 50°21'00" E 82.99 feet,
N 44°38'00" E 84.00 feet,
N 38°54'00" E 76.00 feet, and
N 36°06'30" E 94.50 feet

then on a tangent curve to the left, the central angle of which is 18°03'50", the radius of which is 133.00 feet for 41.93 feet, then on a curve reversing to the right, the center of which bears S71°57'20"E, the central angle of which is 09°22'20", the radius of which is 1,010.00 feet for 165.21 feet, then on a curve compounding to the right, the center of which bears S62°35'00"E, the central angle of which is 12°21'30", the radius of which is 996.00 feet for 214.83 feet, and then the following courses:

N 39°46'30" E 263.00 feet,
Due East 124.80 feet,
S 18°19'20" E 182.45 feet, and

S 89°54'30" E 79.00 feet,

to a point on the westerly line of U.S. Route 9, State Highway 5156. Thence generally southerly along the westerly line of U.S. Route 9, the following courses:

S 00°05'28" W 206.94 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, along the aforementioned lands formerly of Hinds and now or formerly of Garrison Golf Club LLC, and continuing a short distance along the northwesterly line of Snake Hill Road, and in part near the center of a stone wall, the following courses:

N 74°00'10" W 193.74 feet,

S 07°16'20" E 440.64 feet,

S 08°07'07" E 203.16 feet,

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 corner on the northerly line of Snake Hill Road and the point or place of beginning, containing 97.400 acres, more or less.

5. The Zoning Map of the Town of Philipstown is hereby revised to include upon it the Garrison Cultural Conservation Planned Development District.

Section 4. Severability.

If any clause, sentence, paragraph, word, section or part of this local law shall be judged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation

to the clause, sentence, paragraph, word, section or part thereof directly involved in the controversy in which judgment shall have been rendered.

Section 5. Effective Date.

This Local Law shall become effective upon filing with the Secretary of State of the State of New York subsequent to having been duly adopted by the Town Board.