

ZONING

175 Attachment 8

Town of Philipstown

**Schedule of Description of Properties Included Within the Garrison Cultural Conservation Planned Development District
[Added 3-7-2024 by L.L. No. 2-2024]**

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

- 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 parcels heretofore conveyed to Garrison Golf Club LLC (now known as Garrison Properties LLC) by the following two 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 met by the line dividing said Parcel GG-A, on the west, from lands formerly of Hines, formerly of Garrison Properties LLC (formerly known as Garrison Golf Club LLC) and now or formerly of 1979 US 9, LLC, on the east, which point occupies coordinate position.

N 503,556.77 (y)

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E 615,332.41 (x)

of the New York State Coordinate System, East Zone (NAD 27) and which point is distant

S 47°01'49" W 11.05 feet, and
S 59°56'00" W 17.89 feet,

measured along the northwesterly line of Snake Hill Road from its intersection with the westerly line of U.S. Route 9, which reference point occupies coordinate position

N 503,573.27 (y)
E 615,355.99 (x)

of the said New York State Coordinate System, East Zone.

THENCE from the said point of beginning southwesterly along the northwesterly line of Snake Hill Road, the following courses:

S 30°11'48" E 8.40 feet
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, and
S 26°07'22" W 136.31 feet,

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

N 64°00'00" W 439.57 feet,
N 07°00'00" E 334.83 feet,
N 82°25'00" W 775.00 feet, and
N 79°15'00" W 550.00 feet

and 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,

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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 now or formerly of 1979 US 9, LLC, 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 5.82 feet,

to the corner on the northwesterly line of Snake Hill Road and the point or place of beginning, containing

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97.400 acres, more or less.