



THE RUINS AT SASSAFRAS



WELCOME

TO THE RUINS AT SASSAFRAS

LOCATED ON A SECLUDED ROAD THAT CLIMBS MOUNT LEBANON IS A PLACE THAT WILL SURPRISE, ENCHANT, AND OPEN THE HEARTS OF THOSE WHO LOVE NATURE AND THE INTRIGUE OF THE PAST.

THIS FORMER SHAKER SETTLEMENT OFFERS EIGHT SITES TO DESIGN A UNIQUE WEDDING EXPERIENCE. THE RUINS, MEADOWS, HIKING PATHS, FORESTS, WATERFALL, MEANDERING STREAM, MOUNTAIN VIEWS, AND THE LAST STANDING SHAKER CHAIR FACTORY IN THE WORLD WILL TRANSPORT YOU AND YOUR GUESTS TO A TUSCAN HILLTOP, AN ENGLISH GARDEN, A NIGHT IN MARRAKECH WITHOUT EVER LEAVING THE HUDSON VALLEY.

WHATS INSIDE
TOUR THE PROPERTY | ACCOMMODATIONS | PRICING | FAQ

THE PROPERTY



A LOOK AT OUR 8 UNIQUE LOCATIONS

An aerial photograph of a large, three-story yellow wooden building with a black roof, identified as 'The Chair Factory'. The building features numerous multi-paned windows and several dormers. It is situated in a lush, green landscape with many trees, some showing early autumn colors. A wide gravel path leads to the building, and a stone foundation or wall is visible in the foreground. The background shows rolling hills and more dense forest.

THE CHAIR FACTORY

The last Shaker chair factory in the world deserved a meticulous restoration. Your guests will enjoy dinner, dancing, and a stunning view of the Taconic mountains through three Juliette balconies.

FEATURES

4000 sq foot

Seated or Ceremony: 220

Standing: 250

Dance floor

5 Restrooms

Bistro Lights

230 cross back chairs

2 six-foot bars, 2 six-foot bar back tables

18 ten-foot wood tables

6 six-foot wood tables

4 steel ceiling grids to hang decor



THE MOROCCAN BAR

Travel to the hookah lounges of Marrakech in our renovated stone and brick-walled bar on the lower level of the Chair Factory.

FEATURES

3500 sq ft

Standing: 250 | Seated Dinner: 75

Electricity

Stereo Receiver and Speakers

2 sofas, 4 lounge chairs, 6 bar stools

Built in Bar

Prep Sink

3 Restrooms

Catering Prep Area

Walk out to Terrace





THE MOROCCAN BAR TERRACE

The doors of the Moroccan bar open to an expansive stone terrace with views of the Taconic and Berkshire mountains. A perfect location for sunset cocktails or an intimate dinner party.

FEATURES

2000 sq ft

Standing: 250 | Seated Dinner 100

Electricity

Can be Tented

THE STONE HOUSE TERRACE

View a golden sunset lingering over the Taconic ridge from this Tuscan-inspired terrace, located off the Stone House kitchen.



FEATURES

986 sq ft.

Standing: 100 | Seated Dinner 50

Electricity | Outdoor furniture

Dining table and chairs for 12

Covered Pergola | Built in BBQ

2 Fire Pits



THE RUINS

Once the site of a 200-year-old Shaker grain barn, this ruin provides an open-air enclave perfect for a ceremony or evening rehearsal dinner under the stars.

FEATURES

2700 sq ft

Seated: 150

Standing or Ceremony: 200

Electricity

Bar

Arbor for decor

Bistro lights

4 heat lamps

2 fire pits

150 Votive candle holders

Can be tented



THE TENNIS LAWN

The grass lawn, originally the site of a tennis court, sits at the base of the Chair Factory and boasts spectacular views of the mountains.

FEATURES

5500 sq ft

Ceremony, Standing
Cocktails or Dinner: 300

Electricity

Can be tented



SISTERS WORKSHOP

We moved mountains of debris to uncover the foundation of this workshop, where Shaker women sewed cloaks, quilts, and bonnets. Today, the stone foundation frames a quilted grass lawn.

Located near the Chair Factory.

FEATURES

Size 950 sq. ft.

Ceremony or Standing Cocktails: 100

Electricity | Can be tented



An aerial photograph of a walled English garden. The garden is rectangular, enclosed by a low brick wall with stone pillars at the corners. Inside, there is a central lawn, a stone path, and two small buildings with gabled roofs. The garden is surrounded by a lush green lawn and trees.

THE ROSE DWELLING

The former site of the Shaker dwelling house, this walled English garden provides a storybook location for a ceremony or cocktail party.

FEATURES


Size 2040 sq. ft.

Ceremony or Standing Cocktails: 300

Electricity | Speakers/stereo receiver

Trellis for ceremony decor | Tea Room for musicians | Can be tented



A romantic wedding scene set in a lush, green park. A large, ancient tree with thick branches stands in the center. A man in a light blue shirt and tan pants is swinging on a rope swing to the left, while a woman in a white floral dress swings to the right. In the background, a calm pond reflects the surrounding trees and foliage. The overall atmosphere is serene and idyllic.

DEERE POND

*Surrounded by weeping willows, wildflowers,
and wildlife, Deere Pond provides a serene
backdrop for your wedding ceremony.*

FEATURES

Size 6300 sq. ft.

Ceremony, Standing Cocktails: 250

Electricity | Can be tented



PROPERTY MAP



- A: Parking
- B: Darrow Road
- C: The Rose Dwelling
- D: Caretakers Cottage
- E: Stone House
- F: Stone House Terrace
- G: Chair Factory
- H: Sisters Workshop
- I: Moroccan Bar Terrace
- J: Tennis Lawn
- K: Hay Ramp
- L: Cow Barn
- M: The Ruins
- N: Shaker Cemetery
- O: Deere Pond



ACCOMMODATIONS

THE STONE HOUSE

Sleeps 10
in 5 Ensuite Bedrooms
(2 Kings; 1 Queen; 2 Twins)

Fully-Equipped
Chef's Kitchen

Sitting Room

Game Room with TV

3 Fireplaces

Powder Room

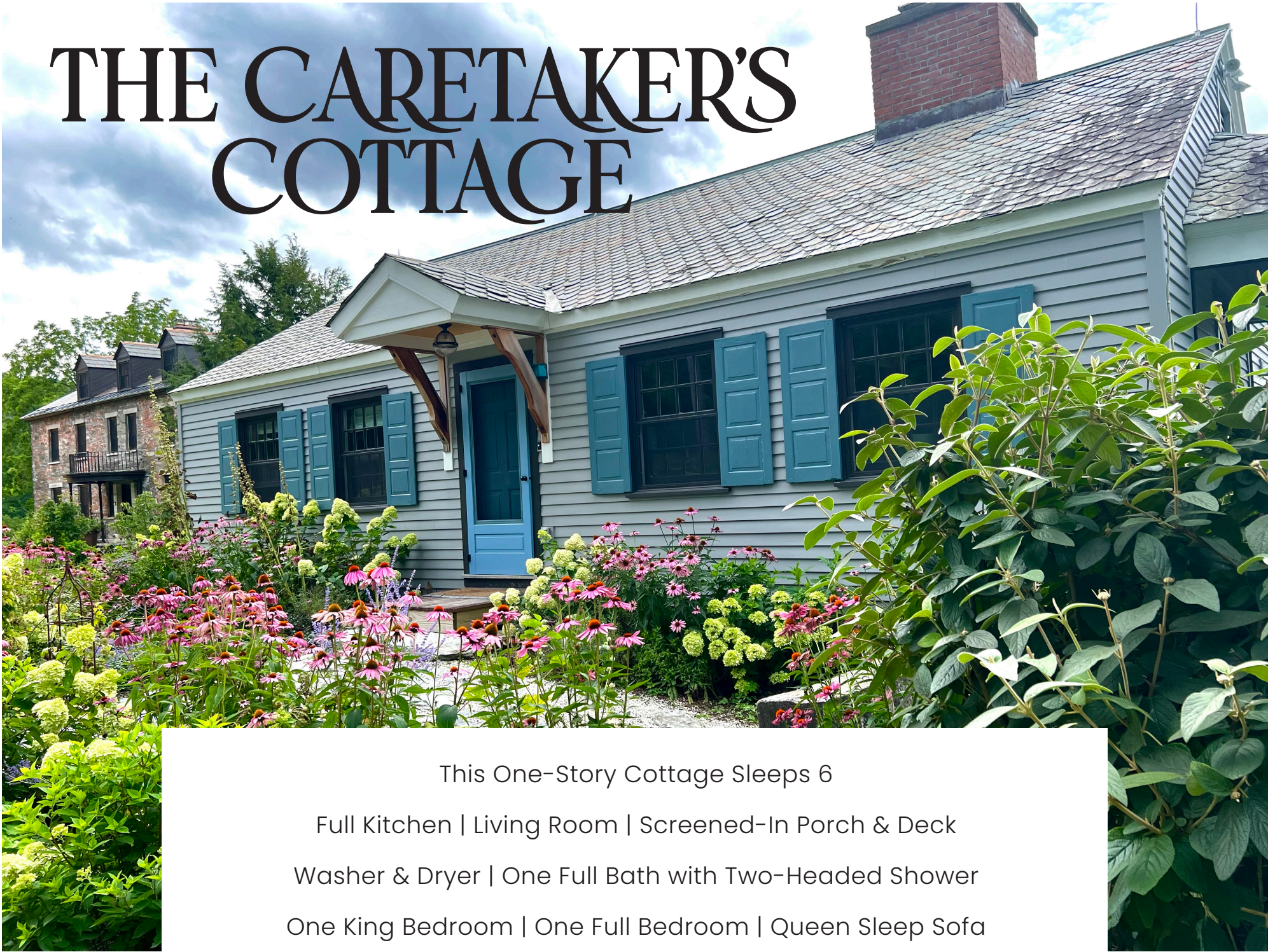
Dining Terrace
Overlooking the
Mountains

BBQ Grill
Washer, Dryer,
Central Air and Parking.





THE CARETAKER'S COTTAGE



This One-Story Cottage Sleeps 6

Full Kitchen | Living Room | Screened-In Porch & Deck

Washer & Dryer | One Full Bath with Two-Headed Shower

One King Bedroom | One Full Bedroom | Queen Sleep Sofa

THE SMOKEHOUSE

The Smokehouse is an adorable seasonal studio located in the Rose Dwelling.

It features one full bed, a standing shower, sink.



CURRENT PRICING

Our Venue fee includes a 3-day weekend with a noon check-in on Friday and a 3pm check-out on Sunday. Overnight guests will have exclusive use of the entire grounds during that time.

HIGH SEASON (MAY THROUGH OCTOBER)

WEEKEND VENUE FEE
\$24,000 FOR 51-200 GUESTS
AND \$40.00/PP FOR EACH GUEST ABOVE 200

WEEKDAY (MONDAY-THURSDAY) VENUE FEE
\$15,000 FOR 51-200 GUESTS
AND \$40/PP FOR EACH GUEST ABOVE 200

WEEKDAY (MONDAY-THURSDAY)
VENUE FEE \$12,000
FOR 50 AND UNDER GUESTS

LOW SEASON (NOVEMBER THROUGH APRIL)

WEEKEND VENUE FEE
\$15,000 FOR 51-200 GUESTS
AND \$40.00/PERSON FOR EACH GUESTS ABOVE 200

WEEKDAY (MONDAY-THURSDAY) VENUE FEE
\$12,000 FOR 51-200 GUESTS
AND \$40/PP FOR EACH GUEST ABOVE 200

MICRO WEDDING (50 AND UNDER)
ANY WEEKEND IN THE LOW SEASON
\$9,000

WEEKDAY (MONDAY-THURSDAY) MICRO WEDDING
VENUE FEE \$7,000

UTOPIA PACKAGE

4-hour rehearsal dinner/welcome party | 2-hour after party | 3-hour brunch on Sunday

Grounds access for all guests from 12 pm on Friday to 3 pm on Sunday for lawn games, hiking, bike riding, picnics.

\$7500

A refundable security deposit of \$5,000 is required for all packages.

THE VENUE FEE INCLUDES

- Exclusive use of the 8 sites for a full wedding lasting up to 7 hours between the hours of 11AM–11PM. Additional hours can be purchased for \$1,000/hour.
- 1 Planning and 1 Production meeting with the vendor team.
- Exclusive use of the property for the duration of the contract for overnight guests.
- Wedding rehearsal for up to 2 hours.
- A Property Event Manager (PEM) and assistant who help with anything property related during your event.
- Parking for 60 cars.
- 2 Parking attendants.
- A chauffeured 6-passenger golf cart to transport guests with mobility issues and the bridal party for photographs.
- Antique window grids on the ceiling of the chair factory for floral and lighting arrangements.
- Electricity at all sites.
- Five bathrooms (6 toilets) in the Chair Factory and Moroccan Bar.
- A bride's preparation room | A groom's preparation room.
- A variety of decorations, including lanterns, votive candle holders, vases.
- Bistro lighting in the Ruins and Chair Factory.
- 18 ten-foot x 40-inch rectangular wooden Shaker tables and 6 six-foot x 40-inch rectangular Shaker tables for up to 220 guests.
- 230 cross-back natural wood chairs.
- 3 bars with bar backs.
- Access to All Seated software to design your reception layout.
- Access to Weven wedding management software tools to plan your event.
- Our curated vendor list.

ADDITIONAL AMENITIES

- 3 BBQ grills (3 charcoal: \$100 each, includes charcoal). The propane grill at the Stone House is free of charge.
- 5 Fire Pits (\$100 per fire for attendant, wood, and fire extinguisher)
- 8 outdoor heaters (\$100 per heater per event, includes propane)

ADDITIONAL PARTY OPTIONS

Additional gatherings can be held throughout the contracted time for \$1000/hour to cover set up, parking staff, property event manager, day-of coordinator and utilities. You may need to rent high top tables or dining tables if you choose sites other than the main floor of the Chair Factory.

Options include but are not limited to:

- Welcome Party
- Rehearsal Dinner
- After Party
- Brunch
- Field Day or any other kind of accessory gathering. Customized pricing.

ACCOMMODATIONS

\$3,000/night for 18 people; we require a 2-night minimum stay for you and your guests for the full wedding package and a one-night stay for the micro wedding package.

Our property can sleep 18 guests among the Stone House (10), Caretaker's Cottage (6) and Smoke House (2). The average price per person is \$166/person/night. Most couples ask their guests to pay for their own rooms.

We also allow up to four 2-person tents on the property for \$50/tent/night. Guests can use the chair factory bathrooms. A shower can be tented.

WEDDING MANAGEMENT

& COORDINATION PACKAGES

We want you to feel like a guest at your own wedding. Hiring a wedding coordinator or wedding planner is an investment that allows you peace of mind knowing your plans will be executed exactly as you envisioned. Our in-house team of wedding professionals are here to help you navigate through each important decision.

Packages include partial planning or full wedding planning and can be tailored according to your individual needs. For more information on our wedding coordination/planning services please contact us directly.

price contingent upon level of service



FAQ

Q: DO YOU HAVE WEDDINGS YEAR-ROUND?

A: Yes. We love to host celebrations throughout the year. May-October is our high season when Sassafras is the most vibrant, and guests can enjoy the property to its fullest. During the winter months our events are limited to the Chair Factory and Moroccan Bar.

Q. WHAT IS THE BUILDING CAPACITY FOR THE CHAIR FACTORY?

A. We can accommodate a total of 220 for a plated dinner or 200 for a buffet and 250 standing for cocktails. The Moroccan bar can host 250 for cocktails.

Q. WHAT TIME DOES THE MUSIC NEED TO END?

A. All amplified music outside must end by 11pm. Any music played inside the Chair Factory or Moroccan Bar is not subject to any time restrictions.

Q: WHAT HAPPENS IF IT RAINS?

A. In the event of inclement weather, there are several alternatives for a ceremony and reception. The ceremony can be held in the Chair Factory and then switched over to dinner service while your guests enjoy cocktails in the Moroccan Bar. Most of our other locations can be tented, through our rental company.

Q. HOW MANY PEOPLE CAN STAY OVERNIGHT ON PROPERTY?

The Ruins at Sassafras can accommodate a total of 18 overnight guests on property. The Stone House can host 10 guests: 2 king-size bedroom suites, 1 queen-size bedroom suite and 2 suites, with two twin beds. The Cottage can accommodate 6 guests: 1 king-size bedroom, 1 double bedroom, a pull out queen sofa bed, and a shared full bathroom with two shower heads. The Smoke House has 1 full-size bed.

Q WILL THERE BE ANOTHER WEDDING THE SAME DAY?

A. No. We only host one wedding per weekend to ensure that each couple's event is special and receives our full attention.

Q. DO YOU PROVIDE TABLE LINENS, GLASSWARE AND SILVERWARE?

A. No. Linens/dishes, silverware, and glassware can be rented from one of our preferred vendors.

Q. ARE CABS/RIDESHARES (LIKE UBER, LYFT, ETC.) EASILY ACCESSIBLE FROM THE VENUE?

A. Our venue is located in the country, and cabs/ride shares are not available.

Q. IS THE SITE ACCESSIBLE FOR PEOPLE WITH DISABILITIES?

A. Yes. We have 2 ADA-compliant restrooms, one on each floor of the chair factory. Our golf cart is available to help guests with mobility issues.

Q. DO YOU HAVE OUTDOOR HEATERS?

A. Yes. We have eight standing heat lamps located in The Ruins and on the Moroccan Bar Terrace. The heat lamps can be used for an additional fee of \$100/heater.

Q. DO YOU HAVE SEPARATE SPACES FOR THE BRIDE AND GROOM TO GET READY?

A. Yes. We recommend the bride and bridesmaids get ready in the stone house, and the groom and groomsmen get ready in the cottage.

Q. CAN WE BUILD A FIRE?

A. Yes. We have two large fire pits located in The Ruins which can be set up and tended to upon request by Sassafras staff. There are three additional fire pits on The Stonehouse terrace. All fires are subject to a venue fee of \$100 per set up.

Q. IS THERE A PREP KITCHEN?

A. We have a designated prep area for caterers located directly adjacent to the Moroccan bar. Caterers must bring their own refrigeration and stove. There is a 3-bay sink in close proximity to the prep area that is available for caterer use.

Q. IS THERE HEAT AND AC?

A. Yes. The Stonehouse and Cottage are climate controlled with both heat and air conditioning. The Moroccan Bar is stays comfortably cool in the summer months but must be heated in the cold season. Heat and AC must be rented for the Chair Factory.

Q. ARE THERE BATHROOMS ON SITE?

A. Yes. The Chair Factory has 2 single, 1 double and 2 ADA bathrooms. For those couples hosting their cocktail party or reception at one of our other sites located farther from the facilities, we recommend renting a restroom trailer.

Q. ARE THERE ACCOMMODATIONS NEARBY?

A. Yes. We provide a list of recommended hotels and inns in the surrounding area, most within 10 miles of our venue.

Q: DO YOU ALLOW DOGS?

A: Yes. We welcome your furry friends at Sassafra's with some stipulations. Dogs may stay overnight in the Smoke House only as long as they are accompanied by an owner/handler.

Q. CAN WE ACCESS THE PROPERTY PRIOR TO OUR WEDDING WEEKEND?

A. Yes. We are happy to accommodate the drop off of rentals and personal items a few days prior to the wedding provided we are not hosting an event at that time. Specific requests can be addressed to our Property Event Manager.

Q: ARE TABLES AND CHAIRS INCLUDED FOR MY RECEPTION?

A: Yes. We have 230 cross back chairs, 18 ten-foot tables and 6 six-foot tables for use in the main floor of the Chair Factory. There are also 2 six-foot bars and 2 six-foot bar backs. Additional tables/chairs can be rented from one of our preferred vendors.

Q. DO YOU HAVE IN-HOUSE SPEAKERS/MICROPHONES?

A. No, we do not offer AV equipment at this time. Speakers, microphones, screens/projectors can be rented from one of our preferred vendors. We do have a stereo receiver and wall speakers in the Moroccan Bar and Rose Dwelling that are bluetooth compatible and can play music from your cell phone.

Q. DO I NEED A WEDDING PLANNER?

A. Yes. We require that you have at minimum a month of wedding coordinator to ensure the weekend festivities are executed according to your plan. Sassafra's has an in-house full planner and partial wedding coordinator who can provide seamless support for your needs. Please see our wedding planning/coordination package for further information on services and fees.

Q. DO YOU ALLOW REAL CANDLES?

A. We do not allow flame candles inside the Chair Factory or Moroccan Bar in compliance with local fire code. Real candles that are completely contained within a glass hurricane or votive may be used on the terraces of The Stonehouse and Moroccan Bar. Exterior locations including The Ruins, Tennis Lawn, Sisters Workshop and Rose Dwelling are all flame candle friendly.

Q. CAN I USE A CATERER WHO ISN'T ON YOUR VENDOR LIST?

A. We have a list of recommended caterers and bartenders whom we trust and have worked at Sassafra's. Quality of food and drink is as important to us as it is to our couples and their guests. For that reason, we encourage you to work with our preferred providers. If what you are looking for cannot be met by our caterers, we require a meeting with the caterer of your choice.

Q. CAN GUESTS USE THE GOLF CART?

A. No. For liability reasons, we do not allow guests to drive our golf carts. Guests do have the option of renting additional golf

carts for their own personal use.

Q. IS THERE ONSITE PARKING AVAILABLE?

A. Yes, our parking lot is located directly across from the property and can accommodate 60 cars. For weddings and events where alcohol is served, we require you to hire a shuttle bus to transport your guests.

Q. DO WE NEED TO RENT CHAIRS FOR OUR OUTDOOR CEREMONY?

A. Yes. We do require that couples rent chairs for their outdoor ceremony as our wooden chairs cannot be used outside the Chair Factory. Chairs can be rented from our rental company. Either your wedding coordinator or rental company must handle the set up and break down of the ceremony chairs.

Q: DOES YOUR VENUE FEE INCLUDE CATERING AND BAR SERVICE?

A: Couples are required to use our full bar service. We do not offer catering, but you can choose a caterer from our preferred vendors.