

- EXISTING CONDITIONS LEGEND**
- ADJACENT PROPERTY LINE
 - - - NYDEC WETLANDS LINE
 - - - NYDEC 100' BUFFER LINE
 - - - ACOE WETLANDS LINE
 - - - NYDEC & ACOE WETLANDS
 - EXISTING BUILDING
 - EXISTING ROAD
 - EXISTING ASPHALT DRIVEWAY
 - EXISTING CURB/GUTTER
 - EXISTING GRAVEL DRIVEWAY
 - EXISTING SIGN
 - EXISTING GOLF COURSE
 - EXISTING FENCE
 - EXISTING STONE WALL
 - EXISTING GUIDERAIL
 - EXISTING TREE LINE
 - EXISTING OVERHEAD WIRES
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND SEWER LINE
 - EXISTING MAJOR CONTOUR



Now or Formerly Lands of **Barbara Valley Landfill Corp.**
 LIBR 1672 PAGE 452, LIBR 1598 PAGE 200
 SR. 7066-00-870350

Now or Formerly Lands of **Theobald G. Theobalds**
 Deed No. 02-3025-17757
 SR. 7066-00-882575
 LOT # 2, FILED MAP# 9438

Now or Formerly Lands of **Karl Sziliter**
 LIBR 1556 PAGE 165
 SR. 7066-00-885833

Now or Formerly Lands of **Donald P. Rosendale**
 LIBR 1541 PAGE 099, LIBR 657 PAGE 032
 SR. 7068-00-34060

Now or Formerly Lands of **Amelia Stogala**
 DEED DOC 02-2004-14272
 SR. 7067-00-487506
 Lot# 1, Filed Map#

Now or Formerly Lands of **A. & P. B. W.**
 LIBR 1575 PAGE 109
 SR. 7067-00-821600
 Lot#, Filed Map#259

Now or Formerly Lands of **A. & P. B. W.**
 LIBR 1575 PAGE 109
 SR. 7067-00-821600
 Lot#, Filed Map#259

Now or Formerly Lands of **ELN AME**
 DEED DOC 02
 SR. 7067-

Now or Formerly Lands of **County of Dutchess Dept. of Public Works**
 (Formerly William F. & Sarah A. Hunt)
 SR. 7067-00-913117

Now or Formerly Lands of **Rev. Thomas F. Leonard and Rev. John W. Leonard**
 LIBR 1387 PAGE 64
 SR. 7067-00-917101

Silo Ridge Resort Community



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THE Chazen COMPANIES
 Engineers/Surveyors
 Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

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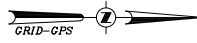
NO.	DATE	REVISIONS	DESCRIPTION
1	06/21/07	ISSUE 3. A/CN. PERIOD TO PROJECT	

ISSUED FOR DEIS COMPLETENESS

NO ACTION ALTERNATIVE

TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

Project No. 10454.02
 Sheet No. ALT-1

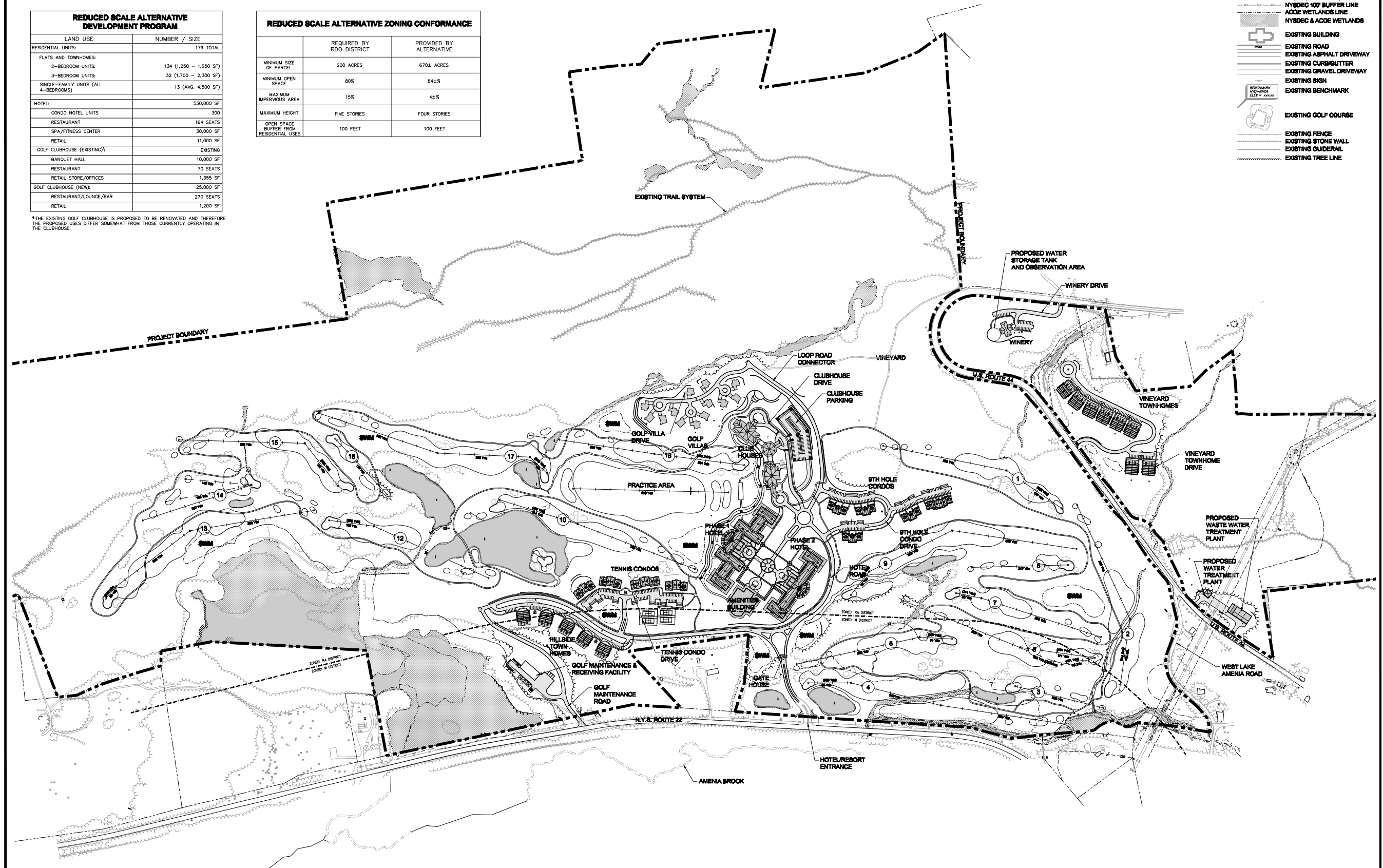


REDUCED SCALE ALTERNATIVE DEVELOPMENT PROGRAM	
LAND USE	NUMBER / SIZE
RESIDENTIAL UNITS:	179 TOTAL
FLATS AND TOWNHOMES:	
2-BEDROOM UNITS:	134 (1,250 - 1,650 SF)
3-BEDROOM UNITS:	32 (1,700 - 2,300 SF)
SINGLE-FAMILY UNITS (ALL 4-BEDROOMS)	13 (AVG. 4,500 SF)
HOTEL:	530,000 SF
CONDO HOTEL UNITS:	300
RESTAURANT:	164 SEATS
SPA/FITNESS CENTER:	30,000 SF
RETAIL:	11,000 SF
GOLF CLUBHOUSE (EXISTING):	EXISTING
BANQUET HALL:	10,000 SF
RESTAURANT:	70 SEATS
RETAIL STORE/OFFICES:	1,355 SF
GOLF CLUBHOUSE (NEW):	25,000 SF
RESTAURANT/LOUNGE/BAR:	270 SEATS
RETAIL:	1,200 SF

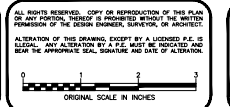
*THE EXISTING GOLF CLUBHOUSE IS PROPOSED TO BE RENOVATED AND THEREFORE THE PROPOSED USES DIFFER SOMEWHAT FROM THOSE CURRENTLY OPERATING IN THE CLUBHOUSE.

REDUCED SCALE ALTERNATIVE ZONING CONFORMANCE		
	REQUIRED BY RDO DISTRICT	PROVIDED BY ALTERNATIVE
MINIMUM SIZE OF PARCEL	200 ACRES	670± ACRES
MINIMUM OPEN SPACE	80%	84±%
MAXIMUM IMPERVIOUS AREA	15%	4±%
MAXIMUM HEIGHT	FIVE STORIES	FOUR STORIES
OPEN SPACE BUFFER FROM RESIDENTIAL USES	100 FEET	100 FEET

- EXISTING CONDITIONS LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - NYSDC WETLANDS LINE
 - NYSDC 100' BUFFER LINE
 - ADCE WETLANDS LINE
 - NYSDC & ADCE WETLANDS
 - EXISTING BUILDING
 - EXISTING ROAD
 - EXISTING ASPHALT DRIVEWAY
 - EXISTING CURB/GUTTER
 - EXISTING GRAVEL DRIVEWAY
 - EXISTING SIGN
 - EXISTING BENCHMARK
 - EXISTING GOLF COURSE
 - EXISTING FENCE
 - EXISTING STONE WALL
 - EXISTING GUIDERAIL
 - EXISTING TREE LINE



Silo Ridge Resort Community



DATE	DESCRIPTION
09/13/07	PROGRAM MODIFICATION
08/23/07	GENERAL REVISIONS

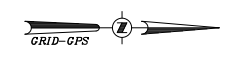
DATE	DESCRIPTION
09/13/07	PROGRAM MODIFICATION
08/23/07	GENERAL REVISIONS

SILO RIDGE RESORT COMMUNITY
REDUCED SCALE ALTERNATIVE
 TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

DATE	SCALE	PROJECT NO.	ISSUE
09/13/07	1"=200'	10454.01	ALT-2

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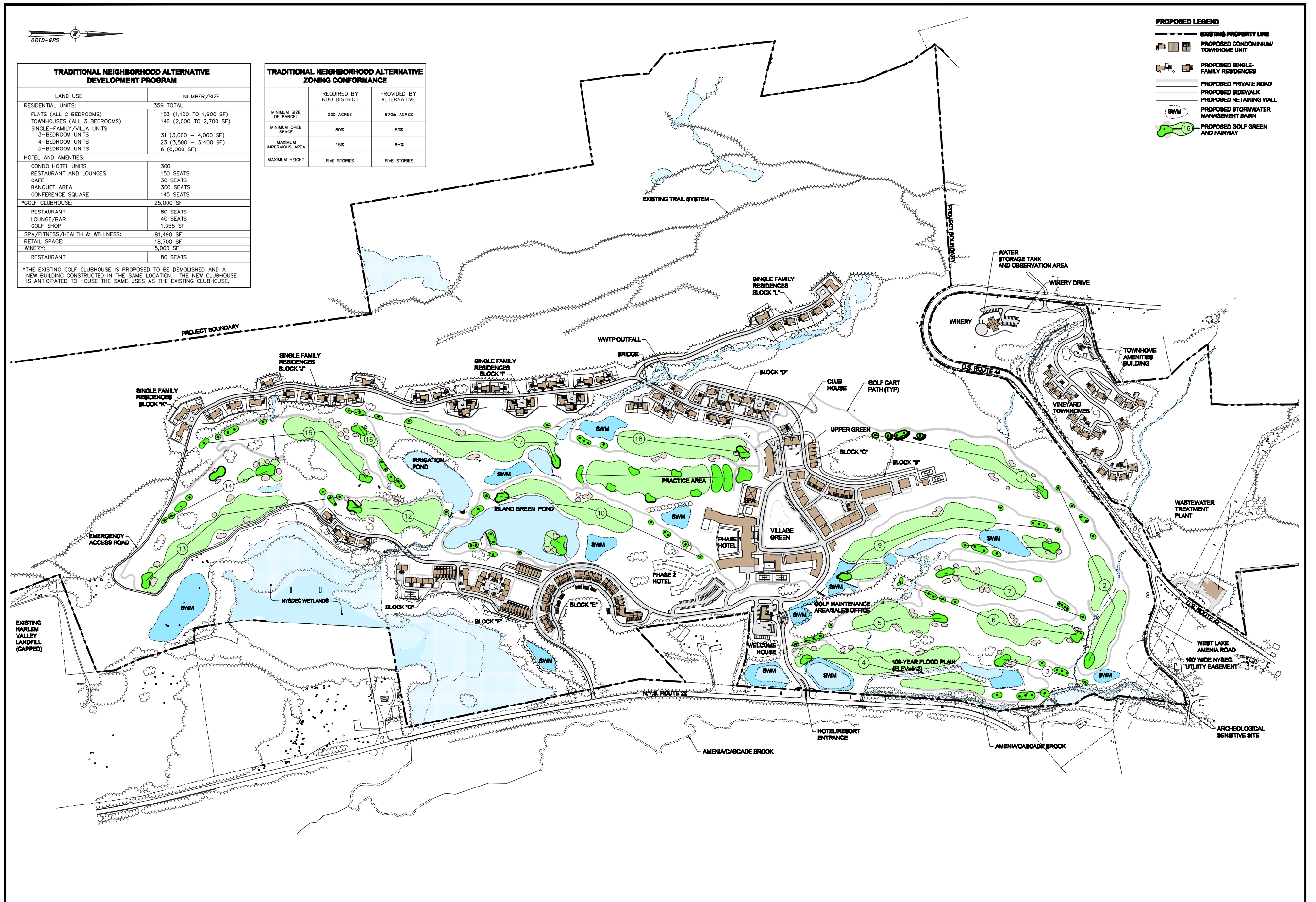


TRADITIONAL NEIGHBORHOOD ALTERNATIVE DEVELOPMENT PROGRAM	
LAND USE	NUMBER/SIZE
RESIDENTIAL UNITS:	359 TOTAL
FLATS (ALL 2 BEDROOMS)	153 (1,100 TO 1,900 SF)
TOWNHOUSES (ALL 3 BEDROOMS)	146 (2,000 TO 2,700 SF)
SINGLE-FAMILY/VILLA UNITS	
3-BEDROOM UNITS	31 (3,000 - 4,000 SF)
4-BEDROOM UNITS	23 (3,500 - 5,400 SF)
5-BEDROOM UNITS	6 (6,000 SF)
HOTEL AND AMENITIES:	
CONDO HOTEL UNITS	300
RESTAURANT AND LOUNGES	150 SEATS
CAFE	30 SEATS
BANQUET AREA	300 SEATS
CONFERENCE SQUARE	145 SEATS
*GOLF CLUBHOUSE:	25,000 SF
RESTAURANT	80 SEATS
LOUNGE/BAR	40 SEATS
GOLF SHOP	1,355 SF
SPA/FITNESS/HEALTH & WELLNESS:	81,490 SF
RETAIL SPACE:	18,700 SF
WINERY:	5,000 SF
RESTAURANT	80 SEATS

*THE EXISTING GOLF CLUBHOUSE IS PROPOSED TO BE DEMOLISHED AND A NEW BUILDING CONSTRUCTED IN THE SAME LOCATION. THE NEW CLUBHOUSE IS ANTICIPATED TO HOUSE THE SAME USES AS THE EXISTING CLUBHOUSE.

TRADITIONAL NEIGHBORHOOD ALTERNATIVE ZONING CONFORMANCE		
	REQUIRED BY RDO DISTRICT	PROVIDED BY ALTERNATIVE
MINIMUM SIZE OF PARCEL	200 ACRES	670± ACRES
MINIMUM OPEN SPACE	80%	80%
MAXIMUM IMPERVIOUS AREA	15%	64%
MAXIMUM HEIGHT	FIVE STORIES	FIVE STORIES

- PROPOSED LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED CONDOMINIUM/TOWNHOME UNIT
 - PROPOSED SINGLE-FAMILY RESIDENCES
 - PROPOSED PRIVATE ROAD
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROPOSED STORMWATER MANAGEMENT BASIN
 - PROPOSED GOLF GREEN AND FAIRWAY



Silo Ridge Resort Community



CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.	
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ISSUED FOR DESIGN COMPLETION

SILO RIDGE RESORT COMMUNITY

TRADITIONAL NEIGHBORHOOD ALTERNATIVE

TOWN OF AMENIA, DUTCHESS COUNTY, NEW YORK

Drawn: CJP	Checked: PRJ/AM
Date: 8/21/2017	Scale: 1"=200'
Project No: 10454.02	
Sheet No: ALT-3	

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RESIDENTIAL SITE DEVELOPMENT STATISTICS

SINGLE FAMILY LOTS (8 ACRE MIN.): 41
 TOWNHOMES (4 UNIT AND 12 UNIT BLDGS): 648
 TOTAL PROPOSED UNITS THIS ALTERNATIVE: 689

LOT AREA AND BULK STANDARDS:

RA (AGRICULTURAL DENSITY) DISTRICT
 MIN. LOT AREA 200,000 SF
 MIN. LOT WIDTH 400 FT
 MIN. LOT DEPTH 500 FT
 MIN. FRONT YARD 75 FT
 MIN. SIDE YARD 100 FT
 MIN. REAR YARD 100 FT
 MAX HEIGHT BLDG. 35 FT
 MAX LOT COVERAGE 10%

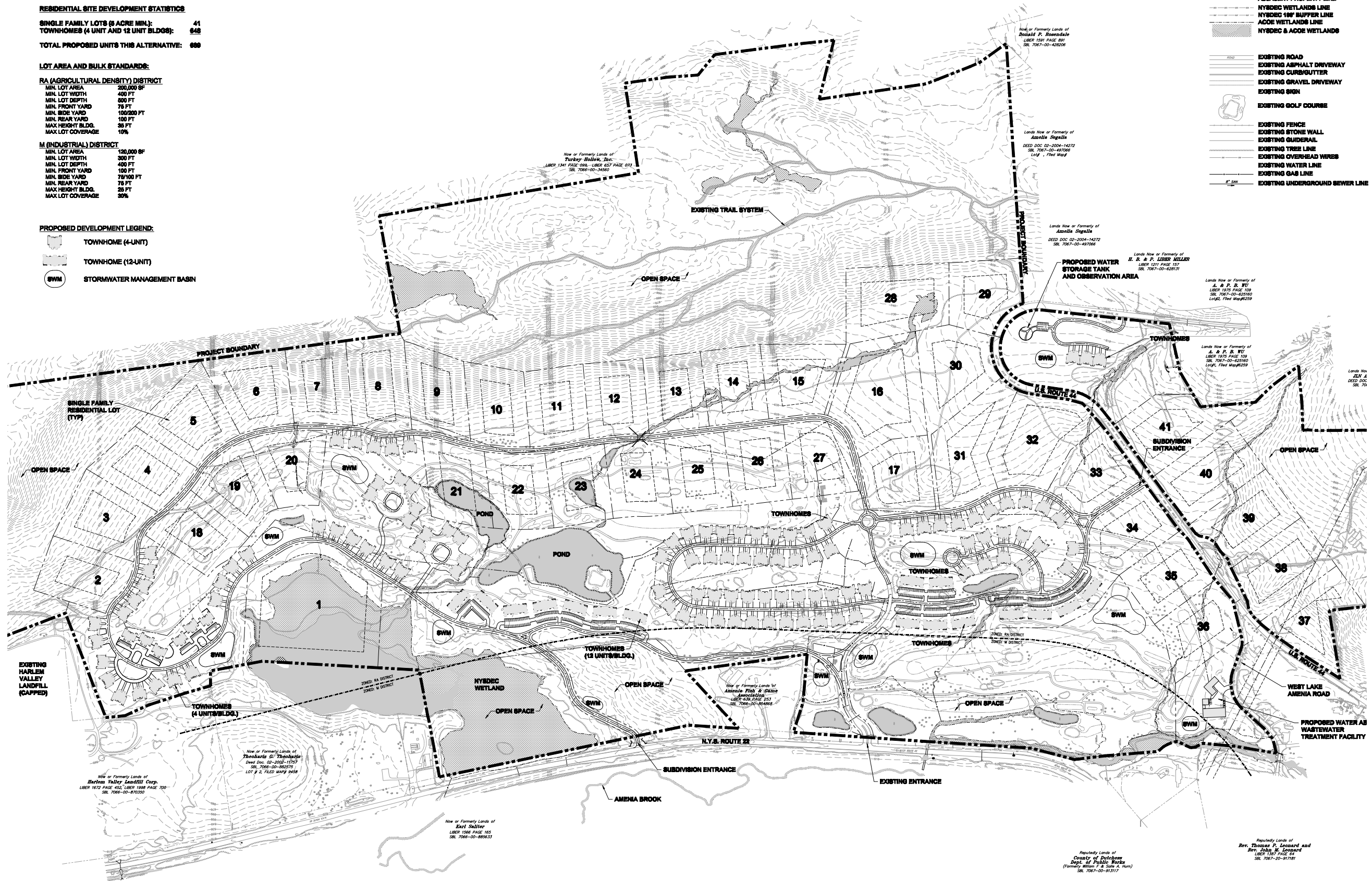
M (INDUSTRIAL) DISTRICT
 MIN. LOT AREA 100,000 SF
 MIN. LOT WIDTH 300 FT
 MIN. LOT DEPTH 400 FT
 MIN. FRONT YARD 100 FT
 MIN. SIDE YARD 75/100 FT
 MIN. REAR YARD 75 FT
 MAX HEIGHT BLDG. 25 FT
 MAX LOT COVERAGE 30%

PROPOSED DEVELOPMENT LEGEND:

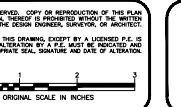
- TOWNHOME (4-UNIT)
- TOWNHOME (12-UNIT)
- STORMWATER MANAGEMENT BASIN

EXISTING CONDITIONS LEGEND

- EXISTING OVERALL PROPERTY LINE
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- HYBDEC WETLANDS LINE
- HYBDEC 100' BUFFER LINE
- ACOE WETLANDS LINE
- NYSDEC & ACOE WETLANDS
- EXISTING ROAD
- EXISTING ASPHALT DRIVEWAY
- EXISTING CURB/GUTTER
- EXISTING GRAVEL DRIVEWAY
- EXISTING SIGN
- EXISTING GOLF COURSE
- EXISTING FENCE
- EXISTING STONE WALL
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- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND SEWER LINE



**Silo Ridge
Resort Community**



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 Dutchess County Office: 100 West Street, Newburgh, NY 12550, Phone: (845) 361-1100

6/21/2017	GENERAL REVISIONS	description

SILO RIDGE RESORT COMMUNITY
CONFORMING ZONING ALTERNATIVE
 TOWN OF AMENIA, DUTCHESS COUNTY, STATE OF NEW YORK

Drawn	Checked
SR	PR/AM
Date	Date
9/7/2017	11/2017
Project No.	10454.01
Sheet No.	ALT-4

DEIS SUBMISSION

Small text at the bottom left corner containing project details and dates.