

The Welcome House

Home Owners Association Management Structure

HOA Management Structure

Silo Ridge Resort Community Home Owners Association -- the HOA -- will be a master home owners association responsible for managing and governing the Project on an overall basis and as a unified entity. The HOA will also be responsible for ensuring compliance with the conditions of the Findings Statement applicable to the common areas and facilities of the Silo Ridge Community. The master HOA documents will set forth general standards for the operation and maintenance of the Project that must be complied with by all components ("Component" or "Components"). In addition, the Project must be maintained in accordance with all laws, regulations and governmental approvals. No portion of the Project, except the WWTP, as described below, will be excluded or will be exempt from membership in the HOA.

The HOA will have responsibility for maintaining, operating and managing the common areas and facilities of the Silo Ridge Resort Community. These common areas ("Common Areas") include all roads, infrastructure, parking lots, landscaping, irrigation, signage, wetlands, watercourses, trails, open space and other common facilities of the Property. Specifically, the Common Areas will include the Conservation Easement (except the golf course portion ("Golf Course") which will belong to and be governed by The Club component, as described below); the Habitat Management Plan (as it pertains to areas outside the Golf Course); the Natural Resource Management Plan (as it pertains to development areas outside the Golf Course); and the Stormwater Management Plan. The foregoing is not an exhaustive list or definition of the Common Areas.

At some point in the future, the land on which the WWTP is located will be subdivided into a separate lo ("WWTP Lot") and the WWTP Lot may be donated to the hamlet of Amenia Sewer District whereby said WWTP Lot will no longer be under the direct oversight of the HOA. Until such time of donation, the HOA will have direct oversight over the Transportation Corporation formed for the WWTP and Silo Ridge Wastewater Conveyance System.

The Board of Directors of the HOA will be responsible for the governance of the HOA and will work with Property Manager to maintain the Common Areas. The HOA will collect an escrow fee from HOA Owner for the post-construction review by the Town of Amenia engineer of inspection and maintenance report required in connection with the Stormwater Pollution Prevention Plan and will be responsible for the paymer of the fee to the Town of Amenia. The HOA will also be committed to dedicating sufficient resources the ongoing care, maintenance, life-cycle and eventual replacement of the vegetative screening contained in the landscaping plan for the Project. In addition, the HOA shall contract with a private hauler to remove a solid waste and recyclables from the Project in compliance with all applicable federal, state and local rules an regulations.

The individual Component associations, governed by their own Board of Directors (see attached chart) wil be responsible for governance of the buildings and amenities within the Component.

Costs and Expense

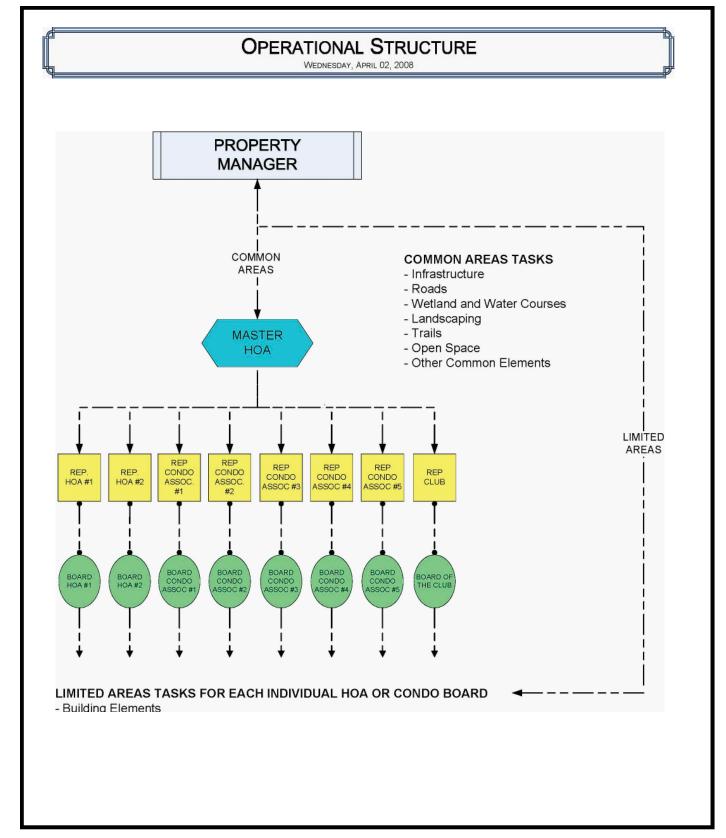
The costs and expenses of operating the HOA and of making capital improvements to the Common Area shall be included in the HOA Budget, which will be prepared annually. There shall be an allocation of the operational costs and expenses and capital improvement costs ("HOA Common Charges") among the various Components, in accordance with a formula consistent with proscribed parameters set forth in its New York Condominium Act and Attorney General Regulations.

Individual Components shall also prepare budgets annually which include the costs and expenses of operating and maintaining and of making capital improvements to the buildings and amenities (e.g. common entrances and hallways, swimming pool for the specific use of the Unit Owners of the Component) within the Component. These costs and expenses will solely be allocated among

Component Owners ("Component Common Charges").

The HOA will collect HOA Common Charges from Owners, pay bills, regulate the use and enjoyment of the Property in accordance with all governmental approvals, address infra-structure repairs, maintain the Property and establish a governing entity (e.g. HOA Board of Directors) to accomplish these tasks. Each Component will collect Component Common Charges from Component Owners and pay bills for Component expenses Each Component Board will govern by the respective Owners thereof, subject to the terms of the master HOA and will make decisions solely affecting that particular Component.

Upon the sale and conveyance of a Unit by Sponsor to a Purchaser, the Purchaser becomes a member of the HOA as well as the individual Component where the Unit is located.



HOA #1: COMPOSED OF SINGLE FAMILY RESIDENCES (BLOCKS H, I, J)

HOA #2: COMPOSED OF GOLF VILLAS (BLOCK D)

CONDO ASSOC. #1: COMPOSED OF FLATS, DUPLEX (BLOCKS A, B)

CONDO ASSOC. #2: COMPOSED OF TOWNHOMES (BLOCKS B, C)

CONDO ASSOC. #3: COMPOSED OF TOWNHOMES (BLOCKS E, F, G)

CONDO ASSOC. #4: COMPOSED OF VINEYARD COTTAGES (BLOCK V)



Upon subsequent transfers, the new Unit Owner automatically becomes a member of the HOA and of the Component. No member may exempt himself from contributing toward the HOA Common Charges or Component Common Charges, for example, by waiving the use of improvements maintained by the HOA or by the Component.

Governance

The Board of Directors of the HOA will consist of eight (8) members represented by a member elected or designated from each of the eight (8) Components in the HOA. Each Board member serving on the HOA Board will also be a member of the Component Board. Each Board Member serving on the HOA Board shall be entitled to one (1) vote, and each vote will be weighted equally

The Board of Directors of each Component Board will be elected by the Component's Members (all Owner-comprise the Members of the Component and the HOA). Each Component Unit Owner shall be entitled to one (1) vote, and the weight of each vote will be in accordance with each Unit Owner's Common Interest. The Common Interest will be determined in accordance with all laws and regulations of the State of New York including submission of all required documentation and certifications with the New York State Departmen of Law. There will be the flexibility within each Component to adjust and revise the weight of voting rights of Component members during the development of the Project to take into account such factors as the number of Owners of its respective Components, disparity in sizes and locations of Units and other factors.

For each HOA Component, during an initial control period anticipated to end after 95% of the units in that HOA Component are sold, Sponsor shall have the right to designate a majority of the Board of that Component, as well as the right to designate that HOA Component's representative to the Board of Directors of the HOA. Initially, Sponsor will retain a majority ownership of the Project and will be engaged in selling houses and condominium interests. Following the expiration of the Initial Control Period (as such term will be defined in the respective governing documents), control will then be in the hands of the respective home owners/condominium unit owners. The HOA documents will provide a mechanism to redefine the Initial Control Period if, after a reasonable time period, the Components have not been developed.

Hotel Condominium Unit Owners, for example, will be members of their own Component association and will have the right to be represented by one (1) member of the HOA Board. In turn, they will have their own Component association to govern the affairs of the Hotel Condominium. Each Hotel Condominium Unit Owner shall have the right to cast one (1) vote on behalf of the Condominium Hotel Unit and will be responsible for HOA Common Charges and Component Common Charges.

The Golf Course, located within the Club Component, is located in part of the overall open space that will be subject to the 80% open space Conservation Easement. The Club will maintain the Golf Course, including the Golf Club. The Club will have direct oversight of the Natural Resource Management Plan, the Habitat Management Plan and the Conservation Easement as it pertains to the Golf Course. The Golf Club will also be responsible for ensuring compliance with the conditions of the Findings Statement applicable to the Golf Course.

Components may contain their own homeowner and condominium associations that are responsible for the buildings and amenities within the individual Component. Specifically, there will be two Component with smaller homeowners associations (one for the single family homes, and one for the golf villas) and five Components with condominium associations (one for the flats and duplexes near the Village Green, one for the townhomes near the Village Green, one for the townhomes near the South Lawn, one for the Vineyard Cottages, and one for the Hotel-Condominium).

Dispute Resolution

The Declaration and By-laws and Rules and Regulations of the HOA will set forth a structure and mechanism to govern the HOA. In turn, each Component will be subject to its own By-laws and Rules and Regulations In general, disputes, either between Components or between an Owner and a Component, will be subject to binding arbitration.

Documentation

Deed restrictions shall be added to all deeds for the Property, or any portion thereof, implementing the equirements of the Conservation Easements. The HOA documents will include provisions to implement the equirements of the Conservation Easements.





The Welcome House

Zoning Compliance and Waiver Requirement

Pursuant to the Town's revised Zoning Law, adopted on July 19, 2007 as Local Law No. 2 of 2007(the "Zoning Law"), the Project Site is currently classified within the Resort Development Overly (RDO) District, with the Rural Agricultural (RA) District as the underlying' zoning district.

As more fully set forth in § 121-18 of the Zoning Law, the RDO provides a procedure for master planned development of large properties to promote resort development, tourism, recreation, and open space protection. The regulations of the RDO supersede the use and dimension regulations of the underlying RA District in cases where there is a conflict. Among the allowable uses in the RDO District are the following:

- All uses allowed in the RA District
- Lodging facilities, hotel-condominium, meeting rooms, and conference facilities;
- Restaurants
- Retail, recreational, and service businesses associated with the resort use;
- Riding academy and other equestrian uses;
- Such other uses that may be approved by the Planning Board in issuing a Special Permit for a development plan consistent with the purposes of the RDO.

The RDO requires a Master Development Plan (MDP) for any proposed use tha is not allowed in the underlying RA zoning district. According to Section 121-18 C (3) (b) of the Zoning Law, the MDP must include a conceptual Site Plan showing an open space system (including preserved open space), access and road layouts proposed buildings (including their uses, footprint, height, and total square footage) proposed recreational facilities, proposed utilities (including water supply and wastewater disposal), and a phasing plan if the project is to be built in phases. Where buildings will be visible from public roads, bicycle trails, or other publicly accessible areas, submission of proposed elevations of buildings and proposed architectura standards and covenants is required. Architectural standards and covenants may also substitute for any of the design standards that would otherwise be applied to the RDO. Sign standards may also be developed as part of the architectural standard and may substitute for other signage requirements in the Zoning Law. The MDI must also contain a management plan for the future management of the proposed development as a unified entity

As set forth in Section 121-18(C)(2), the RDO also includes a provision for the submission of a conservation analysis to the Planning Board; however, for projects for which a DEIS has been submitted prior to adoption of this provision, the DEIS substitutes for the conservation analysis. Here, the environmental analysis in the Applicant's accepted DEIS served as the conservation analysis for the Project.

The RDO also contains a provision (§121-18C(5)) limiting retail establishment that sell goods and supplies to no more than 5% of the total footprint of the proposed buildings within the development. This limitation applies to retail stores and not to hotel, spa, or restaurant uses. The enclosed MDP proposes 26,127 sf o retail space, which provides a retail to footprint ratio of +/- 4.5%, in compliance with the foregoing.

The RDO requires a minimum of 80% of the total land area of the parcel to be preserved by a conservation easement as open space, with a maximum impervious surface coverage of 15% of the total site area. The RDO gives priority in open space protection to land within the Scenic Protection Overlay (SPO) and Stream Corridor Overlay (SCO) districts, especially the view to and from DeLavergne Hill ridgelines, historic resources, unique ecosystems, prime agricultural land, and water resources. The Silo Ridge MDP includes proposed open space of 80% of the total land and area to be protected by way of a Conservation Easement, and +/- 6% impervious coverage proposed for the total site area Open space land preserved under this subsection may include farmland and farm structures, ponds and streams and recreational land such as golf courses, cross-country ski trails, equestrian trails and hiking trails. As a condition of the Findings Statement, deed restrictions will be added to all deeds for the Property, or any portion thereof, implementing the requirements of the Conservation Easements. As a further condition of the Findings Statement, restrictions will be added to the HOA documents as necessary to implement the requirements of the Conservation Easements. Protected open space does not include land lying under non-agricultural structures taller than 20 feet nonagricultural buildings larger than 200 square feet in footprint area, or land that is covered by impervious surfaces other than trails or golf cart paths. In addition to the

80% open space requirement, the RDO also requires open space buffers of at least 100 feet from any existing residential uses that are not within the RDO District Such buffers may be wooded or open and may contain trails, but may not contain any buildings or other recreational structures. This requirement does not apply where residential uses to be buffered lie across a State or County highway from the RDC District.

The maximum height of 35 feet may be increased to five stories in the RDO District at the discretion of the Planning Board based on a visual analysis. The Planning Board may waive the 35-foot height limit, provided that a visual impact analysis is performed in the course of SEQRA review, to ensure that no significant views are adversely impacted, that any impacts on views are mitigated to the maximum extent practical, and that the building is sited to minimize visual impacts by taking advantage of natural topography. The following proposed buildings are over 35' (as measured to the midpoint of highest gable):

• Hotel R-1, Spa R-2, Banquet R-3, Clubhouse, CR-1, CR-2, C-3, C-4, C-5, C-6, C-7, C-8, C-16, CR-17, S-2, and S-6. See Building Height Key Plan indicating location of the above buildings.

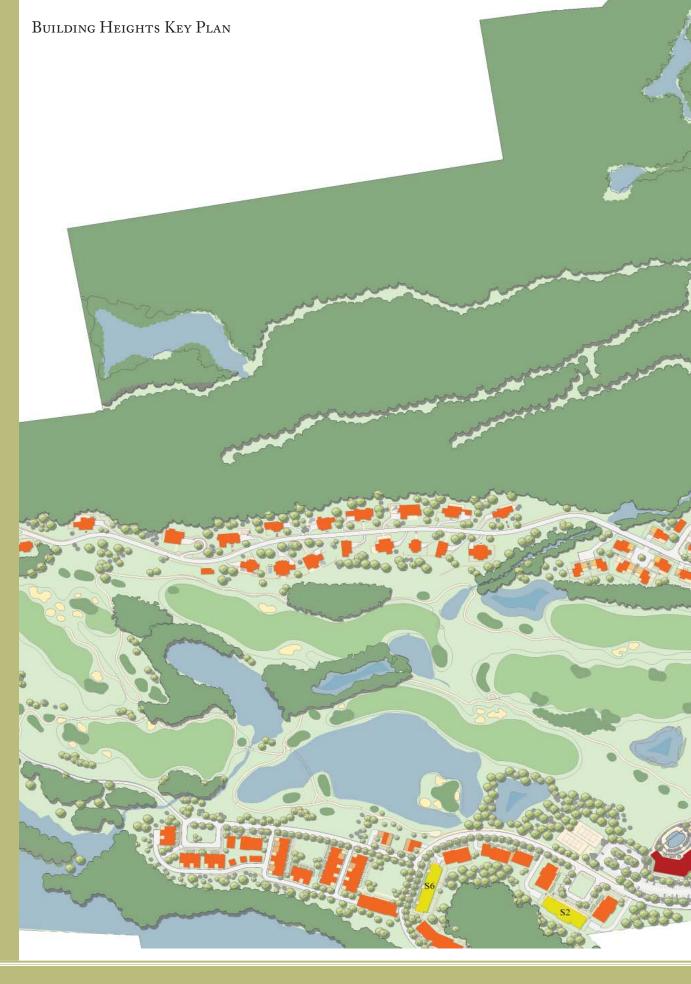
Thus, the project will require waivers from the 35' maximum building heigh limitation in Section 121-18(C)(10)(b). To grant the waivers, the Planning Board must find that:

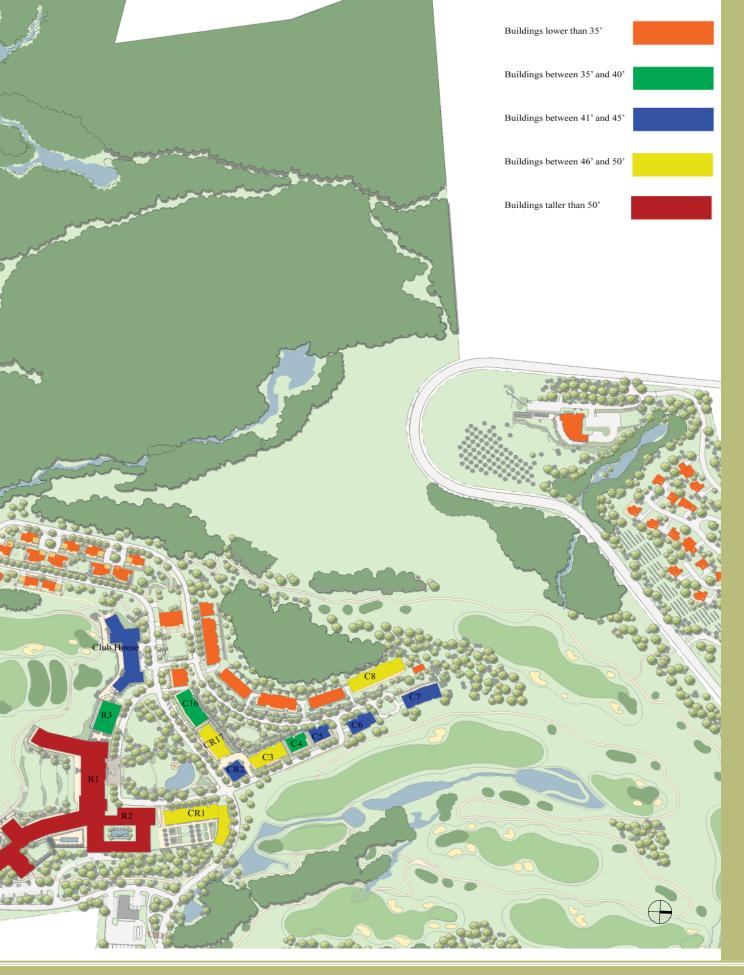
- No significant views are adversely impacted.
- Any impacts on views are mitigated to the maximum extent practical.
- Building(s) are sited to minimize visual impacts by taking advantage of natura topography.

As noted above, no building is permitted to be more than 5 stories in height counting the stories from average grade at the front of the building, and excluding any story contained within a roof. The project complies with the limitation on the number of stories provided in this Section, as no buildings are more than five storie tall in accordance with this definition. The Applicant has prepared an analysis of the project's potential visual impacts, which included photosimulations, renderings an architectural and landscape character booklet, and a video to demonstrate the potential visibility and visual impact of the project. The Applicant has also illustrated which buildings will be visible from the viewpoints selected by the Planning Board to be analyzed and has illustrated and identified the viewpoints from which building that need waivers will be visible. Please see Appendix G of the FEIS.

The density and dimensional standards in §121-11, and all other density and dimensional regulations in the Zoning Law other than those contained in Section 121-18, do not apply to the RDO District and are superseded by the RDO. Other dimensional and density standards are approved by the Planning Board in the MDP, based upon the physical characteristics of the site, the character of the proposed development, relevant performance standards contained within the Zoning Law, and the requirements of the SEQR process. The proposed density/dimensional/bulk table for the Project, previously set forth in the FEIS, is now provided on page 30 of this book.

With regard to gates, the main entrance will have a manned Welcome House located prior to the entry gates. The primary purpose of the Welcome House will be for resort personnel to greet visitors, provide directions or instructions to visitors and identify persons entering the Property and their intended destination(s). It will not be necessary to be a guest of the hotel, resort or golf course to enter the Property, however, non-guest access to the resort is restricted to the village green, retail shops and hotel restaurants or any other amenity offered by the resort operator to non-guests during operating hours. Similarly, it will not be necessary to be on a pre-approved list to enter the Property. Resort operator personnel shall have the authority to grant or deny access if resort personnel determine that a situation requiring immediate investigation or intervention by resort security or law enforcement authorities exists. Moreover, resort operator personnel shall have the authority to deny access and to remove persons who are not visiting areas open to the general public during established business hours, who have been previously disruptive to other people visiting the resort and to the operation of the resort, and who have misrepresented their stated intent or purpose for visiting the resort.





However, there shall be no arbitrary denial of access to the areas open to the general public. No admission or entry fee may be charged as a condition of allowing vehicles, bicycles, or pedestrians to enter the Property unless there is a special event, such as a golf tournament. The other 3 entry gate locations will be unmanned.

In addition to the waiver of the 35' height limitation noted above, the Applican also seeks permission to allow for several other components of the Project including: permission to maintain the proposed roads as private streets and to install gates at all four entrances to the Project, (except the winery restaurant) permission to install a gate at the entry way of the proposed Wastewater. Treatment Plant ("WWTP"); permission to disturb approximately 20 acres of slopes greater than thirty percent (30%) (See "B" below), permission to fill two small wetland areas not regulated by the ACOE or NY DEC, and permission to build a portion of the access road to the Vineyard Cottages within the 100 foot residential open space buffer.

The layout of streets, blocks, public spaces, and buildings in the RDO district shall follow the principles of Traditional Neighborhood Development described in § 121-12.1 to the extent practical, unless the Planning Board determines that this requirement does not apply as provided in §121-12.1(H)(2) which states, in relevant part, that the requirements of subsections B, D, E, F, and G above may apply if such requirements are consistent with the proposed resort use of the property.

The Project Sponsor has acknowledged that the Project does not fully comply with the above-described TND principles as applied to the single family homes Vineyard Cottages, private streets, and gated entrances. Instead, the Project Sponsor has indicated that it will seek a determination from the Planning Board during the special use permit process that full compliance with these TND principles is not practical, nor is it consistent with, the proposed resoruse of the Property.

Compliance with Other Zoning Requirements

In addition to the foregoing, there are several provisions in the Zoning Law that require the Planning Board to make findings about the project's impact or scenic resources and steep slopes.

Section 121-36(A), Steep Slope Regulation

Section 121-36 of the Zoning Law requires the implementation of certain erosion and sediment control mechanisms and practices on steep slopes greater than 15% to avoid soil erosion and sedimentation.

Section 121-36 also prohibits any disturbance on slopes of 30% or greater including cutting of vegetation or construction of driveways unless: (1) the applicant can demonstrate that there is no feasible alternative and that the impacts of land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices; or (2) the applicant can demonstrate that the impacts of disturbing these steep slopes do not negatively impact visual resources, that the areas impacted are part of a broader plan for a site that weighs and balances the full range of environmental issues, and that such disturbance is fully mitigated by engineering and soil erosion control practices. The project will disturb approximately 20 acres of slopes greater than 30%. The project will also disturb approximately 83 acres of slopes between 15% and 30%.

To reduce impacts to 30% slopes or greater, this MDP proposes the relocation of the single family homes further to the south, where less disturbance will occur to slopes greater than 30%. Tree clearing would also be reduced by approximately 0.9 acres. However, impervious surface coverage increases with this plan, as the development is spread over greater areas of the site. Previously proposed single family homes at the area of headwaters to Wetland J have been eliminated and impacts to more than 800 lineal feet along Stream J have been eliminated.

Response 3.1-5-GP33 in the FEIS describes the engineerin

practices that will be implemented to ensure that there are no adverse impact resulting from grading and development on slopes of 30% or greater. With respect to visual impacts, the Applicant has prepared photosimulations, renderings an architectural and landscape character booklet, and a video to demonstrat the potential visibility and visual impact of the project. The Applicant has also illustrated which buildings will be visible from the viewpoints selected by the Planning Board to be analyzed. (Appendix G of the FEIS). A Confirmator Visual Analysis will be conducted during Site Plan approval.

Section 121-14, Stream Corridor Overlay District

Section 121-14 of the Zoning Law, Stream Corridor Overlay District, requires site plan approval for activities involving more than 10,000 square feet of grading within the SCO District. The project will involve approximately 6 acres (261,360 sf) of grading within the SCO along Amenia/Cascade Brook and therefore requires site plan approval under this provision. Within the SCO District, the Planning Board may grant Site Plan approval only if it finds that with appropriate conditions attached, the proposed activity will not result in degradation of scenic character and will be aesthetically compatible with its surroundings, and will not result in erosion or stream pollution from surface or subsurface runoff.

The SCO includes all land lying within 150 feet of the top of the bank on each side of the Amenia-Cascade Brook. No principal structure can be located within 100 feet of the Amenia-Cascade Brook, and no accessory structure 200 square feet or larger can be located within 50 feet of the Amenia-Cascade Brook. Development in the SCO is only permitted if it will not result in degradation of the scenic character or the stream, and will not result in erosion or stream pollution from surface or subsurface runoff.

In making a determination as to whether development in the SCO will result in erosion or stream pollution from surface or subsurface runoff, the Planning Board shall consider slopes, drainage patterns, water entry points, soil erosivity depth to bedrock and high water table, and other relevant factors.

Pursuant to section 121-18(C)(10)(a) of the RDO regulations, the Planning Board may waive specific requirements of the Stream Corridor Overla District, where streams and water features are integrated into the Maste Development Plan, provided that the Plan provides for water quality protection and mitigation of water quality impacts consistent with the purposes of the Stream Corridor Overlay District.

The Applicant proposes several mitigation measures that will be implemented to ensure that erosion and sediment control are adequate to protect water quality. The Applicant has also provided a detailed analysis of the project's potential visual impacts and has incorporated mitigation where necessary to reduce the significance of any impacts. (See Appendix G of the FEIS.)

Section 121-14.1, Scenic Protection Overlay District (Appendix J) The SPO includes land lying within 800 feet of the Route 22 and Route 44 right-of-ways, and within 500 feet of the Harlem Valley Rail Trail. Pursuant to section 121-14.1 of the Zoning Law, the purpose of the SPO is to regulate land uses within designated scenic corridors and ridgeline areas to protect the Town's scenic beauty and rural character. Accordingly, development in the SPO is only permitted if it will not significantly impair scenic character and will be aesthetically compatible with its surroundings. Such development must also locate and cluster buildings in a manner that minimizes their visibility from public places, and that minimizes the removal of native vegetation.

The project site lies within the scenic viewshed from DeLavergne Hill. This viewshed is identified as an important scenic resource in the Town and in the surrounding area. Within the SPO District, Site Plan approval may only be granted if, with appropriate conditions attached, the proposed activity:

- Will not significantly impair scenic character and will be aesthetically compatible with its surroundings.
- Will minimize the removal of native vegetation, except where such removal may be necessary to open up or prevent the blockage of scenic views and panoramas from publicly accessible places
- Will locate and cluster buildings and other structures in a manner that minimizes their visibility from public places.
- Will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place.
- Will not result in clearing a building site area, including accessory structures and parking area, greater than 30,000 square feet in area for a single-family residence.
- Will comply with the requirements of Section G (Landscape). H (Architecture), I (Fences) and J (Rural Siting Principles), except where site features are screened from public roads or trails.
- Will not significantly impair scenic character and will be aesthetically compatible with its surroundings.

As discussed previously, the Applicant has provided a detailed analysis of the project's potential visual impacts and has incorporated mitigation where necessary to reduce the significance of any impacts. (See Appendix G. of FEIS)

• Will minimize the removal of native vegetation, except where such removal may be necessary to open up or prevent the blockage of scenic views and panoramas from publicly accessible places.

The development plan makes use of the varying topography of the site to reduce the amount of tree clearing that will be needed. Existing tree masses are used where feasible to act as screening features or to be incorporated into the overall design scheme of the project. The project will also utilize clearing and grading limits to ensure the vegetation is only removed in areas where it is necessary.

 Will locate and cluster buildings and other structures in a manner that minimizes their visibility from public places.

The site design utilizes clustering by creating groupings of buildings around courtyards or greens, and by creating a "village core" in the center of the development where more dense land uses are concentrated..

- Will be at least 40 feet below the crest line of any ridge and will not disturb the continuity of the treeline when viewed from a publicly accessible place.
- Will comply with the Town of Amenia Zoning Law 121-14.1(G), where a continuous green buffer, at least 100 feet deep, shall be

maintained along route 44.

The tallest part of any roof on the project is the ridge line of the tower roof on the winery building. The finish floor elevation of the winery is 812' and the ridge line of the tower roof is 39' 6" above the finish floor, or at an elevation of 851.6'. Referring to Figure ES-3 which shows the USGS map of Amenia, the elevation of the top of the ridgeline north of the winery is 1140', to the east is 1100' and to the west is 960'

The highest point of any project building is 100'± lower than any crest of any ridge line in the region around the site and therefore the project complies with this requirement of the Zoning Law.

 Will not result in clearing a building site area, including accessory structures and parking area, greater than 30,000 square feet in area for a single-family residence.

The project does not involve such grading activities.

Will comply with the requirements of Section G (Landscape), I (Architecture), I (Fences) and J (Rural Siting Principles), except where site features are screened from public roads or trails.

The SPO outlines architecture, landscaping, and fencing standard which apply to new developments in the SPO District. The project will adhere to these standards, as illustrated in this MDP.

Section 121-35 of the Zoning Law regulates wetlands and watercourses. The requirements of this section are in addition to any requirements that may apply to a watercourse located in the SCO. This regulation is based upon the Town's determination that the protection of its wetlands and watercourses helps to maintain water quality and the health of natural ecosystems, reduces flooding erosion and sedimentation, and protects important wildlife habitat areas.

Pursuant to section 121-35(C), the Planning Board may impose conditions on development in addition to DEC and ACOE requirements where those additional conditions are necessary to minimize damage to wetlands and watercourses. Such conditions may include modifications in the size and scope of the project, as well as changes in the location of structures or other improvements on the parcel. The Planning Board is not limited by the regulations of the DEC and ACOE, and may impose protections on wetlands and related upland habitat areas that are more stringent than required by these agencies provided that such conditions are reasonable and based upon the advice of a qualified expert.

The Conclusion of the SEQRA Process and Adoption of the Findings Statement

Since the time of the submission of the Applicant's initial Special Permit/MDP application on April 3, 2008, the following actions have been taken by the Planning Board, as "Lead Agency" under the New York State Environmental Review Act ("SEORA"):

- On September 16, 2008, the Planning Board accepted the Final Environmental Impact Statement ("FEIS") and deemed it to be complete, based upon its determination that the FEIS provides a sufficient basis for the Planning Board and all involved agencies to carry out their decision-making and findings responsibilities under section 617.11 of the SEORA regulations.
- After accepting the FEIS as complete, the Planning Board caused a Notice of Completion and the FEIS to be circulated, published and posted on a link to the Town's official website as required by SEORA.
- The Planning Board accepted written comments on the FEIS through October 24, 2008, and considered the written comments that its received from involved and interested agencies and members of the public during its preparation and issuance of a Findings Statement.

• Finally, on January 8, 2009, the Planning Board adopted a Findings Statement that: (1) considers the relevant environmental impacts, facts and conclusions disclosed in the FEIS, (2) weighs and balances the relevant environmental impacts with social, economic and other considerations, (3) provides a rationale for the Planning Board's decision, (4) certifies that the requirements of SEQRA, have been meet; and (5) certifies that consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and (5) certifies that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating those mitigation measures that were identified as practicable as conditions to the Findings Statement.

Compliance With Major Project Special Permit Criteria (Section 121-63 Of The Zoning Law)

In order to grant a Major Project Special Permit, the Planning Board needs to establish that a Major Project:

1. Will Comply with all land use district, overlay district and other specific requirements of this and other chapter and regulations, and will be consistent with the purposes of this chapter and of the land use district in which it is located.

and the Resort Development Overlay (RDO) District. It is also located within the Aquifer Overlay District (AO) and portions of the site are within the Scenic Protection Overlay District (SPO) and the Stream Corridor Overlay District (SCO). In accordance with the RDO, a MDP has been prepared for the proposed project. The proposed MDP meets the minimum required 80% open space requirement and is below the maximum 15% impervious surface area (proposing approximately 6±%). However, the hotel buildings and some of the residential buildings would exceed the 35-foot height limitation contained in the RDO. The RDO allows the Planning Board to waive the 35-foot height limit to allow a maximum height of five stories counted from the average grade at the front of the building (excluding any story within a roof), provided that visual impacts will not be significant. Thus, waivers will be requested for the hotel and some of the residential buildings. The Applicant also seeks permission or approval for a number of other components of the Project, including: permission to maintain the proposed roads as private streets and to install gates at all four entrances to the Project; permission to disturb approximately 20 acres of slopes greater than thirty percent (30%), permission to fill two small wetland areas not regulated by the ACOE or NY DEC, and permission to build a portion of the access road to the Vineyard Cottages within the 100 foot residential open space buffer. The RDO gives the Planning Board discretion regarding dimensional and density standards, including parking. The nature of the proposed resort development is such that much of the parking will be shared among the different uses onsite. The Applicant commissioned a Parking Study, which was discussed in the DEIS and subsequently refined during development of the MDP (Please see Sheets P-1 to P-8 of the MDP), to identify minimum parking standards for the Project. These parking figures were based on the shared relationships among the uses, as well as the project's pr

A visual analysis was prepared for the project as required by the SPO District. The Findings (page 92, VII.4.) state that the "adverse environmental effects revealed in the EIS process will be minimized or avoided to the maximum extent practicable by implementing the mitigation measures identified herein.

The Applicant seeks permission to satisfy its obligations under the Town's Workforce Housing Law by making a substantial contribution toward the cost of providing sewer infrastructure to the hamlet of Amenia. Specifically, the Applicant proposes to satisfy its Workforce Housing Law obligations by constructing 181,37. It is gallons per day of excess capacity in its wastewater treatment plans at no cost to the Town, reserved exclusively for the anticipated hamlet of Amenia sewer system.

Will not result in excessive off-premises noise, dust, odors, solid waste, or glare, or create any public or private nuisances.

It is projected that the difference in noise levels between present and anticipated future conditions will not exceed 3 dB, which is not generally perceptible. (See, also Section 3.16 of the DEIS and the FEIS, and Findings, pp. 83-84). During construction, dust control measures will be implemented to minimize the potential for off-site dust impacts. Construction impacts are evaluated in Section 2.3 of the DEIS and FEIS, and in the SWPPP, at Appendix 9.5.2. No outdoor construction activities will occur on Sundays.

The proposed wastewater treatment plant will be designed to mee all applicable County and State regulations, and will not generat any excessive odors. (See, pp. 78 - 81 of the Findings Statemen and DEIS/FEIS Section 3.14) The Harlem Valley transfer station and the Dutchess County Resource Recovery Plant have adequat capacity to handle the increase in solid waste from the proposed project. (See, Section 3.15 of the DEIS and the FEIS, and pp.82 83 of the Findings Statement.) Given the position of proposed structures and the distance from public rights-of-way, the Project is not expected to cause any glare impacts. (See, Section 3.6 of the DEIS and FEIS, and pp.50-51 of the Findings Statement.)

The proposed uses are allowable uses within the RDO, and are therefore considered desired uses within the Town. The proposed uses will not cause any public or private nuisance.

3. Will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.

The Project will not cause significant traffic congestion, impai pedestrian safety, or overload existing roads. As a component of the DEIS, a comprehensive evaluation of the project's impacts on the local transportation system was performed. The Traffic Impact Study (TIS) included an evaluation of highway capacity as measured in Level of Service (LOS) and traffic delays. The TIS concluded tha all intersections analyzed will maintain an acceptable level of service except:

- Route 44 at Route 22 (Hamlet of Amenia) indicates a sligh deterioration in capacity, particularly during the Saturday Mid-Dapeak hour period and the Sunday PM peak hour period.
- Route 22 at Lake Amenia Drive and Dunn Road (CR 81 indicates deterioration in level of service (LOS) for the side road Lake Amenia Road and Dunn Road (CR 81) to an unacceptabl LOS F for both the Weekday PM peak hour and the Sunday PM peak hour, west bound only. However, the computed 95th percentil queue lengths are of the order of one to two vehicles during pea periods. Re-assessment of this location is recommended upo project completion in conjunction with input from NYSDOT.
- Route 22 at Existing Main Site Access indicates deterioration during the weekend peak periods analyzed.

The Applicant proposes to pursue installation of a traffic signal a this location, thus mitigating any impacts. The TIS also evaluated traffic safety (vehicular & pedestrian) as well as short-term construction related impacts. The Project incorporates a number of non-motorized transportation features and no impact to pedestrian safety is anticipated. (See, also, Section 3.7 of the FEIS, and pp. 57 60 of the Findings Statement.)

4. Will be accessible to fire, police, and other emergency vehicles.

As noted in Sections 3.10 and 5.2 of the DEIS, the Silo Ridge Resort Community development will be accessible to police, fire, and other emergency vehicles. The design of the Project Site was developed with cooperation and input from emergency services personnel to make certain that the needs of these providers would be met. The proposed MDP includes an emergency roadway around the southern end of the site that connects the east and west sides of the development. This road provides an alternate means of access that does not require going past the hotel and the main center of the development, which could better enable emergency services personnel to assist in an emergency on the west side of the development. Furthermore, representatives of the project team met with the Town of Amenia Fire Chief on May 22, 2007, for initial discussions on the Project layout from the perspective of emergency access, circulation, and safety. Roadway widths, fire hydrant spacing, turning radii, and access were discussed and it was the Fire Chief's opinion that the site plan appeared reasonable with respect to those items. Ongoing consultation with the fire department will occur during the design process, to ensure that adequate fire safety measures are incorporated into the plan. (See, also, Section 3.10 of the FEIS, the correspondence from Amenia Fire Company #1 Chief Shawn Howard, dated July 31, 2008, attached to the FEIS as Appendix E, and pp. 70-72 of the Findings Statement.)

Will not overload any public water, drainage, or sewer system, or any other municipal facility.

The Project will not overload any public water, drainage, or sewer system, or any other municipal facility.

Water

No impacts to public water supplies are anticipated. The Project's estimated average daily water demand is 495,580 gpd, with a maximum daily flow demand of 272 gpm. Water supply of 283 gpm can be provided with the largest producing well out of service by a series of on-site groundwater wells. The installation and operation of the water supply system will be regulated by the NYSDOH as a public water supply.

Stormwater (Drainage

Stormwater generated from the planned project will be managed consistent with applicable NYSDEC requirements, General Permit requirements of GP02-01, and State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity GP-0-08-001 (or current) Stormwater runoff from the site will be collected and conveyed via a combination of closed (piped) and open (swale) systems Stormwater quantity controls and quality treatment systems will be installed consistent with NYSDEC requirements, and sized to accommodated 50- and 100-year storm events. Moreover, all stormwater generated from commercial and residential development and the roadways for the Project will be subject to the "East of the Hudson" standards, as set forth in Chapter 10 of the New York State Stormwater Management Design Manual (August 2003). The East of Hudson standards are the stringent treatment standards required within the New York City (phosphorus restricted) Watershed although it should be noted that the Project site is not actually

located within the New York City Watershed. (See, also, Section 3. of the DEIS and FEIS, and pp.32-36 of the Findings Statement.)

Wastewater (Sewer

No adverse impacts to municipal sewer systems are anticipated. The project is estimated to generate an average daily flow of 197,000 gpd of wastewater. A new onsite wastewater collection and treatment system will be constructed to manage the project's wastewater. The wastewater system will be constructed to treat effluent in compliance with NYSDEC SPDES requirements. (See Section 3.14 of the DEIS and FEIS, and pp.78-82 of the Findings.)

The Applicant proposes to construct 181,375 gallons per day of excess capacity in its wastewater treatment plant at no cost to the Town, reserved exclusively for the anticipated hamlet of Amenia sewer system.

Other Municipal Facilities

The DEIS evaluated impacts to Police, Fire, and Emergency Service and included an evaluation of the Project's fiscal impacts. Whil the Project will create modest increases in demand for municipal services, the impacts will be off-set by additional tax revenues. (See also, Section 3.17 of the FEIS, and pp. 70-72 and 84-85 of the Findings.)

Will not materially degrade any watercourse or other natural esource or ecosystem, or endanger the water quality of an aquifer.

Out of the approximate 36 acres of wetlands onsite, the Project will result in 0.11 acres of wetland disturbance and 0.012 acres of temporary disturbance, all of which will be mitigated as provided in the FEIS. An Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan (SWPPP) have been prepared for the site in accordance with NYSDEC regulations. A Natural Resource Management Plan, which includes an Integrated Pest Management Plan, was also prepared, which describes prevention and monitoring strategies to minimize the project's potential impact to terrestriated aquatic resources. Additionally, Appendix F of the FEIS and MDP drawings ENV-1 to ENV-6 describe a Habitat Management Plan (HMP) and Buffer Management Plan for the entire site.

Approximately 38 acres of previously undisturbed areas will be disturbed during grading and construction activities. Erosion and sediment control practices and compliance with permitted requirements for all onsite wetland disturbances will serve to reduce secondary impacts to vegetative communities. Mitigation measures identified in Section 3.3 of the FEIS and pages 38-40 of the Findings will further reduce potential impacts. The proposed layout in conjunction with the HMP has been designed to minimize permanent disturbance to sensitive habitats, restore degraded habitats and preserve natural open space and wildlife habitat. The layout of the development will leave approximately 80% of the site as open space, including approximately 230 acres along the hillsides and the entire length of the ridge, continuing to allow for wildlife movements. For a full evaluation of the impacts of the project on these resources, please see Section 3.1-3.4 of the DEIS and FEIS and pp.13-45 of the Findings, which also sets forth applicable mitigation measures.

7. Will be suitable for the property on which it is proposed considering the property's size, location, topography, vegetation soils, natural habitat, and hydrology, and, if appropriate, its abilit to be buffered or screened from neighboring properties and public roads.

The Project Site meets the physical requirements of the RDO, such as size and access from a County or State highway. The Project has been designed to make use of existing topography as much as possible so that landforms and vegetation help to screen buildings from view. Development was arranged onsite to utilize existing tree masses for screening and softening and to limit clearing of woodland habitat. Trees will be provided at varying intervals along roads and idewalks for shade and cadence. New landscaping around structures will focus views and provide pedestrian scale, color and ornamental interest. Stormwater management facilities have been sited in areas with preferable soils. The hillside and ridge in the western portion of the site are remaining largely undisturbed to protect wildlife and existing habitat. (See, also, Section 1.0 Executive Summary, Subsection VII.1 Site Overview of the FEIS, which discusses the Project's suitability for the property.)

8. Will be subject to such conditions on operation, design an layout of structures, and provision of buffer area as may be necessar to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town.

Conditions of operation, design and layout, and buffers have been included as mitigation measures in the adopted Findings Statement toward protecting natural, historic and scenic resources of the Town

9. Will be consistent with the goal of concentrating retail uses in hamlets, avoiding strip commercial development, and buffering non-residential uses that are incompatible with residential use.

The Project's retail uses and restaurants will provide for onsite entertainment and convenience. These uses are not intended to create a new "town center" that would compete with the hamlet of Amenia. In fact, there is intended to be a synergy between the proposed resort and the hamlet, where retail uses in the hamlet would experience positive effects due to the existence of the proposed resort use. The non-residential uses on the Project site are concentrated in the center of the site with surrounding residential uses to encourage pedestrian activity and create a vibrant core area. However, certain non-residential uses are located outside this resort core area, including the winery restaurant, artisan's park, underground water storage tank, and wastewater treatment plant.

10. Will not adversely affect the availability of affordable housing in the Town

The Project is not reducing the amount of affordable housing within the Town of Amenia. The workforce housing section of the Zoning Law (Section 121-42 (P)(d)) recognizes that as an alternative to the provision of workforce housing, a substantial contribution toward the cost of providing water and/or sewer infrastructure in the hamlets of Amenia and Wassaic could potentially satisfy the requirements of the workforce housing provision. As noted above, the Applicant is offering to construct the Project's WWTP with sufficient excess capacity to serve the Town in the future. If the Town does not accept this excess capacity offer relative to the proposed WWTP the Applicant will comply with the workforce housing requirement, by constructing 34 units of employee or workforce housing offsite (Section 121-42(P)(b)).

The proposed offer to build a WWTP with capacity to serve the hamlet, if accepted, should facilitate a mixture of new housing opportunities within the hamlet, available to young families, retirees the elderly, and working people of moderate income who live and/or work in the town of Amenia.

11. Will meet the applicable Site Plan requirements for approval. The Project will meet all site plan requirements applicable to reso development in the RDO.

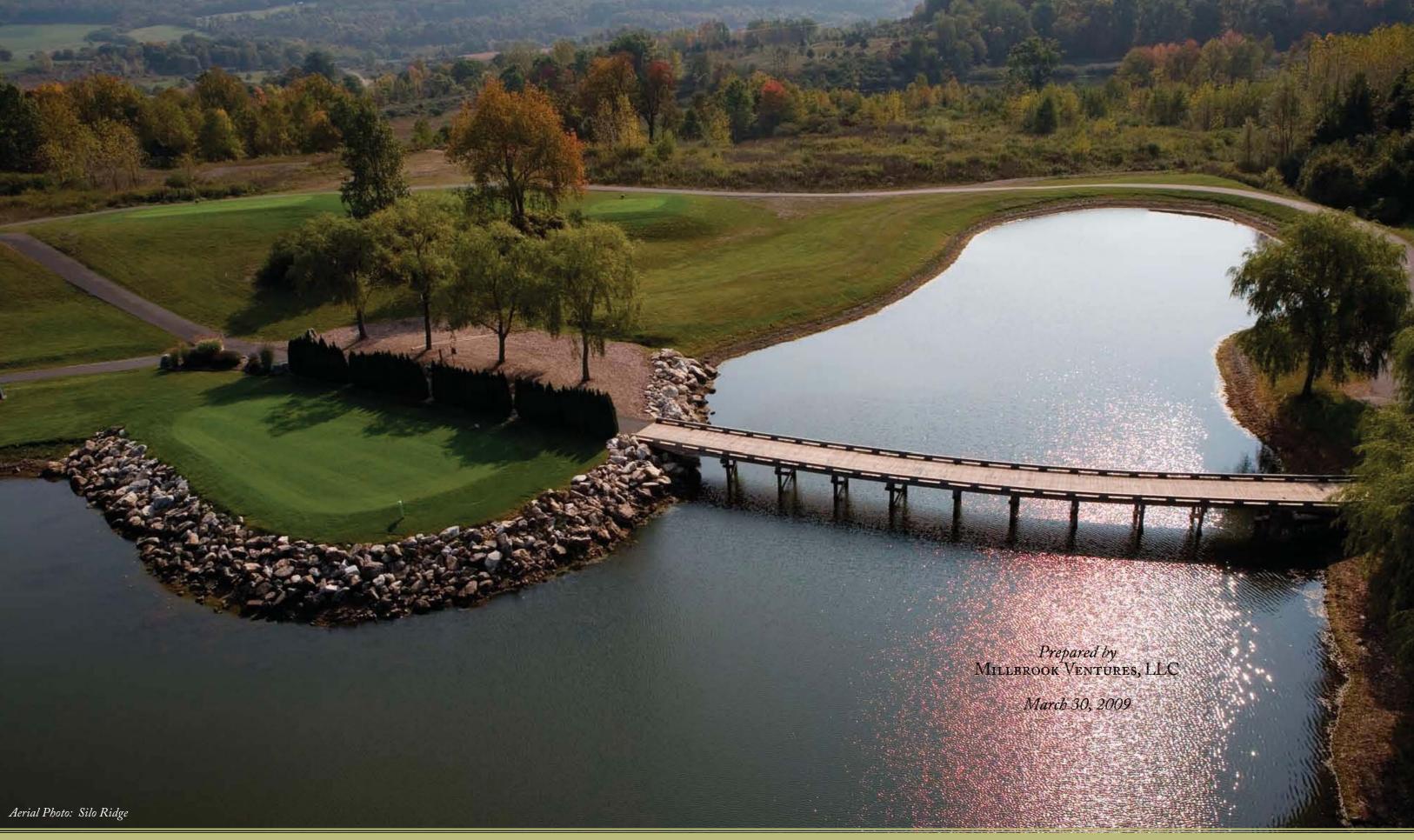
12. If a property is in a "residential" district, will have no greate overall off-site impact than would full development of the property with uses permitted by right, considering relevant environmental social, and economic impacts.

As noted above, the Project Site is currently classified in the RDO (Resort Development Overlay) District, with the underlying zoning district classification RA (Rural Agricultural). With respect to the RA District, it should be noted that the primary use of "Agriculture is classified in the Zoning Law as a "business" use. Moreove allowable uses within the RDO are primarily tied to resort development, including the following: lodging facilities, hotel condominium, conference facilities, restaurants, retail, recreations and service businesses associated with the resort use, among other things.

As further noted above, the Findings Statement adopted on January 8, 2009, certifies, inter alia that "consistent with social, economic and other essential consideration...the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable,", and further "certifies adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating those mitigation measure that were identified as is practicable in the Findings Statement."

In addition, the Zoning Law specifically states that the RDC provides use and design flexibility to encourage the development of resort communities and more intensive development than it allowed by underlying zoning. This flexibility is offered in exchang for protection of "open space resources, including scenic viewsheds ridgelines, water resources, and ecosystems." The Project protect 80% of the site as open space, including the hillside and ridge in the western portion of the site. The Applicant has also partnered with Audubon International for management of the site's natural resources, including aquatic and terrestrial ecosystems, and ha worked diligently with the Town's ecological expert to ensure sufficient study and protection of such ecosystems.

Finally, the Project will provide considerable tax revenues to the Town and Webutuck Central School District, and due to its natural as a resort community, it will generate little increase in demand for public services. As previously noted, the Project is intended to be built and marketed as a second home, resort style community. The Project also represents an opportunity for increased employment and tourism in Amenia and the region, which will result in significant direct and indirect benefits to the local economy. (See, also, p.10 of the Comprehensive Plan Update of the Town of Amenia, adopte on July 19, 2007, Sections 3.17, 3.18 and 3.19 of the DEIS an FEIS, and pp. 84-88 of the Findings Statement.)





APPENDIX A

MASTER DEVELOPMENT SET OF PLANS: ATTACHED



APPENDIX B
LIST OF PLAN SHEETS AND DESCRIPTION OF EACH SHEET

Sheet T1 Title Sheet:

- Project Name and Applicant information
- Vicinity Map identifies the location of the project and its relation to Ameria
- Site Location Map indicates the project boundaries and adjoining property owners along with the associated lot and tax map numbers.
- List of Drawings shows the description of drawings that make up the MDP along with dates of drawings and revision dates
- Project Team: This lists the organizations that are most involved with the project at this point in time.

Sheet SP1 Existing Site Conditions:

- This plan shows the existing conditions of the Silo Ridge property including but not limited to golf course, roads, buildings, wetlands and watercourses, boundaries, contours. This is looking down or the site from above (typical) at a scale of 1" = 200'. The scale is shown in the Title Block at the lower right hand corner (typical) This "scale" represents 1" measured on the plan equals 200' at the actual site.
- Typically to get oriented on a plan you locate something you are familiar with. As an example, Route 22 can be seen at the bottom of the page and the existing Silo Ridge Clubhouse can be seen at approximately the center of the page. The direction arrow at the upper left hand corner of the sheet indicates north is to the right.
- Contour lines indicate the elevation of the ground above sea level at 2' intervals. The closer the contour lines are to each other the steeper the grade. As an example, the dark band of contour lines (close together) about 2/3 of the way up the sheet indicates steep terrain.
- The project boundary is the bold dashed line surrounding the property.

Sheet SP 2 Overall Site Plan:

• This sheet shows the layout of the Master Plan as designed by Robert A.M. Stern Architects (RAMSA) and incorporates modifications per the Findings Statement whereby single family homes, the winery restaurant and vineyard cottages are shifted. This is an overall layout plan indicating buildings, roads, golf course layout and water features. The intent is for this sheet to be an illustrative plan that is supported by more technical details on later sheets in the MDP.

Sheet SP 3 Building Key Plans

- This sheet shows the layout of the Master Plan as designed by Robert A.M. Stern Architects (RAMSA) and incorporates modifications per the Findings Statement whereby single family homes, the winery restaurant and vineyard cottages are shifted. This plan includes but is not limited to concept road configurations approximate building footprints, and golf course layout.
- Overall project boundary is shown
- Each building is identified by letter and number. Further details for each building can be found on Sheet SP4.

Sheet SP 4 Program Details

- This sheet includes the Unit Count, Program Detail and other Master Development Plan Information. The items included in this table are reflective of what is shown on the Key Plan. For example C-10 is shown on the Key Plan, you then locate C-10 on the Program Details sheet and find further information such as # of units, square footage, maximum height, and ownership offering, among other things.
- The detail on this sheet is also broken down by proposed Phasing

Sheet SP 5 Open Space Plan

• This sheet indicates the open space areas when the project is completed. Per Resort District Overlay in July 2007 Zoning Law 80% open space is required. This plan indicates how the 80% open space calculation was derived. The open space is broken down into different habitat designations which are color coded.

Sheet SP 6 Overall Phasing Plan

- This sheet shows the concept of how the project is expected to be phased by color coding the phases on the Master Plan. Each color is a different phase.
- The Phasing Schedule shows the anticipated time allocated to each component of each phase.
- The Phasing proposed is conceptual and as sales, marketing and financing details are further defined, the overall phasing will be updated accordingly to reflect this.

Sheet SP 7 Site Plan – Phase 1 Village Core

- This sheet is an enlargement plan of the Village Core area, which includes roads, driveways, plantings and building footprints. Building footprints are in brown, lawn areas in light green and trees shown in dark green.
- The scale is 1/32" = 1'- 0

Sheet SP 8 Site Plan - Phase 1 Hotel, Spa and Pool:

- This sheet is an enlargement plan of the Hotel, Spa and Pool area, which includes roads, drives, parking areas, plantings, building footprints, pool and spa areas. Building footprints are in brown, lawn areas light green, and trees shown in dark green.
- The scale is 1/32" = 1'- 0"

Sheet SP 9 Site Plan - Phase 1 Golf Clubhouse and Villas:

- This sheet is an enlargement plan of the Golf Clubhouse and Villas
 area, which includes roads, drives, paths, plantings, Golf course area
 with some contours and building footprints. Building footprints are
 in brown, lawn are light green and trees shown in dark green.
- The scale is 1/32" = 1'- 0"

Sheet SP10 Site Plan – Phase 1 Welcome House:

- This sheet is an enlargement plan of the Welcome House are showing the smooth flow from the Main entrance road into th site. This includes paths, fairway areas with contour elevations for holes 4 and 5 to the right side, building footprints, plantings, large pond and grass areas.
- The scale is 1/32" = 1'- 0

Sheet SP11 Site Plan – Phase 1 Winery:

- This sheet is an enlargement plan of the Winery area whic includes the building footprint, driveway, parking areas, planting and Artisan's Park overlook area.
- The scale is 1/32" = 1'- 0"

Sheet SP12 Site Sections – Hotel Lawn and Gardens:

This sheet shows section views of the Hotel area including the Terrace stairway, trees and Hotel Lawn. The section location is depicted in the Key Plan box on the bottom right of this drawing.

Sheet SP 13 Site Sections – Phase 1 Hotel Pool

This sheet shows section views of the Hotel pool area which includes the stepped terraces, trees, pool terrace and golf path areas.

Sheet SP 14 Site Sections – Phase 1 Shared Gardens:

• This sheet shows section views of the Shared Garden areas for the hotel and spa.

Sheet SP 15 Site Sections – Phase 1 Golf Clubhouse:

This sheet shows section views of the Golf Clubhouse area which includes the underground parking, terraced lawn over the parking area, roads, sidewalks and planting areas.

Sheet SP 16 Site Sections – Phase 1 Golf Villas:

This sheet shows a section view of a typical Golf Villa as it relates to the contours of the site. This section includes roads sidewalks, parking, trees, lawns, drives, yards, sidewalk terraces and transitions into the golf course.

Sheet SP 17 Site Sections – Phase 1 Winery:

This sheet shows a section view of the Winery area which includes sidewalks, parking lot, plantings, trees and are observation area.

Sheet A-1 Elevations:

• This sheet shows Architectural elevations from RAMSA

Sheet A-2 Elevations:

• This sheet shows Architectural elevations from RAMSA

Sheet A-3 Elevations:

• This sheet shows Architectural elevations from RAMSA

Sheet A-4 Elevations:

• This sheet shows Architectural elevations from RAMSA

Sheet A-5 "Winery" Restaurant Elevations

• This sheet shows the 4 conceptual architectural elevations of the "winery" themed restaurant

Sheet A-6 Winery Renderings from Visual Points # 1 and #4 we need to get up to date pictures per Hayes memo

• This sheet shows 2 photosimulations of the winery from the visual analysis provided during the SEQR process

Sheet P-1 Parking Table:

• This table shows how the parking allocation has evolved. On the left portion it indicates DEIS minimum parking requirement, in the center it shows Preliminary Master Development Plan allocation and on the right is the Master Development Plan allocation. This plan also has the "Shared Use" reduction calculations.

Sheet P-2 Parking Allocations:

• This sheet shows specific information as to how many parking spaces have been allocated to each building or use and what type of parking facility is provided.

Sheet P-3 Parking Site Plans

 This sheet shows the layout for the 3 main underground parking structures. Sheet P-4 Parking One – Plan

 This sheet shows the layout of the main Parking Structure for the resort

Sheet P-5 Parking One – Sections:

• This sheet shows typical sections views of the main Parking Structure

Sheet P-6 Parking Two – Plan:

• This sheet shows the layout of under hotel Parking Garage

Sheet P-7 Parking Three – Plan:

• This sheet shows the layout of the parking at the Clubhouse/ Upper Green area.

Sheet P-8 Parking - Residential Garages

• This sheet shows a few typical layouts of the parking areas for some of the Residential multi-family buildings.

Sheet GP-1 Grading Plan:

• This sheet shows the northern half of the site which includes the layout of roads, buildings, retaining walls and proposed grading contours in two foot increments. The darker contours represent the proposed grades. The contour numbers represent the elevation in feet above sea level.

Sheet GP-2 Grading Plan:

• This sheet shows the southern half of the site which includes the layout of the roads, buildings, retaining walls and proposed grading contours in two foot increments.

Sheet U-1 Overall Wastewater Master Plan:

- This sheet indicates the wastewater conveyance system with colored lines identifying specific pipe uses.
- The Legend shows the colors identifying pipe uses.

Sheet U-2 Wastewater Treatment Plant – Site Plan:

• This sheet indicates specific layout of the structure at the WWTP site

Sheet U-3 Wastewater Treatment Plant – Elevations:

 This sheet shows elevation views of the Wastewater Treatment plant

Sheet U-4 Overall Water Supply System Master Plan:

- This sheet indicates the water supply system with colored lines identifying specific pipe uses.
- The legend shows the colors identifying pipe uses.

Sheet LA-1 Site Diagram – Planting:

- This sheet shows the proposed planting design layout.
- Photos indicate proposed typical plantings to be used.

Sheet LA-2 Site Diagram – Lighting: need updated plan based on SOYKA

• This sheet shows the proposed site lighting along the main roadways (Upper Drive, Main Street, South Lawn Drive and South Lawn Lane). This is conceptual in nature and will be more fully refined during Site Plan to verify compliance with LEED requirements and the Naomi Miller Lighting Standards and Parameters.

Sheet LA-3 Site Diagram – Walls:

• This sheet shows a plan view of the site with estimated wall locations indicated. Photos of typical stone walls and stairs are also shown with a description of how we plan to blend into the natural landscape. This concept plan reflects the architects understanding of key landscape stone wall features.

Sheet LA-4 Site Diagram – Materials and Furnishings:

• This sheet shows the proposed concept Paving, Curbing, Sidewalks, Steps, Pathways and Site furnishings. See the key note box on the right side of the drawing for the appropriate color coded symbols.

Sheet LA-5 Site Diagram – Signage:

• This sheet shows a plan view of the proposed location of signage for the Main areas, the Golf Course areas and the Way finding areas. See the key note box on the right side of the drawing for the appropriate symbols.

Sheet LA-6 Precedent Images – Hotel, Spa and Pool

 This sheet shows examples of other Pools and Spas. We intend on using these as a guide in our design.

Sheet LA-7 Precedent Images – Winery

• This Sheet shows examples of other Winery and Valley views We will use these as a guide for the look we want to achieve.

Sheet ENV-1 Environmental Constraints Map

• This sheet shows slopes, wetlands, golf course and buffers.

Sheet ENV-2 Habitat Management Plan- Existing Conditions Sheet ENV-3 Habitat Management Plan- Proposed Conditions

Sheet ENV-4 Habitat Management Plan- Buffering Plan North

Sheet ENV-5 Habitat Management Plan- Buffering Plan Center

Sheet ENV-6 Habitat Management Plan- Buffering Plan South

• These ENV sheets depict the habitat management zones and buffer zones for the golf course and adjacent natural areas. End



APPENDIX C
PROFESSIONALS ASSOCIATED WITH THE PROJECT.

Millbrook Ventures has partnered with various providers to aid in the execution of Silo Ridge Resort Community. The descriptions in this section were derived from publicly available information provided by the development partners.

Leading Hotels of the World is a leader in luxury hospitality and hotel marketing. The organization represents over 430 of the world's finest hotel, spas and resorts. The company has 24 regional offices in key cities around the world. The organization provides additional services including extensive sales and promotional activities, advertising and public relations programs, and owners/guests programs. In 2005, the company developed The Leading Spas of the World program, which is the first global evaluation and certification program for the spa industry.

Robert A.M. Stern Architects (Lead Architect), a world-renowned architectural firm with over thirty-eight years of experience, is the lead design architect for the project. Robert A.M. Stern Architects (RAMSA) is a 300-person firm of architects, landscape architects, and support staff, all among the top of their respective professions. Over its history, the firm has established an international reputation as one of the leading design firms in the world, with major projects in the United States, Europe, Asia, and South America. It has won numerous design awards, including the National Honor Awards of the American Institute of Architects. Robert A.M. Stern is personally involved in the Silo Ridge Resort Community development. Each project maintains an attention to detail and a commitment to design while still providing unique and beautiful work.

Ernie Els Design (Architect & Design) is a leading golf course designer, and is led by one of the most successful golfers of the current era. Over the past 15 years, Mr. Els has won almost 60 professional tournaments, including two US Open Championships and an Open

Championship, and a record six World Matchplay titles. During the past 18 months, Mr. Els has designed courses in the United States, Australia, the Bahamas, China, South Africa, Mauritius and Dubai. Ernie Els Design began designing courses in 1997. It is expected that the golf course at Silo Ridge will be Ernie Els' first course designed in the United States.

Jensen | Fey Architecture, Planning & Interior Design (Associate Architect Commercial), founded in 1995, designs hospitality, mixed use, office, retail, residential, and community projects. Jensen | Fey provides value beyond design and construction. Their designs create staffing, operational, and functional efficiencies that generate cost savings during the life of the building. Jensen | Fey works to produce the greatest value for its client's budget, and continually challenges itself to design solutions with this in mind. For many years Jensen | Fey has provided LEED Certification guidelines to numerous projects around the United States and is a pioneer and leader in LEED Certification building. Jensen Fey has worked with RAMSA before in the Associate Architect capacity.

Minno & Wasko and Planners (Associate Architect Residential) is an award-winning, mid-sized firm located along the Delaware River in Lambertville, New Jersey. For the past 10 years, the firm's commitment to quality design, meticulous detailing, superior materials and energy efficiency has been recognized by its peers through numerous industry awards for excellence in architectural design and planning. Minno & Wasko has worked with RAMSA before in the Associate Architect capacity.

Looney Ricks Kiss, established in 1983, has expertise in the areas of planning, research, environment, architecture, and interior design. Today, LRK is composed of 220 professional architects, designers, planners and administrative staff located in nine different offices throughout the United States. LRK has been involved in numerous projects ranging from single family homes to planned developments with residential, mixed use, and commercial components. It was awarded the Builders Choice Project of the Year for 2007. LRK consulted on the single-family homes area of the Silo Ridge Resort Community in preparation for the April 2008 MDP submission to the Planning Board.

The Chazen Companies (Site and Civil Engineering) is a professional engineering firm that provides technical expertise in engineering, environmental, surveying and planning consultation services. It is working with Millbrook Ventures to create and provide all the necessary studies and documentation that the developers are required to obtain for the development and future entitlements. The Chazen Companies has 150 professionals in five offices located throughout the Northeast and has been providing its engineering expertise since 1947.

Delaware Engineering (WW and WWTP) offers expertise in civil and environmental engineering to the public and private sectors. Their expertise lies in the ability to design, build, and operate state-of-the-art treatment facilities, providing tertiary wastewater treatment. The company is composed of a design staff of formally trained engineers and hands-on technical professionals, all of whom are involved in water and wastewater treatment design projects from inception to plant start-up and debugging. The firm has enjoyed steady growth over the past 15 years and now employs 50 professionals based in three offices in Upstate New York (Albany, Oneonta, and Walton).

Thomas J. Calu (Parking Consultant) was the Director of Economic Development and Parking for the New Jersey Transit and has over 30 years of experience in this field. He has established his own consulting services, serving both public and private sectors in parking matters. Mr. Calu has been recognized to provide full services in owner representation, initiation and oversight in feasibility studies and demand analysis, site planning, design, financing and project delivery strategies, revenue contract operations, access and revenue control systems, operational planning, security, customer service, pricing and policy.

The Pike Company (Construction Managers) of Rochester, New York is a leader in construction management and general contracting. This family-owned commercial builder has had a role in creating scores of high profile structures in Upstate New York. The firm's accomplishments have been significant since its first project of size, the original Stromberg- Carlson Company plant, which was built in Rochester in 1901. The firm's projects include the Rochester Museum and Science Center, as well as the Rochester Savings Bank. Outside the region, The Pike Company's preconstruction and construction expertise has been put to use in building schools, hospitals, commercial and industrial developments, bridges, highways, marine projects, and tunnels from Maine to Florida and as far west as Vancouver, British Columbia. Included among its major achievements nationally are the Universe of Energy pavilion and the World of Motion pavilion at Walt Disney World's Epcot and IBM Corporation's \$150 million Class 190 semiconductor manufacturing facility in Manassas, Virginia.

Naomi Miller Lighting Design (Exterior Lighting Consultant) of Troy, NY

Design philosophy is that architectural lighting should meet the human needs of the users in terms of visibility, comfort, aesthetic appearance, and psychological response. It also needs to be responsive to the needs of the owner/manager in terms of initial and maintained cost, and responsible to the environment through energy effectiveness and prudent use of materials. Special interest in lighting education, lighting quality and human factors energy-efficient lighting for residential, institutional, and commercial uses. Specialties include nighttime lighting impacts on perceptions of safety physiological effects of light on humans and wildlife, and appreciation of night skies.

Audubon Environmental, North Carolina (Natural Resource management Plan and Golf Course Sanctuary Program)

Audubon Environmental helps communities protect and sustain their land, water, wildlife, and natural resources. Our staff of scientists and subject matter experts work as partners with land owners and developers to protect, preserve, and enhance the environment within the context of the land's character and plans for human use.

We are united behind a single social purpose: To better the world by creating sustainable communities that balance what's right for the environment with what's right for business and the public at large. That philosophy, and our science, is at work all over the place. And everywhere we've been around the globe, we've proven that there really is a viable intersection between public and private interest. And we're really passionate about finding it.

Our clients range from small local municipalities to large resort developers, but they all look to us for the same thing: Sound science, practical environmental planning, exclusive certifications and responsive, innovative service

Cuddy & Feder (Land Use Legal Counsel) - Daniel F. Leary is a partner of the Firm and Vice-Chairman of the Land Use Department. Mr. Leary concentrates his practice in real estate development, zoning, and related environmental law. He is admitted to practice in the States of New York and Connecticut and in the United States District Court of the Southern District of New York and the United States Court of Appeals for the Second Circuit. He regularly represents developers, schools, non-profit organizations and the telecommunications industry in land use review and approval processes and litigation. Mr. Leary also represents municipalities and industrial development agencies in a variety of environmental matters. Prior to joining the firm, Mr. Leary served as the first Deputy County Attorney of the County of Putnam. Earlier, he served as the Town Attorney for the Town of Kent, New York.

Kramer Levin Naftalis & Frankel LLP (Hospitality & Land Acquisitions) is an international, full-service law firm with offices in New York and Paris. Their main practice with respect to the project is real estate services including the acquisitions and disposition of properties and all aspects of the development process, including but not limited to, condominium and cooperative developments as well as ground lease transactions. KLN has received numerous awards including ranking in the top 100 Most Prestigious Law Firms in America by Vault Rankings (2008), the National Law Journal Pro Bono Award (2006), and partner Gary P. Naftalis was named one of The National Law Journal 100 most influential lawyers in America (2006).

Paul Hastings (Legal) is a leading international law firm providing services and establishing partnerships with many of the world's top financial institutions, Fortune 500 companies and leading corporations. Established in 1951, the company has grown to include 1,200 attorneys serving clients from 18 worldwide offices. The 18 worldwide offices have provided its clients with the best legal advice and provided a full range of services to clients throughout the globe. Paul Hastings has been recognized with numerous awards and rankings including America's Leading Lawyers by Best Lawyers, Top-Tier Rankings in the Legal 500 Guide for Real Estate, Employment and Tax, high ranks in the Vault Guide to the Top 100 Law Firms (2008), amongst many others.

Holland & Knight – Executive Legal Counsel – Nick Milano Nicholas G. Milano, the real estate practice group leader for the Fort Lauderdale and West Palm Beach offices, focuses his real estate practice on the representation of lenders, developers and borrowers. He handles real estate contract drafting and negotiation, advanced title examination and issuance of title insurance as well as leasing issues for major retail

clients. Mr. Milano is experienced representing developers and managers in the acquisition or disposition of hotels and drafting related documents. Mr. Milano also represents owners and contractors in construction-related matters including construction contract negotiation and drafting as well as mechanic's lien and bonding issues.

TOWN OF AMENIA CONSULTANTS REVIEWING THE PROJECT

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APPENDIX D
AUDUBON SIGNATURE PROGRAM LEVELS





The program begins when the development project registers, and continues through construction, grand opening, and long-term management. Audubon Signature services and requirements also vary depending on the program level. The program involves:

- An initial site assessment conducted by Audubon International staff
- The development of a Natural Resource Management Plan (NRMP) that serves as a construction and operations
 manual for the property.
- Implementation of the Natural Resource Management Plan. Site visits during major phases of the project.
- Training and education for construction and operational personnel.
- An on-site Environmental Audit to assess compliance with program and site-specific requirements.
- Long-term management in accordance with Audubon Signature standards.

A project that complies with the minimum requirements for all Signature Projects and meets applicable site-specific requirements is designated as a Certified Audubon Signature Sanctuary.

Gold Level: The highest level Signature Program for U.S. and international projects includes multiple new land uses (e.g., residential, recreational areas, and commercial development), but is available to single-land-use projects, as well. Projects must register prior to the completion of the design. A staff member of Audubon Environmental Services, Inc. prepares an Environmental Master Plan, which guides siting, design, and management decisions relative to environmental aspects of the project. They also prepare the Natural Resource Management Plan and supplement Audubon International staff to offer extensive environmental education and on-site technical assistance in sustainable development and best management practices.

Note: Silo Ridge Resort was already in the approval and planning stages when Audubon was contacted for participation and therefore could not qualify for the Gold Level status.

Silver Level: For U.S. or international projects that involve one or more land uses (e.g., residential community with golf course or other amenities) in the planning stage, including a major redevelopment. A staff member of Audubon Environmental Services, Inc. prepares the Natural Resource Management Plan and supplements Audubon International staff in providing education and technical assistance in sustainable development and best management practices. Training and guidance for construction and operational personnel are also provided to guard against costly mistakes and ensure that the project achieves success.

Bronze Level: For U.S. projects that involve only a single new land use (e.g., sports complex, church, golf course) in the planning stage, including a major redevelopment. The Natural Resource Management Plan for the project is drafted by project consultants, rather than Audubon Environmental Services, Inc., but must meet Audubon International approval. Audubon International staff work primarily with the land or facility manager for educational purposes, reviews the Natural Resource Management Plan, and conducts the on-site audit to make final certification determination.



Appendix E
Lighting

Design Intent Statement on Outdoor Lighting

Sustainability of lighting encompasses many issues: energy use becaus of power generation impacts on air quality and global climate change use of materials because of their embodied energy; toxic by-products of mining, manufacturing and transportation; and light's unintended negative impact on flora, fauna, and human biology. The unwanted consequences of outdoor lighting include three main issues: Light Pollution (Sky Glow) Light Trespass, and Glare.

Energy Use

Shutting off lights when not needed, reducing usage to only the amount of light needed, and using energy-efficient lighting products are the three principal ways to reduce energy use in the Silo Ridge community. Reduced energy use in turn reduces environmental pollution, resulting damage to the environment and human health, and reduces the need to build costly power plants.

Light Pollution, Light Trespass, and Glare

Light Pollution (Sky Glow) is unwanted stray light in the atmosphere from light emitted directly upward by luminaires, or reflected from the ground. Particles in the air scatter the light, creating a glowing haze above a city or site. This light pollution is both a waste of energy because it serves no purpose, and it diminishes the ability of people and astronomical instruments to observe the night sky. Furthermore, light pollution and stray light disrupt the migration pattern of birds and can negatively affect the survival of frogs and sea turtles and other creatures.

Light pollution can be minimized by using the lowest wattage lamps that achieve the target light levels, and by selecting luminaires (light fixtures) that emit minimal, if any, light directly upward. Light emitted horizontally from light fixtures (from 90° to 100° as measured from straight downward) contributes most strongly to light pollution, so it is important to use fixtures that direct less light at those angles.

Light Trespass is light emitted toward neighboring properties where i is not wanted. Sometimes this light enters bedroom windows, making it difficult for people to sleep, and sometimes it becomes a distracting or annoying patch of brightness seen from a distance. Street lights that emit light near horizontal angles, and wallpacks (lensed wall fixtures that emit a lot of horizontal light, such as the fixture shown below) are the biggest culprits for Light Trespass, although pole-mounted parking lot of sportsfield lighting fixtures can cause problems also.

Light trespass can be minimized or eliminated through the careful selection location, and aiming of luminaires. It is important to choose luminaires that direct their light onto the intended areas, away from neighboring properties.

Glare is created when a light source is very bright relative to its background. It can be distracting or uncomfortable (called "Discomfort Glare"), or can interfere with a driver or pedestrian's ability to see clearly. The latter is called "Disability Glare" or "Veiling Glare" and is very dangerous.

Glare can be reduced by choosing luminaires that direct light only where it is needed. By shielding the excessive brightness of the lamp or optical system from important viewing angles, we can improve the clarity of seeing for both the driver and pedestrian.

LEED®

Leadership in Energy and Environmental and Design (LEED®) is a program through the United States Green Building Council (USGBC) that has established goals for sustainable projects. This report will outline the goals for the Silo Ridge Hotel and Clubhouse's site lighting.

Lighting Zones and Responsible Outdoor Lighting

LEED® Sustainable Sites Credit (SS8: Light Pollution Reduction) aims to reduce light pollution and impact on the nocturnal environment. This is accomplished by restricting the light leaving the interiors of buildings on the site, limiting light trespass, and limiting upward light.

The LEED® rating system classifies projects according to the following light zones: LZ1 – Dark (Parks and Rural Settings), LZ2 – Low (Residential), LZ3 – Medium (Commercial/Industrial, High-Density Residential), and LZ4 – High (Major City Centers, Entertainment Districts). Silo Ridge's main street with clubhouse and retail/restaurant areas qualifies as LZ2 and the following are the LEED® requirements for this zone.

I.72 - I.om

Design exterior lighting so that all site and building mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary. Document that no more than 2% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down). For site boundaries that abut public rights-of-way, light trespass

requirements may be met relative to the curb line instead of the site boundary.

The IESNA Luminaire Cutoff Classifications describe the light distribution of outdoor fixtures as

Non Cutoff, Semi-Cutoff, Cutoff, and Full Cutoff. Fixtures with the IESNA classification of Full Cutoff meet the LEED® requirement because no light is emitted at or above 90°. A few fixtures classified as IESNA

"Cutoff" can also meet this LEED® requirement. (Note: The IESNA is in transition between using the "Cutoff" classifications and a new system called the Luminaire Classification System (LCS). This report will use the older system until the new system is fully published and in wider use.)

The image at left is a polar graph representing the photometric distribution from a sample Full Cutoff luminaire. The center of the graph represents the lighting fixture and the curved outline shows the relative intensity of the light emanating from it. 0° is the bottom center of the graph (and towards the ground in application), while 180° is a line straight upward from the light fixture. The horizontal line radiating from the center is 90°. Light emitted in the 75°-90° range is often perceived as glaring. Light emitted above 90° contributes the most to light pollution, particularly the zone from 90° to 100°.

In addition to the exterior requirements, the LEED® credit limits the amount of light leaving the interior of the building at night. While daylighting a building reduces energy use during the day, after dark the glazing allows light to pass through it in to the surrounding site or into the night sky. The credit requires the lighting to be automatically shut off during non-business hours, or requires that the interior luminaires not direct their maximum luminous intensity (candlepower) through any of the glazing.

Other Sustainability Goals and Standards

Dark Skies

The International Dark-Sky Association (IDA) strives to preserve the beauty, wonder, and scientific resource of the night sky. It offers a voluntary rating system for outdoor luminaires. Manufacturers can submit their product performance data to the IDA for an evaluation of light pollution potential. Approved products receive a Fixture Seal of Approval (FSA), allowing the product to be advertised as IDA-Approved™ dark sky friendly product. Since this program is relatively new and voluntary, not all outdoor lighting manufacturers seek the FSA. However, all fixtures using lamps higher than 150W recommended for use at the Silo Ridge will strive to meet the IDA's FSA, and will be clearly shown and described during site plan review.

Controls to reduce lighting

Another good idea for reducing light pollution and unnecessary energy use is turning off outdoor lighting after a business has closed, or reducing lighting levels late at night when there is less traffic in roadways and parking lots. A community such as Silo Ridge is likely to have many fewer residents and staff using walkways and parking lots late at night, so some of the lighting can be shut off completely, and other areas shut down to hallevel late at night. For example, the employee parking lot can have all but the closest parking area lighting shut off at a curfew hour. Street lighting could be shut down to half level at night, with every other post-top fixture extinguished.

Green Principles, including toxicity and component materials - Silo Ridge is setting an example of responsibility in sustainability. It follows that the luminaires installed on the site should follow "green" principles. As an example, Silo Ridge will avoid products that use polycarbonate, PVC, and ABS materials because they can have toxic implications in manufacturing or in use. Although LEED® certification standards do not ban these materials, it discourages their use.

Mercury is a heavy metal that can be toxic to humans and animals. Almost all conventional light sources except for incandescent lamps use tiny amounts of mercury as an integral part of the light production. While this sounds frightening, the alternative is worse. Fluorescent and metal halide lamps are far more efficient than incandescent or even LED light sources at this point in time, so they use much less power. If we were to revert to incandescent lamps and LED light sources for all light production, we would be doubling to quadrupling our energy use, which would result in far greater production of hazardous mercury through fossil fuel power plant emissions. At this point in time it is impractical to completely eliminate mercury from lamps, so we recommend using lamps that exhibit long life, low mercury content, and excellent energy efficiency. We also recommend recycling spent lamps, so that mercury can be recycled and kept out of waste streams where they could cause environmental damage. LED light sources can be specified now for low-level path lighting, some soft building accent lighting, and step lighting. In the near future, LEDs may be appropriate for street lighting as well.

Green principles encourage the use of reducing material use, reusing materials, and recycling materials at the end of their useful life. The intent of LEED® credits 4.1 and 4.2 (Recycled Content) is to increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

Outdoor light fixtures and poles, as well as interior lighting fixtures principally use steel and aluminum for their durability. Steel and aluminum can be recycled at the end of their useful life. At this point in time, few lighting products on the market promote their recycled content As specifiers for LEED® projects, we are encouraging manufacturers to consider

- increasing recycled content of their products
- designing products for disassembly (i.e. when product reaches end of life, the various parts can be easily separated for recycling or reuse)
- recyclable or biodegradable packaging, and
- responsible production processes

Local manufacturing

The LEED® rating systems offers points for using a specific portion of materials that were manufactured (defined as manufacturing completed) within a 500 mile radius of the project site. This reduces the greenhouse gases generated through transporting goods long distances, and works to strengthen local economies. Credits MR 5.1 and 5.2 of the LEED® Materials and Resources section explicitly exempt mechanical, electrical, and plumbing (MEP) equipment from this requirement. In the spirit of this credit, however, manufacturers within a 500-mile radius of Amenia NY will be in the first tier of considerations for Silo Ridge.

On-site renewable energy and photovoltaic-powered lighting

LEED® Credit EA2 encourages the development and use of products that have integral power supplies, reducing the burden on the electrical grid. There are some outdoor lighting products with integral photovoltaic panels on the market. Unfortunately these products are very expensive and have exhibited significant field problems, so the technology is not sufficiently mature or reliable for use at Silo Ridge except for demonstration purposes. Fortunately, nighttime lighting is seldom a significant load on the electrical grid when the grid is strained, perhaps with the exception of very cold winter days between 4:30 and 5:30 pm. Photovoltaic panels that feed back to the electrical grid are more effective than photovoltaic systems tied to outdoor lighting at this point in time.

Lighting Performance - Outdoor

When lighting is designed for a community, we want it to bring out the beauty of the architecture and landscape, but it also must perform well functionally. This means it must provide the lighting levels and quality of light that helps residents, guests, and staff to perform the visual work that helps them gather information about their environment or task. This translates to seeing moving and parked cars, faces and gestures of people around them, signage, edges of sidewalks and stairs and roadways, pedestrians in a crosswalk, ice on pavement, etc. Because there are so many different types of visual tasks and spaces, the criteria for good quality lighting will vary. Target illuminances (footcandles), uniformity ratios, energy limits, and other criteria are derived from Illuminating Engineering Society of North America (IESNA) standards and the New York Energy Conservation Code (NYECC)

It is important that new or replacement fixtures be durable, easy to maintain and energy-efficient, because an installation that lasts a long time and is inexpensive to operate is also more economical and more sustainable in the long run. Good lighting practice for outdoor nighttime visibility includes

- providing enough light to help users see important details in an are
- providing sufficient lighting uniformity that important details in the darker areas can still be seen
- minimizing disabling glare for pedestrians and drivers, and
- avoiding excessive brightness that can temporarily blind users as they move from brighter areas to darker areas.

It is important to understand that the human visual system can see in bright sunshine and also in moonlight, but not at the same time. It takes time for the visual system to adapt to brighter or lower light levels. In general, it can only see details within a range of 100 to 1 in luminance (measurable brightness), and without careful design, nighttime environments can easily exceed this range by 10 or 100 times. The result is that excessively bright luminaires, walls, or signs can make it difficult or impossible for users to see a patch of ice on the sidewalk or a deer darting out across the roadway.

Design Principles for Silo Ridge

Balancing the need for nighttime lighting with the goal of reducing energy use and light pollution is challenging. The best practice is to put light on roadways in places that have the highest potential for vehicle/vehicle conflict or vehicle/pedestrian conflict. At Silo Ridge, continuous polemounted roadway lighting will be limited to conflict areas (crosswalks and intersections). Vehicle headlights will supply needed illumination between light poles. This meets the LEED® goals for reducing energy consumption and material consumption (SS8, Energy Performance Credit EA1).

Parking lots pose greater potential for pedestrian/vehicle conflict and vehicle/vehicle conflict, so these are traditionally lighted more uniformly although the number of fixtures illuminated after business hours will be reduced. Heavily used pathways may have pole-mounted lighting in orde to improve the perception of safety for pedestrians, but this lighting also will be reduced or eliminated at night through controls.

Building facades and signage may be considered for lighting also, but they will be lighted from the top downward wherever possible, and "floodlighting" or "façade washing" from the ground will be avoided since stray light could annoy neighbors. Instead, nighttime visibility can be achieved with lighting techniques that provide lines or dots of light (for example) to highlight key architectural details, instead of washes of light on large surfaces. This reduces energy use as well as light pollution.

Building entrances need to be illuminated for safety, and this is enforced by code. Public entrances may have small amounts of low-output decorative lighting (750 lumens per fixture, maximum). Additional lighting may be used as long as it is fully shielded so that it emits no light above horizontal. Service entrances will use fully-shielded lighting only, so that all light is emitted downward. Any non-shielded lighting that is needed for deliveries, for example, will be switched on temporarily only.

Landscape lighting can accentuate exterior plantings while providing wayfinding and a psychological sense of brightness. Too often, landscape lighting equipment uses high wattage sources, but it takes very little wattage (and lumens) to get a dramatic effect, if the landscape lighting is carefully done. Landscape lighting that relies primarily on downward lighting from trees or building eaves can be combined with small amounts of uplight to achieve this effect. Lamp wattages will be limited to 20W maximum light sources (1200 lumens per fixture, maximum), and specified fixtures will be carefully located, aimed, and louvered to maximize enjoyment, while reducing glare and distraction. Landscape lighting will be extinguished at the curfew hour.

Silo Ridge proposes using warm-color sources (3000K) that are close to incandescent in appearance. These include warm-color ceramic metal halide lamps, pin-based compact fluorescent lamps, small numbers of halogen lamps, and a few warm-color LED products. This will support the traditional look of flame and early incandescent lights. (Blue-white light from metal halide or mercury lamps, or orange light from High Pressure Sodium lamps will not be used.)

Smaller-scale lighting fixtures and poles will be specified to reinforce the residential scale of the community. Pole-mounted street lights will range between 12 and 15' in height on streets, and will be spaced 50 to 65 fee apart on the few streets that are continuously lighted. Parking lots will use poles up to 20' in height in order to reduce the total number of fixtures required. Lighting will be designed in accordance with Town of Amenia Zoning Law §121-40L.

Lighting uniformity and Target Light Levels (Illuminance)

The following tables list target light levels. In general, Silo Ridge designers and engineers will design for the lowest light levels in these standards, knowing that the community desires low light levels, and knowing that with lower ambient light levels and less fixture glare, the eye's dark adaptation allows it to see well at low light levels.

Illuminance is the amount of light (lumens) falling on a given area and is measured in footcandles (SI Units: Lux). The Illuminating Engineering Society of North America (IESNA) and related subcommittees publish Recommended Practices (RP) and a Lighting Handbook that contains illuminance guidelines. The tables below list the recommended illuminance and uniformity ratios recommended by the IESNA (Eavg = avg. illuminance Emin = min. illuminance).

Table 1 – Lighting Recommendations for Roadways with Low Pedestrian Conflict

Roadway	Horizontal Illuminance (footcandles)	Uniformity E_{avg} / E_{min}	Reference
Collector	0.4 - 0.6	4	IESNA RP-8-00
Local	0.3 - 0.4	6	IESNA RP-8-00
	dividual parking lots. T	The horizontal illuminance values :	in roads around the site and local roads are listed as a range because the value

Table 2 – Lighting Recommendations for Intersections

Ų	C			
Type of Intersection	Average Illumination (fc) at roadway		Uniformity	
	according to Pedestrian Area Classification		$ m E_{avg}$ / $ m E_{min}$	
	Medium	Low		
Major/Collector	2.2	1.5	3	
Collector/Local	1.6	1	4	
Local/Local	1.4	0.8	6	
These values are based on continuously lighted roadways. For non-continuously lighted roadways, the				
illuminance targets are for the conflict area of the intersection, and the uniformity values are not				
applicable outside the intersection area.				

Table 3 – Lighting Recommendations for Pedestrian Ways and Class 1 Bikeways

	Avg. Horiz. Illum. on Pavement (fc)	Uniformity E_{max} / E_{min}	Reference
Commercial Areas	1	≤ 10:1	RP-33-99
Intermediate Areas	0.5	≤ 10:1	RP-33-99
Residential Areas	0.2	≤ 10:1	RP-33-99
	Sidewalks	(Roadside) and Type B Bikew	ays
Walkways & Bikeways	0.5	≤ 10:1	RP-33-99
Pedestrian Stairways	0.5	≤ 10:1	RP-33-99

Table 4 – Lighting Recommendations for Additional Exterior Areas

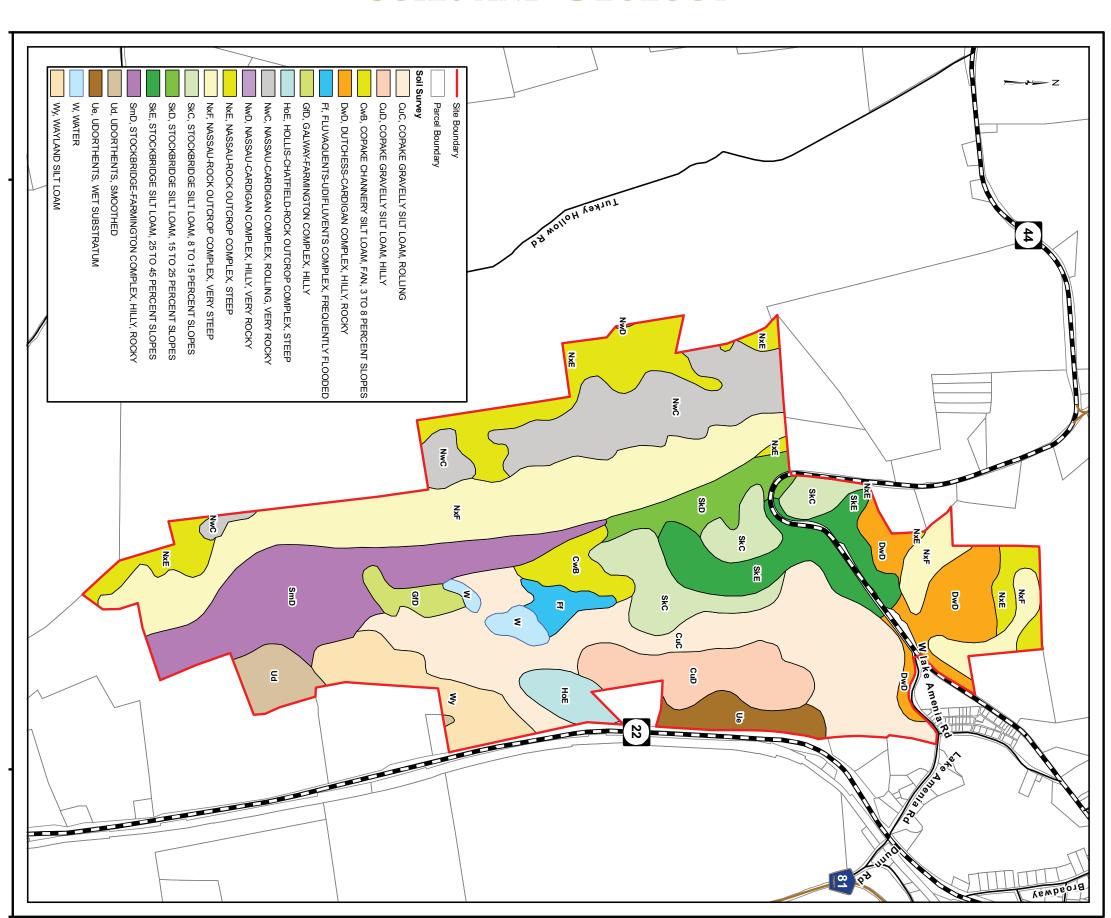
Horiz. fc	Vertical fc	Illuminance ratios	Notes
5 avg.	3 avg.		
3 avg.	3 avg.		
0.2 min.	0.1 min.	20:1 (max:min)	2,3
10 avg.	3 avg.		
1 avg.	0.3 avg.		
ting Handbook	, 9 th Edition Chapter 22		
	5 avg. 3 avg. 0.2 min. 10 avg. 1 avg. ting Handbook	5 avg. 3 avg. 3 avg. 3 avg. 0.2 min. 0.1 min. 10 avg. 3 avg. 1 avg. 0.3 avg. ting Handbook 9 th Edition, Chapter 10.	5 avg. 3 avg. 3 avg. 20:1 (max:min) 20:1 (max:min) 10 avg. 3 avg. 1 avg. 0.3 avg. 1 avg. 0.3 avg. 1 avg. 0.3 avg. 1 avg. 0.3 avg. 1 avg. 0.4 Edition, Chapter 10. ting Handbook, 9 th Edition Chapter 22.

Non-lighting strategies for improving safety

Lighting is one method for improving safety; but non-visual strategies also work well. The intersections might have the recommended illuminance, but rumble strips could be more effective in slowing drivers as they enter the intersection, thereby making the intersection safer.

Contrast is the single most important aspect of nighttime visibility. Withou sufficient contrast, the amount of lighting must be increased to make the object more visible. Objects, words, people.... everything is more visible as its contrast against the background increases. White painted crosswall stripes against black pavement are highly visible, for example. High contrast markings, possibly using retro-reflective paints or similar material can make the edges of roadways more visible than overhead lighting can.

APPENDIX F SOILS AND GEOLOGY



Soils: Existing Conditions

According to the United States Department of Agriculture (USDA) Dutchess Count Soil Survey16 for this site, 17 soil types are identified on the 670±-acre project site, a illustrated on "Soils Map." The following offers the location and detailed description of the various soil classifications identified for this site.

Copake gravelly silt loam, rolling (CuC): This soil unit consists of very deep, well drained soils formed in glaciofluvial deposits high in limestone fragments. Permeability is moderate or moderately rapid in the surface layer and subsoil, and very rapid in the substratum Surface runoff is medium and the erosion hazard is moderate. Slopes are complex and range from 5 to 16%. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth greater than 6 feet. This unit has been identified in the northeast portion of the site.

Copake gravelly silt loam, hilly (CuD): This soil unit consists of very deep, well drained soils formed in glaciofluvial deposits high in limestone fragments. Permeability is moderate or moderately rapid in the surface layer and subsoil, and very rapid in the substratum. Surface runoff is medium and the erosion hazard is severe. Slopes are complex and range from 15 to 30%. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth greater than 6 feet. This unit has been identified in the northeast portion of the site Copake channery silt loam, fan, 3-8% slopes (CwB): This soil unit consists of very deep gently sloping and well drained soils formed in glacial outwash deposits. Slopes are generally smooth. Permeability is moderate or moderately rapid in the surface layer and subsoil, and very rapid in the substratum. Surface runoff is slow and the erosion hazard is slight. Depth to bedrock is more than 60 inches and the depth to the seasonal high water table (April-May) ranges from 3 to 6 feet. This unit meets the criteria for prime farmland. This mapping unit has been identified in the central portion of the project site.

Dutchess-Cardigan complex, hilly, rocky (DwD): This unit consists of very deep, well drained Dutchess soils and moderately deep, well drained Cardigan soils that formed in glacial till deposits. The Dutchess soil has a depth to bedrock of more than 60 inches and the seasonal high water table is at a depth of more than 6 feet. The Cardigan soil has a depth to bedrock of between 20 and 40 inches and a seasonal high water table at a depth of more than 6 feet. Both the Dutchess and Cardigan soils in this group have moderate permeability, rapid surface runoff, and severe erosion potential. This soil complex is identified on the northern portion of the project site, north of US Route 44.

Fluvaquents-Udifluvents complex, frequently flooded (Ff): This unit consists of nearly level, very deep, somewhat poorly drained to very poorly drained Fluvaquents and very deep, moderately well drained to somewhat excessively drained Udifluvents. It is subject to frequent flooding and soil characteristics such as texture, gravel content, and drainage are variable within short distances. Surface runoff is slow to ponded and the erosion hazard is moderate. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth of between 0.5 feet and 6 feet. This map unit is identified in a small area in the central portion of the project site, adjacent to a wetland area.

Galway-Farmington complex, hilly (GfD): This unit consists of moderately deep well drained and moderately well drained Galway soils and shallow, well drained and somewhat excessively drained Farmington soils that formed in glacial till deposits. Slope are complex and range from 15 to 30%. Permeability is moderate, surface runoff is rapid and erosion hazard is severe. For Galway soils, the depth to bedrock is 20 to 40 inches and the seasonal high water table is perched at a depth of 1.5 to 3 feet. For Farmington soils the depth to bedrock is 10 to 20 inches and the seasonal high water table is at a depth of more than 6 feet. This map unit is identified in a small area in the central portion of the project site adjacent to a wetland area.

Hollis-Chatfield-Rock outcrop complex, steep (HoE): This unit consists of shallow, we drained and somewhat excessively drained Hollis soils; moderately deep, well drained an somewhat excessively drained Chatfield soils; and areas of rock outcrop. It is typicall found on hills and side slopes that are underlain by folded schist, granite, or gneis bedrock. Slopes are complex and range from 25% to 45%. Hollis soils have a typical dept to bedrock of 10-20 inches, while Chatfield soils have a depth to bedrock of 20-40 inche Both soils have very rapid surface runoff, a very severe erosion hazard, and a depth to the seasonal high water table of more than 6 feet. This soil complex is mapped in a small are of the eastern central portion of the site near Route 22.

Nassau-Cardigan complex, rolling, very rocky (NwC): This unit consists of shallow somewhat excessively drained Nassau soils and moderately deep, well drained Cardigar soils that formed in glacial till deposits. Slopes are complex and range from 5 to 16%. Both soils have moderate permeability, medium surface runoff, moderate erosion hazard, and a depth to the seasonal high water table of more than 6 feet. Nassau soils have a depth to bedrock of between 10 and 20 inches and Cardigan soils have a depth to bedrock of 20 to 40 inches. This map unit is identified in the western portion of the project site.

Nassau-Cardigan complex, hilly, very rocky (NwD): This unit consists of shallow, somewhat excessively drained Nassau soils and moderately deep, well drained Cardigan soils that formed in glacial till deposits. It is found on hills and side slopes that are underlain by folded shale bedrock.

Nassau soils are commonly on upper slopes and near areas of rock outcrop and Cardigar soils are commonly on lower concave slopes. Rock outcrop covers 2% to 10% of the surface Slopes are complex and range from 15% to 30%. Both soils have moderate permeability rapid surface runoff, severe erosion hazard, and a depth to the seasonal high water table of more than 6 feet. Nassau soils have a depth to bedrock of between 10 and 20 inches and Cardigan soils have a depth to bedrock of 20 to 40 inches. This soil complex is mapped in a very small area in the western hills of the project site.

Nassau-Rock outcrop complex, steep (NxE): This unit is comprised of shallow, somewhat excessively drained Nassau soils and areas of rock outcrop. Slopes are complex and range from 25% to 45%. Permeability is moderate, surface runoff is very rapid, and the erosion hazard is very severe. The depth to bedrock is 10 to 20 inches and the seasonal high water table is at a depth of more than 6 feet. NxE soils are found on the far western edge of the project site.

Nassau-Rock outcrop complex, very steep (NxF): This unit is comprised of shallow somewhat excessively drained Nassau soils and areas of rock outcrop. It is found on hill and side slopes that are underlain by folded shale bedrock. Slopes are complex and range from 45% to 70%. Permeability is moderate, surface runoff is very rapid, and the erosion hazard is very severe. The depth to bedrock is 10 to 20 inches and the seasonal high wate table is at a depth of more than 6 feet. This complex is mapped in the eastern hillsides of the project site and in areas north of Route 44.

Stockbridge silt loam, 8-15% slopes (SkC): This unit consists of very deep, sloping and well drained soils formed in glacial till deposits. Permeability is moderate in the surface layer and subsoil, and slow in the substratum. Surface runoff is rapid and erosion hazard is moderate. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth greater than 6 feet. Stockbridge soils are generally located within the central portion of the project site north and south of the hairpin turn in US Route 44. This soil is identified as a soil of statewide significance by the Natural Resources Conservation Service (NRCS), indicating it is viable for agriculture.

Stockbridge silt loam, 15-25% slopes (SkD): This unit consists of very deep, moderately steep, well drained Stockbridge soils that formed in glacial till deposits. Slopes are smooth. Permeability is moderate in the surface layer and subsoil and slow to moderately slow in the substratum. The depth to bedrock is more than 60 inches and the seasonal high water table is at a depth of more than 6 feet. Stockbridge soils are generally located within the central portion of the project site north and south of the hairpin turn in US Route 44.

Stockbridge silt loam, 25-45% slopes (SkE): This unit consists of very deep, steep, and well drained Stockbridge soils that formed in glacial till deposits. Slopes are smooth Permeability is moderate in the surface layer and subsoil, and slow or moderately slow in the substratum. Surface runoff is very rapid and erosion hazard is very severe. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth greater than 6 feet. Stockbridge soils are generally located within the central portion of the project site north and south of the hairpin turn in US Route 44.

Stockbridge-Farmington complex, hilly, rocky (SmD): This unit consists of very deep, we drained Stockbridge soils and shallow, well drained and somewhat excessively drained Farmington soils that formed in glacial till deposits. Slopes are complex and range from 1 to 30%. Permeability is moderate in the surface layer and subsoil, and slow or moderatel slow in the substratum. Surface runoff is rapid and erosion hazard is severe. Depth to bedrock is more than 60 inches and the seasonal high water table is at a depth greater than 6 feet. SmD soils are identified in a band running north/south through the central portion of the project site.

Udorthents, smoothed (Ud): This unit consists of very deep, somewhat excessively drained to moderately well drained soils that have been altered by cutting and filling. Slopes are dominantly 0 to 8% but range from 8 to 25% on the sides of excavations and along highways. The characteristics of this soil are so variable that an onsite soil investigation is typically needed to determine suitability for proposed land uses. This unit is mapped in the southeastern portion of the project site, adjacent to Route 22.

Udorthents, wet substratum (Ue): This unit consists of moderately well drained soils that have been altered by filling. It is found on filled depressions, drainageways, and areas of tidal marsh. Slopes are dominantly 0 to 3%, but range up to 8%. The characteristics of this soil unit are so variable that an onsite soil investigation is typically needed to determine suitability for proposed land uses. This unit is mapped in a small area along Route 22 in the northern portion of the project site.

Wayland silt loam (Wy): This unit consists of very deep, nearly level, and poorly drained and very poorly drained Wayland soils that formed in alluvium deposits. It is found on flood plains. Slopes are smooth and range from 0 to 3%. Permeability is moderate to moderately slow in the surface layer and slow in the subsoil and substratum, surface runoff is slow, the erosion hazard is slight, and the depth to the seasonal high water table is 0.5-1.0 foot. The Table below provides a summary of the specific limitations for each soil unit within the project area. The construction limitation designations of "slight," "moderate," and "severe" refer to level of engineering which may be necessary to develop on a particular soil type. Soils with "slight" limitations are generally favorable for development and any limitations are easily overcome. Soils with "moderate" or "severe" limitations may require some special design, planning, or maintenance to address or minimize the limitation.

Soil Category Approximate Disturbance (Acres) Statewide Importance 63± Prime Farmland < 0.1± Hydric 0.9± Partially Hydric < 0.1±

Amount of Estimated Slope Disturbance			
Slope Category	Acres Disturbed	Percent of Disturbed Slopes	
0-10%	99 <u>+</u>	40%	
10-15%	42 <u>+</u>	17%	
>15%	105 <u>+</u>	43%	
Total	246 <u>+</u>	100%	

126

APPENDIX G PLANTING PLANS AND SPECIAL HABITAT VALUE

Silo Ridge Resort Community

Planting Plans

P0 – Littoral Shelf Group for Emergent Aquatic Habitat Enhancement Margins

Plant species for the P0 group have been selected to be consistent with the littoral aquatic communities present in the onsite and contiguous wetlands at the Silo Ridge property. Prior to establishing a final list, a qualitative survey will be completed to confirm the species proposed for this planting and to identify new species that can be added to the list.

<u>Sedge</u>

Fringed Sedge (Carex crinita)
Shallow Sedge (Carex lurida)
Wool Grass (Scirpus cyperinus

Rush

Soft Rush (Juncus effusus)

Dark Green Bull Rush (Scirpus atrovirer

Forb

Broadleaf Cattail (Typha latifolia)

P1 - Shoreline Group for Aquatic Habitat Enhancement Margins

Grasses

Rice Cut Grass (Leersia oryzoides)

Sedges

Water Sedge (Carex aquatilis Awl Sedge (Carex stipata)

Rushes

Soft Rush (Juncus effusus var. Pylaei)
Hardstem Bull Rush (Scirpus acutus)
Dark Green Bull Rush (Scirpus atrovirens

Forbes

Swamp Milkweed (Asclepias incarnata)
Marsh Marigold (Caltha palustris)
Spotted Joe-pye Weed (Eupatorium maculatu

P2 - Short Grasses and Forbs for In-Play Buffers and Habitat Enhancements

<u>Grasses</u>

Little Bluestem (Schizachyrium scoparium

Poverty Grass (Danthonia spicata)

Sideoats Gramma (Bouteloua curtipendula)

Tufted Hairgrass (Deschampsia cespitosa)

Purple Lovegrass (Eragrotis spectabilis

Forbes

Common Evening Primrose (Oenothera biennis)

Columbine (Aquilegia canadensis)

Heath Aster (Aster ericoides)

New England Aster (Aster novae-angliae)

Canada Trick-trefoil (Desmodium canadense)

Wild Lupine (Lupinus perennis)

Wild Bergamot (Monarda fistcos

Sundrops (Oenothera fruticosa)

Beardtongue (Penstemon digitalis)

Perennial Phlox (Phlox paniculata)

Cut-leaf Coneflower (Rudbeckia laciniata)

Blue Vervain (Verbena hastata)

P4 - Shrubs and Trees for Out-of-Play Buffers and Habitat Enhancements

Shrubs (OblWet)

Bog Laurel (Kalmia polifolia)

Shrubs (FacWet)

Swamp Dogwood (Cornus amomum ssp. Oblique)

Gray Dogwood (Cornus foeming ssp. Racemosa)

High-bush Cranberry (Vibernum opulus var. Americanum

Nannyberry (Viburnum lentago)

Southern Arrowwood (Bibernum dentatum)

Elderberry (Sambucus canadensis

Trees (FacWet)

River Birch (Betula nigra)
Bitternut (Carya cordiformis)
Silver Maple (Acer saccharinum)

American Larch (Larix laricina)

Eastern White Cedar (Thuja occidentalis)

Green Ash (Fraxinus pennsylvanica)

Shrubs (FacUpland)

Witch Hazel (Hamamelis virginiana

Black Raspberry (Rubus occidentalis

Staghorn Sumac (Rhus hirta)

Chokecherry (Prunus virginiana)

Trees (FacUpland)

Red Maple (Acer rubrum)

Paper Birch (Betula papyrifera)

Shagbark Hickory (Carya ovata)

Butternut (Juglans cinerea)

Beech (Fagus grandifolia)

Pin Cherry (Prunus pennsylvanica

Eastern Cottonwood (Populus deltoides

Bur Oak (Quercus macrocarpa)

Eastern Red Cedar (Juniperus virginiana)

Balsam Fir (Abies balsamea)

Eastern White Pine (Pinus strobus)

White Spruce (Picea glauca)

Red Pine (Pinus resinosa

P5 - Aquatic Bench Plants, Wetland Shelf and Erosion Control/ Restoration Group for Storm Water Management Basins.

Sedges

Bearded Sedge (Carex comosa

Fringed Sedge (Carex crinita

Wool Grass (Scirpus cyperinu

Kusnes

Soft Rush (Juncus effusus)

Hardstem Bull Rush (Scirpus acutus

<u>Forbe</u>

Sweet Flag (Acorus americanus)

Pickerelweed (Pontederia cordata)

Burreed (Sparganium americanum)

Arrow Arum (Peltandra virginica)



APPENDIX H LEED CERTIFICATION

In the United States and in a number of other countries around the world, LEED certification is the recognized standard for measuring building sustainability. Achieving LEED certification is the best way for you to demonstrate that your building project is truly "green."

The LEED green building rating system -- developed and administered by the U.S. Green Building Council, a Washington D.C.-based, nonprofit coalition of building industry leaders -- is designed to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and wellbeing.

The LEED rating system offers four certification levels for new construction -- Certified, Silver, Gold and Platinum -that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and Innovation & Design Process.

LEED Project Checklist

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Water Efficiency 5 Possible Points	
Credit 1.1 Water Efficient Landscaping, Reduce by 50%	
Credit 1.2 Water Efficient Landscaping, No Potable Use	or No
Irrigation	
Credit 2 Innovative Wastewater Technologies	
Credit 3.1 Water Use Reduction, 20% Reduction	
Credit 3.2 Water Use Reduction, 30% Reduction	1
Energy & Atmosphere 17 Possible Points	
Prereq 1 Fundamental Commissioning of the Building F	Energy
Systems Required	6)
Prereq 2 Minimum Energy Performance Required	
Prereq 3 Fundamental Refrigerant Management Required	1
Credit 1 Optimize Energy Performance	1–10
Credit 2 On-Site Renewable Energy	1–3
Credit 3 Enhanced Commissioning	
Credit 4 Enhanced Refrigerant Management	1
Credit 5 Measurement & Verification	
Credit 6 Green Power	
Credit o Green Fower	
Materials & Resources 13 Possible Points	
Prereq 1 Storage & Collection of Recyclables Required	
Credit 1.1 Building Reuse, Maintain 75% of Existing	Wolle
Floors & Roof	1
Credit 1.2 Building Reuse, Maintain 95% of Existing	1 Wollo
Floors & Roof	tvans,
	Non
Credit 1.3 Building Reuse, Maintain 50% of Interior	1
Structural Elements	
Credit 2.1 Construction Waste Management, Divert 50%	
Disposal	
Credit 2.2 Construction Waste Management, Divert 75%	o from
Disposal	
Credit 3.1 Materials Reuse, 5%	
Credit 3.2 Materials Reuse, 10%	
Credit 4.1 Recycled Content, 10% (post-consumer + 1/	
consumer)	1
Credit 4.2 Recycled Content, 20% (post-consumer + 1/	2 pre-
consumer)	
Credit 5.1 Regional Materials, 10% Extracted, Process	sed &
Manufactured Regionally	
Credit 5.2 Regional Materials, 20% Extracted, Process	sed &
Manufactured Regionally	
Credit 6 Rapidly Renewable Materials 1	
Credit 7 Certified Wood	

Indoor Environmental Quality 15 Possible Points	
Prereq 1 Minimum IAQ Performance Required	
Prereq 2 Environmental Tobacco Smoke (ETS) Con	itro
Required	
Credit 3.1 Construction IAQ Management Plan, Dur	ring
Credit 3.2 Construction IAQ Management Plan, Be	for
Credit 4.4 Low-Emitting Materials, Composite Wood	8
Credit 5 Indoor Chemical & Pollutant Source Control	
Credit 6.1 Controllability of Systems, Lighting	
Credit 6.2 Controllability of Systems, Thermal Comfort	
Credit 7.1 Thermal Comfort, Design	
Credit 7.2 Thermal Comfort, Verification	
Credit 8.1 Daylight & Views, Daylight 75% of Spaces	
Innovation & Design Process 5 Possible Points	
Credit 1.1 Innovation in Design	
Credit 1.4 Innovation in Design	
Credit 2 LEED Accredited Professional	
Project Totals 69 Possible Points	

LEED C eritfication Levels

Certified 26–32 points

Silver 33–38 points

Gold 39–51 points

Platinum 52–69 points

APPENDIX I Town of Amenia Hydrological Overlay Districts

Legend

Parcel Boundaries

Streams

Water Bodies

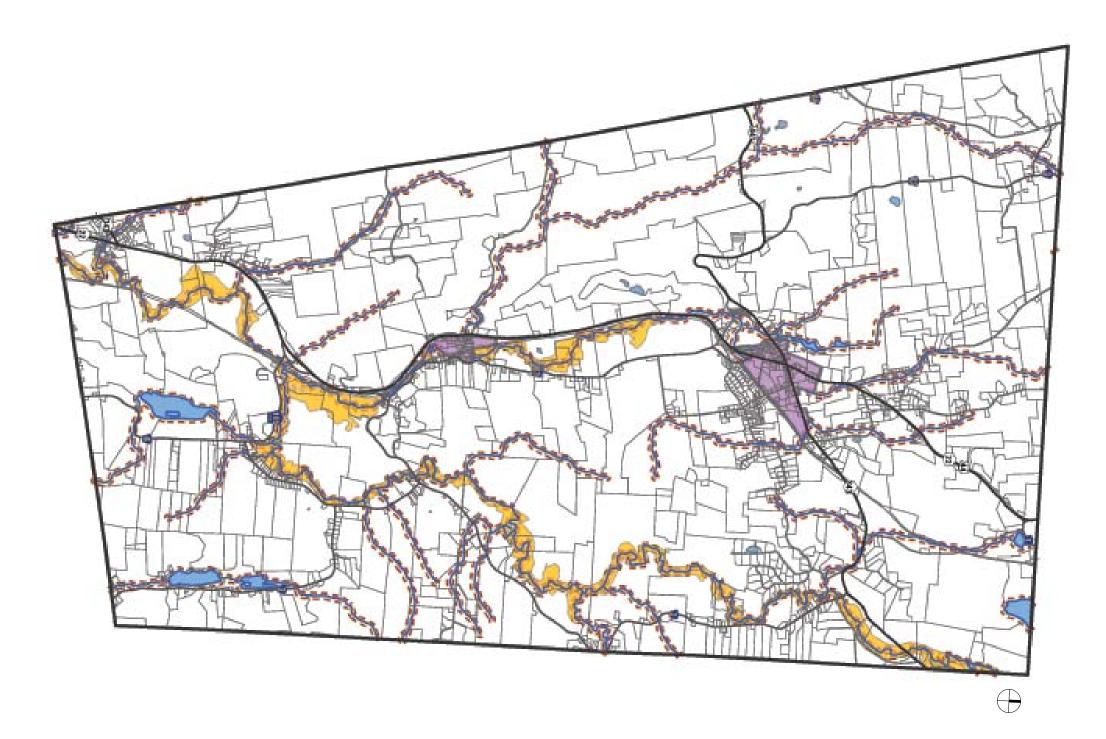
Floodplain Overlay District

150' Stream Corridor Overlay District

Hamlet Exclusion Areas

Minor Streams- Dutchess County Environmental Management Council, 1998 Water Bodies- Dutchess County Environmental Management Council, 1999 Floodplains- FEMA Q3 Data, 1996

For Discussion Purposes Only Subject to Field Verification



APPENDIX J Town of Amenia Scenic Protection Overlay

