



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 lot (“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.

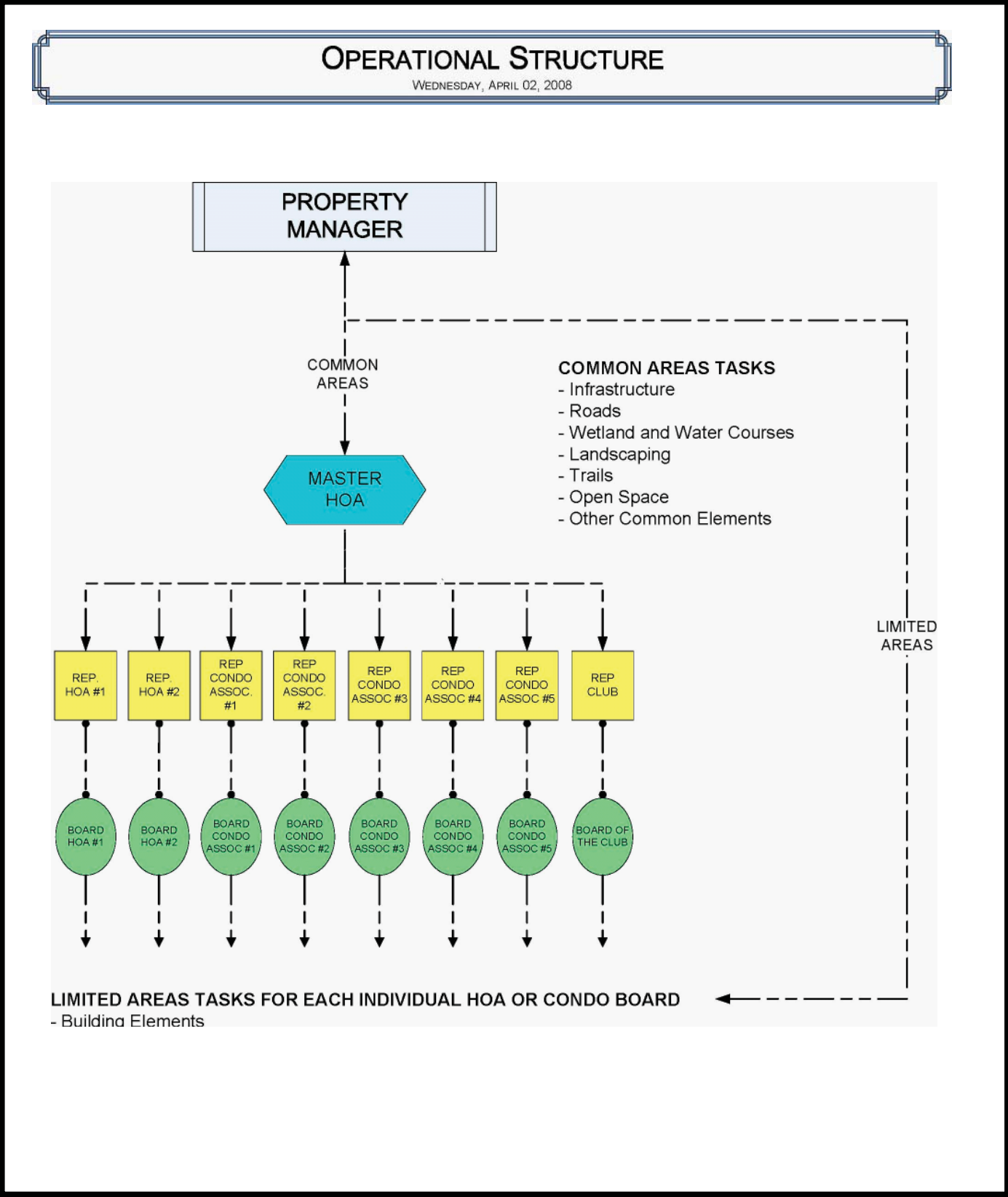
The Board of Directors of the HOA will be responsible for the governance of the HOA and will work with a Property Manager to maintain the Common Areas. The HOA will collect an escrow fee from HOA Owners for the post-construction review by the Town of Amenia engineer of inspection and maintenance reports required in connection with the Stormwater Pollution Prevention Plan and will be responsible for the payment of the fee to the Town of Amenia. The HOA will also be committed to dedicating sufficient resources to 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 all solid waste and recyclables from the Project in compliance with all applicable federal, state and local rules and regulations.

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

Costs and Expenses

The costs and expenses of operating the HOA and of making capital improvements to the Common Areas 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 Owners 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 Department 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 Components 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 requirements of the Conservation Easements. The HOA documents will include provisions to implement the requirements of the Conservation Easements.





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 that 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 architectural 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 standards and may substitute for other signage requirements in the Zoning Law. The MDP 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 establishments 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 of 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 DeLavernge 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 RDO 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 height limitation in Section 121-18(C)(10)(b). To grant the waivers, the Planning Board must find that:

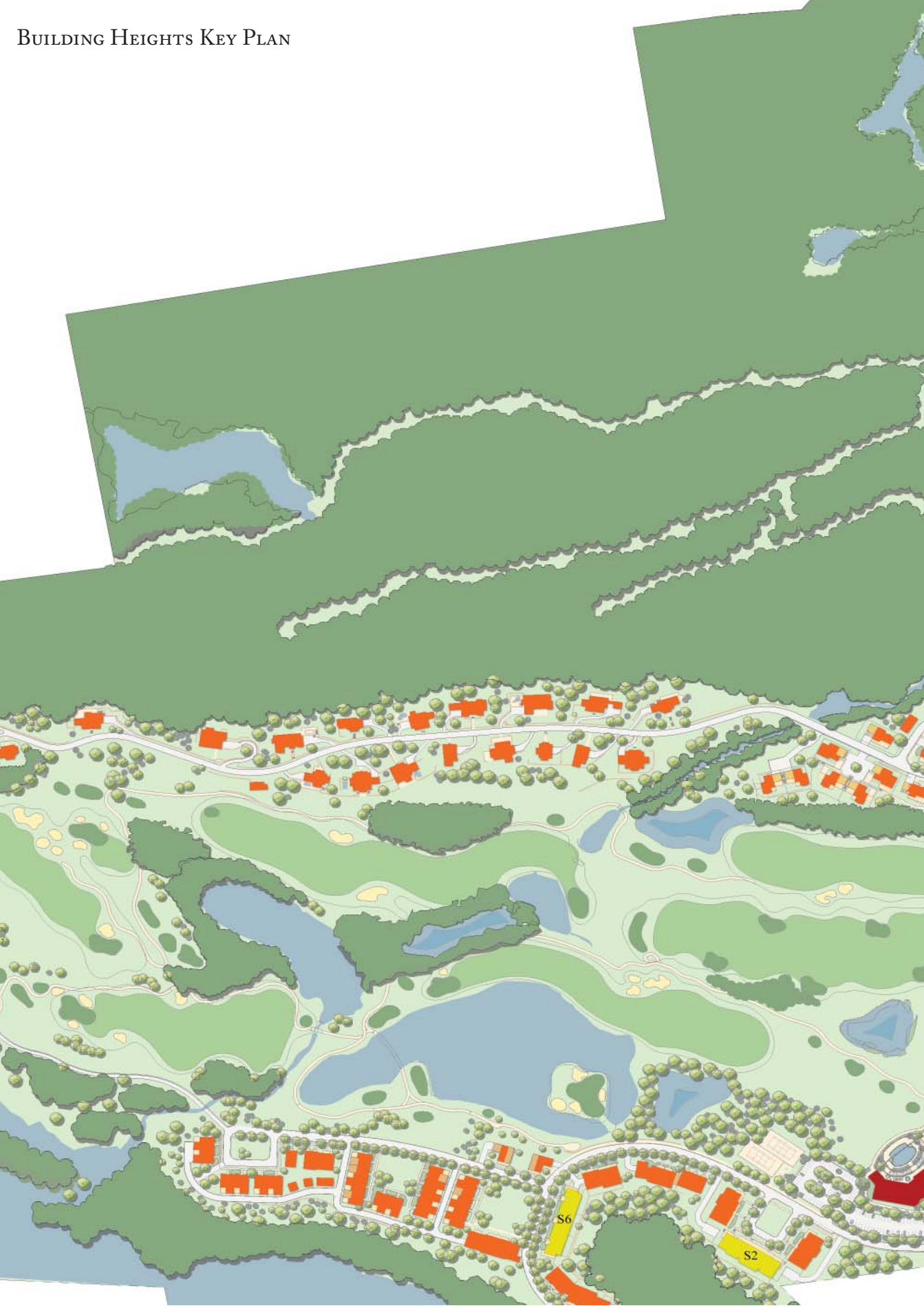
- No significant views are adversely impacted.
- Any impacts on views are mitigated to the maximum extent practical.
- Building(s) are sited to minimize visual impacts by taking advantage of natural topography.

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 stories 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 buildings 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.

BUILDING HEIGHTS KEY PLAN





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 Applicant 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 resort use 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 on scenic resources and steep slopes.

Section 121-36(A), Steep Slope Regulations

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 engineering

practices that will be implemented to ensure that there are no adverse impacts 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 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. (Appendix G of the FEIS). A Confirmatory 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 Overlay District, where streams and water features are integrated into the Master 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.



Prepared by
MILLBROOK VENTURES, LLC

March 30, 2009

Aerial Photo: Silo Ridge



APPENDIX A
MASTER DEVELOPMENT SET OF PLANS: ATTACHED



APPENDIX B

LIST OF PLAN SHEETS AND DESCRIPTION OF EACH SHEET



APPENDIX C

PROFESSIONALS ASSOCIATED WITH THE PROJECT.





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 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 pole-mounted 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 order 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 feet 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 (E_{avg} = avg. illuminance; E_{min} = 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
The values listed above are for low pedestrian conflict area. Collector roads are the main roads around the site and local roads feed off the collector to the individual parking lots. The horizontal illuminance values are listed as a range because the value varies according to the type/reflectance of the pavement.			

Table 2 – Lighting Recommendations for Intersections

Type of Intersection	Average Illumination (fc) at roadway according to Pedestrian Area Classification		Uniformity E_{avg} / 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

Sidewalks (Roadside) and Type A 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 Bikeways			
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

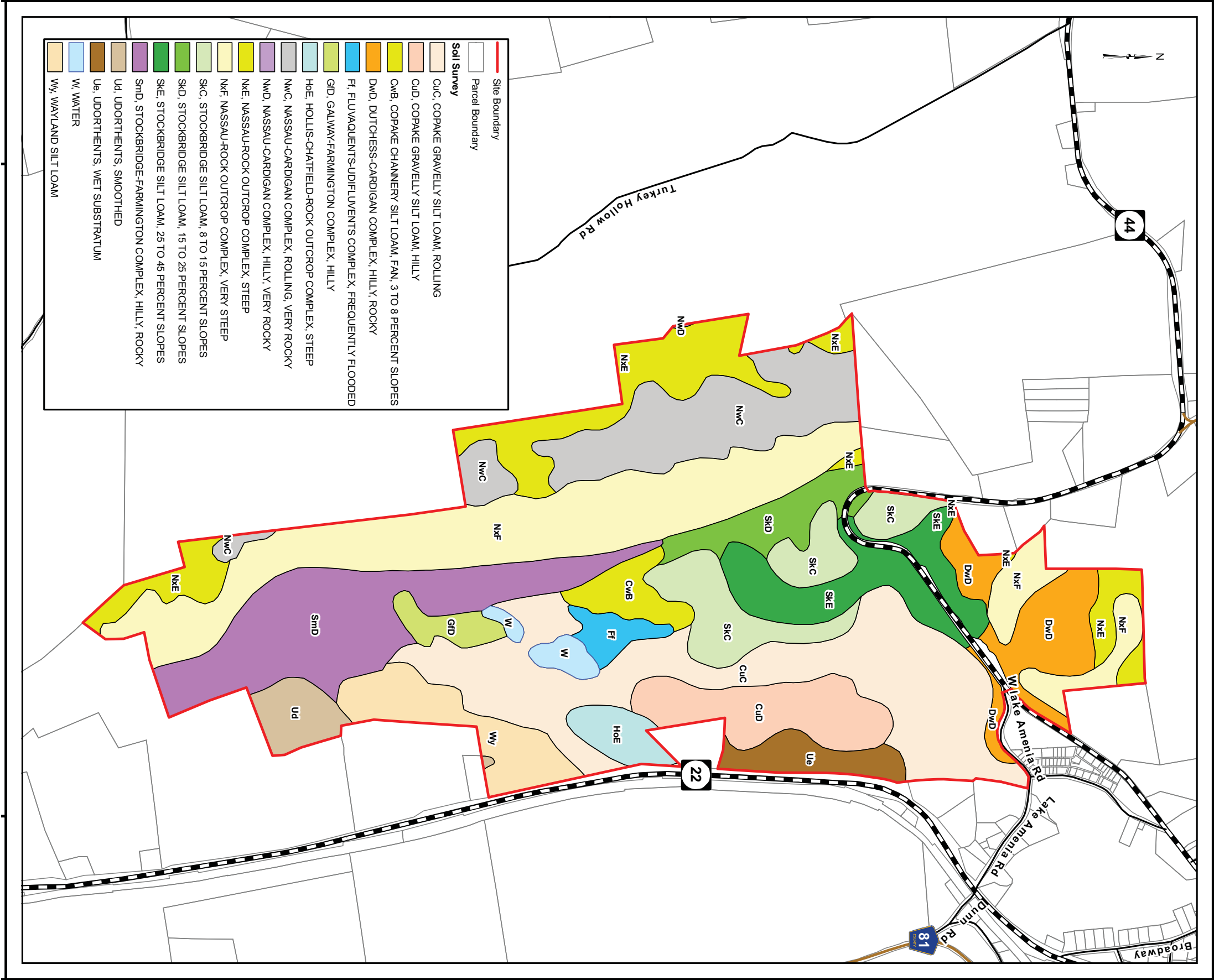
Space Type	Horiz. fc	Vertical fc	Illuminance ratios	Notes
Exterior building entries	5 avg.	3 avg.		1
Exterior doors, inactive	3 avg.	3 avg.		1
Parking lots – commercial/residential	0.2 min.	0.1 min.	20:1 (max:min)	2,3
Loading docks, active	10 avg.	3 avg.		1
Loading docks, inactive	1 avg.	0.3 avg.		1
1. From The IESNA Lighting Handbook 9 th Edition, Chapter 10. 2. From The IESNA Lighting Handbook, 9 th Edition Chapter 22. 3. Vertical illuminance is measure at 5’ above grade.				

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. Without 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 crosswalk stripes against black pavement are highly visible, for example. High-contrast markings, possibly using retro-reflective paints or similar materials 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 County Soil Survey16 for this site, 17 soil types are identified on the 670±-acre project site, as 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-Udifuvents 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 Udifuvents. 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. Slopes 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, well drained and somewhat excessively drained Hollis soils; moderately deep, well drained and somewhat excessively drained Chatfield soils; and areas of rock outcrop. It is typically found on hills and side slopes that are underlain by folded schist, granite, or gneiss bedrock. Slopes are complex and range from 25% to 45%. Hollis soils have a typical depth to bedrock of 10-20 inches, while Chatfield soils have a depth to bedrock of 20-40 inches. 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 area 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 Cardigan 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 Cardigan 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 hills 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 water 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, well 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 15 to 30%. Permeability is moderate in the surface layer and subsoil, and slow or moderately 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±

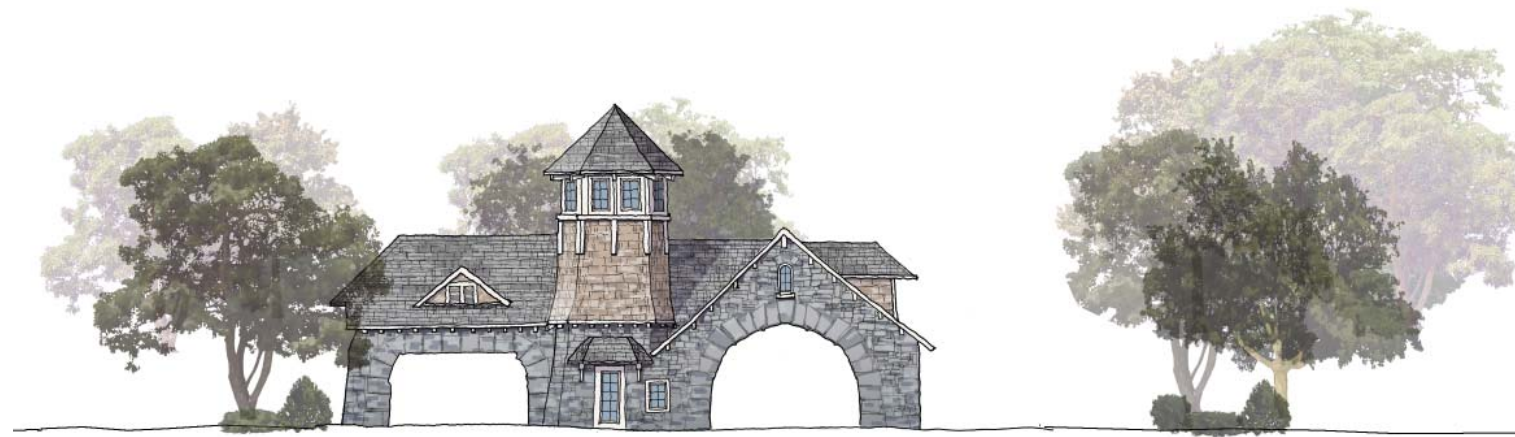
Hydric 0.9±

Partially Hydric < 0.1±

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

APPENDIX G

PLANTING PLANS AND SPECIAL HABITAT VALUE



APPENDIX H

LEED CERTIFICATION

APPENDIX I

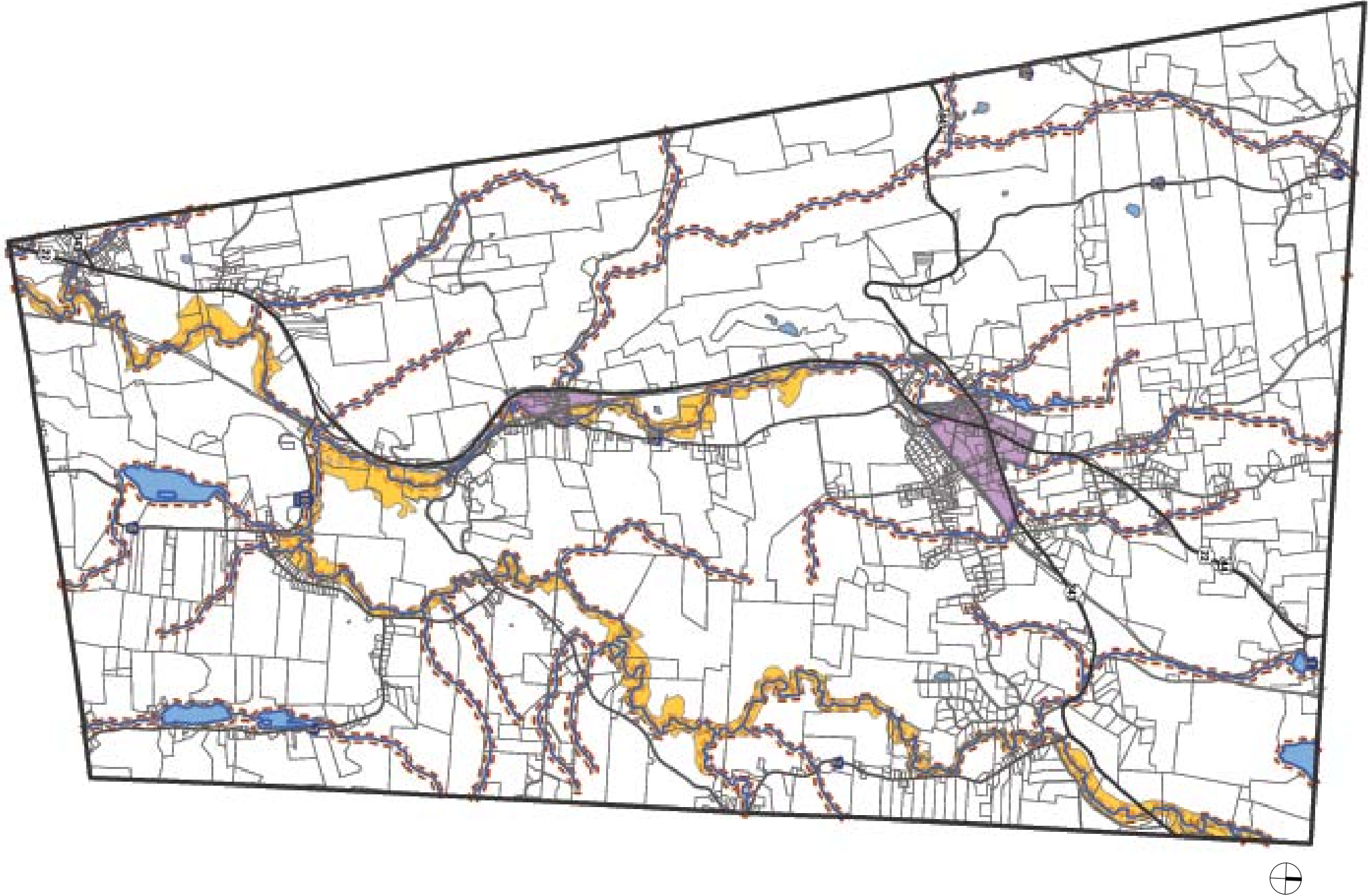
TOWN OF AMENIA HYDROLOGICAL OVERLAY DISTRICTS

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

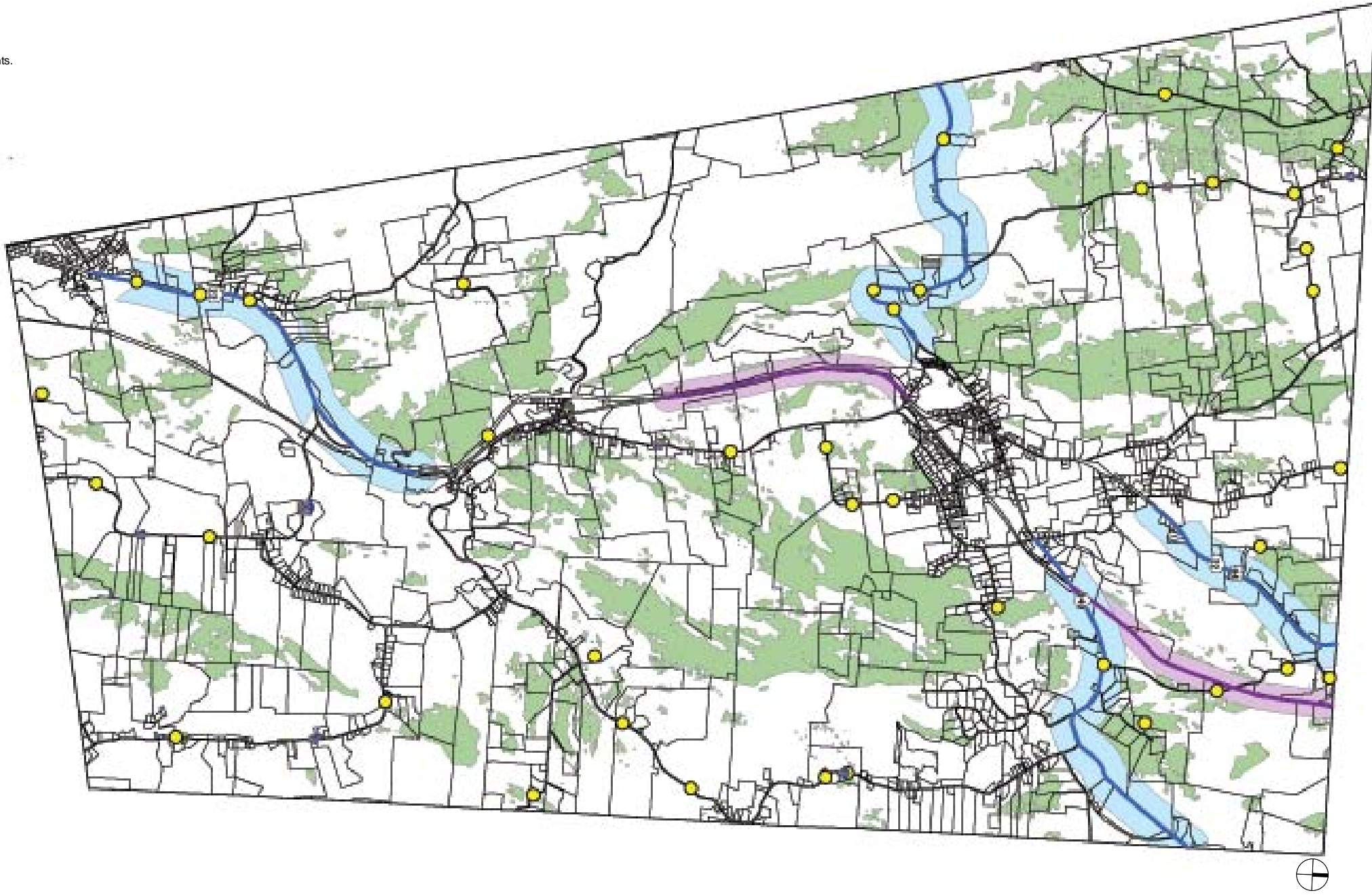


APPENDIX J

TOWN OF AMENIA SCENIC PROTECTION OVERLAY

- Legend
- View Points
 - Trails with Visual Protection Corridor
 - Roads with Visual Protection Corridor
 - Parcels
 - Trail Visual Protection Corridor
 - Road Visual Protection Corridor
 - Ridgeline Visual Protection Zone

Ridgeline Visual Protection Zone
includes areas with slopes over 25%
and visibility from 3 or more View Points.





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