



Silo Ridge Resort Community

MASTER DEVELOPMENT PLAN

MILLBROOK VENTURES

MARCH 30, 2009

ABOUT THIS DOCUMENT

This document accompanies the Master Development Set of Plans. Together they form the complete Master Development Plan (MDP) that is required under the Town of Amenia Zoning Law, Resort Development Overlay District (RDO), for any development that involves any uses other than those allowed in the RA district. The Master Development plan requires special permit approval by the Planning Board and shall be consistent with the Town of Amenia Comprehensive Plan.

This MDP is intended to be an informational outline including a conceptual level of detail for the resort development and includes the vision, design goals, access and road layouts, proposed buildings and uses, building footprints, building heights, total square footage, recreational facilities, elevations and architectural character, landscape character, sustainable features, golf course layout, open space system, natural resource, habitat and buffer management plans, infrastructure, phasing, and zoning compliance along with other commitments of the resort development. In addition to the plans, elevations and tables, precedent images are utilized to further support the vision of the resort.

Many of the plans utilized in this booklet are included in the Master Development Set of Plans accompanying this booklet as Appendix A. A list of plan sheets with a brief description of each sheet is in Appendix B.

The Master Development Plan is a culmination of the hard work and efforts of Millbrook Ventures and its team of professional consultants, the Town of Amenia Planning Board and its team of professional consultants and the public. For a list of the professional consultants contributing to the formulation of the Master Development Plan please see Appendix C.

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Our Vision

Silo Ridge Resort has been designed to create a unique, family oriented, healthy-living, five-star destination resort lifestyle community that focuses on year round recreational, outdoor and sporting activities. The resort seeks to promote tourism for the region and provides for significant protection of open space and natural resources. Silo Ridge will be an all-season luxury resort village complete with a 300 unit hotel, a spa, a golf club, a renovated 18 hole championship golf course, and a mix of single family homes, golf villas, vineyard cottages and other residences grouped around courtyards and greens. The resort is located on approximately 670 expansive acres of stunning countryside in the foothills of the Berkshire Mountains in Amenia, Dutchess County, New York, known for its pastoral landscape and agricultural heritage.

At the heart of the new resort will be a Village Green with a skating pond, bounded by shops and residences along Main Street to the north and, to the south by the hotel and spa. A smaller green just to the northwest, the Upper Green, will serve as a formal entry for the new Golf Club and will begin the transition to small neighborhoods of single family homes clustered along the base of the mountain beyond.

Silo Ridge has been designed as a series of buildings grouped in neighborhoods around green spaces which tuck into the natural topography in the manner of historic towns, farmsteads and villages in the surrounding Dutchess County countryside, where small pockets of development preserve open spaces. The proposed landscape plan builds on goals outlined by Audubon International's sanctuary program to create a community that integrates seamlessly with its natural surroundings. This harmony of building, siting and landscape design will create the sense of having arisen organically over time. The resort location, just 85 miles north of New York City with multiple daily round-trip train service from Grand Central Station to within a half mile of the resort property, enhances the vision of the resort and its ability to attract residents and tourists alike.

Following is the Resort Development Summary:

- 300 unit Luxury Hotel with Restaurants
- Spa and Wellness Center
- Conference and Banquet Center
- Golf Club with 18 hole Championship Golf Course
- Village Green Retail Shops
- Winery Restaurant
- 41 Single family Homes
- 19 Golf Villas
- 19 Vineyard Cottages
- 107 Town Homes
- 152 Flats
- Sales Office, Welcome House and Maintenance Facilities
- Water and Wastewater Treatment Facilities





Existing Conditions

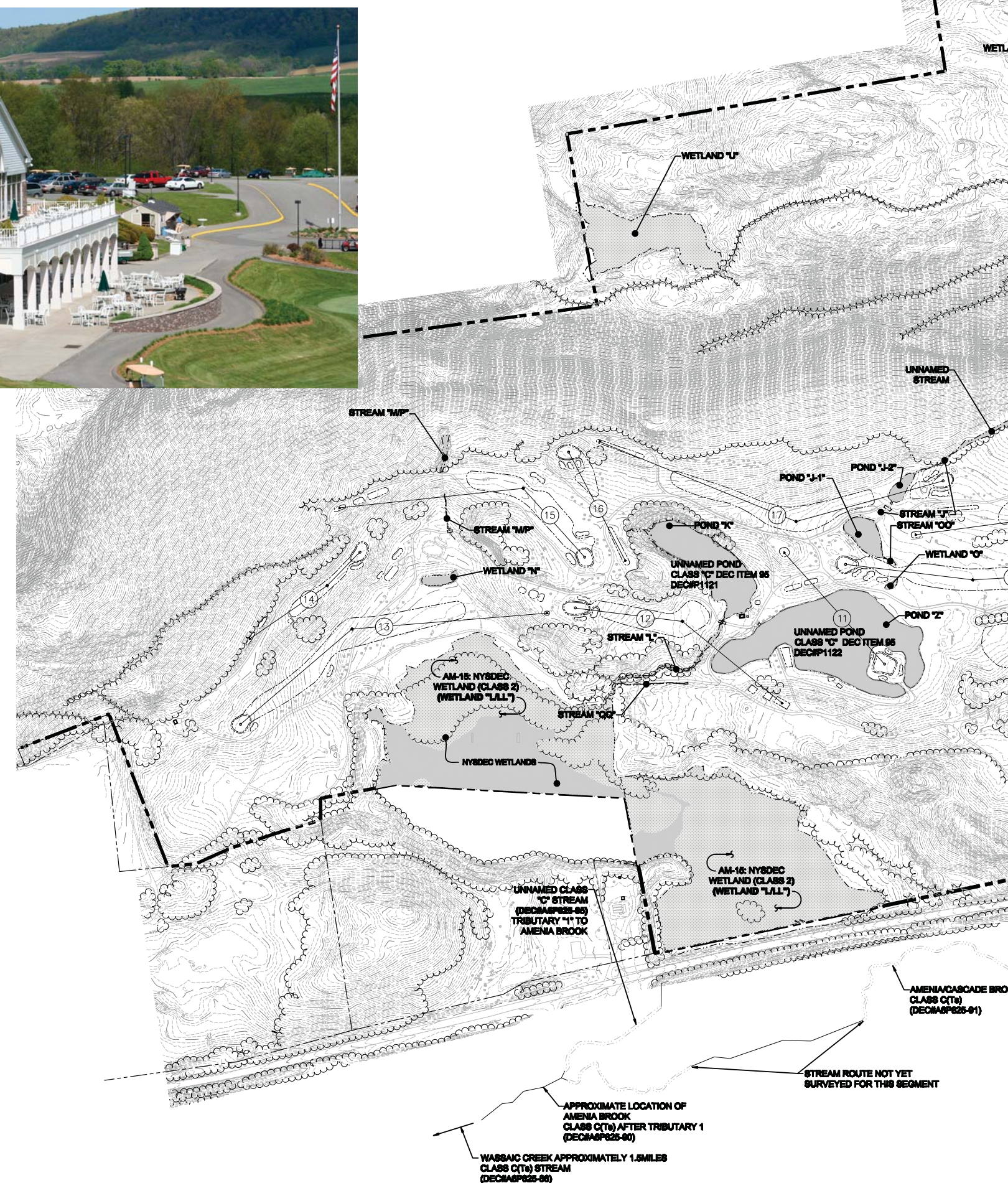
The 670±-acre project site is located west of NYS Route 22 in the Town of Amenia in eastern Dutchess County, New York, approximately 25 miles east of Poughkeepsie, NY and five miles west of Sharon, CT. The site is approximately ½-mile southwest of the hamlet of Amenia and two miles north of the hamlet of Wassaic. It is accessible via US Route 44 from the east and west and NYS Route 22 from the north and south. The Wassaic Metro-North train station with service into New York City's Grand Central Station is located approximately ½-mile south of the site.

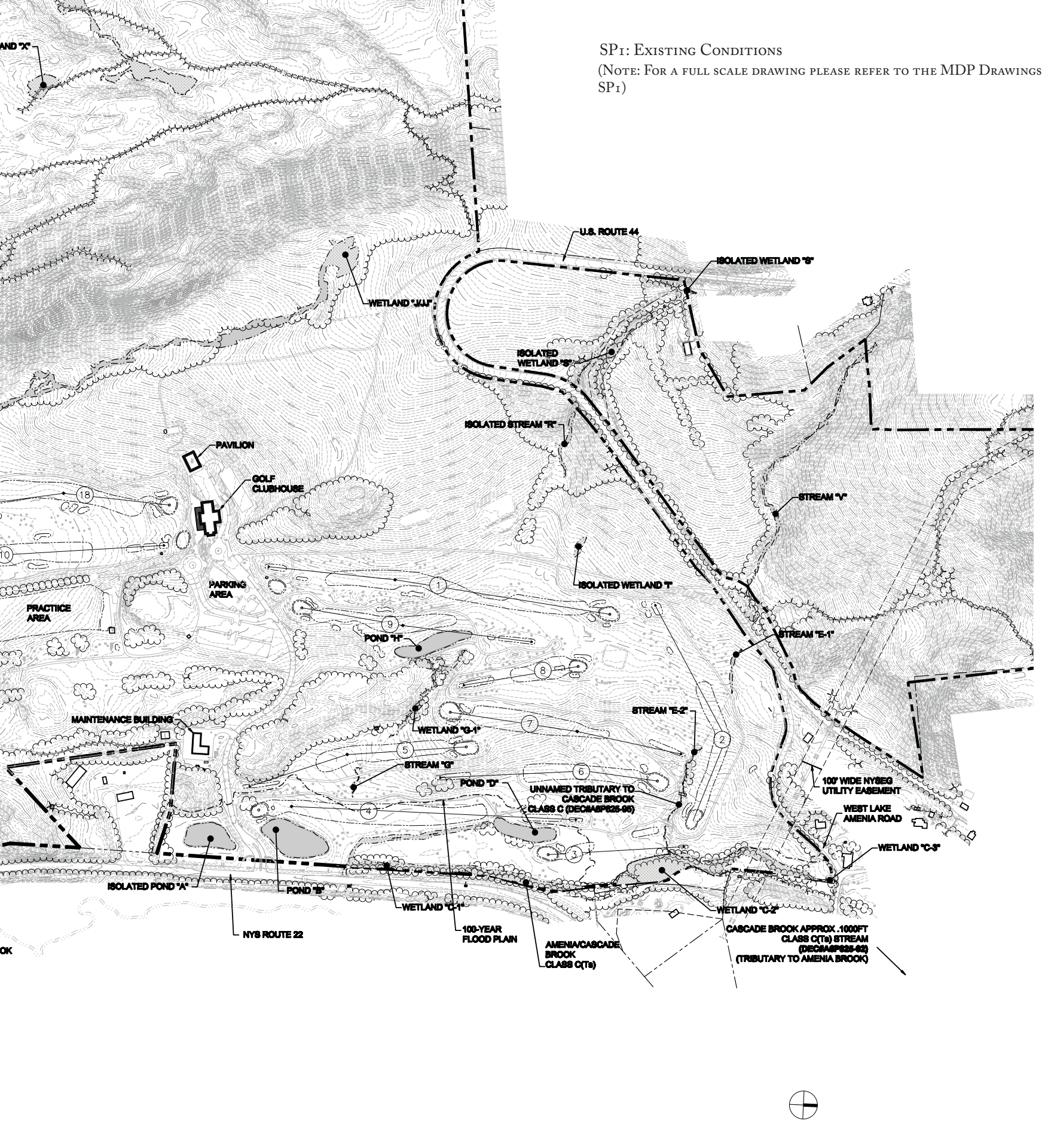
Approximately 170 acres of the project site consists of the Silo Ridge Country Club, an 18-hole golf course and clubhouse with associated amenities. The project area also includes approximately 47± acres of ponds, streams, and wetlands and 12± acres of roads, buildings, and other paved surfaces. A 2.2-acre parcel north of Route 44 is developed with an unoccupied residential building. The remaining acreage consists primarily of undeveloped land not in agricultural use. This includes approximately 230 acres of wooded land on the hillsides and ridge to the west of the golf course.

Land uses within a ½-mile radius of the project site include: agricultural; commercial; community and public services; industrial; residential; recreation and entertainment; wild, forested, conservation lands and public parks; and vacant land. The predominant land use within a ½-mile radius is “wild, forested, conservation lands and public parks.” It should be noted that much of the land within the project site that is identified as “vacant land” is forested, particularly in the western portion of the site.

As noted above, the 670±-acre project area is largely vacant and undeveloped, except for a 2.2-acre residential parcel and the existing golf course and its associated amenities, which include a clubhouse and banquet facilities. The recreational facilities, including the golf course, encompass approximately 135 acres of the 670±-acre parcel. In addition to the golf course, open space on the project site also includes the approximate 230-acre hillside and ridge in the western portion of the site.

The project site has varying topography, with slopes ranging from almost 100% to nearly flat. Approximately 58% of the project area has slopes greater than or equal to 15%.





A small area in the northeast portion of the project site along Route 22, south of Route 44, is adjacent to Amenia/Cascade Brook. Approximately 11.6± acres of this area of the site are within the 100-year flood plain. All other areas of the project site appear to be outside of the 100-year flood plain.

According to the Wetland Delineation Report prepared for the proposed project, there are eight streams on the project site, two of which are perennial (flow year-round) and six of which are intermittent (dry some of the time). One of the perennial streams is Amenia/Cascade Brook, which enters the project site south of Route 44, traverses along the eastern property boundary, and exits the site near the existing golf course entrance on Route 22. The other perennial stream is unnamed. The stream flows southeasterly and drains into Amenia/Cascade Brook off of the project site. The remaining streams are denoted on the wetland delineation map. There are 12 wetlands located throughout the project site, totaling approximately 36 acres.

The project site currently obtains water from a combination of sources. The existing clubhouse is served by a water supply system consisting of an on site groundwater supply well, water treatment equipment, and finished water storage. The existing golf course irrigation system is a separate and independent system used to irrigate the tees, greens, and fairways. In total, approximately 135± acres are currently irrigated. Irrigation water is drawn from a natural spring pond on site and distributed via a network of underground piping to irrigation sprinklers. The irrigation pond is fed by a natural spring source, a small on site stream, and by storm water runoff from the site.

The existing sanitary wastewater system consists of an on site septic system with subsurface disposal via leach field. The system operates under New York State Pollution Discharge Elimination System (SPDES) permit number NY0234966, with a permitted flow rate of 0.0126 million gallons per day (MGD) or 12,600 gallons per day (gpd) and a permit expiration date of 2025.

The project site is currently accessible via a main entrance on NYS Route 22. This entrance provides access to the Silo Ridge Country Club. The residential parcel north of Route 44 is accessed by a driveway on the westbound side of Route 44. The eastern boundary of the project site is Route 22, which is a major north-south transportation route through eastern Dutchess County. U.S. Route 44 bisects the project site in the northern portion of the property.

Note: See Appendix F for Soils and Geology.

Conservation Analysis Summary

Starting at Route 22 and moving from east to west, one encounters large wetlands and water courses punctuated by steep, wooded, rocky hills. Continuing west, there is a relatively level but undulating plain interrupted by a few steep and wooded hills, and natural and manmade water bodies, crossed by water courses, that emanate from the steep slopes further west. The existing golf course and golf clubhouse have been developed on 170 acres of this plain. To the west of the golf course is the toe of a steep continuous slope that rises approximately 420 feet in elevation. The land levels off at the ridgeline of this slope and begins to undulate to the west, where vernal pools are evident in the spring.

The entire upland area of steep slopes and upper level land consists of approximately 230 acres of un-fragmented forest land.

Standing on the existing golf course and looking north, a tall grassland rises somewhat uniformly towards the hairpin turn on Route 44. The land within the hairpin turn affords a spectacular scenic vantage point from which to view the valley and folding hills to the south; and across the Hamlet to the Berkshires in the east.

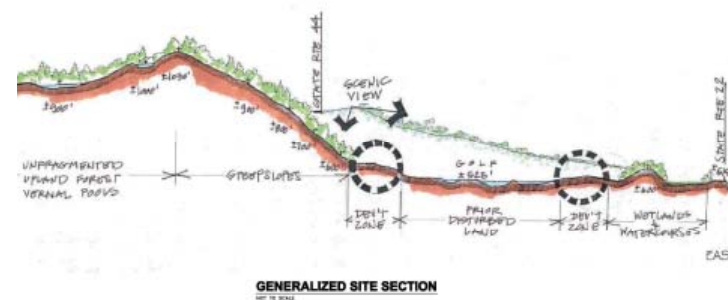
On the extreme northeast portion of the site, just south of West Lake Amenia Road between Route 22 and Route 44, a cultural resource site containing historic/modern artifacts.

Planning and Design Considerations:

The most logical location for the championship course expansion was to develop it in the same general location as the existing course. The hotel, residential and commercial components of the project were then placed along the edges of the golf course between the wetland complex and the steep slope complex, and behind and around the intervening wooded hills that separate the golf-course's front 9 from the back 9. The intent of this approach is to protect by avoidance, the major contiguous portions of the wetland/water course and steep slopes/un-fragmented forest complexes, and to use the existing natural topography and vegetation as a screen/buffer to reduce the visual affect of the development from the hairpin turn vantage point. The archaeological site to the north is also avoided.

The final architectural plan responds to this conceptual arrangement with the following strategies:

1. Taller buildings are located where there is the greatest visual buffer; roads and development are aligned along edge conditions between wooded areas and open land to allow backdrop and shadowing for structures;
2. Site specific building types are developed that respond to topographic conditions;
3. Articulated building masses, facades, roof lines and fenestration are contextual and in scale; and
4. The color and materials palette are selected to integrate and harmonize with the natural conditions of the site.





- NOTES:**
- 1) THE 100 YEAR FLOOD PLAIN LINE DRAWN BELOW IS FOR DESCRIPTION PURPOSES ONLY, FOR AN ACCURATE REPRESENTATION PLEASE REFER TO THE EXISTING CONDITIONS SECTION PAGES 5-6
 - 2) THE 100 FOOT DEC WETLAND REGULATORY BUFFER LINE DRAWN BELOW IS FOR DESCRIPTION PURPOSES ONLY, FOR AN ACCURATE REPRESENTATION PLEASE REFER TO THE BUFFER MANAGEMENT SECTION PAGES 79-80
 - 3) STREAM PROTECTION OVERLAND MAP CAN BE FOUND IN APPENDIX I PAGE 131
 - 4) SCENIC PROTECTION OVERLAY MAP CAN BE FOUND IN APPENDIX J PAGE 132





PLANNING THE RESORT

DESIGN GOALS

Village Green at the Center

Silo Ridge is designed with a relatively dense center of buildings focused on a village green, with neighboring residential groups clustered along hillsides to preserve views and open space. The architecture around the Village Green will take its cues from other nearby Hudson Valley towns, with buildings designed in a variety of vernacular styles. The resort hotel will anchor the green, but surrounding residential buildings with their small retail spaces will play a strong supporting role.

Characteristic details will include sloped roofs with simple overall shapes; painted clapboard or wood shingled walls with contrasting trim; projecting cornices, eaves, towers and dormers; porches and balconies; large storefront windows and projecting painted retail signs. Colors will range from white to cream to more saturated colors such as ochre and blue, and a range of accompanying trim colors. The variety of building sizes, colors and details will create the effect of a village that has developed over time.

Gentle Transition, Village to Country

Beyond the Village Green Neighborhood, homes and townhomes will share casual green courts in clusters that will become less dense the further they are from the center. In contrast to buildings along the Village Green, the colors of these buildings will be earth toned, and some will be clad in naturally aged cedar shingles in order to blend with the surrounding landscape. The landscape will also become less formal, with trees, flowering shrubs, and groundcover to complement the street trees. Site lighting will be minimal.

At the furthest distance from the Village Green Neighborhood, larger homes will occupy larger lots, with coverage minimized to lessen the impact on existing trees and topography. These homes will be required to be covered in naturally aged cedar shingles, with painted wood trim and stone foundations. Plantings will emphasize native species. There will be no site lighting in these areas.

Defined Neighborhoods

Neighborhoods will be organized around greens and squares, pedestrian oriented thoroughfares within a block, and shared entry courts for homes and villas. These shared spaces will bolster neighborhood identity, clearly mark important addresses, and provide landmarks for way-finding. The plan proposes a wide variety of building sizes, shapes and uses that will work together to create diversity in the spirit of places that have evolved over time.

Each neighborhood will offer a unique character differentiated by signage details, paving, and wall materials. Plantings in each neighborhood will help integrate development into the surrounding natural landscape.

Respect for the Natural Landscape

Along the hillsides beyond the Village Green, building forms will be suited to the topography to blend with this rural setting. Homes will be appropriately sited on the rolling wooded landscape to minimize disturbance to the natural grade. Streets and roadways are designed to maximize views of the landscape and to rest comfortably on the topography. Forested portions of the site, among this valley's greatest assets, will be preserved. The plan calls primarily for native tree and shrub species. Planting will be a crucial component of the integration of buildings into the surrounding countryside; it will also be used to screen and protect sensitive view corridors.

All buildings in Silo Ridge will employ a variety of roof dormers to provide fenestration for attic floors. With roofs occupied, buildings sit lower to the ground, blending better with the natural landscape.

Traditional Neighborhoods

The Traditional Neighborhood Design (TND) approach was utilized for the resort and this creates a pedestrian friendly environment by concentrating approximately 64% of the proposed residential units and all 300 hotel units within ¼ mile radius of the resort core Village Green, which facilitates and encourages comfortable pedestrian travel between the various resort components and amenities. In addition to the residential units and hotel, this resort core area also includes the spa, dining facilities, retail uses, below-ground parking, the golf clubhouse and pro-shop, and banquet/conference facilities. The MDP also incorporates mixed use buildings and small-scale ground floor retail uses with residential uses on the upper floors and emphasizes the use of spaces such as greens and courtyards to unify the development and foster interaction among people. These elements of the project's design contribute to a sense of place and vitality, which are key elements of a traditional neighborhood concept.

Along with the residences in the resort core, additional attached residences are located a short walk away southeast of the resort core in the South Lawn neighborhood adjacent to the Island Green Pond. These homes are located between the golf course to the west and the treed knolls and wetlands to the east. Building massing of these South Lawn residences gradually decreases to the south, indicative of a typical neighborhood further from the core of a village. Detached Golf Villas are located west of the clubhouse and 18th hole fairway, single family Estate Homes are located on a meandering country road along the western edge of the golf course and detached Vineyard Cottages are located north of Route 44 to the east of the Winery Restaurant and Artisan's Park Overlook. The artisan's Park Overlook is intended to serve as a tourist destination and afford an opportunity for visitors of the region to enjoy the views from a safe location on DeLavernge Hill. The project is intended to be built and heavily marketed as a second-home, resort style community, where the majority of residential unit owners are expected to be part-time residents who occupy their homes on weekends or for short vacation stays.

The Championship Golf Course designed by Els Design will seek Audubon International's Silver Certification and will be an integral part of the community and neighborhoods. The MDP layout also proposes a system of sidewalks and golf cart paths throughout the site to connect all major components of the development. The walks and paths will be separated from the street by planting strips and planting areas, and will follow the street alignment in some places and deviate from it in other locations to adjust to natural vegetation and topography.





Commercial Component Descriptions

Hotel, Spa, Retail and Amenities

The 475,000 square foot condominium-hotel is proposed on the south side of the Village Green and is one of the key components of the Resort Core Area. The hotel-condominium includes a 150 seat restaurant, 30 seat café, bar/lounge, 300 seat banquet facilities and 145 seat conference space. Access will also be provided to the spa and fitness facilities through the hotel. The hotel building is proposed to be four stories from the front (north side) and five stories from the golf course (south side), with the top floor contained entirely within the roof. The ground level of the hotel-condominium will contain the lobby, lounge, gift shop and service areas. The upper levels will contain the hotel units. The level below the lobby houses the restaurant, banquet space, and conference rooms, as well as the kitchen and additional service areas. This level opens up to ground level on the south side of the building with views of the golf course. The lower level of the hotel-condominium contains service areas as well as the fitness center and an indoor pool.

Pursuant to section 121-74 of the Amenia Zoning Law, hotel-condominiums are limited to transient occupancy and part-time residences. “Transient occupancy” means that the unit can not be occupied by any occupant for more than 48 days in any calendar year nor more than 15 contiguous days. “Part-time residences” means that the unit can not be occupied by any occupant for more than 120 days in any calendar year nor more than 30 contiguous days.

Small-scale retail uses totaling 26,127 square feet are proposed in the vicinity of the Village Green in buildings CR-1, CR-2, CR-17, spa products shop, hotel gift shop, and golf club pro shop. Buildings CR-1, Cr-2 and CR-17 have residential units on the upper floors

The 46,000 square foot spa facility is located adjacent to the hotel-condominium on the east side of the Village Green center. The spa operator will have the discretion to limit use of the spa to hotel guests and residents of the Silo Ridge Resort Community.

A separate amenities building (the “cabana”) is proposed for the vineyard cottage residential units north of Route 44. This building will house restrooms and changing areas and will provide access to a pool.

Golf Clubhouse

The existing golf clubhouse will be demolished and a new 29,000 square foot clubhouse will be constructed the same approximate location, just slightly south of the existing building’s footprint. The uses proposed for the new clubhouse are generally the same as those presently in operation in the clubhouse and include an, 80 seat private dining area, 40 seat bar/lounge, private locker rooms and restroom facilities. A 4,000 square foot golf pro shop and 7,000 square feet of golf cart storage are proposed in addition to the main clubhouse uses. The upper 2 levels of the clubhouse will be private use for residents and club members. The lower level will be for hotel and golf guests.

Access to the golf course and driving range will be severely restricted from its current availability to Town residents, both in terms of limited tee times and in terms of increased greens fees





Winery Restaurant

Winery Restaurant: An 80 seat winery themed, old world style restaurant (5,000 square feet) and outdoor patio, complete with an extensive wine cellar on the lower level, will be developed approximately 530' north of the hairpin turn on Route 44. An orchard and/or decorative grapes are expected to be part of the landscape features in this section of the project north of Route 44 in keeping with the vineyards and agricultural nature of the region. The restaurant will look to source fine food locally and promote tourism for the region.

An Artisan's Park Overlook

The Artisan's Park Overlook is located just south of the Winery Restaurant. This overlook is intended to serve as an additional tourist destination in Amenia and a safe place from which visitors can enjoy the views over the golf course and down through the valley. Parking for this overlook is at the Winery Restaurant and a path will allow for a short walk to the overlook. Benches and perennial flowers are expected to be placed in the overlook area.

Welcome House

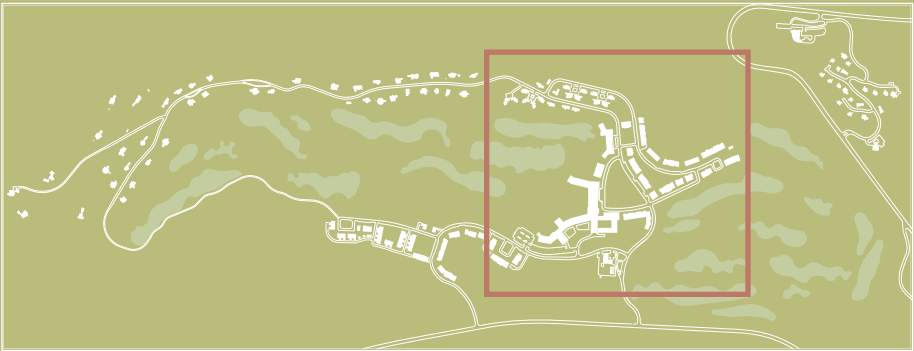
The primary purpose of the Welcome House will be for resort personnel to greet visitors, provide directions or instructions to visitors and identify persons entering the Property and their intended destination(s). It will not be necessary to be a guest of the hotel, resort or golf course to enter the 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.

VILLAGE GREEN NEIGHBORHOOD

From the village entry, Main Street will guide residents and visitors to the Village Green. In the manner of many New England towns, the center of Silo Ridge is focused upon an informal green. Anchored along its south side by the resort hotel, curving paths wind through the Village Green, lined with mixed shade trees and smaller ornamental trees, defining spaces for organized events, active play, or passive enjoyment of the surroundings. A pond which can be used for skating in the winter presents a lively, active introduction to the Village. Along Main Street, which will be lined with trees and lighted with traditional, pedestrian-scale pole lights, visitors will encounter a small assortment of resort shops, concierge services and cafes. Residences above the retail will help maintain the lively setting.

Three streets will organize the Village Green Neighborhood: Main Street, Upper Drive, and Green Street. The Village Green, Upper Green and Middle Greens create opportunities for passive recreation and views. A mix of rolling topography, level areas for small get-togethers, and ornamental plantings make these spaces inviting gathering points for neighbors and visitors. Residences not facing one of the three greens will face the surrounding golf course.

All buildings and roads in the Village Green Neighborhood take advantage of the existing topography in a manner consistent with charming towns and villages nearby. Roadways have been designed to allow both pedestrians and motorists safe access to the golf course and views beyond.



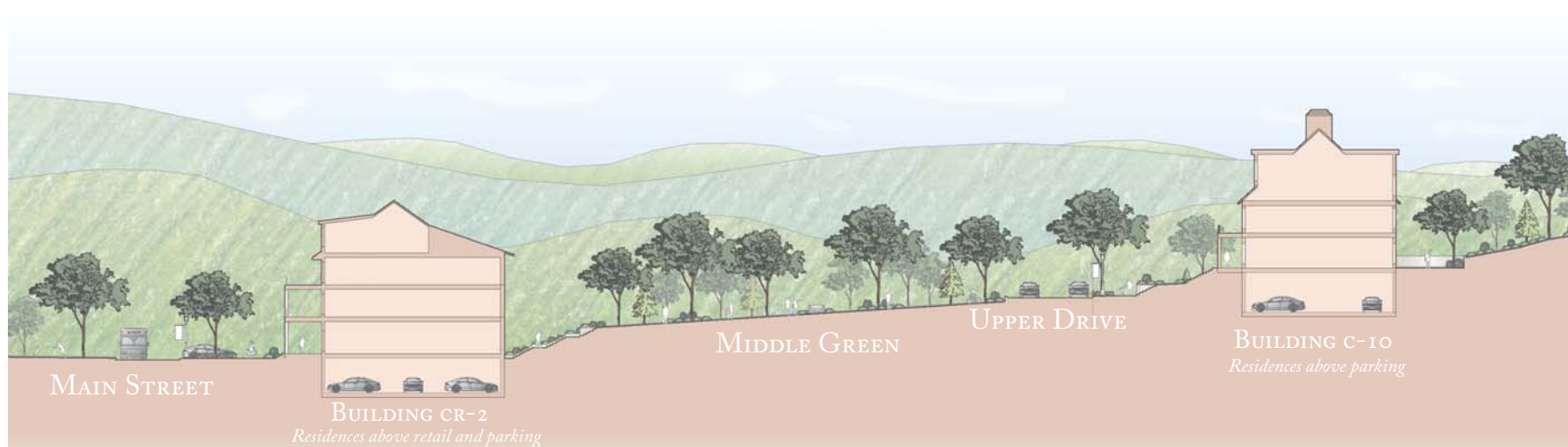
KEY PLAN

PROJECT KEY PLAN





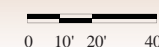
SECTION THROUGH GOLF CLUB AND UPPER GREEN demonstrates the dual level relationship of the Golf Club to its entry along Main Street and to the golf course below. Club parking is concealed beneath the terraced edge of the Upper Green.



SECTION THROUGH MAIN STREET AND MIDDLE GREEN demonstrates how buildings and roadways are layered with the landscape to complement the existing grade. Buildings along Upper Drive are elevated above the roadway with terraces, steps and stone walls.



SECTION THROUGH HOTEL AND VILLAGE GREEN shows the relationship of the Village Green to the hotel lobby, rear terrace and sloped lawn.



FEATURES OF THE VILLAGE GREEN NEIGHBORHOOD

THE VILLAGE GREEN will be the organizational and functional center of the Silo Resort Community, and will provide the primary address for all the major resort buildings. It features spaces for passive and active recreation, including meandering tree-lined paths and a skating pond.

THE MIDDLE GREEN will provide a sloped wooded buffer between the buildings along Main Street and Upper Drive. There is significant grade change between Main Street and Green Street, that will be negotiated by terraced gardens and planted slopes. An elliptical clearing creates a destination point for gatherings in the Middle Green.

THE UPPER GREEN will be a small park located on one of the highest points in the Village Green Neighborhood, just to the west of the Village Green. It will serve as the primary address of the Golf Club and will link Main Street with Upper Drive. Two and three story residential buildings will define the green on its sloping sides and its uphill side. The Upper Green will accommodate a below-grade parking garage, which will provide concealed parking for the Golf Club. A significant grade change from north to south is accommodated by a series of low seat walls with sloping lawns between. The landscape of the Upper Green is left quite open to the panoramic views to the south.

MAIN STREET will be lined with buildings of varying architectural character. These buildings, which will include at street level small resort-oriented shops and cafes, will convey the feel of a small Hudson Valley town. Buildings along Main Street will be generally clapboard, stucco and shingled, and painted mostly in light colors with darker trim. These buildings will be more colorful, and will show greater stylistic and material diversity than buildings farther out from the green, which will tend toward earthier tones in order to blend more closely to the landscape and to each other. The streetscape will incorporate paving materials such as brick and stone, tree planting, and shrubs to create comfortable spaces both to move through and to linger in.

GREEN STREET lines the south and east sides of the Village Green, and conveys visitors to and from the resort hotel. As it ascends northward along the golf course, its buildings transition from a village character to a more rural character.



The Village Green Neighborhood Details

Block A: Located east of the Village Green contains building CR-1 with retail shops on the first floor with flats and duplexes on the upper floors over the retail.

Block B: Located north of the Village Green and surrounding the Middle Green contains Buildings CR-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-15, C-16, and CR-17. The CR designation is for retail on the first floor with residential units above. The C designation is for residential units comprised of flats and stacked duplexes. Parking for these units is located on the lower level

Block C: Located north of the Clubhouse and surrounding the Upper Green contains buildings C-12, C-13 and C-14. Parking for these units is located on the lower level.

Units Description

Retail: 1,693 +/- avg sf at first floor

Flats Type 1: 2 bedrooms standard flat with an average size of 1,548 sf

Duplex Stacked Type 1: 3 bedrooms duplex flat with an average size of 1,725 sf

Flats Type 2: 2 bedrooms standard flat with an average size of 1,572 sf

TH Duplex Stacked Type 2: 3 bedrooms duplex town home with an average size of 2,250 sf

TH 18.5: 3 bedrooms 18.5' wide town home with an average size of 2,287 sf

TH 22: 3 bedrooms 22' wide town home with an average size of 2,450 sf

Unit Count By Block

Description	Building Key	Unit Quantity	Retail	Flats Type 1	Duplex Stacked Type 1	Flats Type 2	TH Duplex Stacked Type 2	TH 18.5	TH 22
Village Center East: Block A	CR-1	27	5	26	1				
		27	5	26	1	0	0	0	0
Village Center North: Block B	CR-2	2	2	11 7 4	2	6 12 12 4 4 4 6	1 6 4 4 4		1
	C-3	14			3				
	C-4	7			2				
	C-5	6							
	C-6	8			4				
	C-7	12							
	C-8	18							
	C-9	8							
	C-10	8	4	8	4				
	C-11	8							
	C-15	6							
	C-16	12							
	CR-17	12							
		121	6	38	15	48	19	0	1
Village Center at Golf Club: Block C	C-12	7						5	7 2
	C-13	2							
	C-14	5							
		14	0	0	0	0	0	5	9

MDP Detail

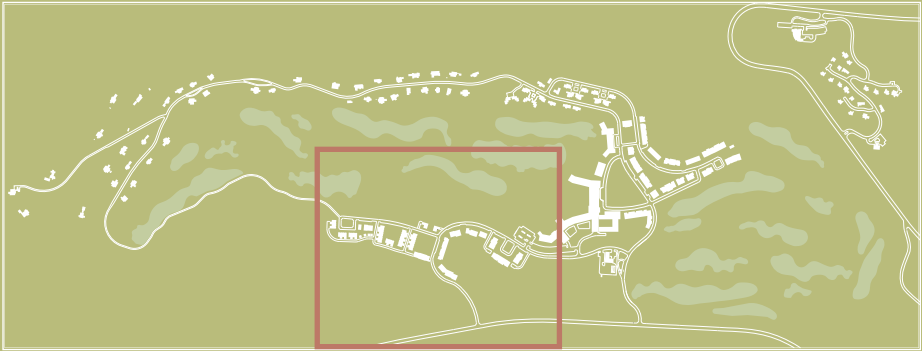
Description	Building Key	Building Footprint	Estimated Building SF	Estimated Building Height (ft): Mid-Point Highest	Estimated Bedrooms	Form of Ownership
Village Center East: Block A	CR-1	19,200	50,428	48	55	Condominium
		19,200	50,428		55	
Village Center North: Block B	CR-2	3,600	6,837	42	6	Condominium
	C-3	9,000	22,198	48	31	Condominium
	C-4	4,500	10,833	40	14	Condominium
	C-5	4,500	9,640	44	14	Condominium
	C-6	6,000	14,132	44	18	Condominium
	C-7	7,800	18,864	44	24	Condominium
	C-8	13,200	32,364	48	42	Condominium
	C-9	8,000	15,288	35	20	Condominium
	C-10	8,000	15,288	35	20	Condominium
	C-11	8,000	15,288	35	20	Condominium
	C-15	4,500	9,432	35	12	Condominium
	C-16	9,600	19,280	40	28	Condominium
	CR-17	9,600	26,054	48	28	Condominium
		96,300	215,498		277	
Village Center at Golf Club: Block C	C-12	7,700	17,150	35	21	Condominium
	C-13	1,980	4,900	35	6	Condominium
	C-14	4,625	11,435	35	15	Condominium
		14,305	33,485		42	

SOUTH LAWN NEIGHBORHOOD

The South Lawn Neighborhood will be clustered along a series of public and semi-private greens which address the golf course while taking advantage of the site's topographical opportunities. The forms of these clusters are inspired by the small farmstead groupings of the region, as well as by garden city suburbs from the early twentieth century in the United States and Europe. The South Lawn Neighborhood as a whole has a distinctive character very much related to its proximity to the golf course, with each small collection of buildings and its associated open space forming a more intimate grouping within the whole.

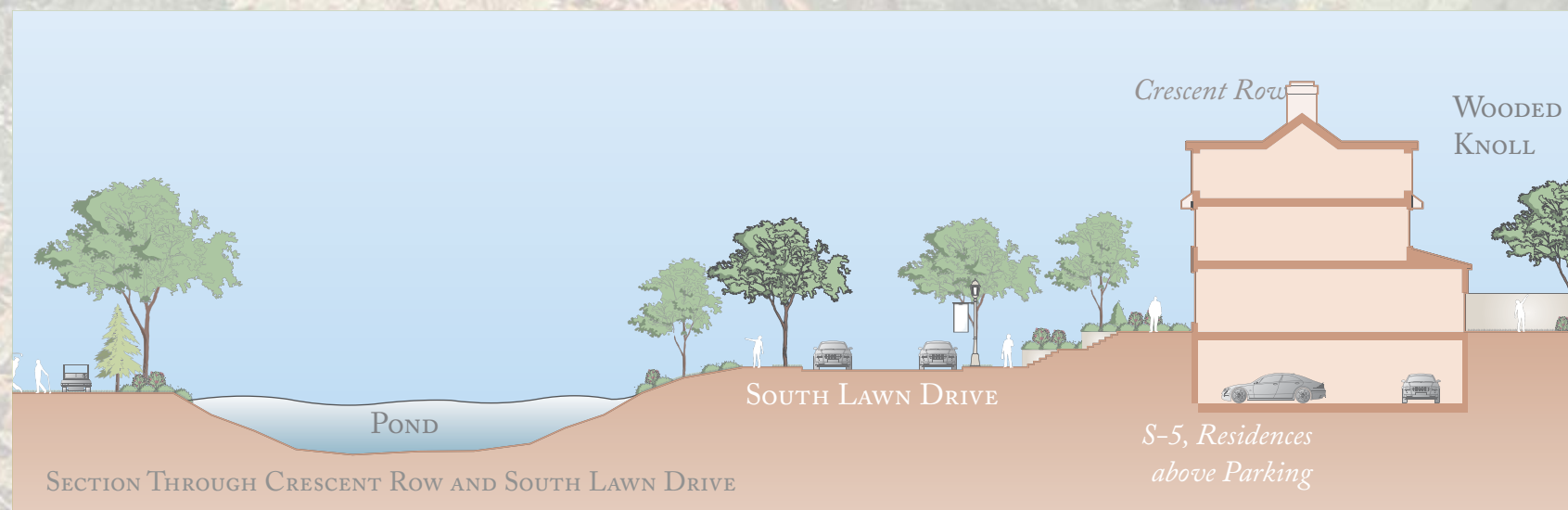
Residences include townhomes, attached homes, duplexes, and stacked flats. All buildings will feature porches, lawns, and terraces, as well as rear and side-yard spaces. Some buildings include below-grade parking, while others back onto traditional alleys serving attached and detached garages. Most buildings vary in height from two to three stories, and a few buildings will rise to four stories. Like Silo Ridge as a whole, occupied roofs in the South Lawn Neighborhood keep building masses lower to the ground. Dormer windows in a variety of configurations provide interest and soften roof profiles. Eaves and overhangs create shadow, interest, and detail.

The identity of each townhome and attached home is balanced with the identity of the building as a whole. Each unit has individual entries, porches, gardens, and/or terraces front and rear. End-units feature side-entries and side-porches, and are laid out to the advantage of their three exposures. Buildings are linked by stone walls and wood fences, and often incorporate a terrace level raised slightly above the level of the sidewalk.



KEY PLAN





FEATURES OF THE SOUTH LAWN NEIGHBORHOOD

SOUTH LAWN will be a sloping park with framed views to the golf course and to the mountainside beyond. Directly connected to townhome rows along two sides, it will be defined by South Lawn Drive to the north and South Lawn Lane to the west. As the organizational center of the neighborhood, it serves an important wayfinding purpose for visitors arriving from the Village Green Neighborhood and from Route 22.

SOUTH MEWS will be a low symmetrical grouping of wide, two-story townhomes around a shared pedestrian mews. Each townhome has front and rear gardens, golf views, and alley access.

SOUTH CLOSE is a low group of townhomes and attached homes clustered at the south end of the neighborhood. It is accessed from front via the South Close, and from rear via the alley system.

CRESCENT ROW will skirt the base of the wooded knoll, its townhomes curving along a course-front country lane. Buildings are raised above the roadway, and are tied together with small stone walls and garden terraces. These walls and plantings lend a unique character to the neighborhood. Parking is below-grade, which allows for rear gardens for each home and trail access to the wooded knoll above. Stone retaining walls carve out private spaces for each home at the base of the hill. The wooded knoll with its dense forest will be left undisturbed.

NORTH CLOSE will provide a formal terminus for the neighborhood, and is characterized by a grouping of prominent two to four story buildings fitted with single story and double-story condominiums. Its slightly larger scale will create a transition to the adjacent resort hotel and Village Green Neighborhood.



10TH
FAIRWAY

POND

11TH
GREEN

RESORT
HOTEL

SOUTH
CLOSE

G

S19

S16

S15

S18

S17

S14

SOUTH LAWN
MEWS

S13

S12

S11

SOUTH
LAWN

S8

F

S10

S9

SOUTH LAWN DRIVE

S5

S4

CRESCENT ROW

E

WOODED
KNOLL

S7

S6

S3

NORTH
CLOSE

S2

S1

SOUTH LAWN DRIVE

WETLAND

SOUTH LAWN
ENTRANCE

ROUTE 22



0 100' 200' 400'

The South Lawn Neighborhood Details

Block E: Located southeast of the hotel contains 7 residential buildings S-1 through S-7 with flats, duplexes and townhomes. Parking is on the lower level.

Block F: Located east of the Island Green Pond contains 7 residential townhome buildings S-8 through S-14. Parking is both on grade in attached garages and on the lower level.

Block G: Located east of the Island Green Pond contains 5 residential townhome buildings S-15 through S-19. Parking is both on grade in attached and detached garages.

Units Description

Flats Type 2: 2 bedrooms standard flat with an average size of 1,572 sf

TH Duplex Stacked Type 2: 3 bedrooms duplex town home with an average size of 2,250 sf

TH 18.5: 3 bedrooms 18.5' wide town home with an average size of 2,287 sf

TH 22: 3 bedrooms 22' wide town home with an average size of 2,450 sf

TH 24: 3 bedrooms 24' wide town home with an average size of 2,259 sf

TH 28: 3 bedrooms 28' wide town home with an average size of 2,300 sf

TH 32: 3 bedrooms 32' wide town home with an average size of 2,259 sf

TH 40: 3 bedrooms 40' wide town home with an average size of 2,608 sf

Unit Count By Block

Description	Building Key	Unit Qty	Flats Type 2	TH Duplex Stacked Type 2	TH 18.5	TH 22	TH 24	TH 28	TH 32	TH 40
South Lawn Crescent: Block E	S-1	8	6	1		1				
	S-2	12	12							
	S-3	8	6	1		1				
	S-4	7					6	1		
	S-5	5						5		
	S-6	11		11						
	S-7	9			6		3			
		60	24	13	6	2	9	6	0	0
South Lawn: Block F (12th tee)	S-8	8				4		2	1	1
	S-9	2				2				
	S-10	2				2				
	S-11	4								4
	S-12	4								4
	S-13	2								2
	S-14	4								4
		26	0	0	0	8	0	2	1	15
South Lawn: Block G (12th fairway)	S-15	4				2		2		
	S-16	1						1		
	S-17	2								2
	S-18	2								2
	S-19	2								2
		11	0	0	0	2	0	3	0	6

MDP Detail

Description	Building Key	Building Footprint	Estimated Building SF	Estimated Building Height (ft): Mid-Point Highest Gable	Estimated Bedrooms	Form of Ownership
South Lawn Crescent: Block E	S-1	6,000	14,132	35	18	Condominium
	S-2	8,100	18,864	48	24	Condominium
	S-3	6,000	14,132	35	18	Condominium
	S-4	8,460	15,854	35	21	Condominium
	S-5	5,000	11,500	35	15	Condominium
	S-6	10,000	24,750	48	33	Condominium
	S-7	9,000	20,499	35	27	Condominium
		52,560	119,731		156	
South Lawn: Block F (12th tee)	S-8	7,500	19,267	35	24	Condominium
	S-9	1,980	4,900	35	6	Condominium
	S-10	1,980	4,900	35	6	Condominium
	S-11	6,400	10,432	24	12	Condominium
	S-12	6,400	10,432	24	12	Condominium
	S-13	3,200	5,216	24	6	Condominium
	S-14	6,400	10,432	24	12	Condominium
		33,860	65,579		78	
South Lawn: Block G (12th fairway)	S-15	4,500	9,500	35	12	Condominium
	S-16	1,260	2,300	24	3	Condominium
	S-17					
	S-18	3,200	5,216	24	6	Condominium
	S-19	3,200	5,216	24	6	Condominium
		12,160	22,232		27	

HOMES AND COTTAGES

Homes and cottages in Silo Ridge will be located in three areas: The Estate Homes skirt the base of the mountainside with views east towards the course and Amenia beyond; the Golf Villas are sited just to the west of the golf club and resort hotel; and the Vineyard Cottages are sited adjacent to the winery, along the hillside north of Route 44.

Block D: Located west of the 18th hole contains the 19 Golf Villas (G-1 to G-19). Parking is in attached 2 car garages with many fronting shared courtyards.

Block H: Located west of hole 13 contains 16 single family fee simple homes H-26 to H-41 on individual home sites. Parking is in attached or detached 2 car garages.

Block I: Located west of hole 15 contains 9 single family fee simple homes H-17 to H-25 on individual home sites. Parking is in attached or detached 2 car garages.

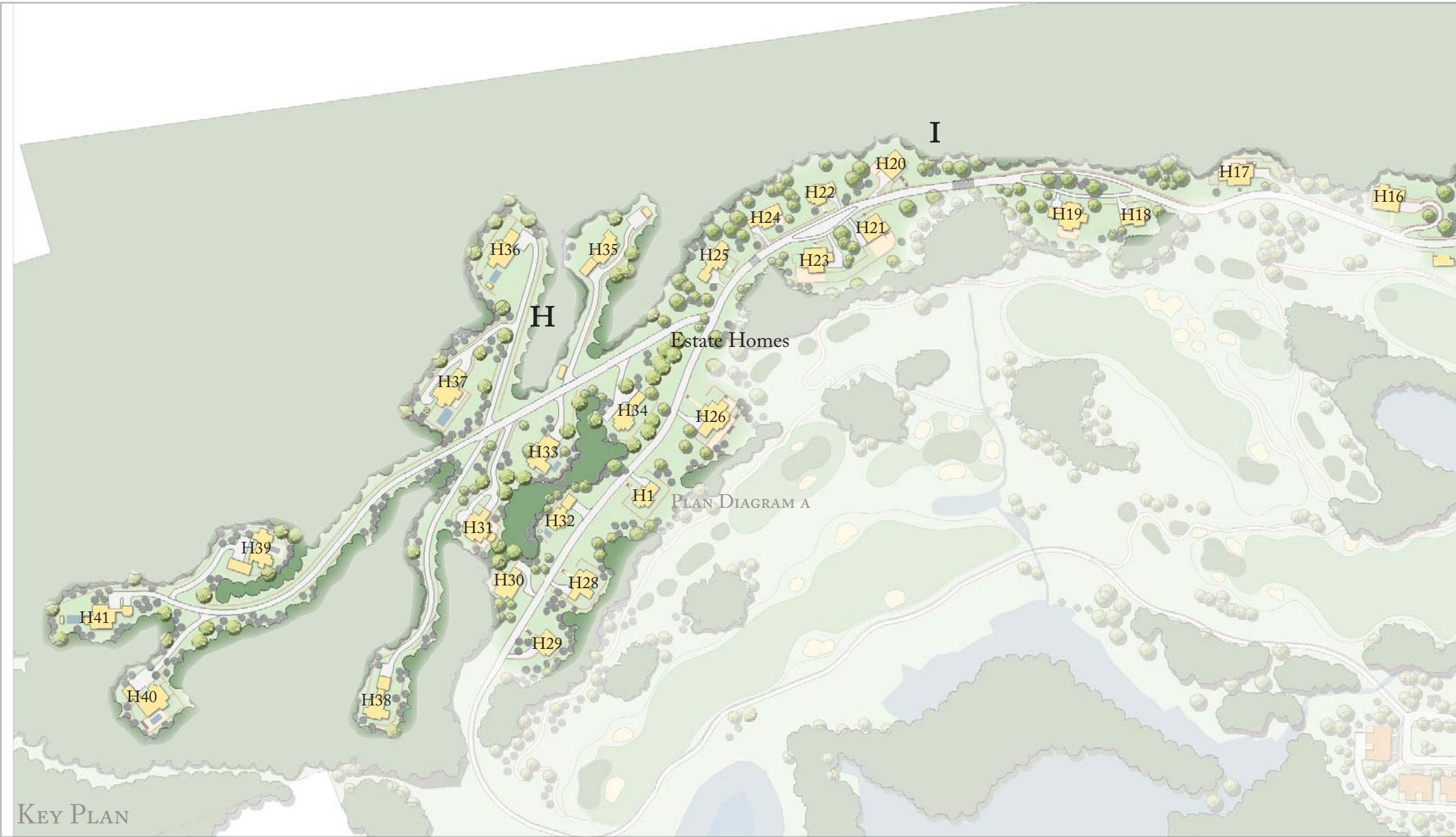
Block J: Located west of hole 17 contains 16 single family fee simple homes H-1 to H-16 on individual home sites. Parking is in attached or detached 2 car garages.

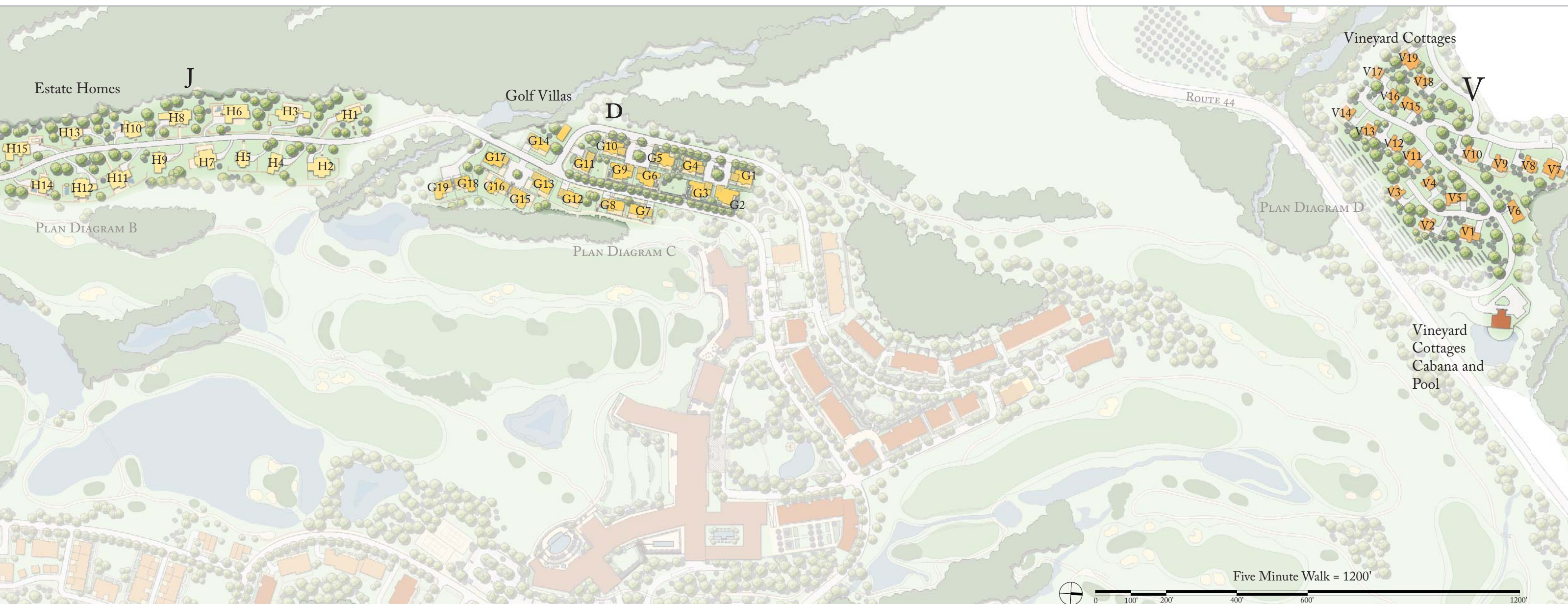
Block V: Located north of Route 44 contains 19 vineyard cottages V-1 to V-19. Parking is in 2 car attached or detached garages.

A separate amenities building (the “cabana”) is proposed for the vineyard cottage residential units north of Route 44. This building will house restrooms and changing areas and will provide access to a pool.



KEY PLAN

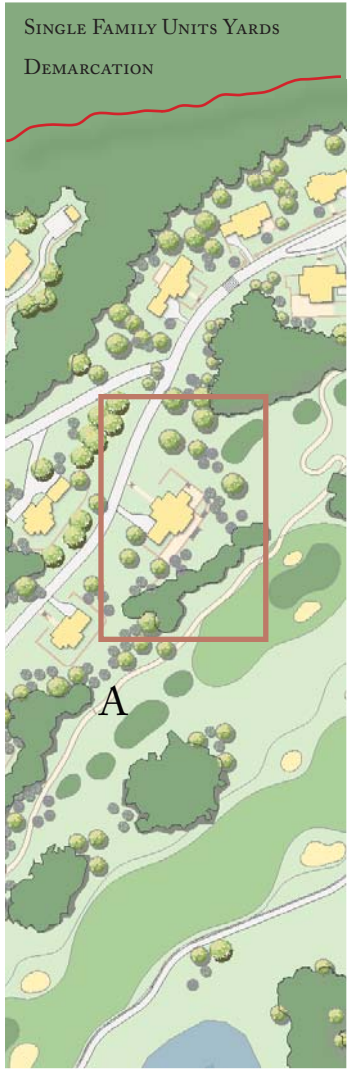




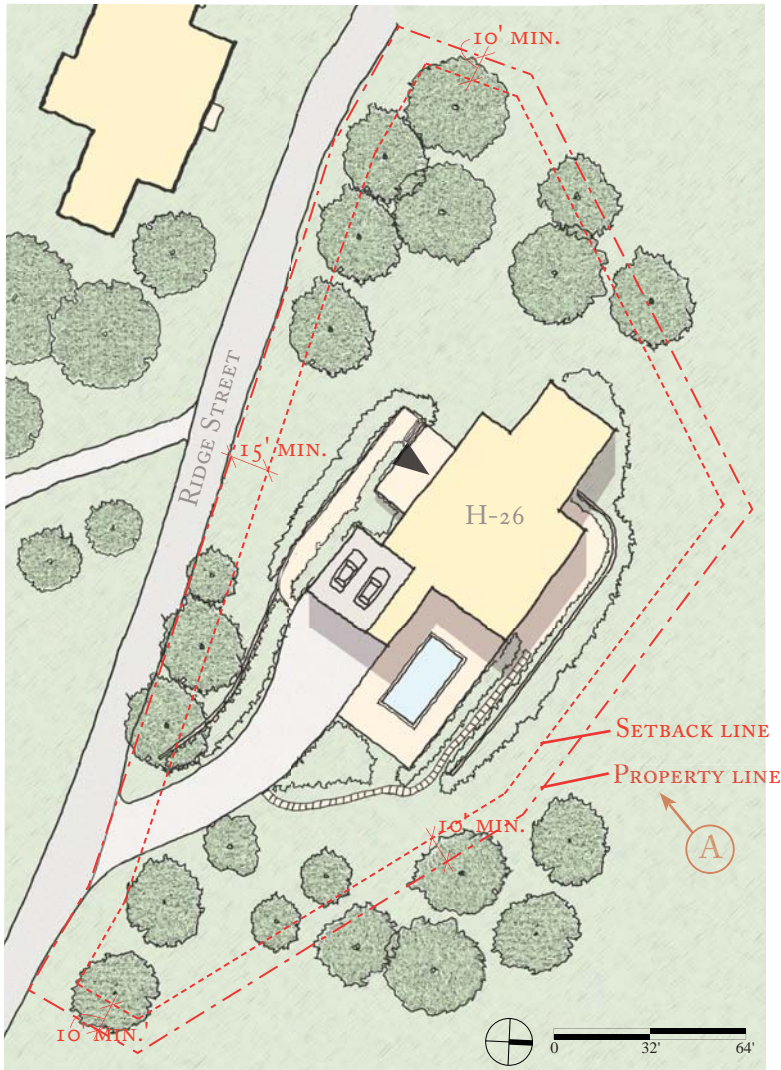
ESTATE HOMES

ESTATE HOMES are sited along the base of the mountainside with views east towards the course, and Amenia beyond. These homes are designed to respect the existing topography and to blend into the rolling hillside, with minimal disturbance to the existing tree line. These homes are required to be covered in naturally aged cedar shingles with painted wood trim. Single family home sites that abut natural areas at the toe of the forested slope on the west side of the golf course will have the limits of the yards demarcated. (See Key Plan A, and B indicating where these demarcation will occur(red line)) The means and methods of this demarcation will be reviewed and approved by the Planning Board during Site Plan review. In the

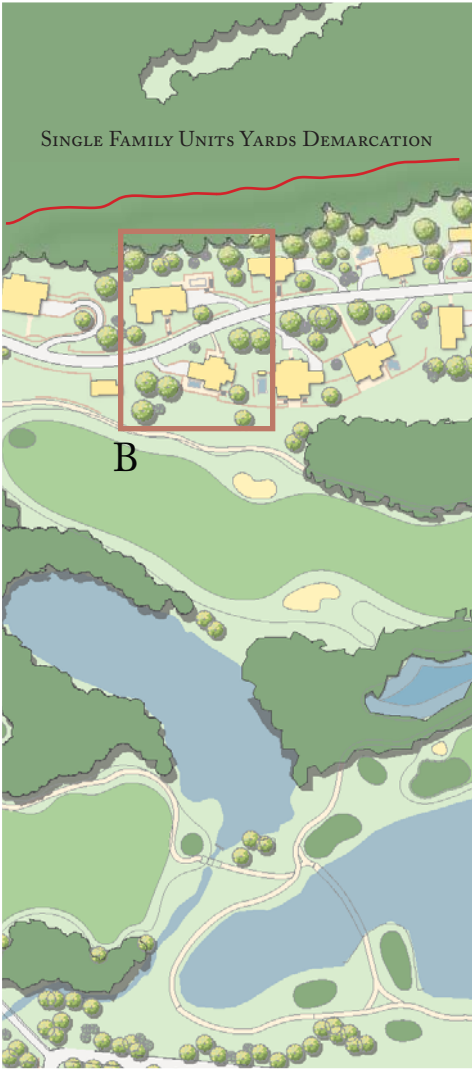
area between the house and the demarcations, both native and non-native plants will be permitted. However all homeowners are restricted from using plants or groups of plants considered to be invasive or potentially invasive. The list of invasive or potentially invasive plants will be finalized by the Town's environmental consultants during Site Plan review.



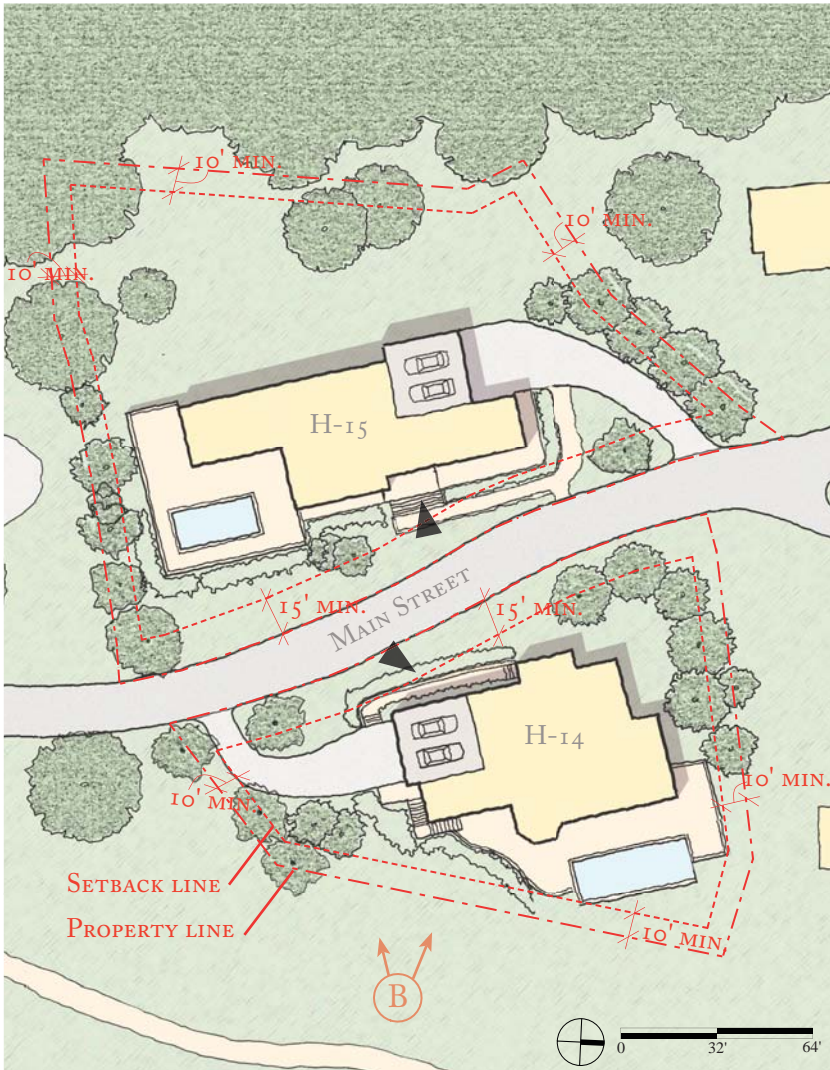
KEY PLAN A



PLAN DIAGRAM A: ESTATE HOME H-26



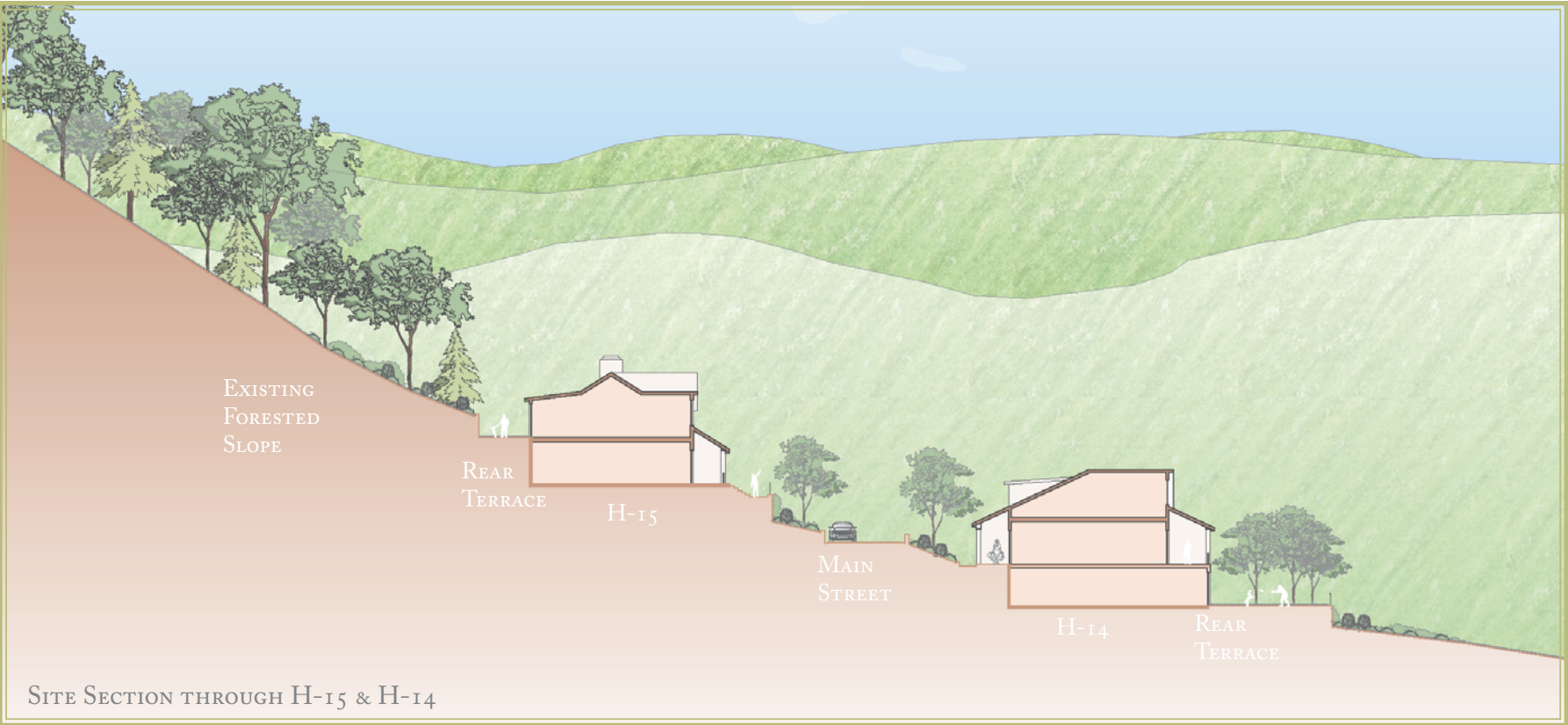
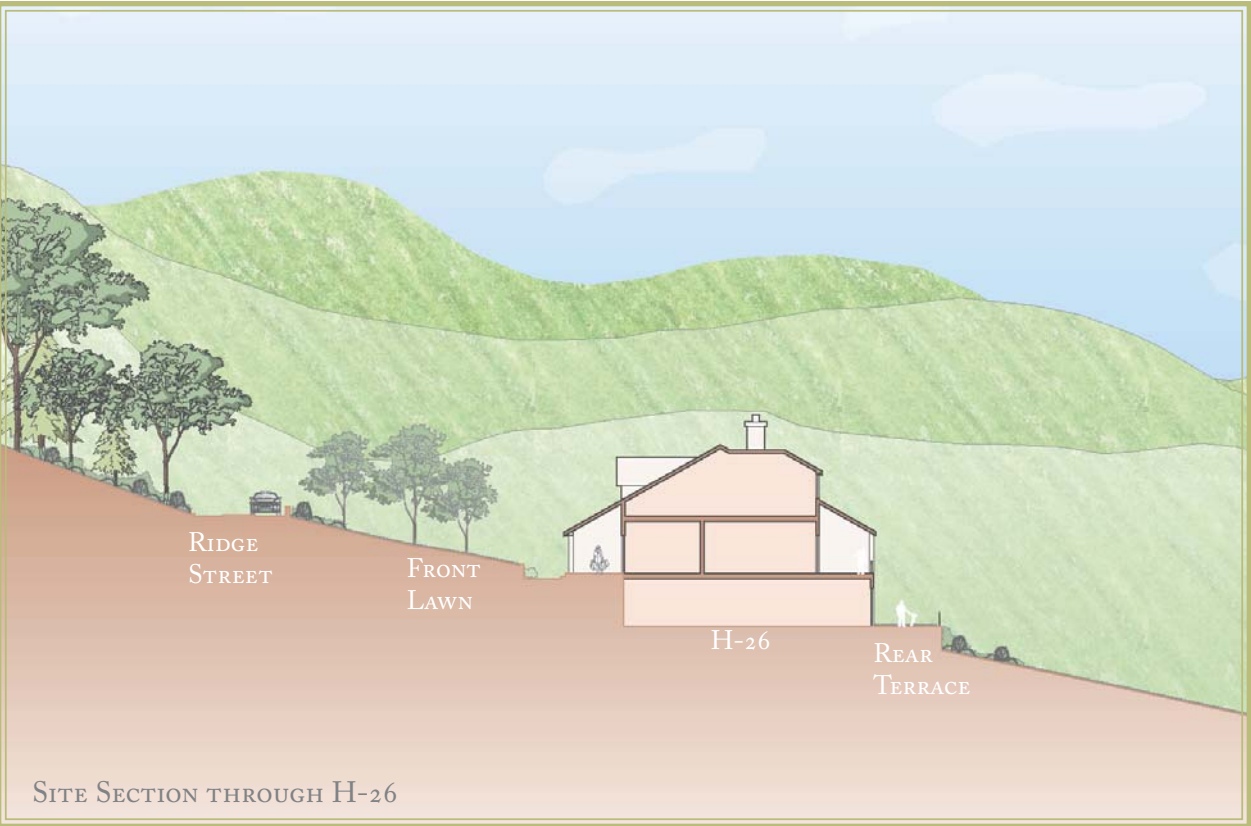
KEY PLAN B



PLAN DIAGRAM B: ESTATE HOMES H-15 & H-14

- BUILDINGS
- PORCHES
- GARAGES
- SETBACK LINE
- PROPERTY LINE
- FRONT ENTRANCE

Description	Building Key	Unit Qty	Single family	Building Footprint Combined SF	Estimated Building Combined SF	Estimated Building Height (ft): Mid- Point Highest Gable	Estimated Bedrooms	Form of Ownership	Notes
Single Family Homes									
Block H (13th & 14th hole):	H-26 to H-41	16	16	48,000	75,200	35		Fee Simple	
Block I (15th and 16th hole) :	H-17 to H-25	9	9	27,000	42,300	35		Fee Simple	
Block J (17th hole):	H-1 to H-16	16	16	48,000	75,200	35		Fee Simple	
		41	41	123,000	192,700		158		4,700 sf average

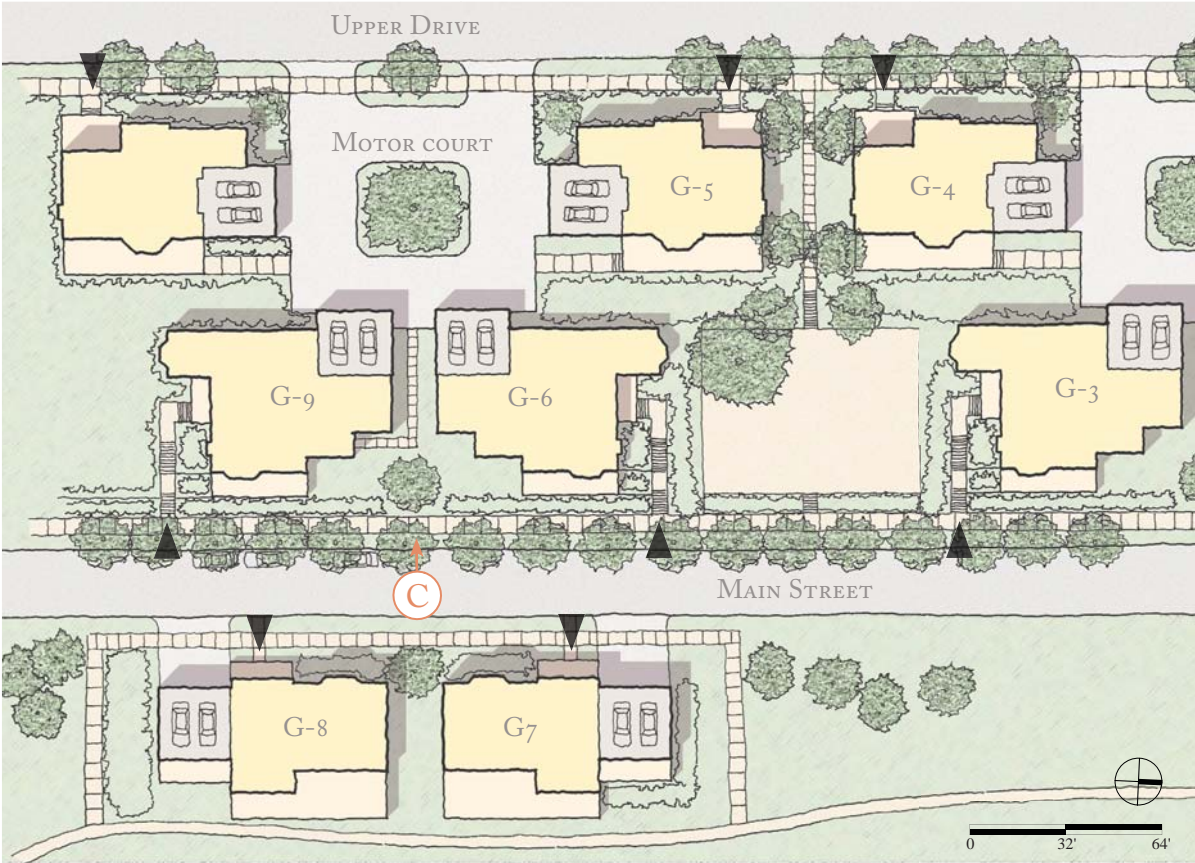


GOLF VILLAS

GOLF VILLAS are located adjacent to the Golf Club and face out over the eighteenth fairway. Most homes in this neighborhood have front entrances from Main Street or Upper Road. These homes will be set around an alternating arrangement of small gravel motor courts and shared gardens, which together provide parking access and open golf views to each home. The villas will be tied together via small garden walls and retaining walls, and are designed to step down with the grade.

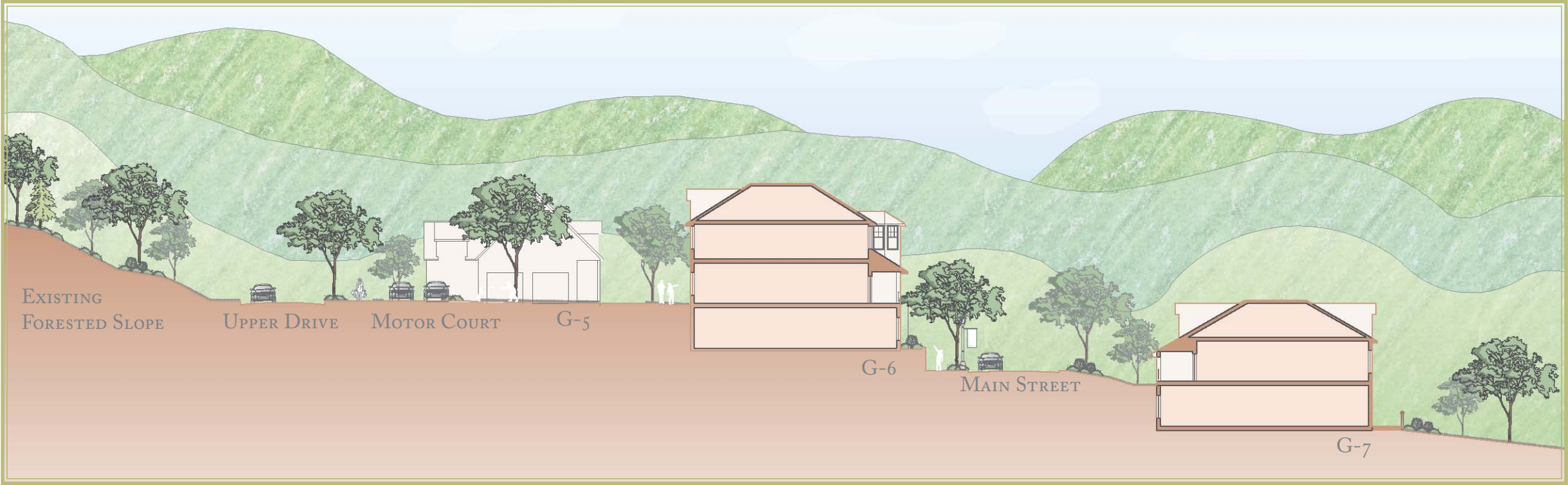


PROJECT KEY PLAN C



PLAN DIAGRAM C

Description	Building Key and #	Unit Qty (not incl retail)	Golf Villas	Building Footprint Combined SF	Estimated Building Combined SF	Estimated Building Height (ft): Mid-Point Highest Gable	Estimated Bedrooms	Form of Ownership	Notes
Golf Villas: Block D	G-1 to G-19	19	19	47,025	58,900	35	57	Condominium	
		19	19	47,025	58,900		57		3,100 sf Average



VINEYARD COTTAGES
PLANNED BY LOONEY RICKS KISS, ARCHITECTS, INC.

VINEYARD COTTAGES are grouped within small enclaves allowing the vineyard to weave into the neighborhood. They have been sensitively placed in the topography to create privacy for the homes and their outdoor living spaces. They are designed as 1-1/2 story to 2-1/2 story single family homes in several configurations, accommodating upward and downward slopes. Each home will be sited so as to create minimal disruption of the existing grade, and clustered along the hillside in groupings, to preserve open space between them and to maintain a discreet, picturesque profile on the landscape.

Description	Building Key	Unit Qty (not incl retail)	Vineyard Cottages TH Detached			Building Footprint Combined SF	Estimated Building Combined SF	Estimated Building Height (ft): Mid- Point Highest Gable	Estimated Bedrooms	Form of Ownership	Notes
Vineyard Cottages: Block V	V-1 to V-19	19	19			33,250	51,300	28	57	Condominium	
		19	19			33,250	51,300		57		2,700 sf Average



PROJECT KEY PLAN D



PLAN DIAGRAM D

Silo Ridge Resort Community MDP Bulk Design Standards

					Building Setbacks				Landscape Buffers (minimum)				
Permitted Use	Maximum Permitted Units/Keys (Note K)	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Maximum Lot Coverage (%) (Note H)	Front (ft) (Notes C, D)	Rear Standard/Alley (ft) (Note E)	Side/Combined (ft) Note F)	Minimum Distance to Centerline Fairway (ft)	Interior SRRC Roads (ft) (Note J)	Exterior (RT 44, RT 22, Cascade Amenias Road) (ft) (Note J)	Current Provided Parking (See P-1 to P-8 in MDP) (Note L)	Maximum Building Height (ft): Mid-Point Highest Gable	Bedrooms (Note M)
Hotel (Notes A, B)	300 units w/ 67 lockoffs equals 367 keys	NA	NA	NA	8	20	0	NA	5	100	477	70	437
Spa (Note B)	NA	NA	NA	NA	8	100	0	NA	5	100	37	52	NA
Conference/Banquet (Notes B)	NA	NA	NA	NA	8	20	0	NA	5	100	60	36	NA
Club House	NA	NA	NA	NA	8	20	40	NA	5	100	100	42	NA
Winery Restaurant (G)	NA	NA	NA	NA	140	245	538	NA	5	100	30	28	NA
Retail in 1st floor on Main Street	NA	NA	NA	NA	12	20	12	NA	5	100	31	NA	NA
Welcome House	NA	NA	NA	NA	8	20	0	NA	0	100	0	25	NA
Maintenance	NA	NA	NA	NA	20	20	20	NA	5	100	24	35	NA
Wastewater Treatment Plant	NA	NA	NA	NA	70	70	70	NA	NA	30	4	31	NA
Employee Parking Area	NA	NA	NA	NA	NA	NA	NA	180	5	100	120	NA	NA
Residential													
Single Family (Fee Simple) Category 1: < 15,500 and ≥ 23,000	12	15,500	120	45%	15	10	20	150 (I)	15	100	48	35	158
Single Family (Fee Simple) Category 2: < 23,000 and ≥33,000	21	23,001	120	38%	15	10	20	150 (I)	15	100	84	35	Incl in above
Single Family (Fee Simple) Category 3: < 33,000	8	33,001	120	32%	15	10	20	150 (I)	15	100	32	35	Incl in above
Golf Villas (Condominium)	19	NA	NA	NA	15	10	10	150	5	100	57	35	57
Vineyard Cottages (Condominium)	19	NA	NA	NA	15	10	6	NA	5	100	38	28	57
Multi-Family	259	NA	NA	NA	12	5	6	150	5	100	527	48	635
Total	638										1,668		1,344
Notes:													
A Hotel front setback is 8' at front entry curb inset													
B Hotel, banquet and spa side setback is 0' due to spa/hotel/banquet connection													
C Setbacks do not include porte cochere(s) for any building													
D Front setbacks are measured from face of curb/road edge to face of building/porch face not including protruding steps.													
E Rear Standard/Alley setbacks are measured from face of building to closest building if applicable or face of curb for road/alley. Rear setbacks do not include patios/retaining walls/steps. Single Family rear setback is property line to structure.													
F Side Combined setbacks are measured from face of building to face of next closest building or to face of curb/road edge. Side setbacks do not include patios/retaining walls/steps. For Single Family the dimension is both side yards combined with 10' minimum for each property. WWTP is to property line.													
G All winery restaurant setbacks are to Route 44: Front to the west, side to the south, rear to the east. The south measurement is to the furthest point out on the arc of the curve.													
H Maximum Lot Coverage is computed as the total amount of impervious surface on the lot divided by the total lot area. Impervious surfaces are as defined in Zoning Law adopted July 2007.													
I Single family minimum distance to centerline of fairway generally exceeds 150' however there may be several instances closer to tee boxes that are less than 150'. Measured from face of building to centerline of fairway.													
J Interior landscape buffers are measured from face of curb or road edge to face of building. Exterior landscape buffers are from R.O.W. to face of building. Buffers will be interrupted in certain instances by sidewalks, drives and roads. WWTP exterior buffer is depth of island at access.													
K Unit count matches MDP submitted 4-3-08													
L Provided Parking matches MDP submitted 4-3-08													
M Bedroom Count matches MDP submitted 4-3-08. The Single Family bedroom count is not broken down by lot size.													

